

A Regional Coalition for Housing

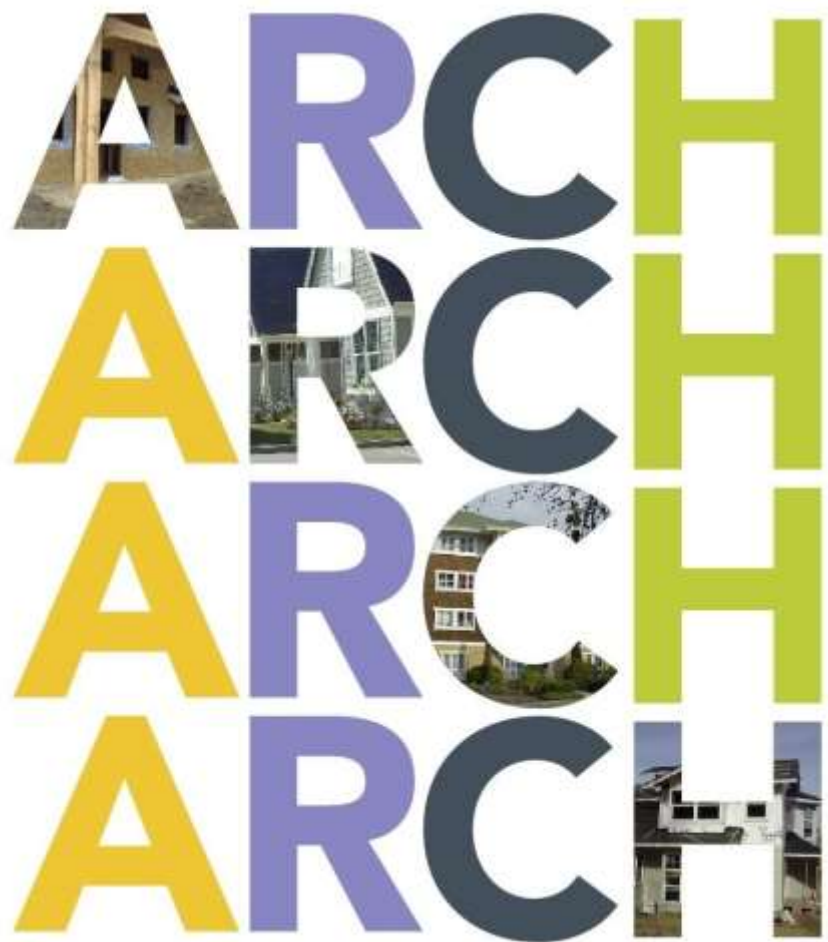
2025-26 Budget and Work Program and 2024 Housing
Trust Fund Recommendations

Lindsay Masters, ARCH Executive Director

May 12, 2025

Agenda

- 1 A Regional Coalition for Housing Overview
- 2 2025-26 Budget and Work Program
- 3 2024 Housing Trust Fund Recommendations



