



A Regional Coalition for Housing

Fall 2022 Trust Fund Recommendations

Bellevue City Council

May 8, 2023



Direction

Direct staff to return with legislation approving Bellevue's funding for the Fall 2022 ARCH Housing Trust Fund projects.



Agenda

Overview of 2022 Funding Round

Part 1

- **Five Recommended Projects** (*Ardea Senior Affordable Housing, Kenmore Supportive Housing, Inclusion Homes, Spring District TOD, Attain Six-plex*)
- Direction from Council

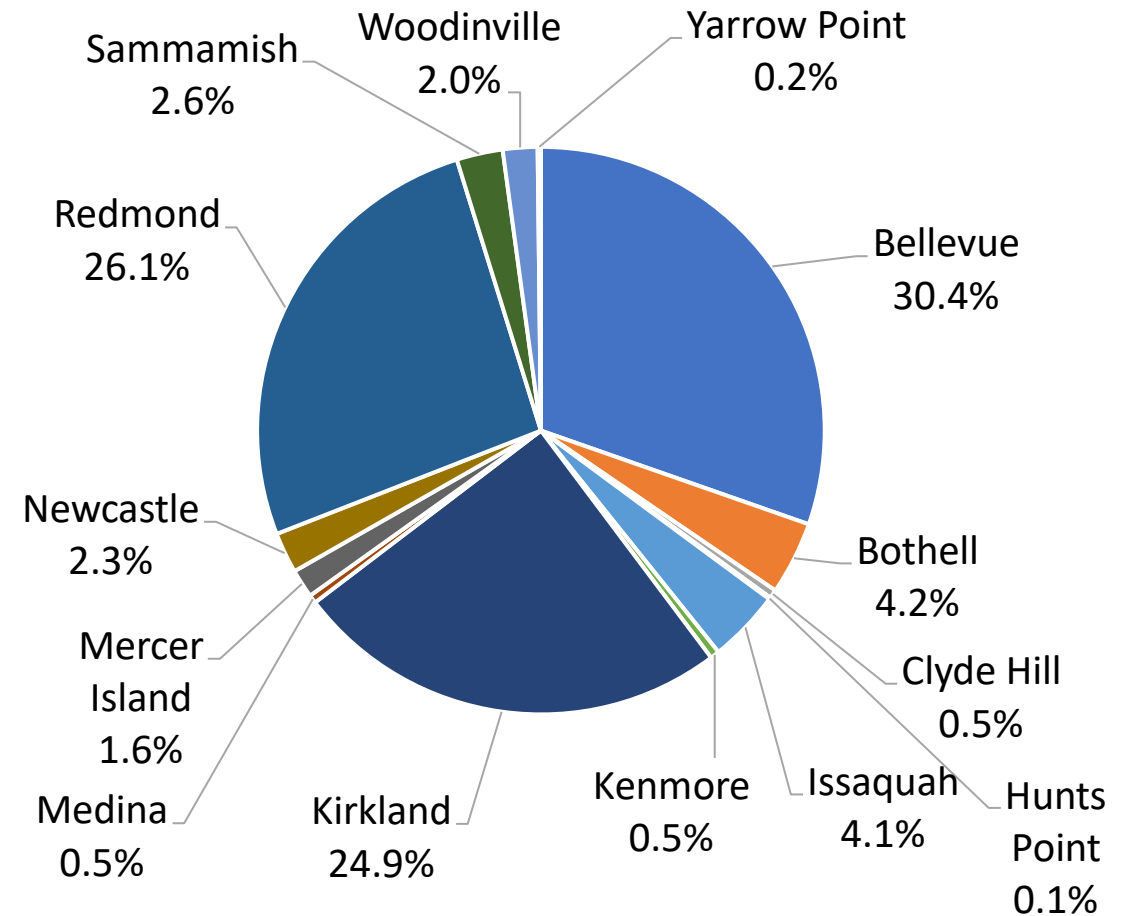
Part 2

- **Two Recommended Projects** (*King County Housing Authority Kirkland Heights and Habitat for Humanity Bellevue Homes*)
- Direction from Council

2022 ARCH Trust Fund Process

- ARCH key partner for Eastside communities
- Approx. \$7.6M available
 - \$2.43M from Bellevue
- Total requests \$13.1M
- Approval needed from cities for funding contributions
- ARCH Board details in packet

