



# AB 6223: ARCH HTF Project Funding Approval



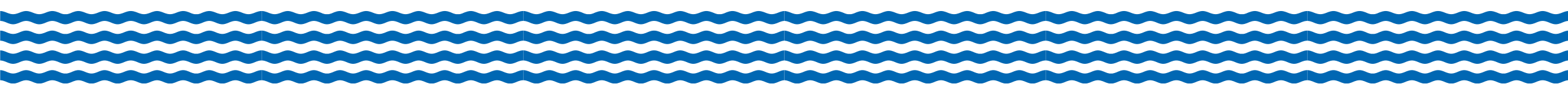
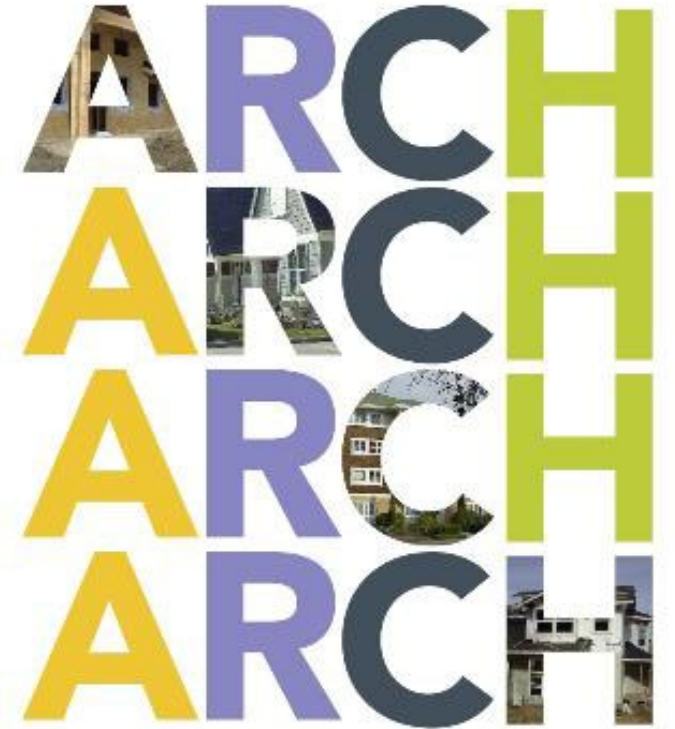
# ARCH: A Regional Coalition for Housing

**Interlocal Agency:** A joint and cooperative undertaking of East King County communities established in 1993 via Interlocal Agreement

**Purpose:** To provide a framework for cities in East King County to cooperatively plan for and provide affordable housing

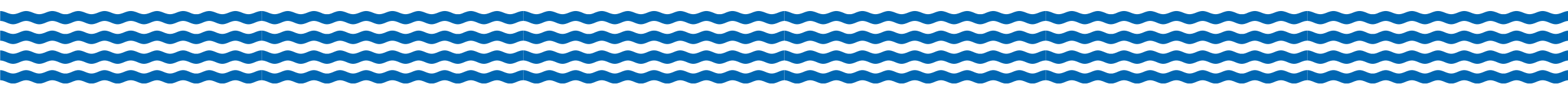
**Members:**

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



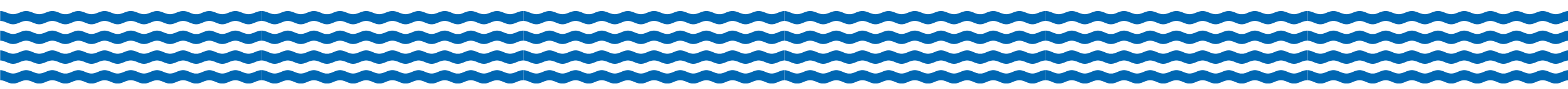
# ARCH Housing Trust Fund

- Joint housing development fund capitalized by ARCH members
- Awards loans and grants to developments that include affordable housing
- Helps create/preserve housing that is affordable for households earning 60% of area median income and below
- Over the last 30 years, ARCH has supported over 5,300 units of affordable housing across East King County