Vision

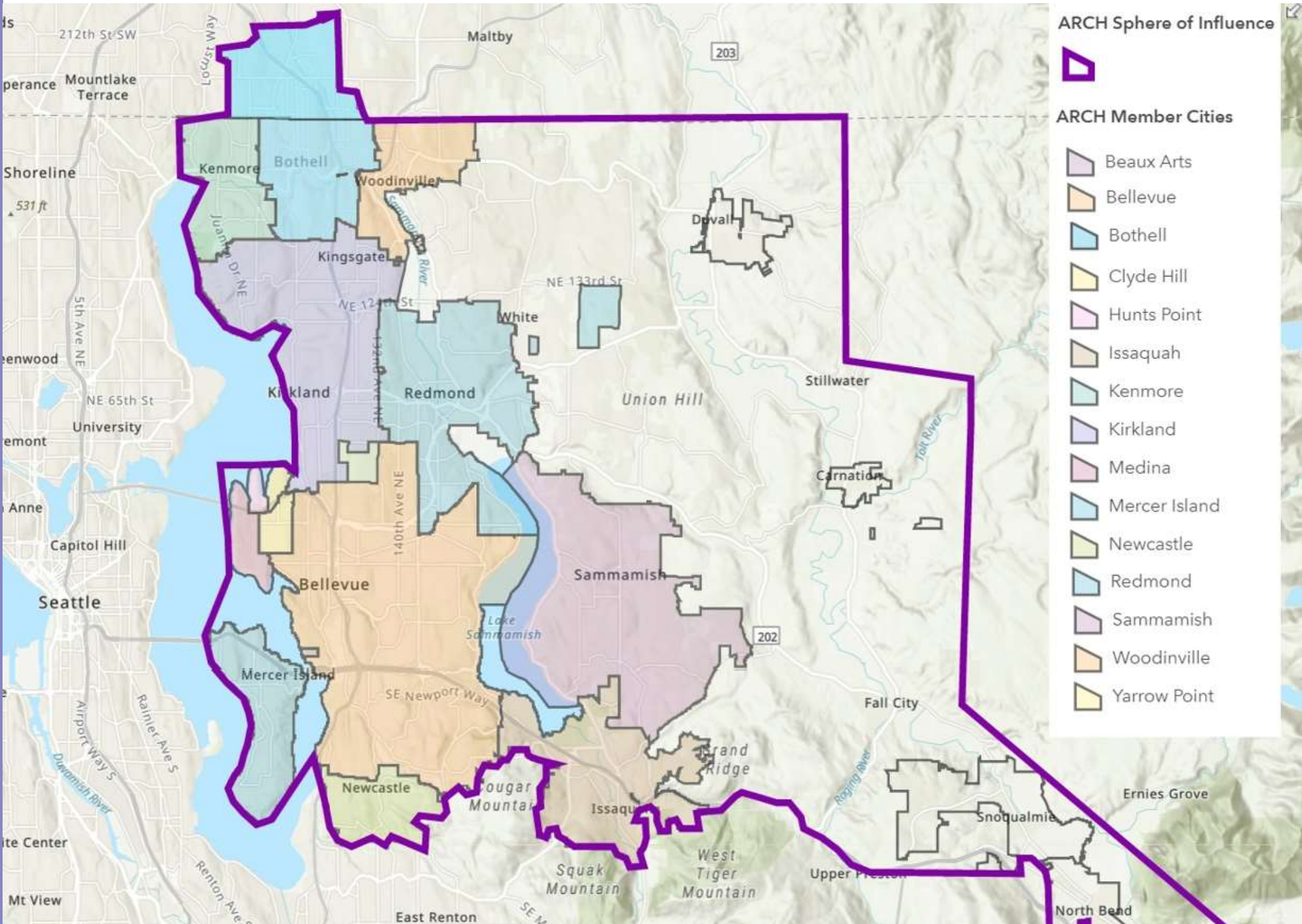
East King County is a thriving, inclusive community where the housing needs of people of all income levels are met.



Mission

To preserve and increase housing for low- and moderate- income households in East King County

ARCH's Reach



ARCH Roles and Structure

Executive Board

- Executives of member jurisdictions or alternates
- Recommends ARCH Budget and Work Program, funding for projects
- Appoints Administering Agency (Bellevue)

Community Advisory Board

- Volunteers with housing interest/expertise
- Advises Executive Board on funding for projects

Member Councils

- Approve membership in ARCH
- Approve annual ARCH Work Program and Budget
- Decide voluntary contributions to the Trust Fund and authorize specific project awards
- Decide local planning, land use and other policies

