

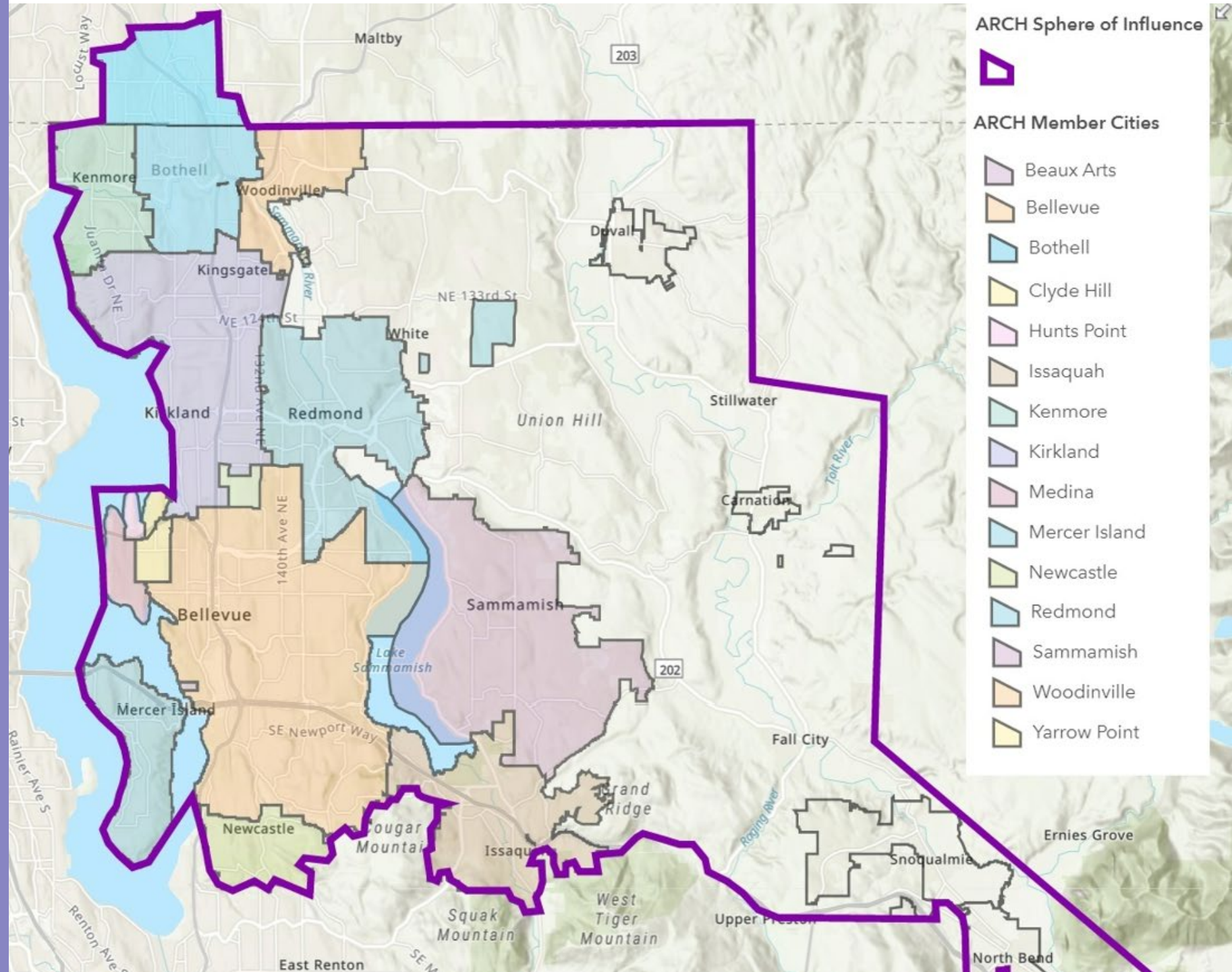
2025 Housing Trust Fund ARCH Executive Board Recommendations

