

2025 Housing Trust Fund ARCH Executive Board Recommendations

December 18, 2025



ARCH Strategies

ARCH's mission is to preserve and increase housing for low and moderate income households in East King County by:

- Coordinating public resources and attracting greater private investment into affordable housing;
- Sharing technical resources and staff between jurisdictions to create a sound base of housing policies and programs;
- Effectively stewarding affordable housing created through local policies and investment;
- Providing one clear point of contact for affordable housing development;
- Directly engaging the community with information and expertise; and
- Advancing policies that will help create more affordable housing faster.



ARCH
Investments
Program



Investment Programs



City of Bellevue
Housing Stability Program
& Affordable Housing Fund



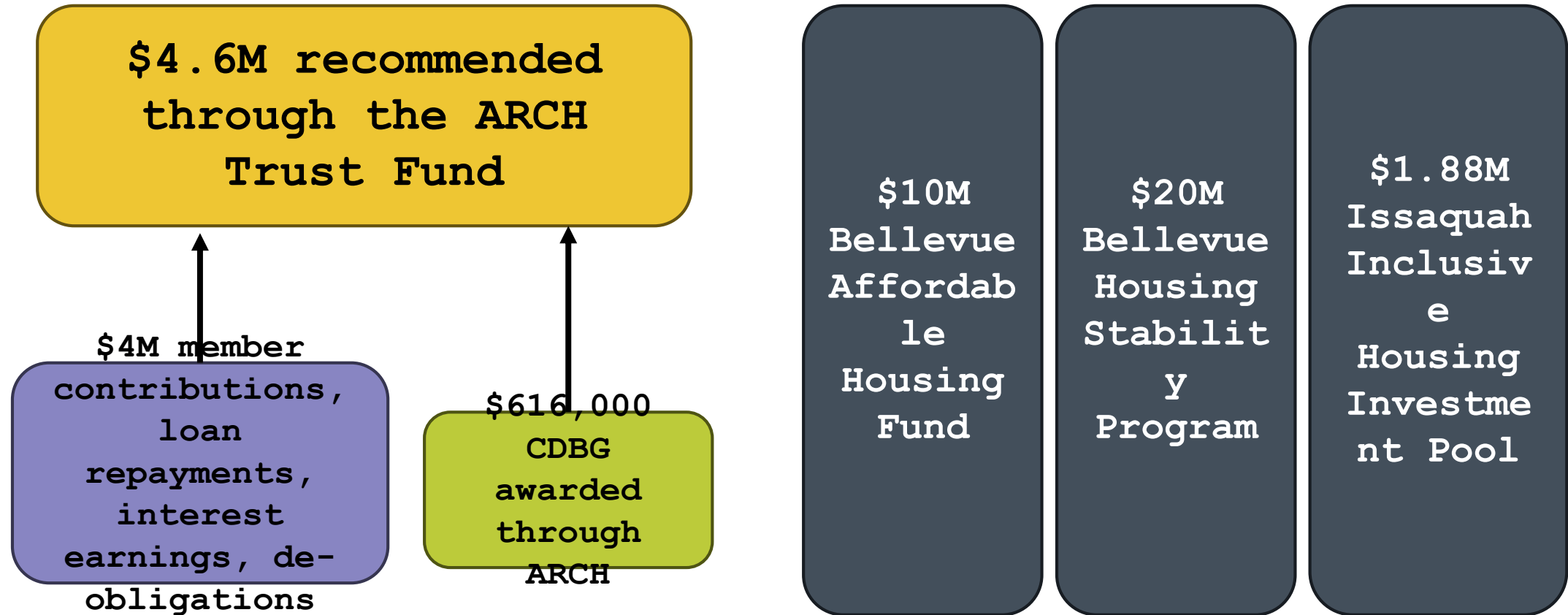
City of Issaquah
Inclusive Housing
Investment Pool



ARCH Housing Trust Fund

- ARCH members contribute annually to a shared housing investment pool
- Over \$120 million invested in East King County since 1992
- 110 projects in total
- Over 6,000 units of housing in total

2025 Funding Round



2025 Funding Context



- Federal funding risks limited projects that rely on Section 8 / operating subsidies



- \$600M in 2025-26 State Housing Trust Fund



- \$300M for 2025 -- only \$37M in multifamily rental for King County (add'l funds for homeownership, IDD, Apple Health and Home)



