ARCH Presentation to the Medina City Council

November 9, 2026

Presenter: Lindsay Masters, ARCH Executive Director

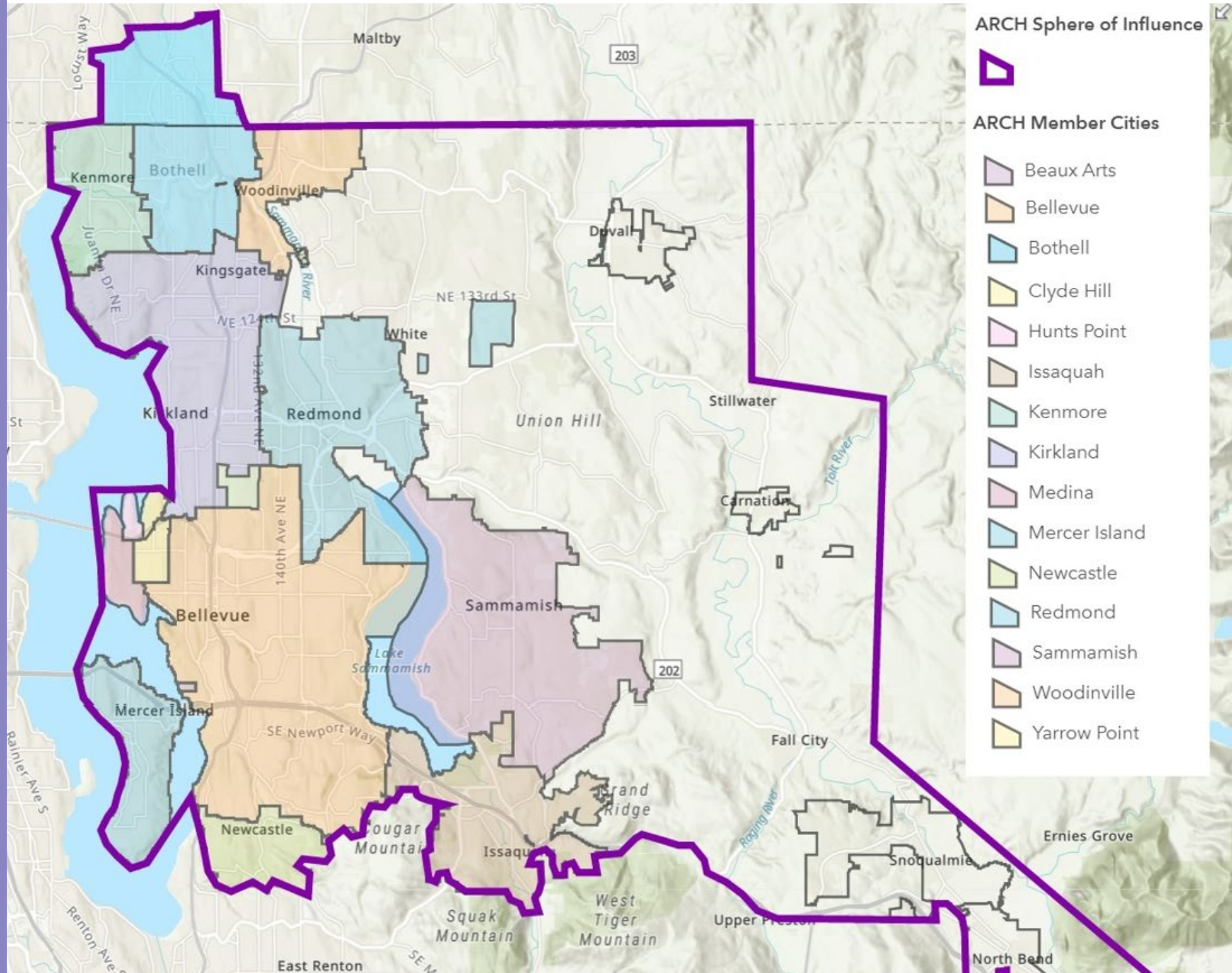
Agenda

1. ARCH Overview
2. 2027-28 Budget and Work Program
3. ARCH's 2027 Legislative Priorities

