

ARCH 2018 Work Program & Administrative Budget

ARCH E. King County Housing Trust Fund Recommendation

Bellevue City Council Study Session

February 12, 2018

Arthur Sullivan, ARCH Program Manager



ARCH Work Program

How ARCH Assist Member Cities

- Assist cities develop & administer affordable housing plans, regulations and programs
- Assist members with making resources available for affordable housing (ARCH Trust Fund application process / Surplus land for housing)
- Monitor affordable rental & ownership housing created through city programs
- Provide information to the public regarding affordable housing opportunities (ARCH website)
- Facilitate community & stakeholder discussions
- Represent members at regional meetings
- Monitor affordable rental & ownership housing

ARCH 2018 Member Program Assistance

Special Initiatives

- Long Term Funding Strategy
- Transit Center Sites
- Surplus/ Underdeveloped Property
- Winter Shelter

Housing Policy Planning

- Housing Strategy Plans
- Specific local initiatives (e.g. land use incentives, adu, preservation)
- Housing Vouchers

ARCH Work Program

Bellevue Work Program Assistance

Assist with Phase 1 implementation of Bellevue's Affordable Housing Strategy:

- MFTE Update
- Increase development potential on suitable land owned by public agencies, faith based groups, and non-profits housing entities
- Affordable housing density incentives for Wilburton and East Main Plans
- Develop affordable housing on suitable public lands in proximity to transit hubs
- Advocate for legislative actions that expand state and local funding tools and other opportunities to increase affordable housing
- Pursue opportunities to use KCHA administered Housing Choice Vouchers

ARCH TRUST FUND (See Attachment F)



Wildwood, DASH



DD Group Home, Parkview

PROJECTS ASSISTED 1993 - 2016

HOUSING TYPE	# UNITS / BEDS	FUNDING*
Family	2,196	\$25,882,324
Senior	669	\$10,478,642
Homeless	341	\$8,169,739
Special Needs	163	\$3,394,582
TOTAL	3,369	\$47,925,286
* Includes funding, land donations, fee waivers		

ARCH Housing Trust Fund Overall Results

- Over \$47 million of city resources
 - ❖ General funds (~40%),
 - ❖ Federal CDBG funds (~20%)
 - ❖ Other' (e.g. land, fee waivers, repayments) (~40%).
- Geographic balance over time
- New development and preservation
- Many projects funded as contingent loans
- Leveraged over \$400 million of other private and public (county, state, federal) resources
- Preserved 600 units federally assisted housing



Issaquah Family Village, YWCA

Housing Trust Fund Recommended Projects

- **Kirkland shelter for women and family**
The Sophia Way & CCS
- **Esterra Park Block 6B Redmond**
Imagine Housing
- **Men's group homes**
Congregations for the Homeless
- **Trailhead Apartment, Issaquah**
KCHA



Esterra Park

Housing Trust Fund Recommended Projects (Attachment B)

Project Name	Location	Units/Beds	2017 Funding Total	Bellevue Contribution
CCS Women & family shelter	Kirkland	98 Beds	\$1,224,000 Secured grant	\$203,669
Imagine Housing Esterra Park Block 6B	Redmond	130 Homeless/DD 30%-60% AMI	\$1,234,000 + 850,000 Contingency 2018 (\$500,000 awarded 2016)	\$498,264 + 248,485 Contingency 2018
CFH Men's group home	ARCH Sphere	5 or 6 Beds	\$150,000 Secured grant	\$60,567
KCHA Trailhead Apartments	Issaquah	155 40% / 60% AMI	\$2,000,000 Contingent Loan	\$807,558
Total Projects		388	\$4,608,000 + 850,000 Contingency 2018	\$1,570,058 + 248,485 Contingency 2018

QUESTIONS?

COMMENTS?



Cambridge Court, Bellevue

Defining Affordability

KING COUNTY INCOME AND HOUSING AFFORDABILITY GUIDELINES 2017

King County Area Median Income (AMI): \$96,000

	Studio (1 Person)	1-Bedroom (2 People)	2-Bedroom (3 People)	3-Bedroom (4 People)
POVERTY				
National poverty guidelines*				
Household Income	\$12,060	\$16,240	\$20,420	\$24,600
Pct of County Median Income	18%	21%	24%	26%
30% AMI [VERY LOW INCOME]				
Household Income	\$20,160	\$23,040	\$25,920	\$28,800
Max. Affordable Rent**	\$504	\$576	\$648	\$720
50% AMI [LOW INCOME]				
Household Income	\$33,600	\$38,400	\$43,200	\$48,000
Max. Affordable Rent**	\$840	\$960	\$1,080	\$1,200
Max. Affordable Purchase***	\$113,165	\$129,331	\$149,752	\$170,172
80% AMI [MODERATE INCOME]				
Household Income	\$53,760	\$61,440	\$69,120	\$76,800
Max. Affordable Rent**	\$1,344	\$1,536	\$1,728	\$1,920
Max. Affordable Purchase***	\$198,930	\$227,350	\$260,020	\$292,700
100% AMI [MEDIAN INCOME]				
Household Income	\$67,200	\$76,800	\$86,400	\$96,000
Max. Affordable Rent**	\$1,680	\$1,920	\$2,160	\$2,400
Max. Affordable Purchase***	\$256,110	\$292,700	\$333,540	\$374,380