

Name:

Date:

Interviewed by:

Introduction

Last year ARCH adopted a Strategic Plan, which included a goal to improve ARCH's organizational and governance structure to better serve our mission and reconsider the role of elected officials. The ARCH Executive Board has formed a Task Force and engaged Alford Group in a governance study partnership to provide findings and recommendations as it seeks to:

- determine the optimal legal structure, responsibilities and authority to effectively carry out ARCH's mission
- enhance board effectiveness
- confirm structures and internal systems to help ARCH achieve its goal of building more affordable housing faster.

This will be an opportunity for you to share your perceptions of ARCH, the current internal governance and structure as well as other insights you may have. Findings from these conversations will be shared in aggregate - what you say will not be attributed to you.

Background

1. Quick Intros: Name, Pronouns (if comfortable sharing), Title, the nature and length of your association with ARCH, and one word that comes to mind when you think of ARCH.
2. What do you value most about the way ARCH currently does its work? What shouldn't change?

Regional commitment

3. How can ARCH member jurisdictions, including elected officials, better coordinate and communicate with each other to advance their shared affordable housing goals?

Roles / relationships with ARCH

4. How involved, informed and influential do you want to be in ARCH's work? What would be the ideal ways for you to be involved, informed and influential?

5. What interaction do you currently have with your ARCH Executive Board representative, ARCH staff or the ARCH Community Advisory Board? What are the best ways for you to hear what's happening with ARCH?

City parity

6. What does "fair" look like across ARCH's membership? Consider:
 - a. Financial contributions to ARCH
 - b. Involvement in ARCH's board
 - c. Placement of housing developments in localities

How to make it easier to build more affordable housing faster

7. From your vantage point as an elected official of a member jurisdiction, what is preventing ARCH from achieving its goal of building more affordable housing faster?
8. If you could wave a magic wand to address this obstacle, what would you change?
 - a. What is one thing that ARCH could do within its control or influence to address this obstacle(s)?

Closing

9. What is one thing you would suggest for ARCH that we haven't discussed?
10. Do you have any final thoughts or comments you'd like to share with us?




ARCH Executive Board Members

(Bold indicates primary participant on the Board)

Jurisdiction	Board Member	Alternate
Bellevue	Diane Carlson City Manager	Nathan McCommon - CHAIR Deputy City Manager
Bothell	Kyle Stannert City Manager	Jason Greenspan Community Development Director
Clyde Hill	Dean Rohla City Administrator	Maia Knox Assistant City Administrator
Issaquah	Mary Lou Pauly Mayor	Wally Bobkiewicz City Administrator
Kenmore	Rob Karlinsey City Manager	Debbie Bent - VICE CHAIR Community Development Director
King County	Kelly Rider Department of Community and Human Services Director	Sunaree Marshall Deputy Division Director
Kirkland	Kurt Triplett City Manager	
Medina	Jeff Swanson Acting City Manager	
Mercer Island	Jessi Bon City Manager	Alison Van Gorp Community Planning & Development Deputy Director
Newcastle	Scott Pingel City Manager	Erin Fitzgibbons Community Development Director
Redmond	Angela Birney Mayor	Carol Helland Planning & Community Development Director
Sammamish	Scott MacColl City Manager	David Pyle Community Development Director
Woodinville	Brandon Buchanan City Manager	Jared Hill Intergovernmental Affairs Coordinator

ARCH Governance Overview

As of May 2025

Decision Areas	Role of...		
	Executive Board ◆ = Board decision	Members' Councils ★ = Council decision	Community Advisory Board
Membership in ARCH		★ Decision to join or withdraw from ARCH	
Executive Board Membership	-Chief executive decides to participate on the Executive Board or designate an alternate		
Operational Budget and ARCH Work Program	-Develop and recommend ARCH Budget and Work Program	★ Final decision to adopt ARCH Budget and Work Program	
Funding for Affordable Housing (Capital Funding)	◆ Appoint members to the Community Advisory Board -Adopt recommendations to Councils for allocation of funding for affordable housing (Trust Fund)	★ Decision about whether/how much funding to contribute to the Housing Trust Fund ★ Final decision to adopt Trust Fund recommendations and authorize contracts through Admin Agency ★ Decision about whether to designate/direct other funding in addition to Trust Fund allocations (Council or Strong Mayor)	-Develops recommendations to the Executive Board for allocation of funding for affordable housing (Trust Fund)
ARCH Administration	◆ Adopt administrative policies and procedures for ARCH (i.e., program administration, public meetings, budget policies, etc.) ◆ Authorize contracts for necessary services -Oversee Executive Director		
Local Policies	-Adopt recommendations to members regarding local and regional affordable housing policies	★ Final decision-maker on local regulations, codes and policies	
Administering Agency	◆ Appoint Administering Agency ◆ Establish Operating Fund and Housing Trust Fund accounts		
Other Key Advisory Bodies Planning Commissions: Advise and make recommendations on comprehensive plans, land use regulations and other development issues. Human Services Commissions: Advise and make recommendations on human services planning and funding. ARCH Staff Liaisons: Share knowledge and advise on administrative policies before ARCH Executive Board may review.			