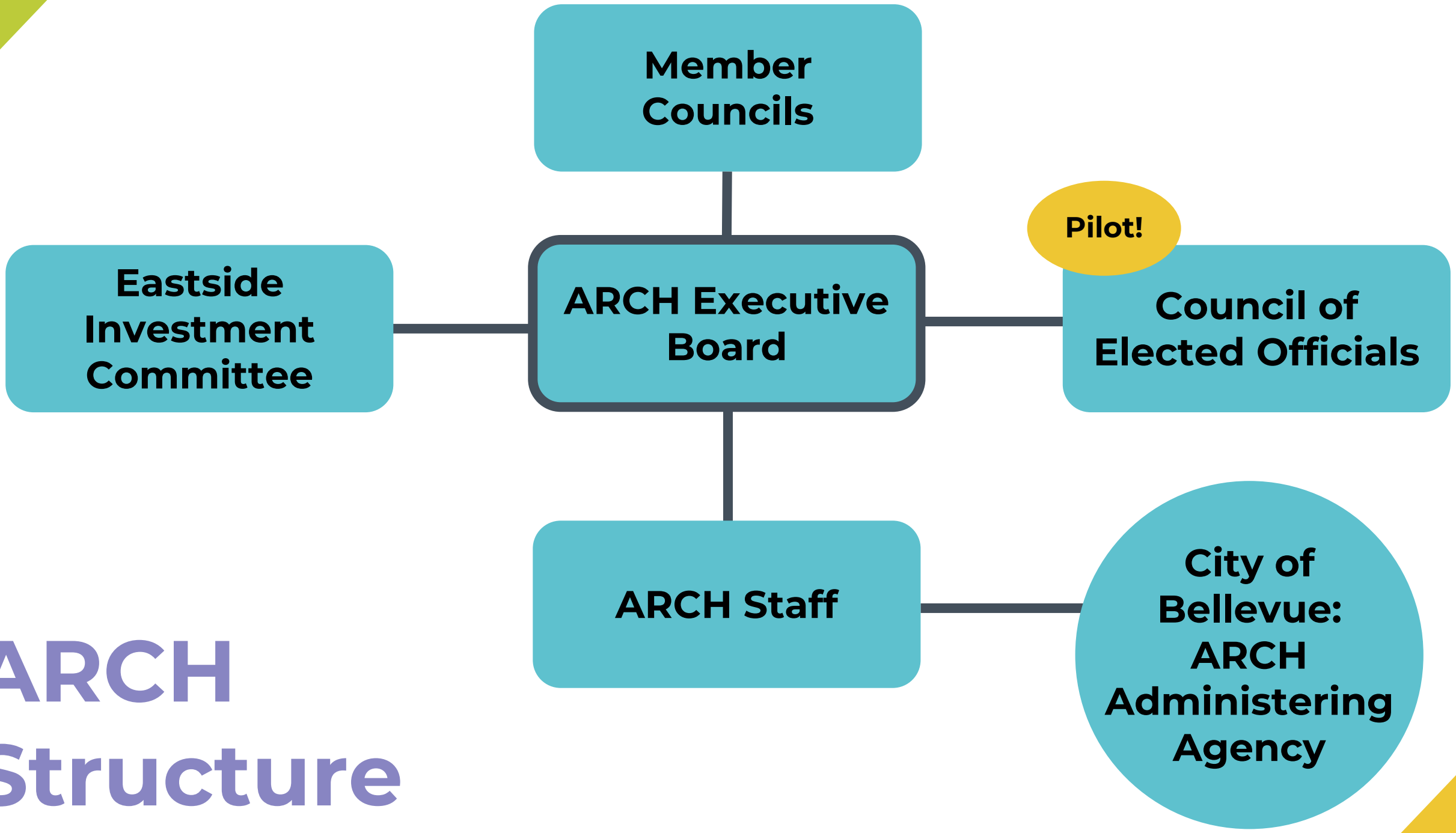
Mission

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

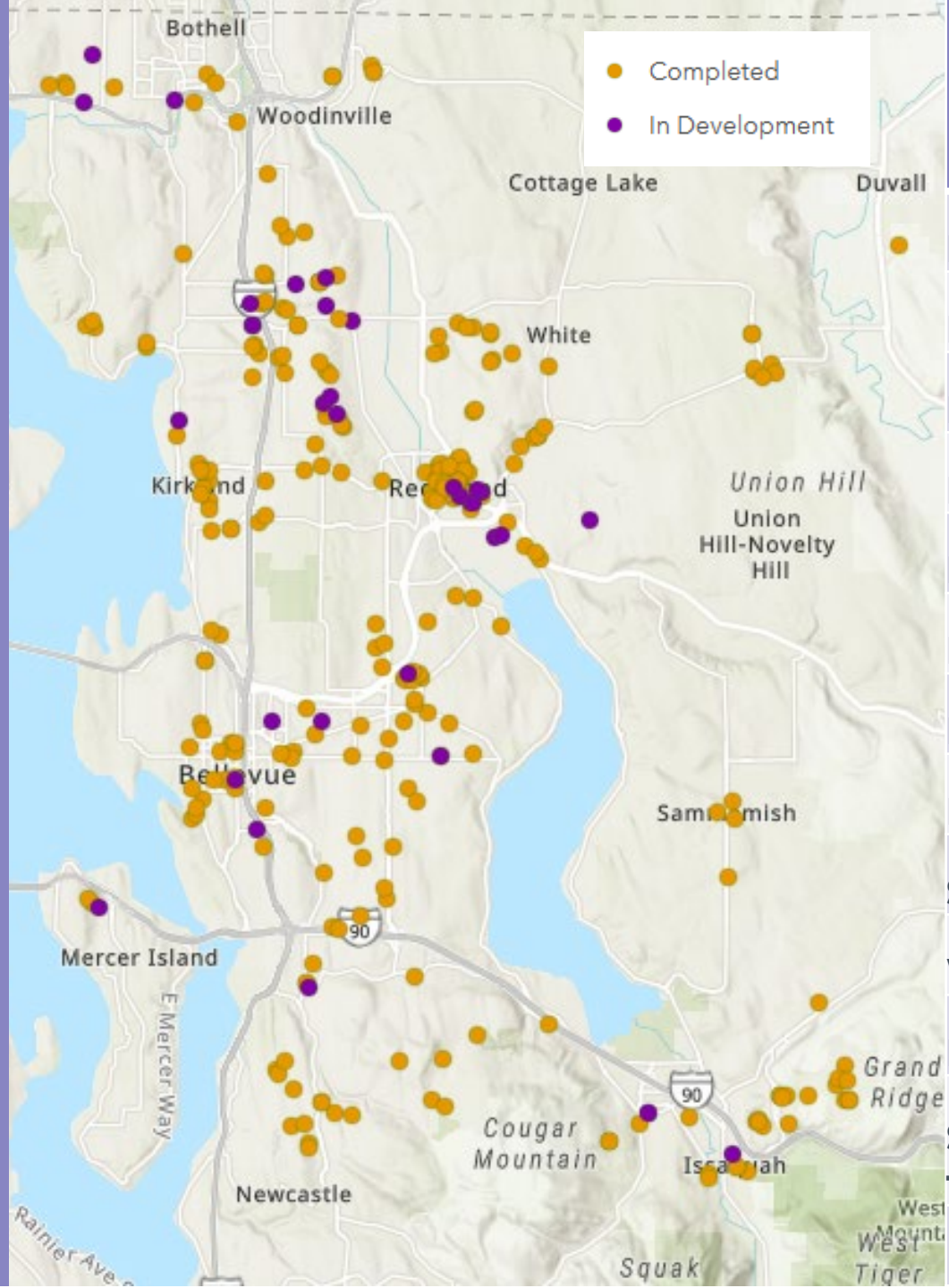
ARCH



ARCH Structure



Collective Impact



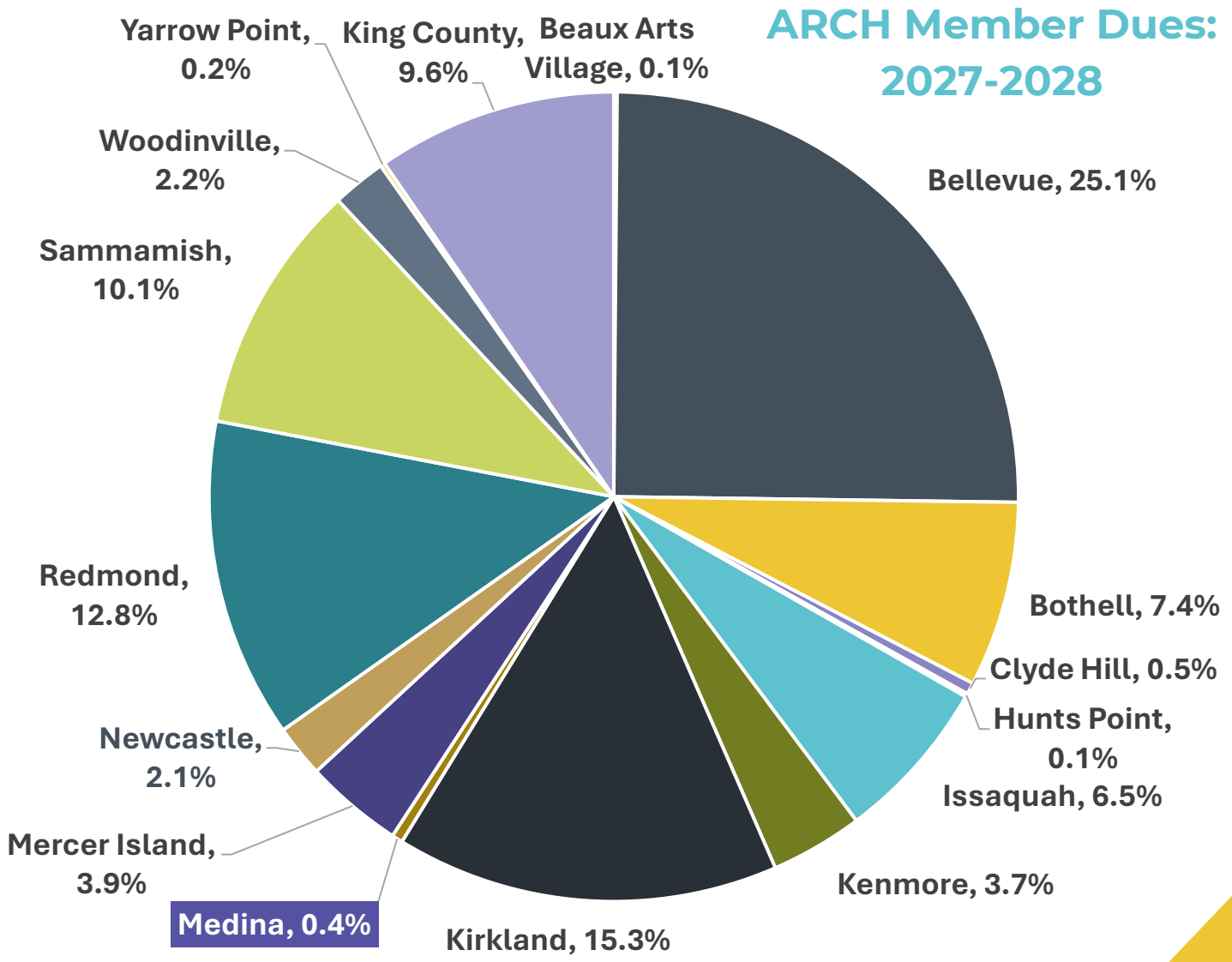
Location	Affordable Units/ Beds	Number of Projects
Bellevue	3,141	75
Bothell	348	7
Issaquah	872	29
Kenmore	143	6
Kirkland	1,946	68
Mercer Island	87	3
Newcastle	67	7
Redmond	3,054	108
Sammamish	122	6
Woodinville	146	4
King County	714	8
Scattered/Multiple Locations	115	6
	10,755	327

2027-28 ARCH Budget and Work Program

ARCH Executive Board Recommendation

2027-28 ARCH Administrative Budget

- Recommendation approved by ARCH Executive Board in May 2026
- Informed by the ARCH Strategic Plan with goal to build more affordable housing faster
- Membership contributions primarily based on population