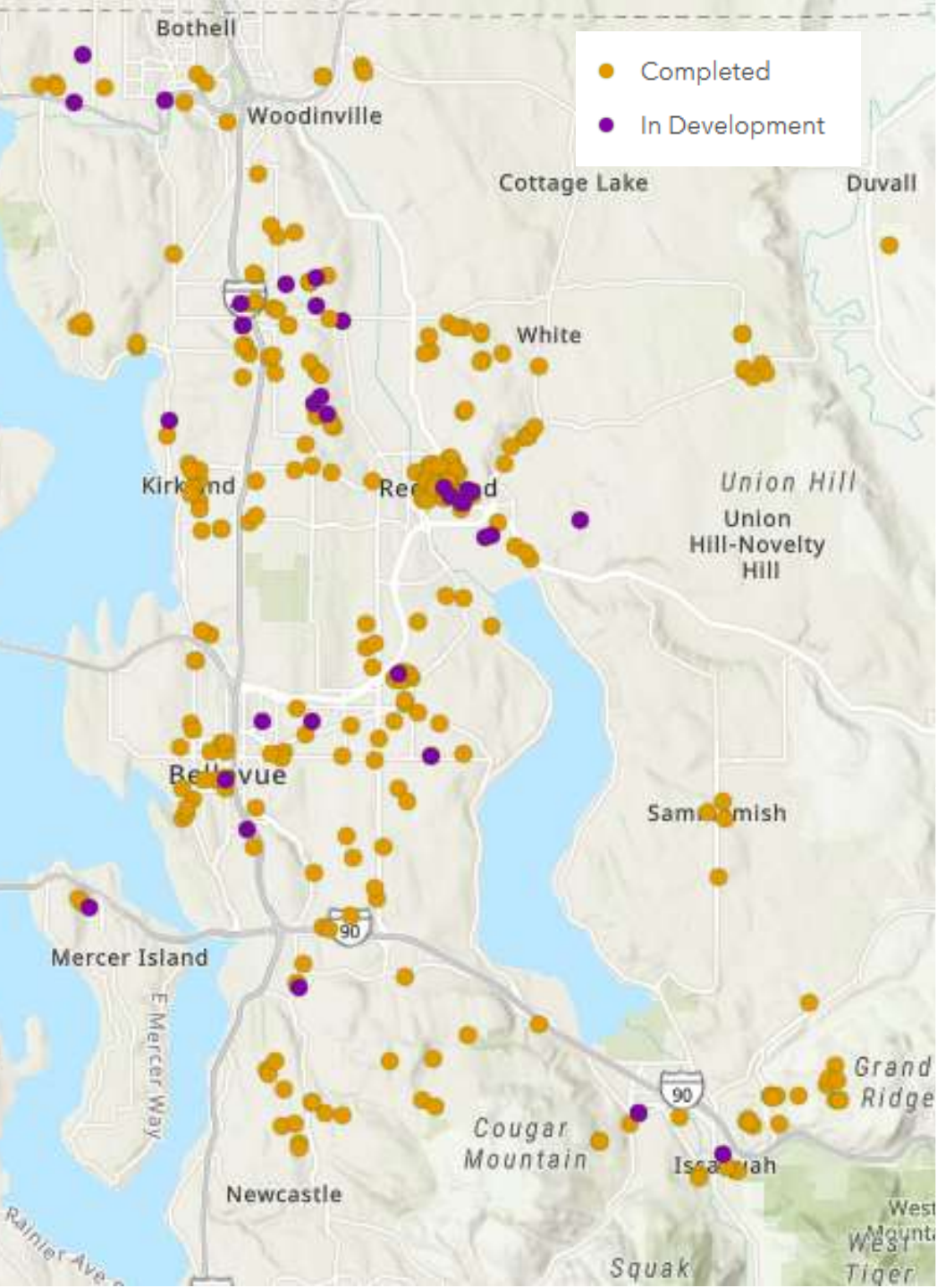




ARCH's Services

- Invest public resources and attract private investment into affordable housing
- Share technical resources and staff between jurisdictions to create a sound base of housing policies and programs
- Steward affordable housing created through local policies and investment
- Provide one clear point of contact for affordable housing development
- Engage the community with information and expertise
- Advance policies that help create more affordable housing faster