- \$15.9M of King County funds for

2025 ARCH HTF Priorities

1

Timely Delivery of Housing

- Ability to advance through entitlement and permitting process quickly
- Ability to secure other sources in a timely manner

2

Maximizing Unit Creation with ARCH Investment

- Leveraging private investment
- Maximizing competitiveness of other sources
- Cost Effective Development

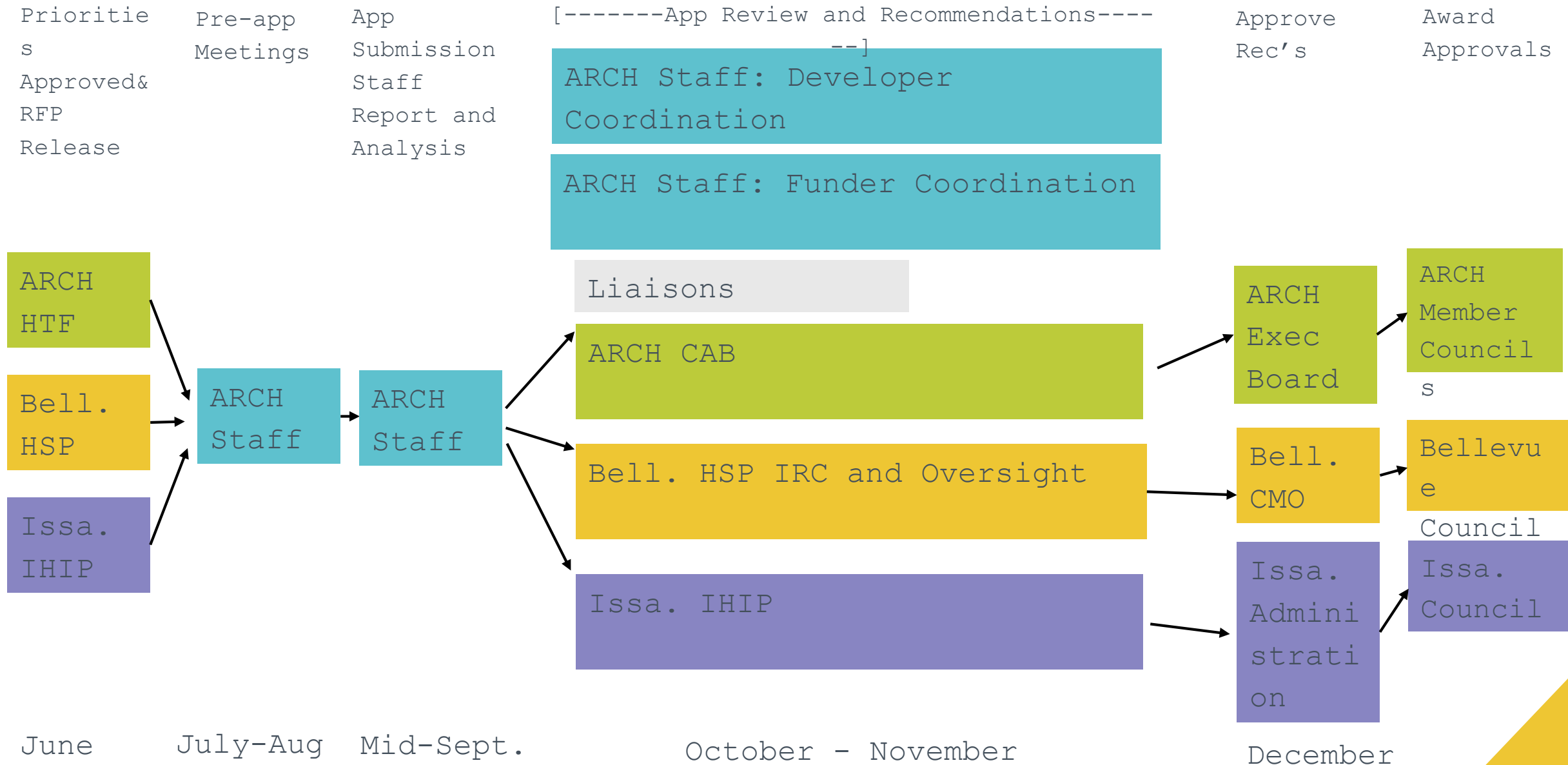
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Other Objectives