2027-28 ARCH Priorities

Expand the pipeline of affordable housing projects in East King County

Advance dedicated revenue sources for affordable housing

Finish implementing recommendations from ARCH's Governance Study

Develop targeted state legislative priorities

Educate and engage ARCH members

Preserve existing affordable housing

Manage continued growth in the ARCH Rental Program

ARCH

Affordable Housing Investment



ARCH Housing Trust Fund

City of Bellevue Housing Stability Program & Affordable Housing Fund

City of Issaquah Inclusive Housing Investment Pool



ARCH Development Services

ARCH

Housing Program Implementation



ARCH Rental Program



ARCH Homeownership Program

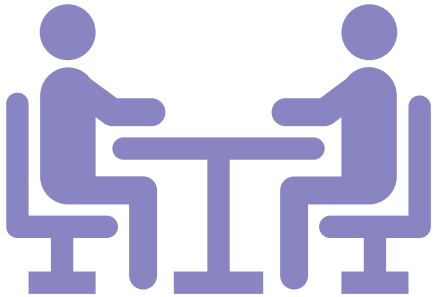


Affordable Housing Incentive and Inclusionary Programs

Member Education, Engagement, and Community Outreach



Education Efforts and Elected Official Engagement



Community Outreach, Communications, and Assistance for the Public



Equitable Access to Affordable Housing in East King County

ARCH

Housing Policy and Planning



Local Policy, Planning and Code Development



State and Regional Policy and Funding Engagement

ARCH 2027 Legislative Priorities

A Regional Coalition for Housing

General Policy Principles



- ARCH supports policies and continued state assistance that ensure strong local affordable housing projects, plans, and programs (such as the Multifamily Tax Exemption and inclusionary policies).
- ARCH recognizes the importance of maintaining the existing stock of affordable housing in East King County and protecting prior investments.

ARCH

ARCH 2027 Legislative Priorities

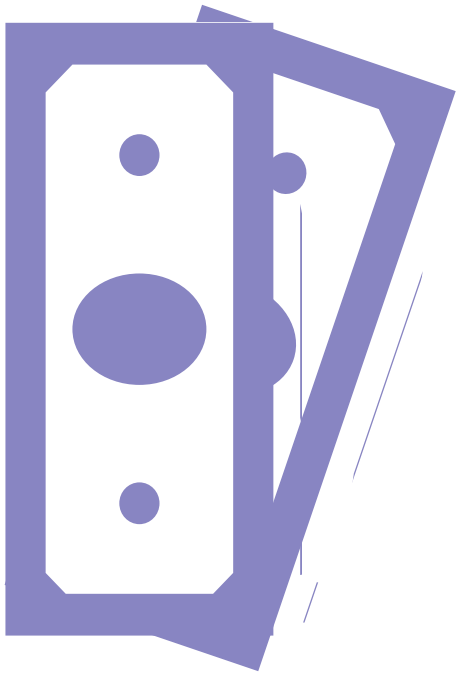
A Regional Coalition for Housing

Priority #1: Increase funding for affordable housing at the state and local levels

A. Provide local revenue options (e.g., REET, short term rental tax, etc.)

B. Encourage state investments (e.g., State Housing Trust Fund, CHIP, LAP)

C. Ensure adequate Operations, Maintenance and Services Funding



ARCH

ARCH 2027 Legislative Priorities

A Regional Coalition for Housing

Priority #2: Ensure local governments have effective affordable housing tools

A. Protect ability to use inclusionary zoning to promote inclusive communities

B. Ensure flexibility to optimize the Multifamily Tax Exemption (MFTE) to achieve affordability and public benefits



ARCH

ARCH 2027 Legislative Priorities

A Regional Coalition for Housing

Priority #3: Reduce barriers to collaboration and support local efforts to build more affordable housing faster

A. Clarify local government's role in planning for affordable housing and recognize sub-regional collaboration

B. State Department of Housing: Prioritize coordination, efficiency, and resources for deeply affordable housing



ARCH

Ways to Support ARCH's Mission

Funding Options for Affordable Housing

- Maintain Trust Fund Commitments
- Land Contributions
- Local REET Funds
- Countywide and Local Levy Options*
- Fee in Lieu Funds (tap into value of development incentives)
- Tax Increment Financing
- State Legislative Advocacy for Additional Tools