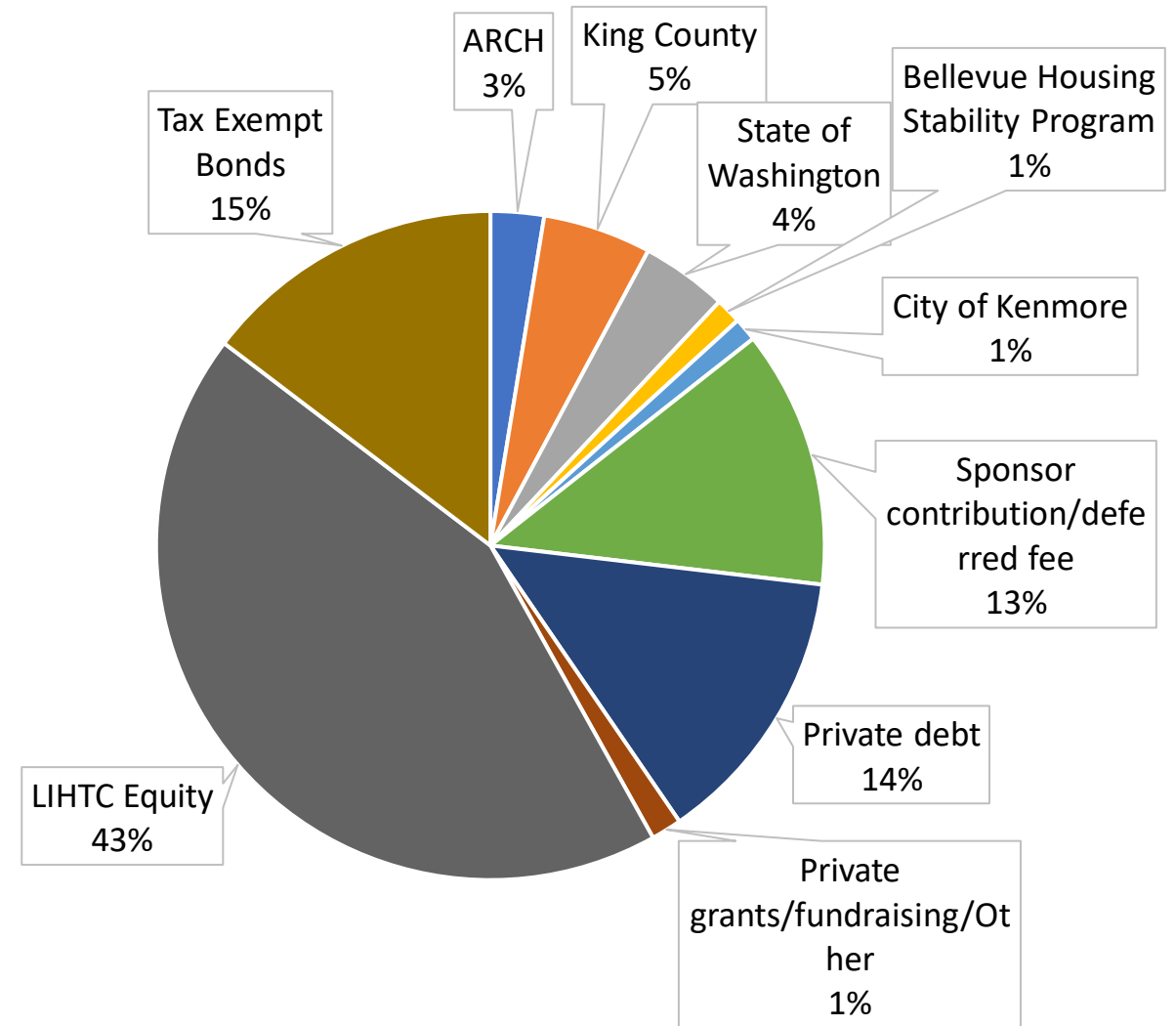
ARCH Trust Fund Balances, November 2022



Leveraged Funding

- **Estimated \$465M** in total project funding
- **High leverage rates**
 - **\$40 for every \$1** of ARCH Trust Fund investment
 - **\$20 for every \$1** of local city funding