A REGIONAL COALITION FOR HOUSING

ARCH Mission

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

We further our mission by collaborating on shared goals, policies, and strategies, including:

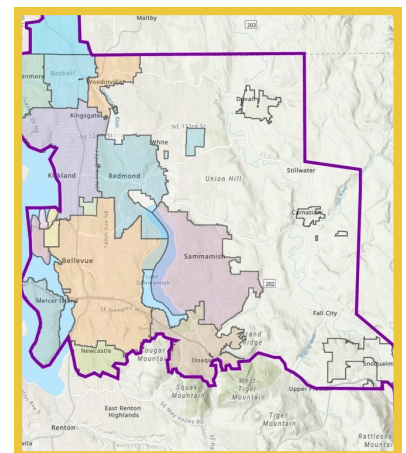
- Coordinating public resources and attracting greater private investment into affordable housing
- Sharing technical resources and staff between jurisdictions to create a sound base of housing policies and programs
- Effectively stewarding affordable housing created through local programs and investment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

MEMBER JURISDICTIONS

Beaux Arts Village
Bellevue
Bothell
Clyde Hill
Hunts Point
Issaquah
Kenmore
King County
Kirkland
Medina
Mercer Island
Newcastle
Redmond
Sammamish
Woodinville
Yarrow Point

ARCH Vision

“Through the collaborative effort of the member jurisdictions, East King County is a thriving, inclusive community where the housing needs of people of all income levels are met.”



Our Coalition

ARCH is a collaborative undertaking made up of the fifteen East King County cities and King County. The coalition operates through the ARCH Executive Board, Member City Councils, Community Advisory Board, and ARCH and City staff.



A REGIONAL COALITION FOR HOUSING

ARCH Executive Board

The ARCH Executive Board consists of the chief executive (City Manager or Elected Mayor) from member jurisdictions, or their appointed proxies. The Executive Board oversees the day-to-day administration of ARCH and performs the following key tasks:

- Recommends ARCH's annual work program and budget
- Appoints members to the Community Advisory Board
- Advances Housing Trust Fund recommendations to members Councils for approval
- Makes recommendations on local policy and planning to member Councils

Member Councils

Member Councils play a key role in advancing the mission of ARCH. Councils are responsible for taking action to:

- Adopt the ARCH Interlocal Agreement and any amendments
- Adopt plans, policies, land use & development regulations that affect affordable housing
- Approve ARCH's annual work program and budget
- Allocate funding to the Housing Trust Fund, and approve funding for specific projects based on recommendations from the Executive Board

ARCH Community Advisory Board

The ARCH Community Advisory Board (CAB) consists of twelve to fifteen community members and housing professionals that advise the Executive Board on funding recommendations. CAB members contribute an understanding of community context and provide expertise in areas such as planning, architecture, finance, real estate, housing development, assisting low income households and persons with special needs, and more.

The CAB strives to be representative of the Eastside communities that make up ARCH.

ARCH Staff

ARCH staff carry out the adopted Work Program approved by members each year. ARCH staff act as the housing staff for member cities, working in coordination with other city planning and human services staff on housing strategies, policies and planning efforts.



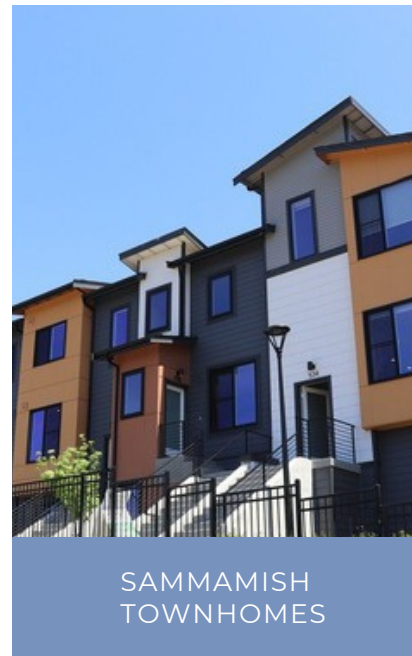
ARCH HOMEOWNERSHIP PROGRAM

The ARCH Homeownership Program provides access to affordable homeownership in East King County for households with limited incomes and first-time homebuyers. These below market rate homes are primarily created through inclusionary housing programs and incentive policies adopted by ARCH member cities.

ARCH homes are offered for sale at affordable prices within market-rate housing developments and are available in a range of sizes, types, and price points.