**King County revenue work group currently in process*

Policy, Planning, Land Use and Development

- Adopt supportive land use policies to promote development and include affordable housing
- Identify potential sites for affordable housing
- Connect ARCH with community partners interested in affordable housing
- Evaluate future redevelopment on city or other property
- Incorporate ARCH priorities into city's legislative agenda

ARCH


Questions

“Plan for and accommodate housing affordable to all economic segments”

HB 1220 / RCW 36.70A	Housing Needs	Land Capacity	Adequate Provisions	Progress Reports
Department of Commerce	Guidance and Checklists		Five-Year Reports	
King County	CPPs: Housing Needs Numbers + Collaboration Policies		AHC: Ongoing Monitoring	

ARCH

Housing Needs

CPPs: Net New Housing Needs

	<30% AMI; PSH	<30% AMI; non-PSH	>30-50% AMI	>50-80% AMI	>80-100% AMI	>100-120% AMI	>120% AMI	Emergency	Grand Total
Beaux Arts Village	0	1	0	0	0	0	0	0	1
Bellevue	6,270	11,925	8,780	2,671	703	798	3,853	6,688	41,688
Bothell	1,806	3,502	2,230	2,012	180	819	2,233	1,540	14,322
Clyde Hill	2	3	2	3	0	0	0	2	12
Hunts Point	0	1	0	0	0	0	0	0	1
Issaquah	575	1,093	868	460	66	75	363	669	4,169
Kenmore	559	1,063	483	393	75	85	412	587	3,657
Kirkland	2,546	4,842	3,052	1,022	228	259	1,251	2,522	15,722
Medina	3	5	3	8	0	0	0	4	23
Mercer Island	178	339	202	488	4	5	23	237	1,476
Newcastle	329	627	433	22	9	10	50	283	1,763
Redmond	3,694	7,025	3,870	2,765	348	394	1,904	3,822	23,822
Sammamish	499	950	419	232	0	0	0	401	2,501
Woodinville	449	854	354	156	29	33	158	388	2,421
Yarrow Point	2	4	3	1	0	0	0	2	12
Total EKC	**16,912**	**32,234**	**20,699**	**10,233**	**1,642**	**2,478**	**10,247**	**17,145**	**111,590**

ARCH

Measuring the Impact of Investments through the ARCH Housing Trust Fund



Calculate each city's proportion of the total local investment in the project (land and funding).



Allocate a proportionate share of affordable units from each project to each city.

Units Created by Contributions to ARCH-Funded Projects, 2019-2025

Contributing City	Total	30% AMI	40% AMI	50% AMI	60% AMI	70% AMI	80% AMI	Total Affordable Units
Bellevue	$57.73M	127.1	20.5	188.7	490.3	39.0	39.9	905.5
Bothell	$7.08M	23.0	0.8	73.8	92.6	2.3	1.7	194.2
Clyde Hill	$0.15M	1.6	0.2	1.9	2.7	0.6	0.2	7.2
Hunts Point	$0.03M	0.3	0.0	0.5	0.6	0.1	0.1	1.6
Issaquah	$2.34M	18.7	3.7	18.4	25.3	5.4	3.3	74.8
Kenmore	$0.50M	5.2	0.6	7.4	8.5	1.9	0.4	23.9
Kirkland	$9.01M	102.1	9.7	178.2	176.1	31.7	6.0	503.9
Medina	$0.14M	1.4	0.2	1.6	2.2	0.6	0.2	6.2
Mercer Island	$0.41M	4.6	0.6	5.4	7.5	2.1	0.4	20.6
Newcastle	$0.33M	4.7	0.9	4.7	5.8	3.0	0.3	19.2
Redmond	$23.21M	190.5	6.7	151.5	275.8	21.5	29.5	675.5
Sammamish	$0.97M	10.3	1.2	13.8	17.1	4.1	1.0	47.5
Woodinville	$0.60M	6.0	0.8	7.3	9.5	2.5	1.0	27.1
Yarrow Point	$0.05M	0.6	0.1	0.8	1.0	0.2	0.1	2.7
	$102.53M	**496.0**	**46.0**	**654.0**	**1115.0**	**115.0**	**84.0**	**2510.0**