Collective
Impact



Location	Affordable Units/ Beds	Number of Project s
Bellevue	2,830	76
Bothell	119	6
Duvall	32	1
Issaquah	925	30
Kenmore	307	6
Kirkland	1,540	57
Mercer Island	87	3
Newcastle	67	8
Redmond	3,795	112
Sammamish	119	5
Woodinville	130	5
Scattered/ Undisclosed	113	5
Total	10,064	314

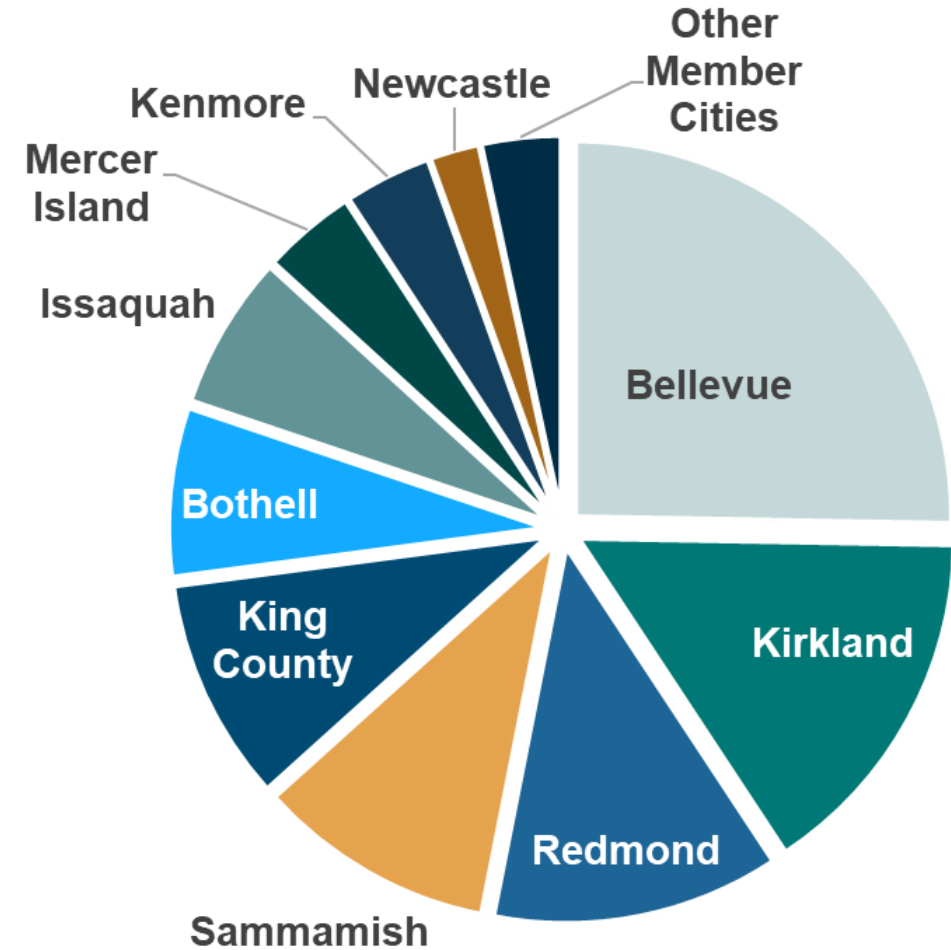
2025-26 ARCH Budget and Work Program

ARCH Executive Board Recommendation



2025-26 ARCH Administrative Budget

- Recommendation approved by ARCH Executive Board in June 2024
- Informed by the ARCH Strategic Plan with goal to build more affordable housing faster
- Membership contributions primarily based on population



ARCH Member Contributions
2025-2026

2025-26 ARCH

Administrative

Strategic Plan implementation

- Biennial budget
- Staffing for special projects/ local planning, Comms/policy/ government affairs

Medina contributions (0.4%)

- 2025: \$10,538
- 2026: \$10,865



Work Program Priorities

Engagement:

- Implement annual efforts with ARCH member stakeholders to increase knowledge and understanding of affordable housing in the region



ARCH Member
Housing Tour
June 2024



ARCH Housing 101 Event
May 2024

Work Program Priorities

Governance: Complete a study of ARCH's legal and governance structure to facilitate changes that streamline processes and better advance ARCH's mission



