



# ARCH

## 2019 Housing Trust Fund Recommendations

Lindsay Masters, ARCH Executive Manager

Klaas Nijhuis, Senior Planner

March 9, 2020



# Direction Needed from Council

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Direction on funding for recommended affordable housing projects. No action requested tonight.

# Agenda

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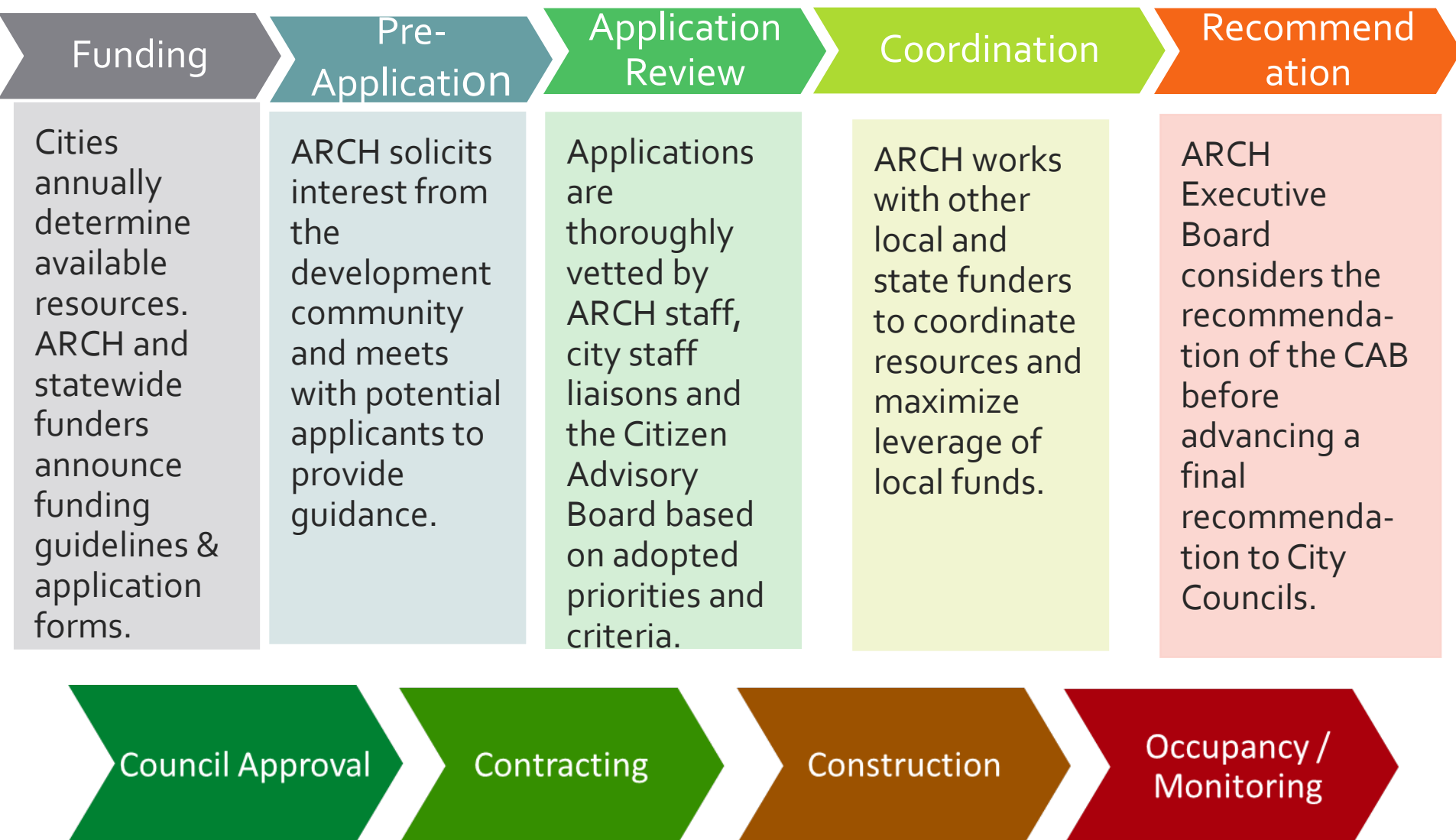
1. Background: Interlocal & Housing Trust Fund
2. Investment Principles
3. Projects Proposed for Funding:
  - Samma Senior Apartments
  - Eastside Men's Shelter
  - Polaris at Eastgate
  - Community Homes: Adult Family Home & Shared Living Home