February 3, 2026



Mission

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



ARCH Sphere of Influence

ARCH Member Cities

- Beauv Arts
- Bellevue
- Bothell
- Clyde Hill
- Hunts Point
- Issaquah
- Kenmore
- Kirkland
- Medina
- Mercer Island
- Newcastle
- Redmond
- Sammamish
- Woodinville
- Yarrow Point

ARCH Interlocal Agreement

Purpose: Legal framework for local jurisdictions to act cooperatively in planning for and providing affordable housing

Key Responsibilities

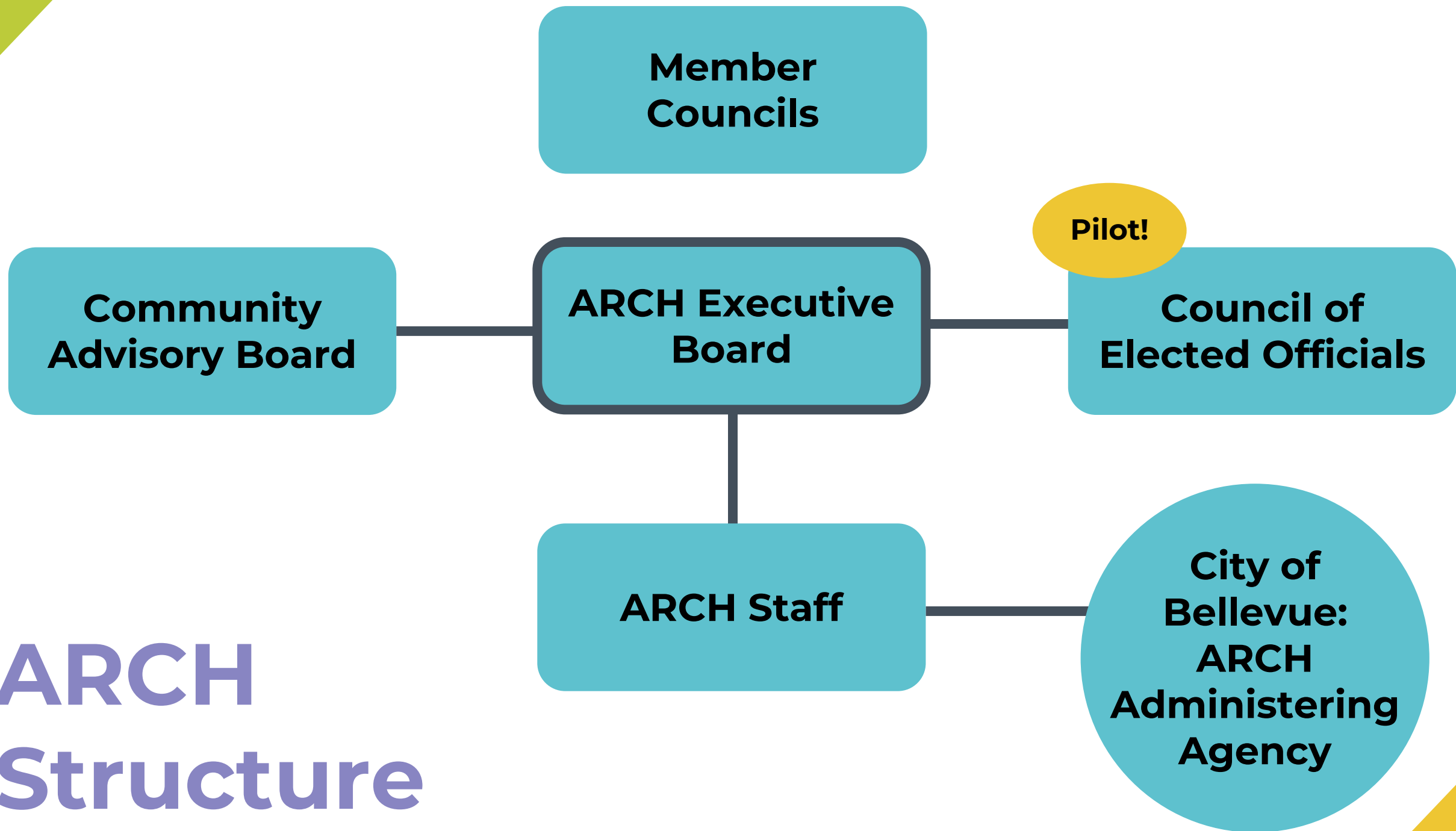
Policy, Planning, Technical Assistance

Funding, Project Implementation

Program Implementation, Stewardship

Public-Private Coordination

ARCH Structure



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
Programs

Investment Programs

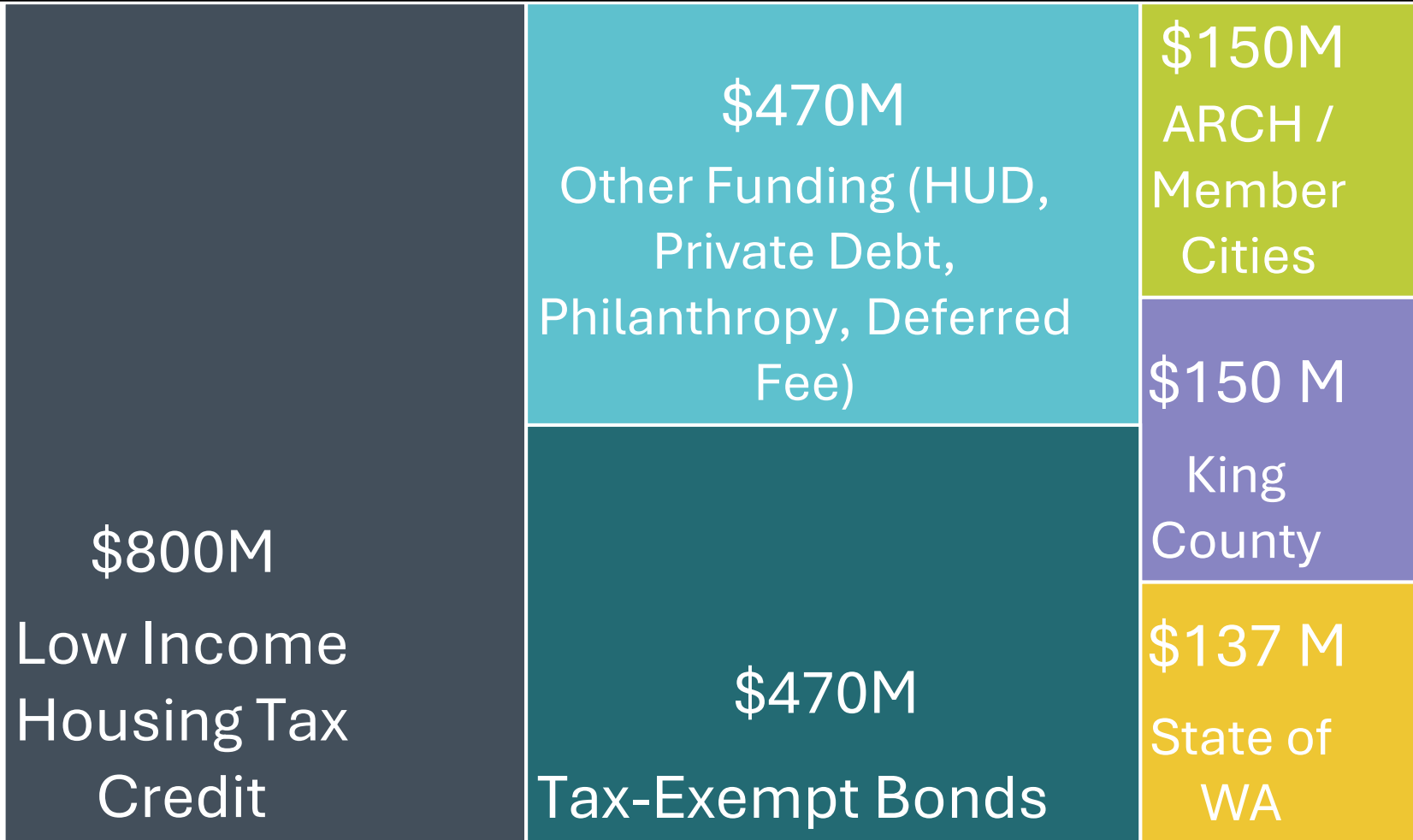


City of Bellevue
Housing Stability Program