# HTF Project Selection Process

- ARCH announces funding availability each fall
- ARCH solicits interest from the development community and provides guidance to potential applicants
- Applications vetted by ARCH staff, city staff liaisons, Citizen Advisory Board
  - Criteria include quality of the project, financial leverage, geographic equity and alignment with local, county and state priorities
- ARCH Executive Board advances final recommendation to City Councils for approval



# Total Requests

- Seven applications requesting a total of \$12.4 million
- Projects include 819 total affordable units/beds
  - 100 units in Kenmore, 7 beds in Kenmore-Bothell-Woodinville area
  - 452 units/beds in Kirkland
  - 260 units in Bellevue
- Projects also applied for King County and State funds

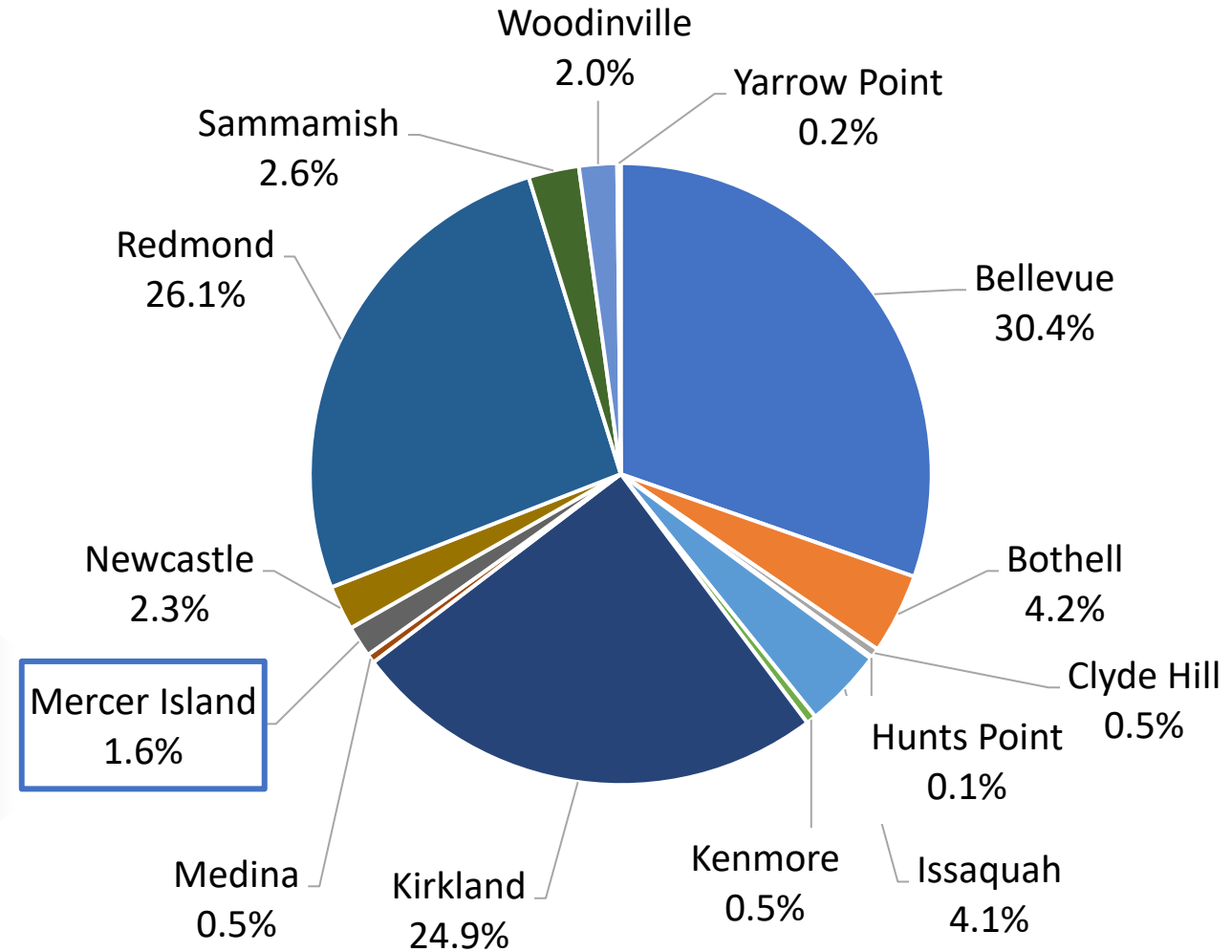
Applicant	Project	Location	ARCH Request	Units/ Beds
TWG/Imagine Housing	Ardea Senior Affordable Housing	Kirkland	\$1,400,000	170
Habitat for Humanity	Bellevue Homes	Bellevue	\$600,000	25
Plymouth Housing	Kenmore PSH	Kenmore	\$3,279,729	100
KCHA	Kirkland Heights	Kirkland	\$2,000,000	276
ALPHA/Inclusion Homes	Scattered Homes	Kenmore-Bothell-Woodinville	\$400,000	7
BRIDGE Housing	Spring District Affordable Housing Dev.	Bellevue	\$4,000,000	235
Attain Housing	Totem Six Plex	Kirkland	\$750,000	6
<b>Total</b>			<b>\$12,429,729</b>	<b>819</b>