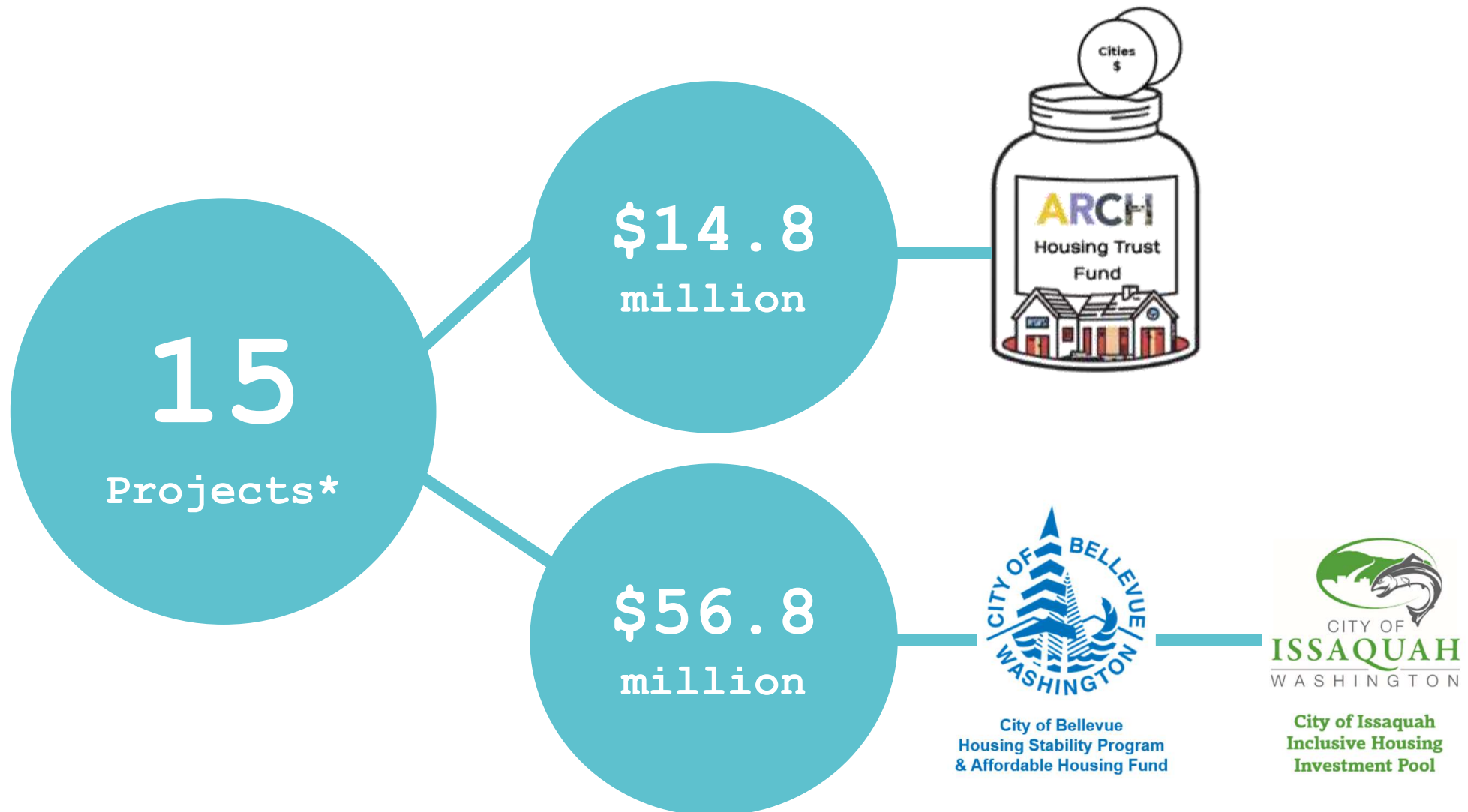
- Target populations, geographic equity, preservation, transit-oriented development, racial equity, shelter & supportive housing, and sustainable & environmentally friendly solutions



Housing Investment Programs Workflow:



Application Summary



*3 projects previously awarded applied for add'l funds

Application Summary

(continued)