# ARCH Interlocal Agreement: Basic Housing Trust Fund Provisions

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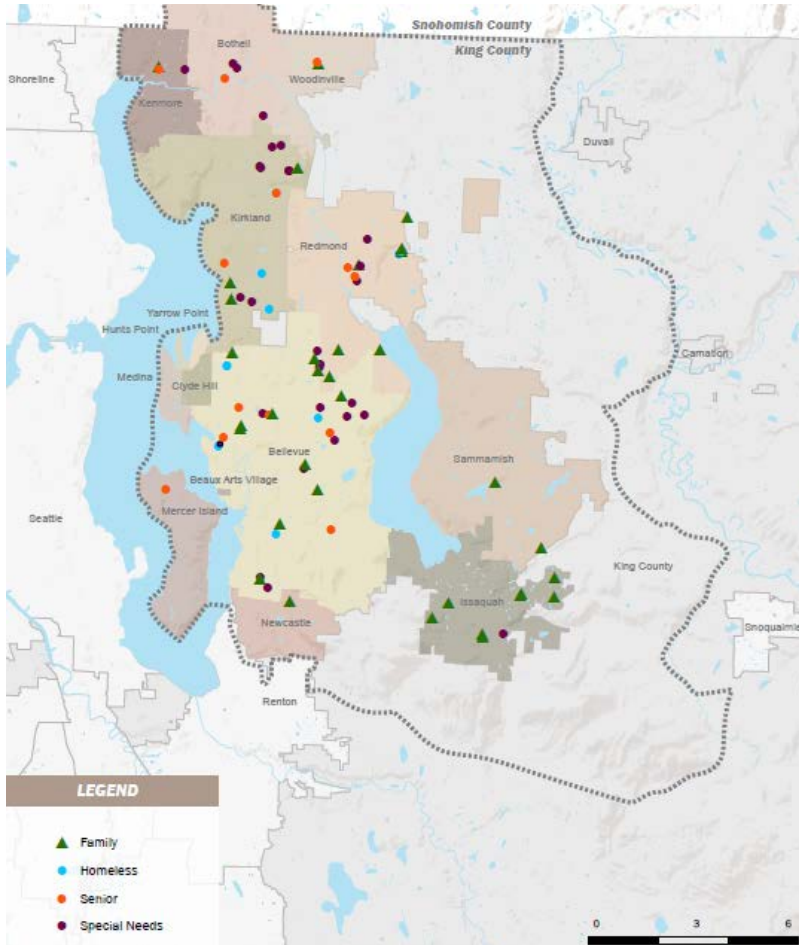
- **ARCH Responsibilities and Authority:**
  - Recommend funding for affordable housing and, through administering agency, execute contracts and covenants to fund approved projects
  - Facilitate public-private cooperation with developers, financial institutions, and other entities
  - Monitor affordable units and administer direct service housing programs
- **Citizen Advisory Board**
  - Up to 15-member body of community members with professional expertise and commitment to affordable housing in East King County
  - Provides advice and recommendations to the ARCH Executive Board on resource allocation
- **Housing Trust Fund Account**
  - Established by Administering Agency (Bellevue), with sub-accounts for each city and project.