& Affordable Housing Fund



City of Issaquah
Inclusive Housing
Investment Pool

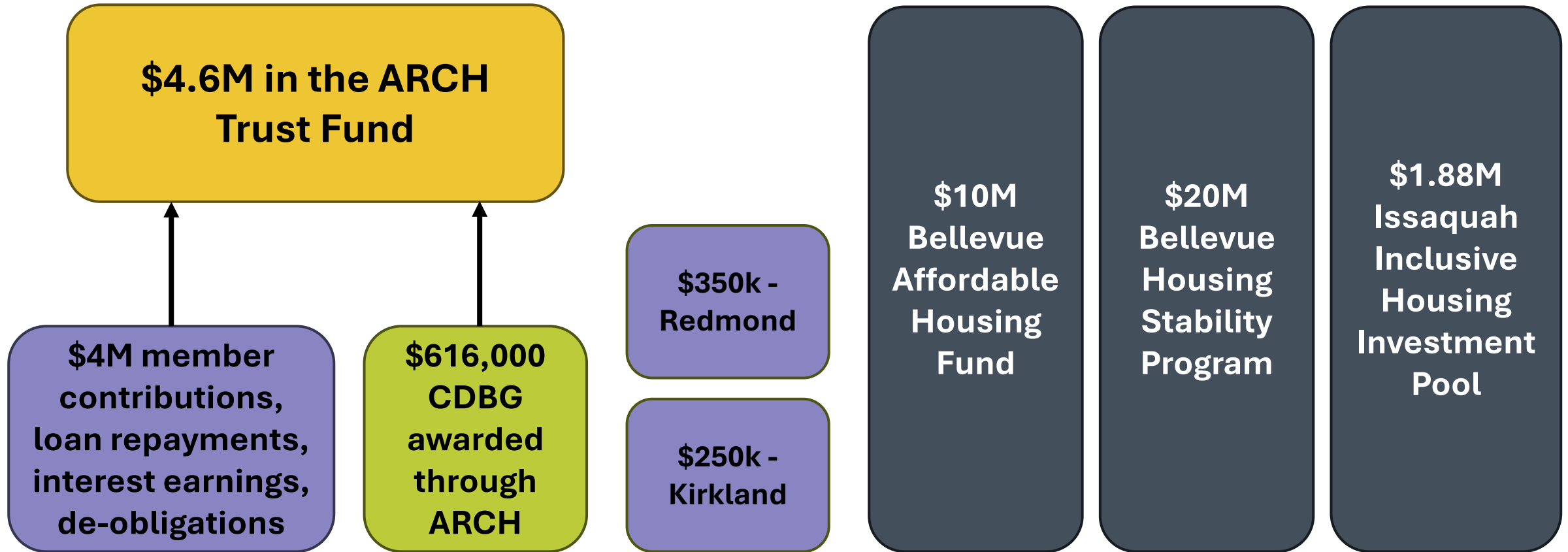
ARCH Projects Funding Sources 1993-2025



ARCH Housing Trust Fund

- Over \$13 dollars in other public and private funds for every \$1 in local investment
- Total funding over \$2 Billion

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 multifamily rental (not including earmarked funds)