Proposed projects in 5 cities



Project types



Multifamily
Rental
ARCH



Homeownership



Group Homes For
People With
Disabilities



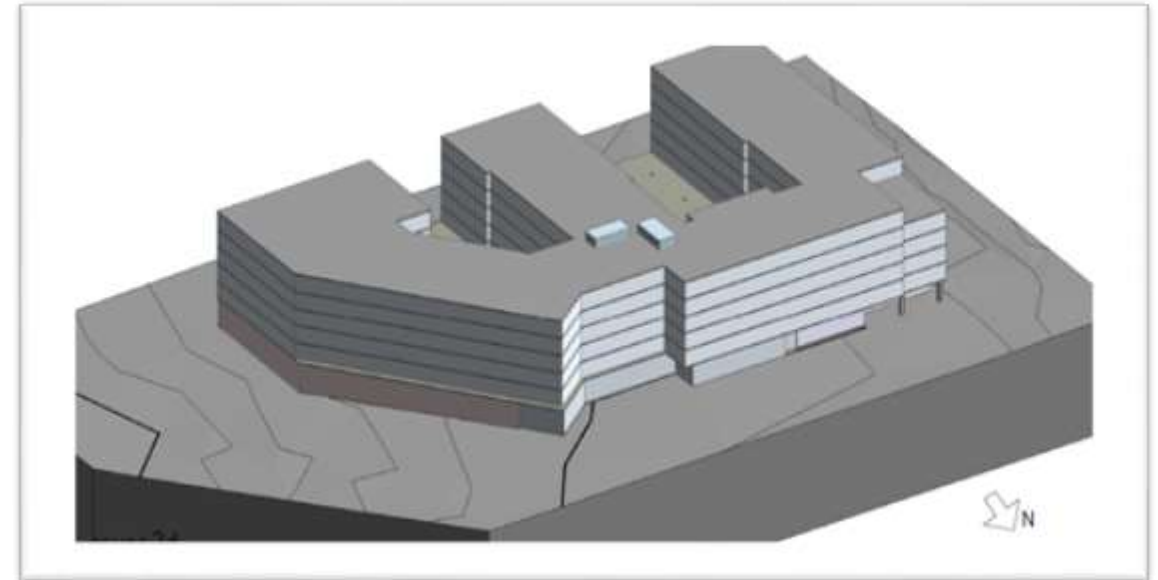
New
Construction



Acquisition

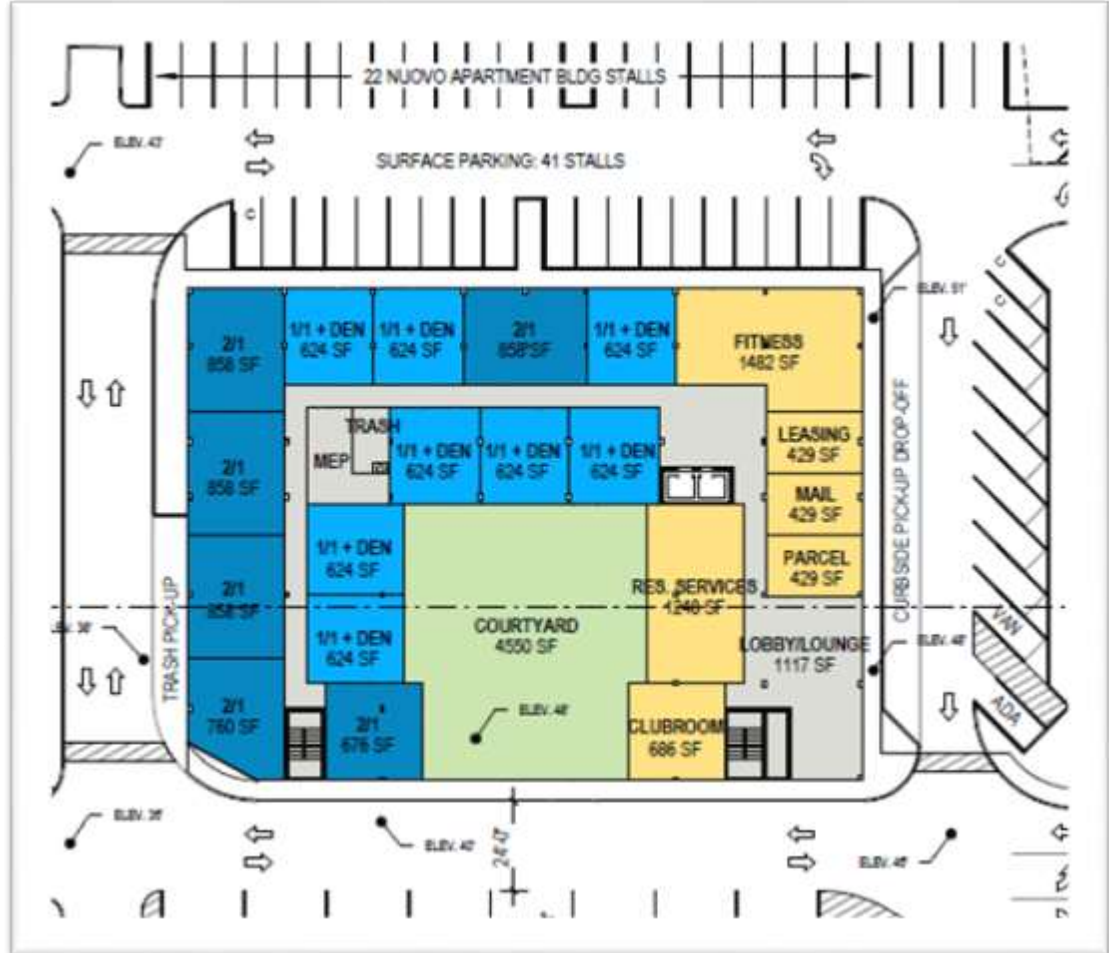
Bothell Urban

- Location: Thorsk St and Pop Keeney Way
- Applicant: BRIDGE Housing Corp.
- Funds Requested: \$1,500,000
- **Recommended Award: \$1,500,000**
- 200 Units (1br, 2br, and 3br)
- 30%, 50%, and 60% AMI
- Over 50% of homes are family-sized units with two and three bedrooms developed on surplus City of Bothell property



Altaire at East Main

- Location: 991 118th AVE SE, Bellevue
- Applicant: Hopelink & SRM Development
- Funds Requested: \$1,000,000
- Recommended Award: \$500,000
- 146 units (1br, 2br, and 3br)
- 30%, 40%, 50%, and 60% AMI
- Set-asides for households exiting homelessness with services provided by Hopelink



Forest Edge

- Location: 2650 148th Ave SE, Bellevue
- Applicant: Imagine Housing
- Funds Requested: \$2,000,000
- Recommended Award: \$500,000
- 100 units, Studio to 3-bedrooms
- 60% AMI
- Surplus property to be purchased from St. Andrew's Lutheran Church
- Set-asides for households with disabilities



Orchard Gardens