Work Program Priorities

State and Regional Legislation and Funding:

- Convene members to develop targeted legislative priorities related to funding and reducing barriers that add to the cost of affordable housing

2024 Available vs. Requests



Work Program Priorities

Local Planning/Special Projects:

- Pursue partnerships and advance high impact special projects, including transit-oriented development projects and other projects on public lands
- Assist members with policies to reduce cost burden in affordable housing



2024 Housing Trust Fund Recommendations

ARCH Executive Board Recommendation

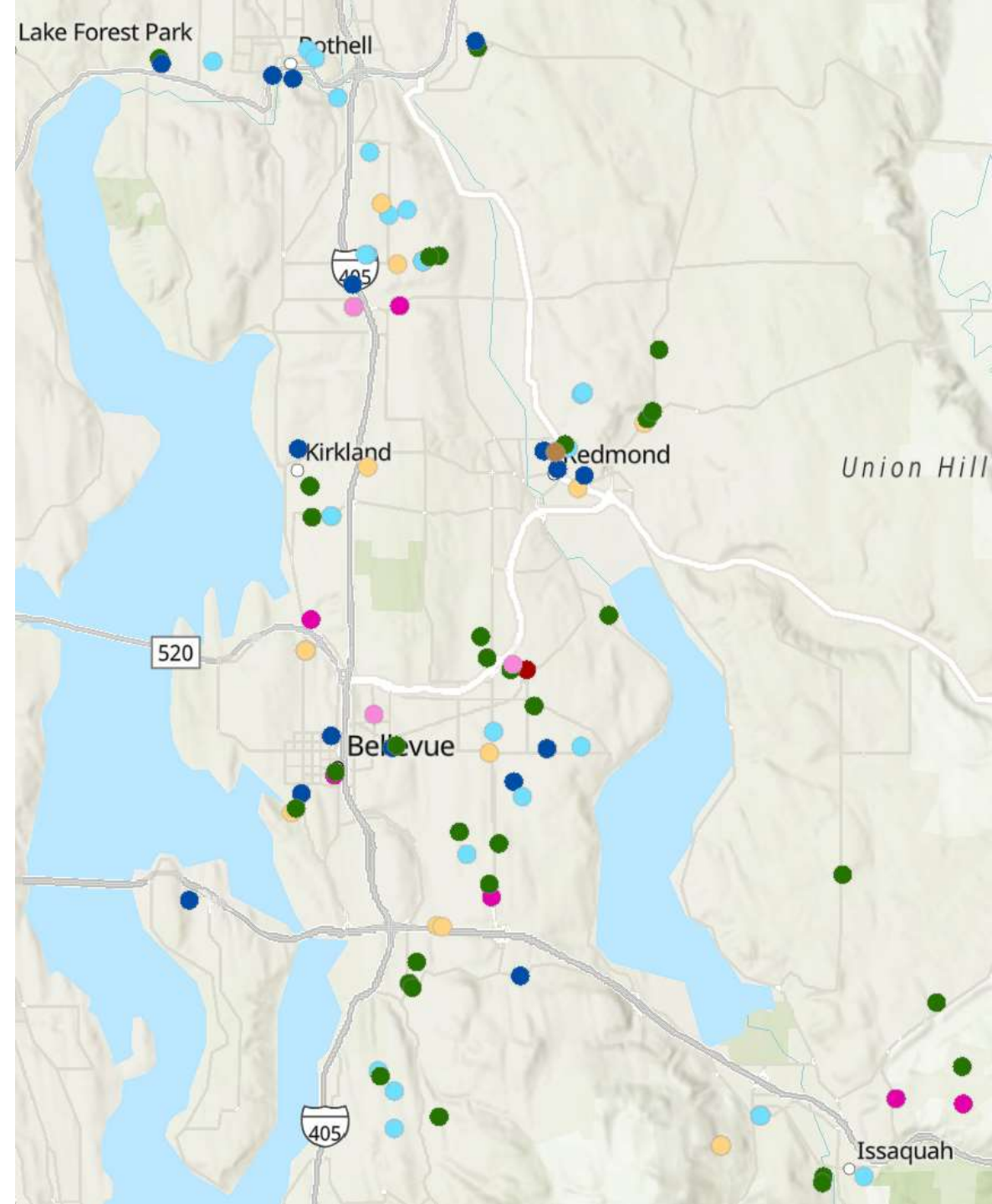
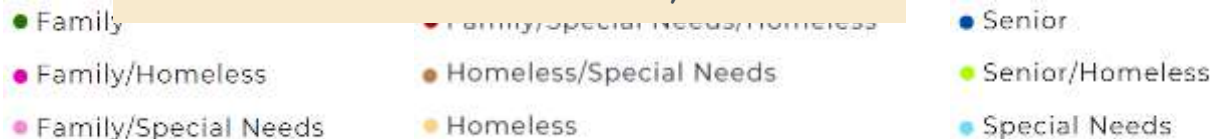
Adopted December 12, 2024