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

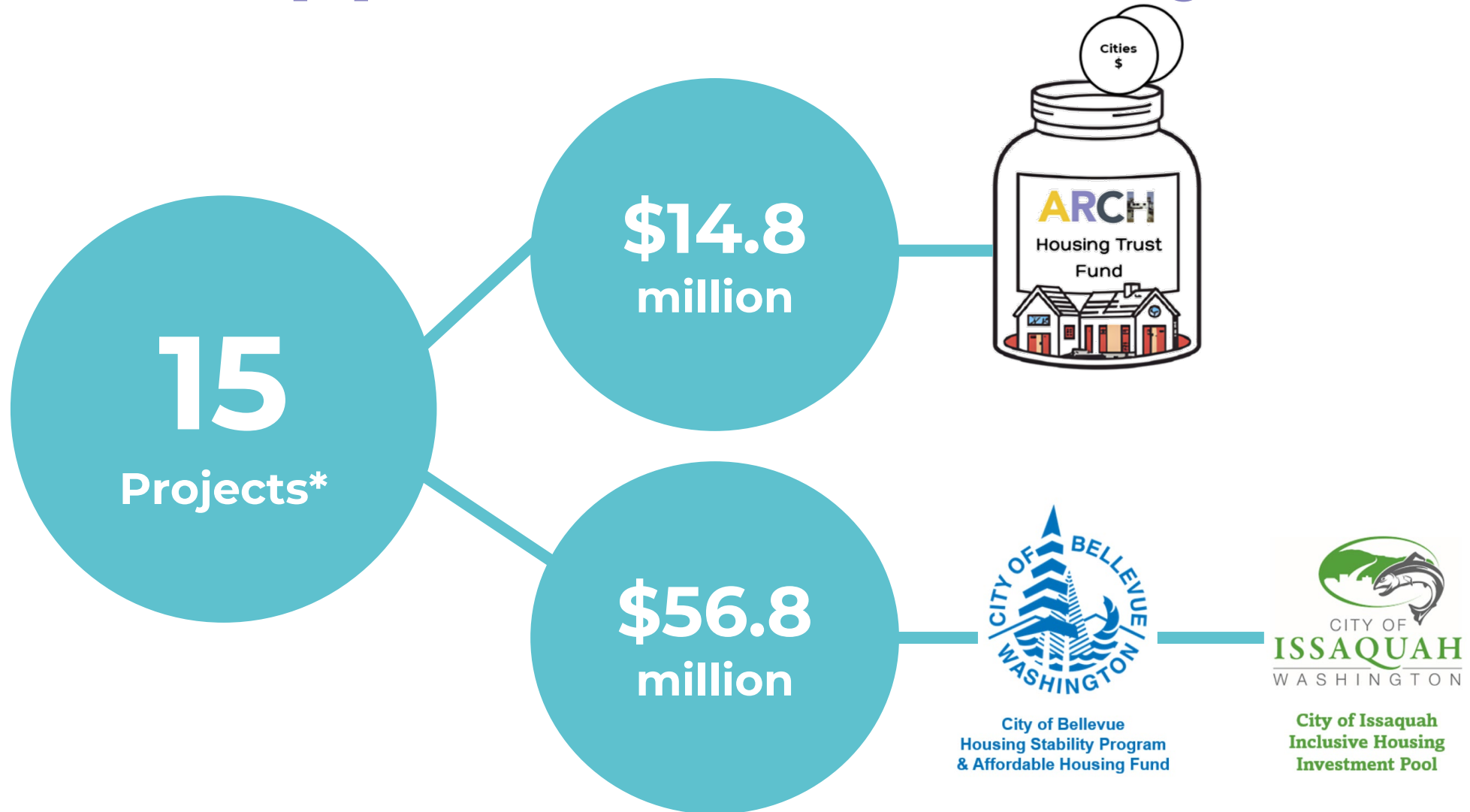
- Leveraging private investment
- Maximizing competitiveness of other sources
- Cost Effective Development

3

Other Objectives

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

Application Summary



*3 projects previously awarded applied for add'l funds

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	Parq by Vintage	259	Issaquah	\$2,000,000	\$ -
Total		1230		\$14,426,152	\$4,630,800

+ 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.