- Location: 4315 129th Pl SE, Bellevue
- Applicant: Habitat for Humanity
- Funds Requested: \$1,125,000
(\$600,000 awarded in 2022)
- Recommended 2025 Award: \$1,116,000
 - \$500,000 HTF
 - \$616,000 CDBG
- 25 3-bedroom units
- Homeownership for families up to 80% AMI



Kirkland House

- Location: 13205 100th Place NE, Kirkland
- Applicant: Porchlight (formerly Congregations for the Homeless)
- Funds Requested: \$462,600
- Recommended Award: \$462,600
 - \$212,600 HTF
 - \$250,000 City of Kirkland
- 6 bedrooms, 30% & 50% AMI
- Rehab and expansion of Porchlight home for men exiting homelessness



Family Village Redmond

- Location: 16601 NE 80th St., Redmond
- Applicant: YWCA Seattle-King-Sno
- Funds Requested: \$ 1,897,052
- Recommended Award: \$976,700
 - \$626,700 HTF
 - \$350,000 City of Redmond
- 20 2br & 3br units, 30% AMI
- Preserves existing housing for families exiting homelessness



LEO Trailhead

- Location: 1550 Newport Way NW, Issaquah
- Applicant: Life Enrichment Options (LEO)
- Funds Requested: \$191,500 (\$250,000 previously awarded)
- Recommended 2025 Award: \$191,500
- 7 units (studio suites) 30% & 40% AMI
- Condo within KCHA development to serve people with Intellectual and Developmental Disabilities