# ARCH HTF Fund Balance

- Approximately \$7.6M in available revenue

Mercer Island HTF Balance	Amount
Committed to Projects	\$126,487.56
Available for Commitment	\$137,846.52
<b>TOTAL</b>	<b>\$264,334.08</b>

HTF Fund Balances by City

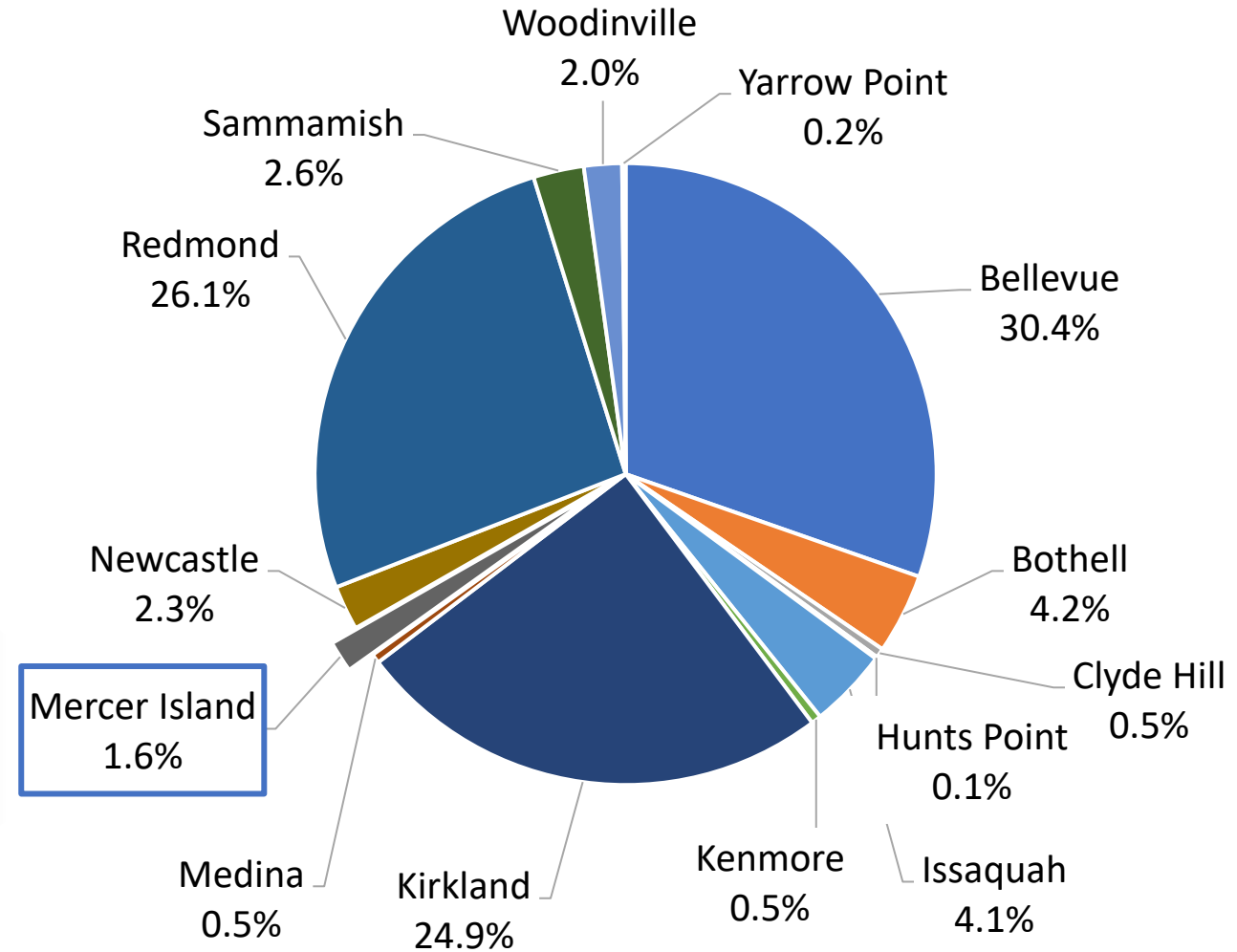


# ARCH HTF Fund Balance

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Committed to Projects	\$126,487.56
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<b>TOTAL</b>	<b>\$264,334.08</b>

HTF Fund Balances by City



# Funding Recommendations by Project

Applicant	Project	Location	ARCH Request	Recommended Award	Units/ Beds
TWG/Imagine Housing	Ardea Senior Affordable Housing	Kirkland	\$1,400,000	\$1,400,000	170
Habitat for Humanity	Bellevue Homes	Bellevue	\$600,000	\$600,000	25
Plymouth Housing	Kenmore PSH	Kenmore	\$3,279,729	\$3,279,700	100
KCHA	Kirkland Heights	Kirkland	\$2,000,000	\$600,000	25
ALPHA/Inclusion Homes	Scattered Homes	Kenmore- Bothell- Woodinville	\$400,000	\$400,000	7
BRIDGE Housing	Spring District Affordable Housing Dev.	Bellevue	\$4,000,000	\$350,000	235
Attain Housing	Totem Six Plex	Kirkland	\$750,000	\$50,000	6
<b>Total</b>			<b>\$12,429,729</b>	<b>\$7,645,900</b>	<b>819</b>