Our program currently has over 800 homes and growing, with homes located in Redmond, Kirkland, Bellevue, Newcastle Issaquah, Sammamish, Kenmore, Woodinville, Duvall and unincorporated King County.

Covenants on homes keep prices affordable long-term and ensure that they are owner-occupied.

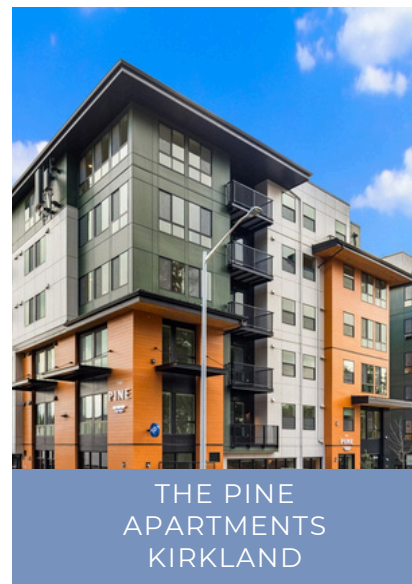


ARCH RENTAL PROGRAM

ARCH's Rental Program provides stable, rent-restricted housing for low and moderate income households throughout East King County.

On behalf of ARCH member cities, ARCH works with developers to ensure that newly built apartments include a minimum percentage of units affordable at a range of income levels, typically 50 - 80% AMI.

Our program currently has nearly 2,600 homes and growing. For all units, rent covers basic utilities, including electricity, water, sewer and garbage. If a property charges for any utilities, they are required to deduct an allowance from a tenant's rent. ARCH publishes rent and income limits and utility allowances annually, and conducts annual monitoring to ensure properties are in compliance with program rules.



ARCH DEVELOPMENT PROGRAMS

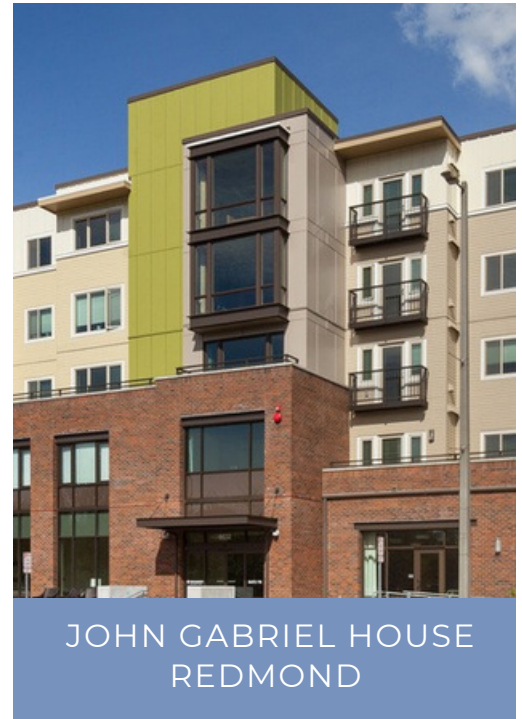
ARCH assists the developer community to navigate and access local housing incentives and assistance designed to promote affordable housing production, including direct financial assistance, as well as land use and tax incentives.

ARCH Housing Trust Fund Program

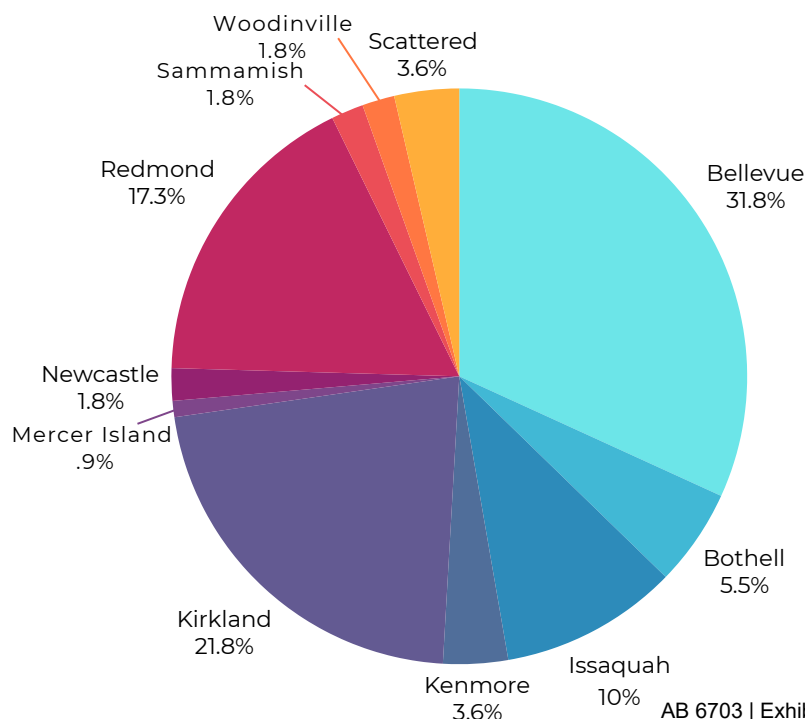
The Housing Trust Fund invests local funding from ARCH member cities in the creation and preservation of affordable homes for low and moderate income individuals and families in East King County. Since its creation in 1993, the Trust Fund has supported over 6,500 units, more than any other housing program on the Eastside, with the majority of homes affordable to households earning less than 50% of median income. The Trust Fund has invested in a wide variety of projects for families, seniors, people with special needs, and people transitioning from homelessness.