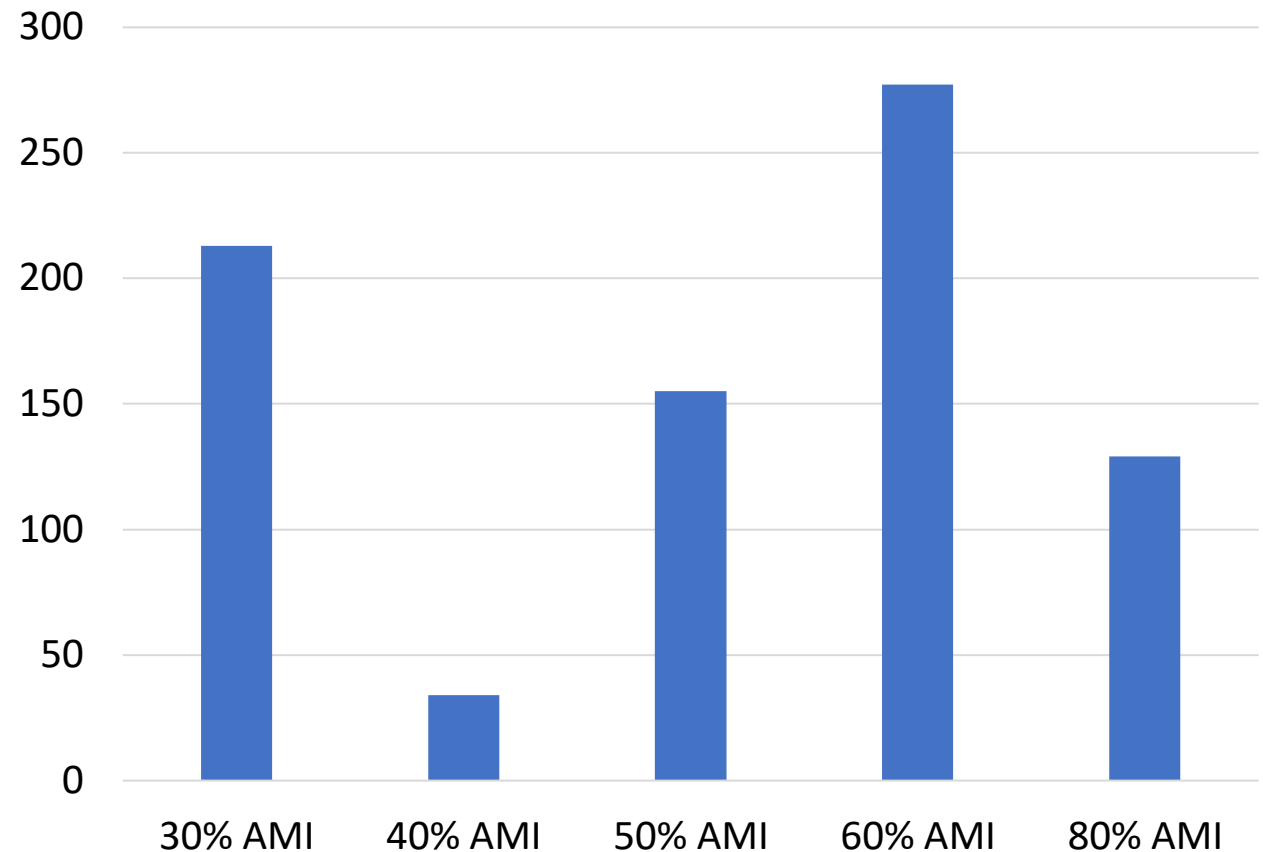
Proposed Funding Sources ARCH Housing Trust Fund Projects, 2022



Affordability Levels

- 819 total units
- Projects addressing range of AMI needs
- Close to half of units <50% AMI
- One quarter <30% AMI
- Homeownership project in Bellevue