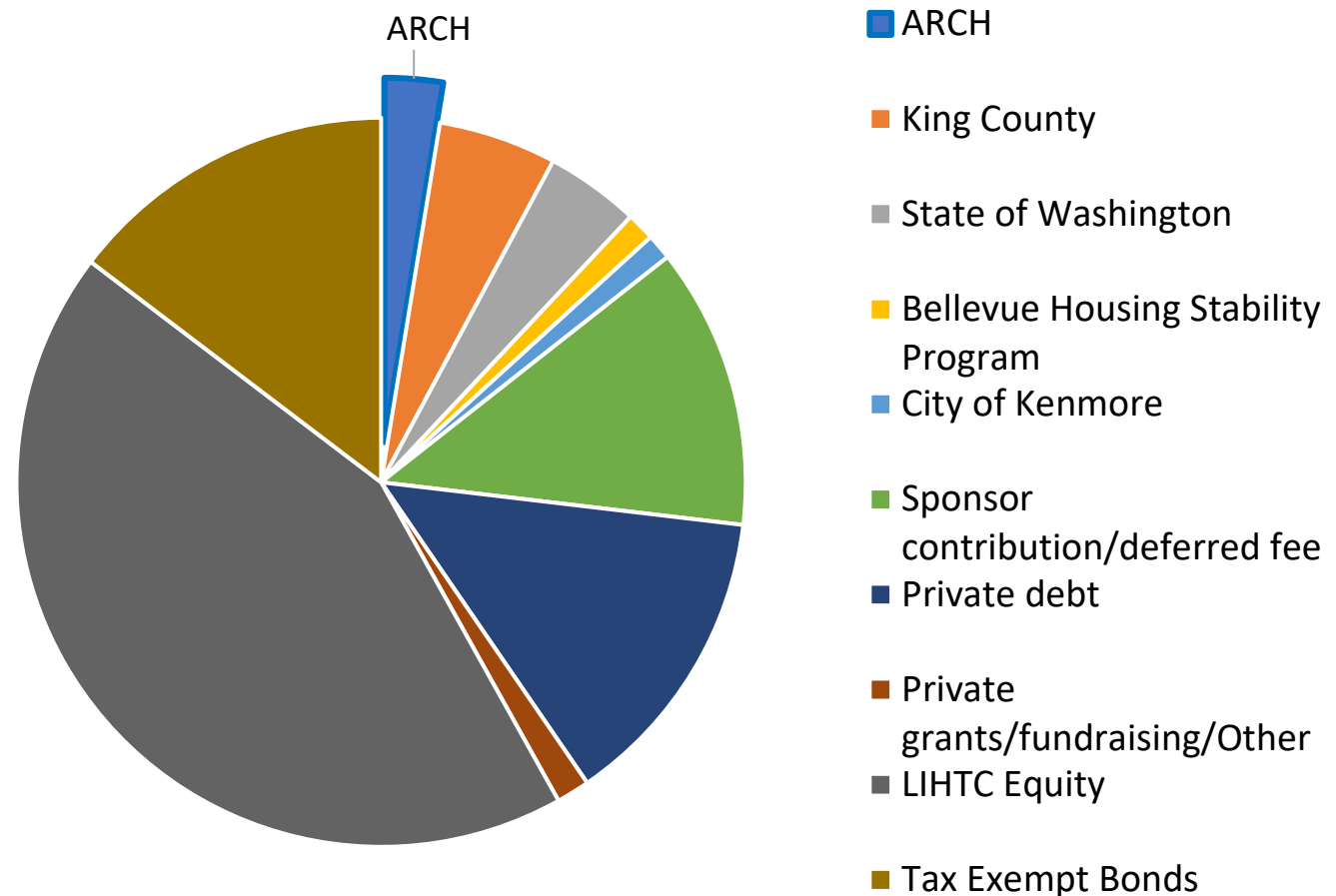


# Funding Recommendations by City

	Ardea at Totem Lake	Bellevue Homes	Kenmore PSH	Kirkland Heights	Scattered Homes	Spring District	Totem Six Plex	Recommended Funds
Bellevue	\$475,000	\$203,600	\$1,112,800	\$358,400	\$135,700	\$118,700	\$25,000	\$2,429,200
Bothell	\$28,200	\$12,100	\$66,100	\$21,300	\$8,100	\$7,100		\$142,900
Clyde Hill	\$7,600	\$3,300	\$17,800	\$5,700	\$2,200	\$1,900		\$38,500
Hunts Point	\$1,600	\$700	\$3,700	\$1,200	\$500	\$400		\$8,100
Issaquah	\$65,300	\$28,000	\$153,000	\$49,300	\$18,700	\$16,300		\$330,600
Kenmore	\$23,400	\$10,000	\$54,900	\$17,700	\$6,700	\$5,900		\$118,600
Kirkland	\$386,100	\$165,500	\$904,600	\$291,300	\$110,300	\$96,500	\$25,000	\$1,979,300
Medina	\$7,400	\$3,200	\$17,300	\$5,600	\$2,100	\$1,800		\$37,400