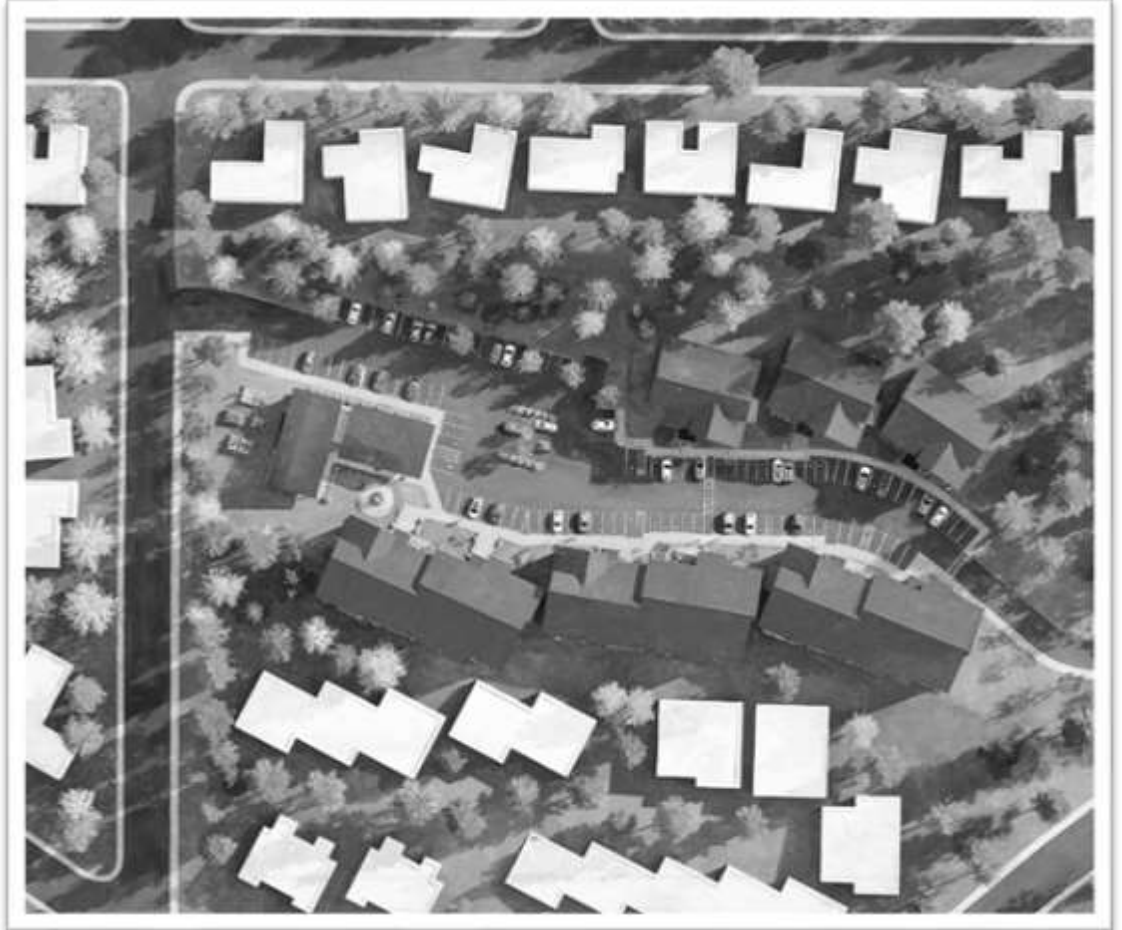
Trailhead

- Location: 1550 Newport Way NW, Issaquah
- Applicant: King County Housing Authority (KCHA)
- Funds Requested: \$500,000 (\$2,000,000 previously awarded)
- Recommended Award: \$0 new
- 156 units (1br, 2br, & 3br)
- Affordability: 40% & 60% AMI
- Near Transit Center and co-located with the Opportunity Center



Peters Ridge

- Location: 17222 NE 8th St, Bellevue
- Applicant: Imagine Housing
- Funds Requested: \$2,000,000
- Recommended Award: \$0
- 108 units (Studio, 1br, 2br, 3br)
- Affordability: 60% AMI
- Surplus property to be purchased from St. Peter's Methodist Church



Aventine

- Location: 211 112th Ave NE, Bellevue WA
- Applicant : Low Income Housing Institute
- Funds Requested: \$250,000 (\$1,500,000 total award from 2023 and 2024)
- Recommended Award: \$0 new
- 66 units (studio, 1br, and 2br)
- Affordability: 30% AMI, 50%AMI and 80% AMI
- Families and individuals exiting homelessness, veterans, people with disabilities, workforce



reSpace Bellevue

- Location: 4 sites TBD in Bellevue
- Applicant: reSpace
- Funds Requested: \$500,000
- Recommended Award: \$0
- Unit Mix: 40 suites for homeownership targeting seniors and households qualifying 60-100% AMI.
- Residents own bedroom/bathroom suites with shared kitchens and living areas to increase affordability and create community and social connection.