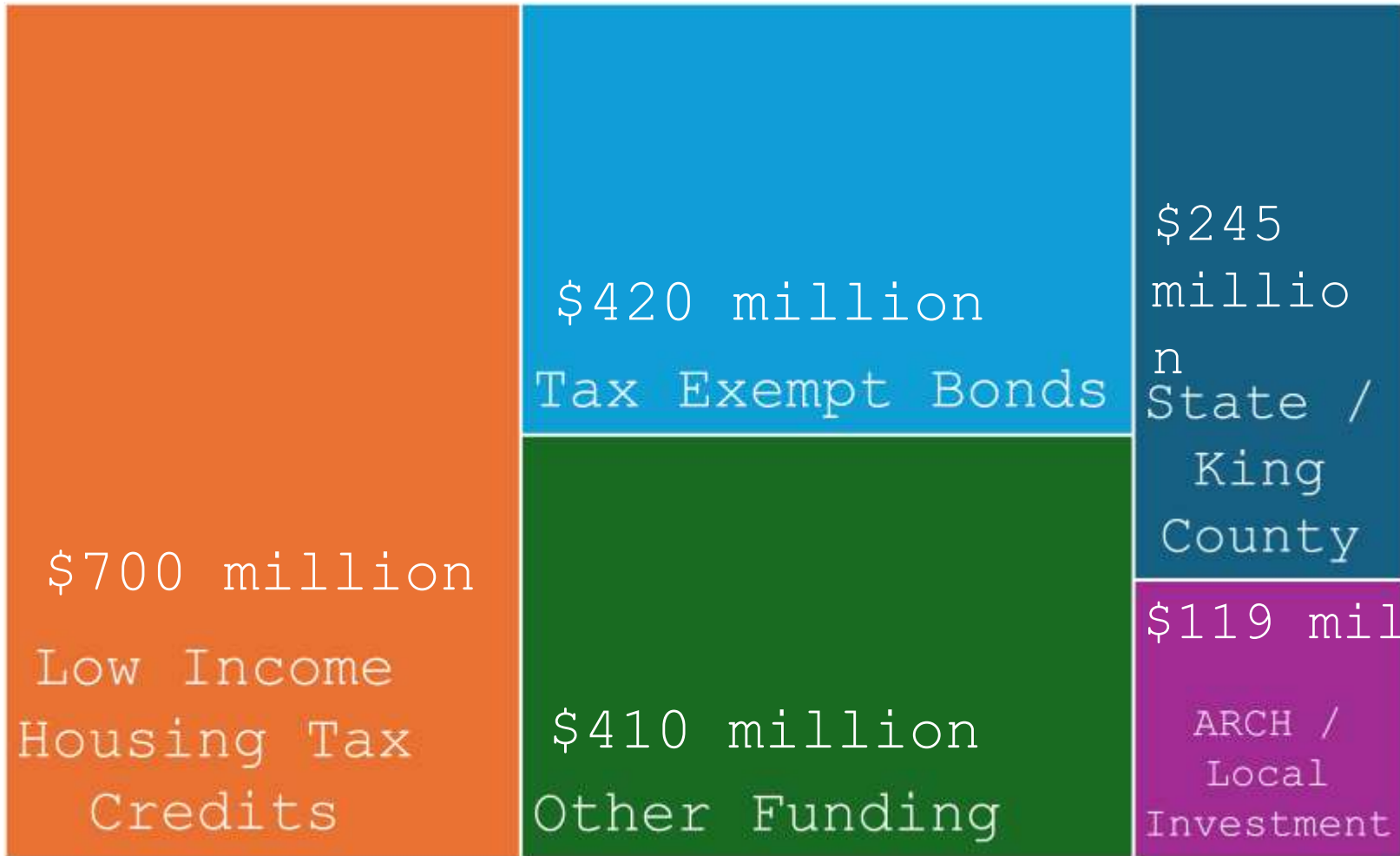


Housing Trust Fund

Population	Units Funded
Family	4,368
Senior	1,122
Homeless	786
Special Needs	388
Total	6,664



ARCH Projects Funding Sources
1993-2024



ARCH Housing Trust Fund

- Over \$14 for every \$1 of local funding
- \$119M in local investments
- Total

Program Activity

- 1088 units under construction in Kirkland, Bellevue, Bothell, and Redmond
- 625 units awarded, pending closing in Issaquah, Bellevue, Redmond and Woodinville



Program Activity

- 2 projects with 139 units completed construction in 2024
- 16 pre-application meetings with prospective sponsors in 2024



Funding Process



Total of \$16.9M available in
2024 Funding Round

Trust Fund

\$4.9 million in pooled
funding available for
award through ARCH
Trust Fund RFP

\$4.3 million in
general fund, HB
1406 funds, loan
repayments, and
returned funds


\$599,000
CDBG from
Redmond,
Kirkland,
N/E
Consortium

Other City Funds

\$10
million
Bellevue
Housing
Stability
Program

\$2
million
Issaquah
Inclusive
Housing
Investmen
t Pool

2024 Trust Fund Applications

Applicant	Project	Units	City	ARCH HTF Request Amount
TWG	Larus	175	Kenmore	\$ 3,400,000
LIHI	Aventine	66	Bellevue	\$ 900,000