# Housing Trust Fund Process



# Housing Trust Fund Production

updated through 2019



| Housing Type  | Number of Units/Beds* | Local Investment**  |
|---------------|-----------------------|---------------------|
| Family        | 2,476                 | \$39,477,263        |
| Senior        | 669                   | \$10,478,642        |
| Homeless      | 468                   | \$11,317,150        |
| Special Needs | 165                   | \$3,437,684         |
| <b>TOTAL</b>  | <b>3,778</b>          | <b>\$64,710,739</b> |

Leveraged Funds **\$615,097,859**

\*includes projects under development

\*\*includes loans/grants, land , and fee waivers

# Investment Principles



- **Cross-jurisdiction support** - credit for joint investments in the region
- **Competition** - advance best projects each year
- **Leverage** - maximize return on local investment
- **Geographic equity** - create diverse housing choices across the Eastside
- **Community** - projects shaped by professional expertise and community perspectives
- **Sustainability** of projects and investments
- **Coordination** between local, county and state priorities - elevate Eastside projects

# Samma Senior Apartments



Applicant: Imagine Housing

ARCH Funding Recommended:  
\$750,000

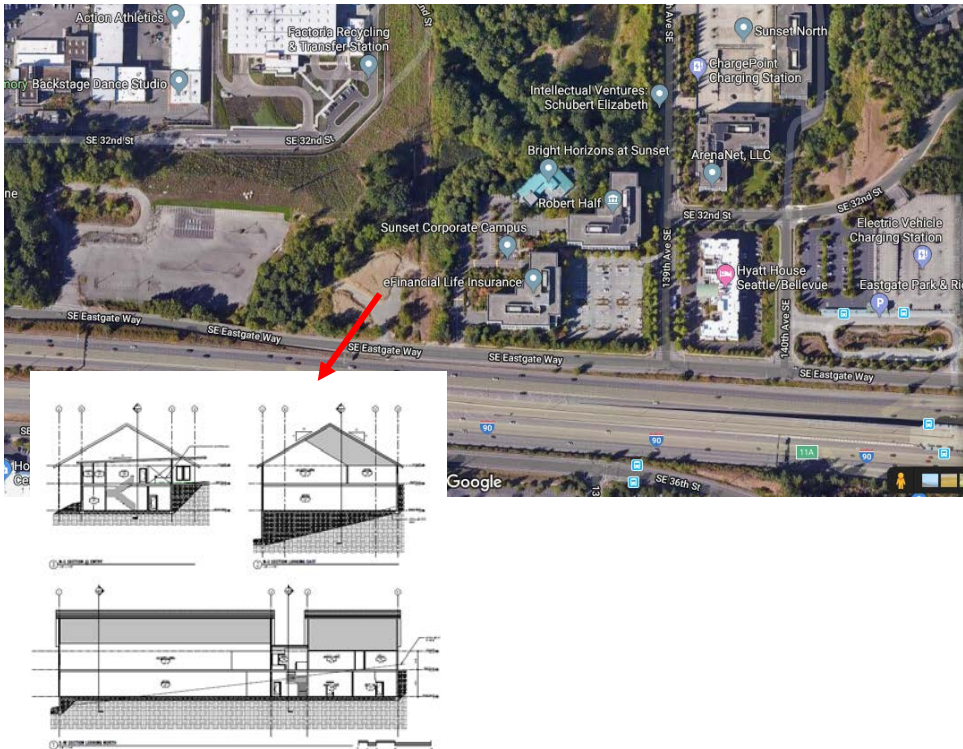
54 affordable senior units (40-60% AMI)