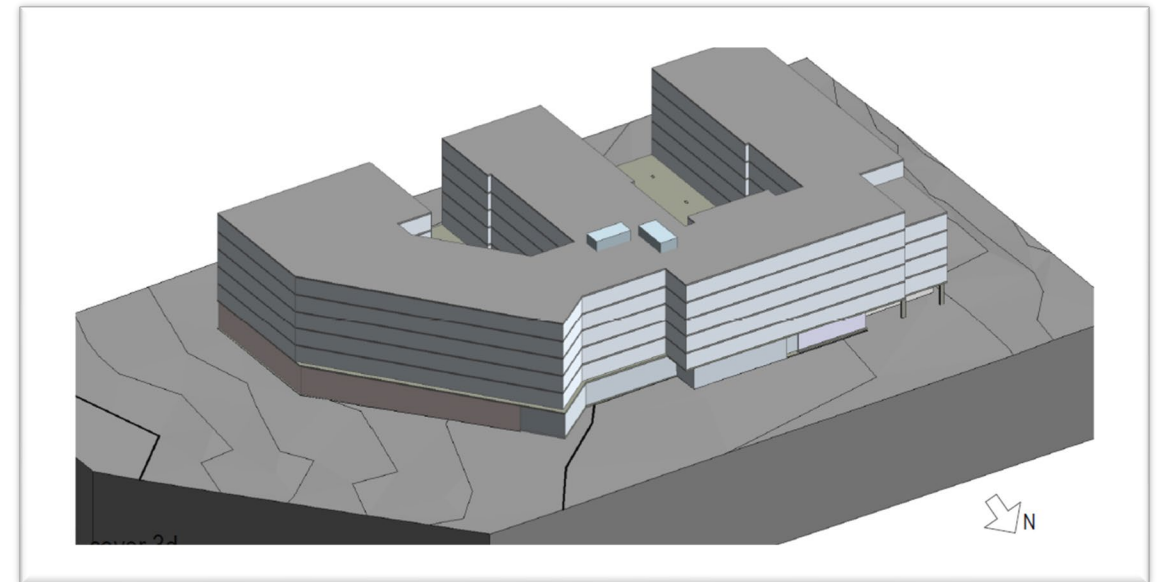




City of Bothell™

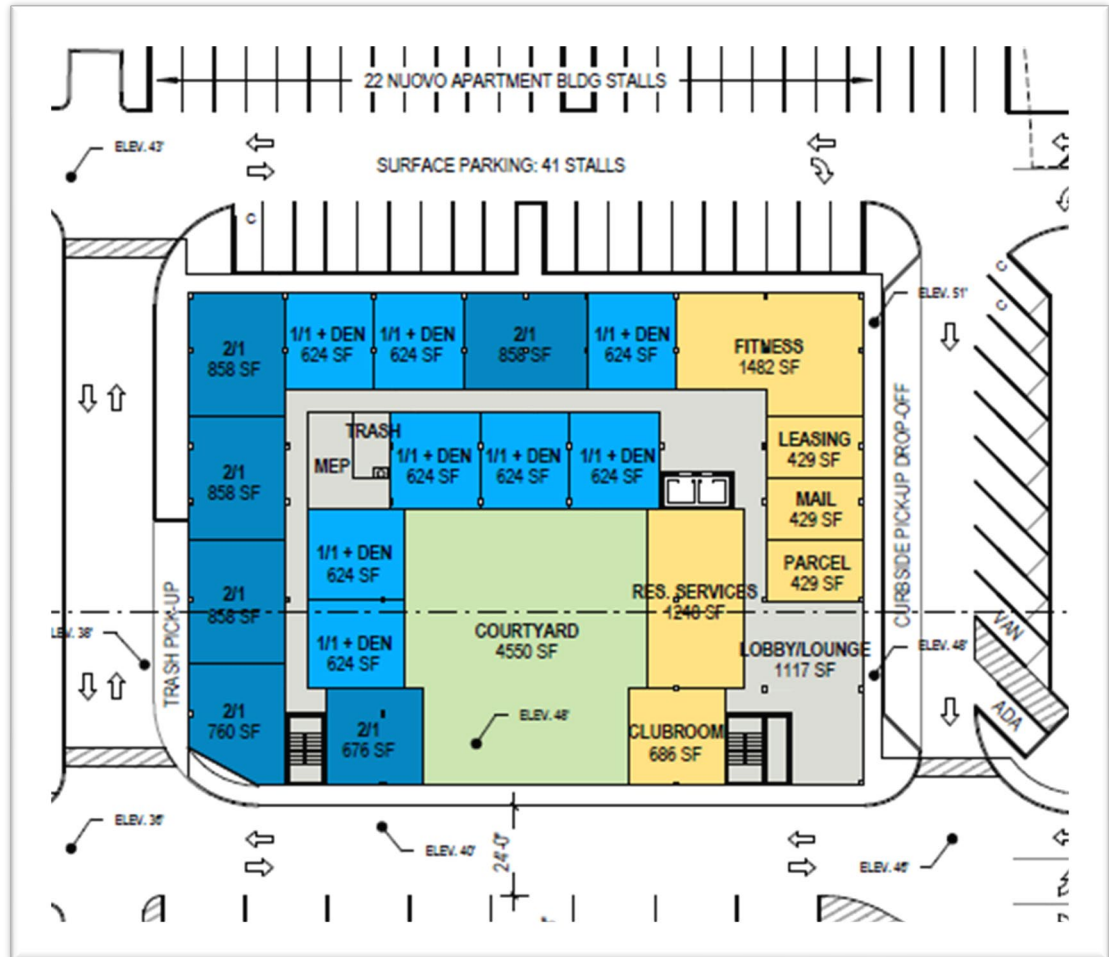
Bothell Urban

- **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 PI 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

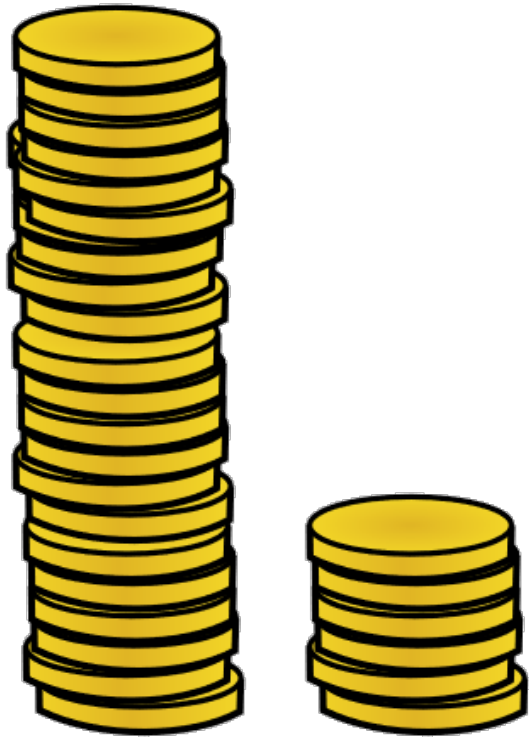


LEO Trailhead

- **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**



Takeaways from the 2025 Round



**3 times
requested** **as
available**

- Recommended awards will create or preserve 505 homes in 5 cities across diverse project types
- 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.**



House Key Plus ARCH East King County Downpayment Assistance Program

Resolution to update program and streamline administration



Downpayment Assistance Program Background

- Established 2005; funded again in 2007 and 2012
- Up to \$30k deferred payment loans for eligible homebuyers in ARCH's geographic area
- Program funding partners identified needed updates that would:
 - Better meet buyer needs
 - Align DPA program with ARCH Homeownership Program
 - Simplify administrative responsibilities



Council Action

Resolution would approve recommended revisions to the House Key Plus ARCH (East King County) Down Payment Assistance Program, authorize execution of related agreements, and ratify prior actions taken in support of said program, all as recommended by the Executive Board for ARCH.

Administrative Agency Delegation

Pre- 2010 ARCH HTF contract administration

Admin Agency Background

- **From 1992-2010, member cities executed individual contracts with recommended HTF projects**
 - **As projects age, there are increasing needs to modify documents and consent to refinancing**
- **ARCH's 2010 ILA authorized delegating administration of prior contracts to ARCH's Admin Agency (Bellevue)**
- **Delegation streamlines process and communication for ARCH, member jurisdictions and property owners**

Council Action

- **Approve resolution to authorize ARCH's Administering Agency (City of Bellevue) to administer Housing Trust Fund agreements approved prior to the Administering Agency's appointment in 2010.**