Over the life of the program, the Trust Fund has leveraged over \$14 for every \$1 of local funding.

Projects that receive funding from the ARCH Trust Fund are important community assets that will provide public benefits for at least 50 years. ARCH works with other public funders to monitor properties and ensure the long-term sustainability of these assets.



ARCH TRUST PROJECTS BY CITY (2024)

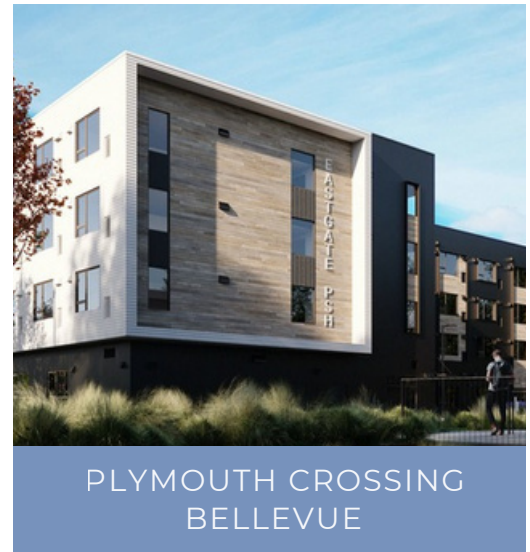


Bellevue - 35 projects
Bothell - 6 projects
Issaquah - 11 projects
Kenmore - 4 projects
Kirkland - 24 projects
Mercer Island - 1 project
Newcastle - 2 projects
Redmond - 19 projects
Sammamish - 2 projects
Woodinville - 2 projects
Scattered - 4 projects

Bellevue Housing Stability Program

ARCH also supports the City of Bellevue in administering funds from its Housing Stability Program, which is funded by a local 0.1% sales tax. Established in 2020, the program includes funding for capital, operating and maintenance and services for targeted housing projects that serve the city's most vulnerable residents. Adopted program priorities include:

- Provide housing for households earning below 30% of area median income (AMI);
- Address and prevent homelessness and housing instability; and Focus on
- underserved, vulnerable residents in Bellevue.



Issaquah Inclusive Housing Investment Pool



The Inclusive Housing Investment Pool (IHIP) is funded by a 0.1% sales tax collected by the City of Issaquah as well as a local sales tax credit for affordable housing.

Established in 2023, the program provides capital funding for the development of affordable housing projects serving eligible households.

Program priorities include:

- Preservation of existing affordable housing;
- Transit-oriented developments that create affordable housing near frequent transit service; and
- Community-based affordable housing projects that leverage local partnerships, such as faith-based organizations with underutilized land, nonprofit organizations that serve Issaquah residents, or other community-based organizations.

Local Land Use & Tax Incentives

ARCH partners with member cities to administer local housing incentive and inclusionary programs, including mandatory inclusionary zoning, voluntary density bonus, multifamily tax exemption (MFTE) and other programs. As early adopters of inclusionary and other incentive programs, Eastside cities have now created thousands of permanently affordable homes integrated within market rate developments throughout the Eastside.

Bellevue

- Downtown FAR Incentives
- Bel-Red FAR Incentive
- Multifamily Tax Exemption (MFTE)
- Impact fee waivers

Bothell

- Inclusionary housing
- Multifamily Tax Exemption (MFTE)

Issaquah

- Voluntary & Inclusionary Housing
- Impact and permit fee waivers

Kenmore

- Voluntary density bonuses & Inclusionary Housing
- Multifamily Tax Exemption (MFTE)
- Impact fee waivers

Kirkland

- Inclusionary program
- Multifamily Tax Exemption (MFTE)

Mercer Island

- Voluntary density bonus

Newcastle

- Inclusionary program
- Impact fee waivers

Redmond

- Inclusionary program
- Multifamily Tax Exemption (MFTE)

Sammamish

- Inclusionary & voluntary density bonuses
- Street impact fee waivers
- Parks impact fee waivers
- School impact fee waivers

Woodinville

- Multifamily Tax Exemption (MFTE)



Rendering of Samma Senior Apartments, Bothell