Set-asides: Veterans, homeless seniors

Location: 17816 Bothell Way  
NE, Bothell WA



# Eastside Men's Shelter



Applicant: Congregations for the Homeless

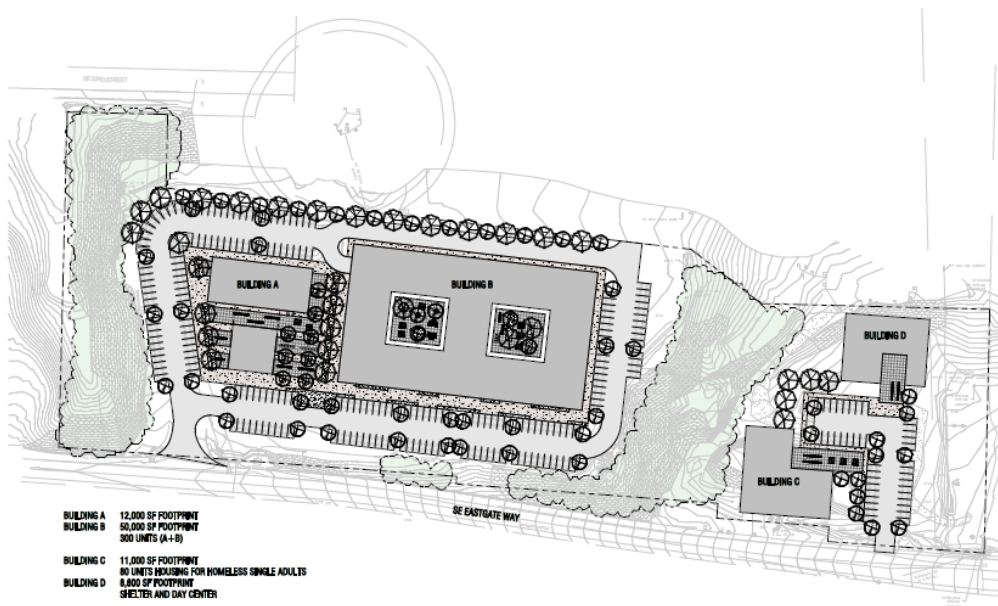
Development Consultant: Horizon Housing Alliance

ARCH Funding Recommended: \$500,000 additional

100 year-round shelter beds for homeless men

Location: 13620 SE Eastgate Way, Bellevue, WA

# Polaris at Eastgate



Applicant: Inland Group

ARCH Funding Recommended:  
\$575,000

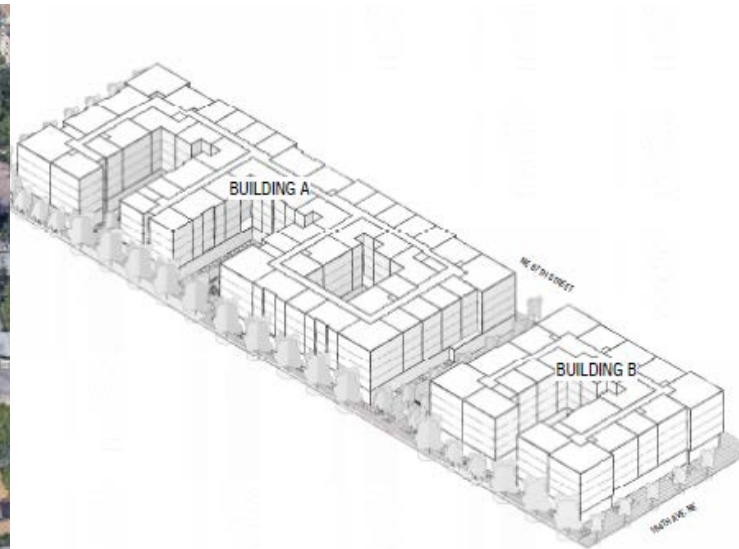
298 affordable rental housing  
units (60% AMI)

Set-asides: Families with  
children, disabled

Location: 13620 SE Eastgate  
Way, Bellevue, WA



# Together Center Redevelopment



Applicant: Horizon Housing Alliance and Inland Group

Partners: Together Center, Hopelink

ARCH Funding Recommended: \$2.75 million

9% Phase: 80 units | 4% Phase: 204 units (Combined 284 rental units 30-60% AMI)

Set-asides: Homeless families

Location: 16225 NE 87th St., Redmond WA

# Adult Family Home 8 and Shared Living Home 1



Applicant: Community Homes, Inc.