2022 Recommended Projects
Number of Units by Area Median Income

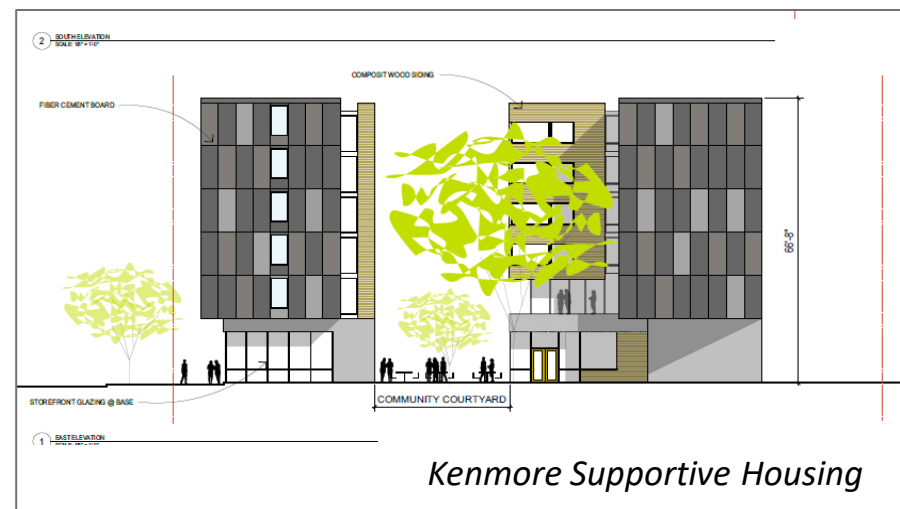
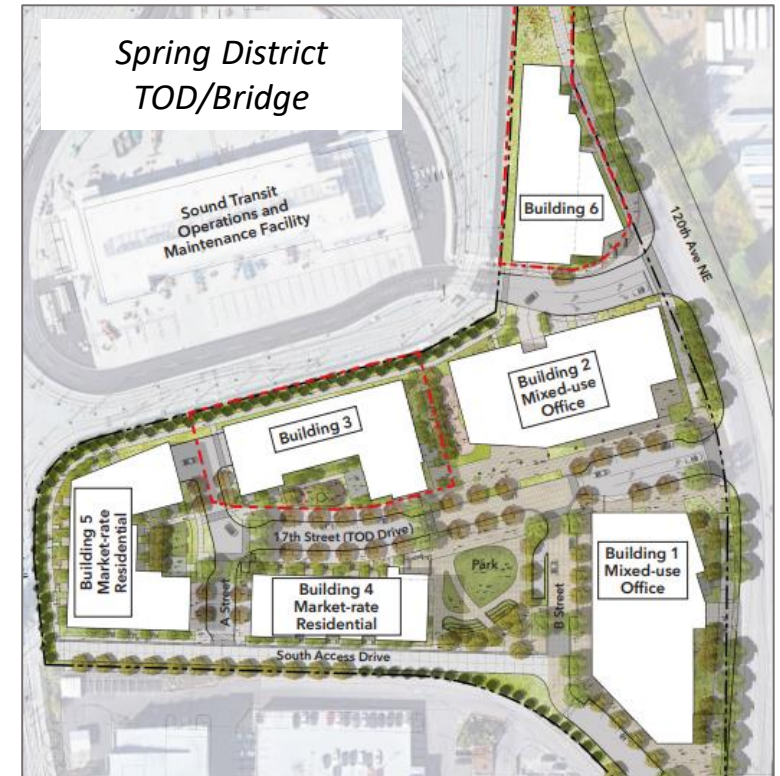
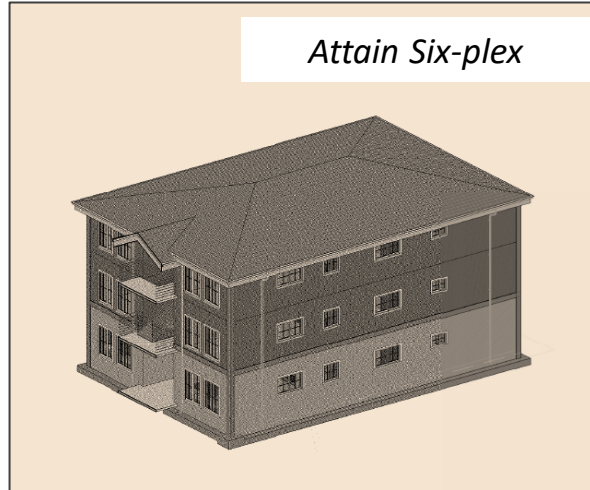