LEO	Emily House	5	Issaquah	\$ 482,687
Habitat for Humanity	Orchard Gardens	25	Bellevue	\$ 300,000
Shelter Resources	Catalina	96	Bellevue	\$ 1,000,000
BRIDGE Housing	Bothell Urban	201	Bothell	\$ 1,500,000
 ARCH Inclusion Homes	Children's OHS 4	3	Scattered	\$ 150,000

ARCH 2024 Trust Fund Priorit ies



Timely Delivery of
Housing




Maximizing Unit
Creation with ARCH
Investment



Other Objectives
(e.g., populations,
geographic distribution,
etc.)

Summary of Recommendations

Applicant	Project	Units	City	Previous Awards	ARCH HTF Request Amount	2024 Exec. Board Recommendation
TWG	Larus	175	Kenmore	\$ 250,000	\$ 3,400,000	\$ 3,400,000
				\$	\$	\$
LIHI	Aventine	66	Bellevue	600,000	900,000	900,000
LEO	Emily House	5	Issaquah		\$ 482,687	(CDBG) \$ 482,687
Habitat for Humanity	Orchard Gardens	25	Bellevue	\$ 600,000	\$ 300,000	\$ -
Shelter Resources	Catalina	96	Bellevue		\$ 1,000,000	\$ -
BRIDGE Housing	Bothell Urban	201	Bothell		\$ 1,500,000	\$ -
Inclusion Homes	Children's OHS 4	3	Scattered		\$ 150,000	\$ -
SRM	Altaire 118	46	Bellevue		\$ 1,000,000	\$ -
	Family				\$	\$


 Medina portion = \$35,700



Questions



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