## Adult Family Home 8

ARCH Funding Recommended: \$150,500

5 beds (1 house) for developmentally disabled with live-in caretaker

Location: TBD

## Shared Living Home 1

ARCH Funding Recommended : \$100,500

3 Beds (1 house) for developmentally disabled with live-in caretaker

Potential Location: Newcastle



| Applicant                                 | Project                       | Location | Total Affordable Units/ Beds | 30% AMI | 40% AMI | 50% AMI | 60% AMI | 80% AMI | Shelter Beds |
|---|-------------------------------|----------|------------------------------|---------|---------|---------|---------|---------|--------------|
| Imagine Housing                           | Samma Senior Apartments       | Bothell  | 54                           |         | 8       | 30      | 16      |         |              |
| Congregations for the Homeless            | Eastside Men's Shelter        | Bellevue | 100                          |         |         |         |         |         | 100          |
| Inland Group and Horizon Housing Alliance | Polaris at Eastgate           | Bellevue | 298                          |         |         |         | 298     |         |              |
| Inland Group and Horizon Housing Alliance | Together Center Redevelopment | Redmond  | 284                          | 40      |         | 40      | 204     |         |              |
| Community Homes, Inc.                     | Shared Living Home 1          | TBD      | 3                            | 3       |         |         |         |         |              |
| Community Homes, Inc.                     | Adult Family Home 8           | TBD      | 5                            | 5       |         |         |         |         |              |
|   |                               | Total    | 798                          | 75      | 22      | 70      | 531     | 0       | 100          |

|                      | Samma Senior Apartments | East King County Men's Permanent Shelter | Polaris at Eastgate Apartments | Together Center Redevelopment | Community Homes Shared Living Home #1 | Community Homes Adult Family Home #8 | Women and Family Shelter | Total Recommended Funding |
|----------------------|-------------------------|--|--------------------------------|-------------------------------|---------------------------------------|--------------------------------------|--------------------------|---------------------------|
| Recommended Funds    | \$750,000               | \$500,000                                | \$575,000                      | \$2,750,000                   | \$100,500                             | \$150,500                            | \$175,000                | \$5,001,000               |
| <b>General Funds</b> |                         |  |                                |                               |                                       |                                      |                          |                           |
| Bellevue             |                         | \$228,920                                | \$263,290                      | \$1,259,060                   | \$46,010                              | \$68,910                             | \$0                      | \$1,866,190               |
| Bothell              |                         | \$10,910                                 | \$12,550                       | \$60,030                      | \$2,190                               | \$3,290                              | \$0                      | \$88,970                  |
| Clyde Hill           |                         | \$4,570                                  | \$5,250                        | \$25,100                      | \$920                                 | \$1,370                              | \$0                      | \$37,210                  |
| Hunts Point          |                         | \$470                                    | \$530                          | \$2,580                       | \$90                                  | \$140                                | \$0                      | \$3,810                   |
| Issaquah             |                         | \$24,430                                 | \$28,100                       | \$134,380                     | \$4,910                               | \$7,350                              | \$0                      | \$199,170                 |
| Kenmore              |                         | \$7,980                                  | \$9,180                        | \$43,890                      | \$1,600                               | \$2,400                              | \$0                      | \$65,050                  |
| Kirkland             |                         | \$118,840                                | \$136,675                      | \$653,600                     | \$23,890                              | \$35,770                             | \$175,000                | \$1,143,775               |
| Medina               |                         | \$2,340                                  | \$2,680                        | \$12,860                      | \$470                                 | \$700                                | \$0                      | \$19,050                  |
| Mercer Island        |                         | \$13,120                                 | \$15,090                       | \$72,150                      | \$2,640                               | \$3,950                              | \$0                      | \$106,950                 |
| Newcastle            |                         | \$4,570                                  | \$5,240                        | \$25,130                      | \$920                                 | \$1,380                              | \$0                      | \$37,240                  |
| Redmond              |                         | \$59,980                                 | \$68,980                       | \$329,910                     | \$12,060                              | \$18,050                             | \$0                      | \$488,980                 |
| Sammamish            |                         | \$17,560                                 | \$20,200                       | \$96,600                      | \$3,530                               | \$5,290                              | \$0                      | \$143,180                 |
| Woodinville          |                         | \$5,430                                  | \$6,235                        | \$29,860                      | \$1,090                               | \$1,630                              | \$0                      | \$44,245                  |
| Yarrow Point         |                         | \$880                                    | \$1,000                        | \$4,850                       | \$180                                 | \$270                                | \$0                      | \$7,180                   |
| <b>CDBG Funds</b>    | \$750,000               |  |                                |                               |                                       |                                      |                          |                           |



## Direction Needed from Council

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Direction whether to bring this funding request back for Council's consideration and action.



THANK YOU.