ARCH Recommendations, Part 1

Applicant	Project	Location	ARCH Request	Recommended ARCH Award	Units/ Beds
TWG/Imagine Housing	Ardea Senior Affordable Housing	Kirkland	\$1,400,000	\$1,400,000	170
Plymouth Housing	Kenmore PSH	Kenmore	\$3,279,729	\$3,279,700	100
ALPHA/Inclusion Homes	Scattered Homes	Kenmore- Bothell- Woodinville	\$400,000	\$400,000	7
BRIDGE Housing	Spring District Affordable Housing Development	Bellevue	\$4,000,000	\$350,000 *	235
Attain Housing	Totem Six Plex	Kirkland	\$750,000	\$50,000	6

* Also recommended for Bellevue Housing Stability Program funding

Part 1, Project Renderings





Direction

Direct staff to return with legislation approving Bellevue's funding for the following five 2022 ARCH Housing Trust Fund projects

- *Ardea Senior Affordable Housing, Kenmore Supportive Housing, Inclusion Homes, Spring District TOD, Attain Six-plex*

ARCH Recommendations, Part 2

Applicant	Project	Location	ARCH Request	Recommended ARCH Award	Units/ Beds
King County Housing Authority (KCHA)	Kirkland Heights	Kirkland	\$2,000,000	\$1,566,200	276
Habitat for Humanity	Bellevue Homes	Bellevue	\$600,000	\$600,000	25





Direction

Direct staff to return with legislation approving Bellevue's funding for the following two 2022 ARCH Housing Trust Fund projects

- *KCHA Kirkland Heights, Habitat Bellevue Homes*



Project Reference Slides

Ardea at Totem

- Location: 12700 116th Avenue NE, Kirkland WA
- Recommended: \$1,400,000
- Project Sponsor/Developer: Imagine Housing and TWG
- 170 studio and 1BR units
- Affordability at 40%, 50% and 60% AMI
- Seniors and veterans
- Close to amenities, transit



Kenmore Supportive Housing

- Location: 6532 Bothell Way NE, Kenmore WA
- Applicant: Plymouth Housing
- Recommended Funds: \$3,279,700
- Unit Mix: 100 studio and 1BR units
- Affordability: 30% AMI
- Homeless individuals, seniors, veterans and persons with disabilities



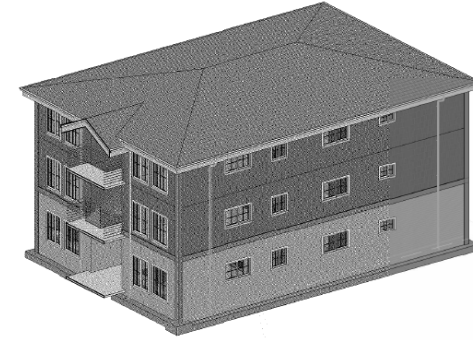
Inclusion Homes

- Location: various
- Applicant: Inclusion Housing LLC (Alpha Supportive Living Services)
- Recommended: \$400,000
- Unit Mix: Two 3-4BR Single Family Detached Homes
- Affordability: 30% AMI
- Out of Home Services Home
 - Children (ages 8-21) with Intellectual/Developmental Disabilities
- Supportive Living Home
 - Adult Individuals with Intellectual/Developmental Disabilities



Attain Six-plex

- Location: 12601 NE 132nd St, Kirkland
- Applicant: Attain Housing
- Recommended: \$50,000
- Unit Mix: 6 2BR units
- Affordability: 30% AMI
- Transitional housing for homeless families
- Use of existing property to create new development site



Spring District TOD

- Location: 1601 120th Avenue NE, Bellevue WA
- Applicant: BRIDGE Housing
- Recommended: \$350,000
- Unit Mix: 235 studio, 1BR, 2BR and 3BR units for families and individuals
- Affordability: 40% AMI, 50% AMI and 60% AMI
- Also recommended for Housing Stability Program funding



Habitat Bellevue Homes

- Location: 4315 129th Pl SE, Bellevue WA (Holy Cross Church)
- Applicant: Habitat for Humanity of Seattle-King County
- Recommended: \$600,000
- Unit Mix: 25 3BR cottages
- Affordability: 10 at 60% AMI, 15 at 80% AMI
- Homeownership project/Community land Trust model



Kirkland Heights

- Location: 13310 NE 133rd Street, Kirkland, WA
- Recommended: \$1,566,200
- Applicant: King County Housing Authority
- Preservation and redevelopment to increase from 180 to 276 units
- Unit Mix: 1BR, 2BR, 3BRs
- Affordability: 30% AMI, 60% AMI, and 80% AMI