<b>Mercer Island</b>	\$25,200	\$10,800	\$59,100	\$19,000	\$7,200	\$6,300		\$127,600
Newcastle	\$36,000	\$15,400	\$84,300	\$27,100	\$10,300	\$9,000		\$182,100
Redmond	\$261,200	\$111,900	\$611,800	\$197,100	\$74,600	\$65,300		\$1,321,900
Sammamish	\$49,500	\$21,200	\$115,900	\$37,300	\$14,100	\$12,400		\$250,400
Woodinville	\$30,600	\$13,100	\$71,700	\$23,100	\$8,700	\$7,700		\$154,900
Yarrow Point	\$2,900	\$1,200	\$6,700	\$2,200	\$800	\$700		\$14,500
<b>LOCAL TOTAL</b>	<b>\$1,400,000</b>	<b>\$600,000</b>	<b>\$3,279,700</b>	<b>\$1,056,300</b>	<b>\$400,000</b>	<b>\$350,000</b>	<b>\$50,000</b>	<b>\$7,136,000</b>
<b>CDBG</b>				<b>\$509,900</b>				<b>\$509,900</b>
<b>AWARD TOTALS</b>	<b>\$1,400,000</b>	<b>\$600,000</b>	<b>\$3,279,700</b>	<b>\$1,566,200</b>	<b>\$400,000</b>	<b>\$350,000</b>	<b>\$50,000</b>	<b>\$7,645,900</b>