Catalina Apartments

- Location: 2210 132nd Ave SE, Bellevue
- Applicant: Shelter Resources Inc.
- Funds Requested: \$1,000,000
- Recommended Award: \$0
- 96 units (studio & 1br units)
- 50% to 80% AMI
- Acquisition/conversion of former nursing home to senior housing



Parq by Vintage

- Location: 21925 SE 51st St, Issaquah
- Applicant: Vintage Housing
- Funds Requested: \$2,000,000
- Recommended Award: \$0
- 259 units (1br, 2br & 3br)
- 50% to 60% AMI
- Office to Residential conversion



Summary of Recommendations

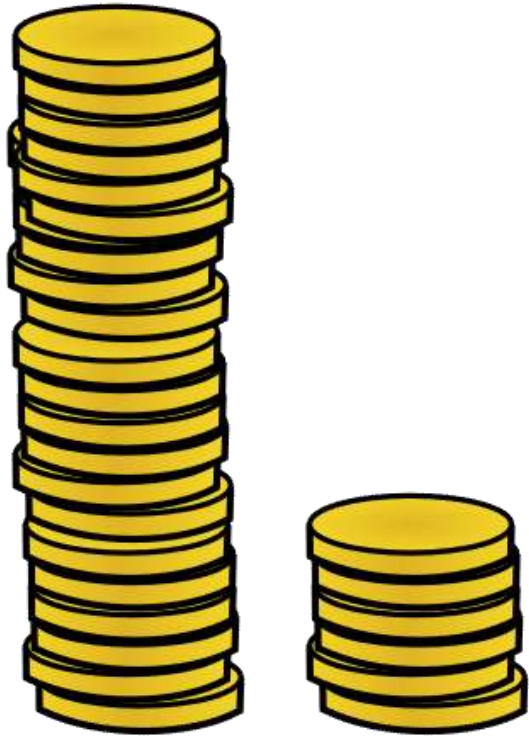
Sponsor	Project Name	Units	City	Amounts Requested		Award Amounts	
				ARCH	HTF	ARCH	HTF
BRIDGE HOUSING Corporation	Bothell Lot P South	201	Bothell	\$1,500,000		\$1,500,000	
Hopelink & SRM	Altaire at East Main	146	Bellevue	\$1,000,000		\$500,000	
Imagine Housing	Forest Edge	100	Bellevue	\$2,000,000		\$500,000	
Habitat for Humanity Seattle-King and Kittitas Counties	Orchard Gardens	25	Bellevue	\$1,125,000		\$500,000	+
PorchLight	The Kirkland House	6	Kirkland	\$462,600		\$462,600	*
YWCA Seattle King Snohomish	Family Village Redmond	20	Redmond	\$1,897,052		\$976,700	**
Life Enrichment Options	LEO Condominiums at Trailhead	7	Issaquah	\$191,500		\$191,500	
Imagine Housing	Peter's Ridge Apartments	108	Bellevue	\$2,000,000		\$	-
King County Housing Authority	Trailhead Apartments	156	Issaquah	\$500,000		\$	-
Low Income Housing Institute	Aventine Apartments	66	Bellevue	\$250,000			\$
reSpace, Inc.	Multigenerational Homeowners	40	Bellevue	\$500,000			\$
Shelter Resources	Catalina	96	Bellevue	\$1,000,000			\$
Vintage Housing Development, Inc	Includes an additional \$350,000 Redmond contributed for this project.	259	Issaquah	\$2,000,000			\$
Total				\$14,426,152		\$4,620,800	

+ ARCH also recommends an additional \$616,000 in CDBG for this project to be contracted with King County

* Includes an additional \$250,000 Kirkland contributed for this project.

** Includes an additional \$350,000 Redmond contributed for this project.

Takeaways from the 2025 Round



**3 times as
requested as
available**

- Recommended awards will create or preserve 505 homes
- Record amount of funding requests & proposed housing
- Requests exceed funding by 3 to 1, up from 2 to 1 in 2024

Council Action

Approve the 2025 ARCH
Executive Board Housing
Trust Fund Round funding
recommendations.