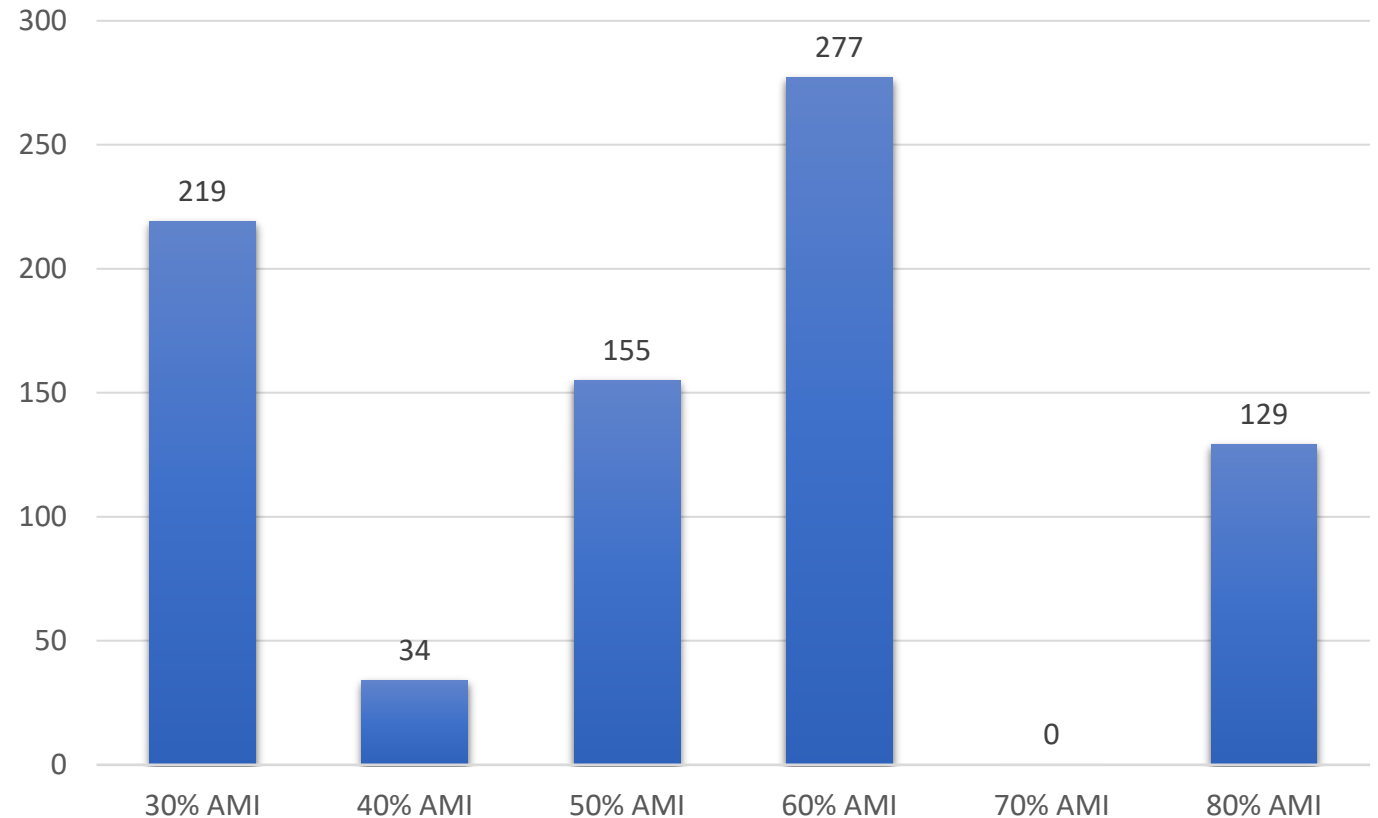
# Leveraged Funding Sources

- \$465 million in estimated project funding in recommended projects
- \$40 for every \$1 of ARCH Trust Fund investment
- \$20 for every \$1 of local city funding (including proposed Kenmore and Bellevue funds)



# Affordability Level

- Significant number of units with deep affordability
  - Section 8 vouchers or other rental subsidy to reach rents at or below 30% AMI
- Six rental projects, one homeownership project



# Ardea at Totem

- Location: 12700 116th Avenue NE, Kirkland WA
- Requested: \$1,400,000
- Recommended: \$1,400,000
- Project Sponsor/Developer: Imagine Housing and TWG
- 170 studio and 1BR units
- Affordability at 40%, 50% and 60% AMI
- Seniors and veterans
- Close to amenities, transit



# Habitat Bellevue Homes

- Location: 4315 129th Pl SE, Bellevue WA (Holy Cross Church)
- Applicant: Habitat for Humanity of Seattle-King County
- Requested: \$600,000
- Recommended: \$600,000
- Unit Mix: 25 3BR cottages
- Affordability: 10 at 60% AMI, 15 at 80% AMI



# Kenmore Supportive Housing

- Location: 6532 Bothell Way NE, Kenmore WA
- Applicant: Plymouth Housing
- Requested: \$3,279,729
- Recommended Funds: \$3,279,700
- Unit Mix: 100 studio and 1BR units
- Affordability: 30% AMI
- Homeless individuals, seniors, veterans and persons with disabilities



## Additional Background

- \$1.9M City-donated property in downtown Kenmore with access to transit and amenities (one block from future BRT)
- \$3.2 million commitment of Kenmore ARPA Funds
- Strong City commitment to move the project quickly
- Competitive for 9% LIHTC
- Proposed health clinic partnership with Bastyr University
- Community courtyard for residents and patrons of commercial space



# Kirkland Heights

- Location: 13310 NE 133rd Street, Kirkland, WA
- Requested: \$2,000,000
- Recommended: \$1,566,200
- Applicant: King County Housing Authority
- Preservation and redevelopment to increase from 180 to 276 units (including 3 manager units)
- Unit Mix: 1BR, 2BR, 3BRs
- Affordability: 106 units at 30% AMI, 53 units at 60% AMI, 114 units at 80% AMI
  - Existing residents include 76% BIPOC households





# Inclusion Scattered Homes

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Location: Scattered (TBD – Woodinville, Bothell, Kenmore area, near existing homes and agency headquarters)

Applicant: Inclusion Housing LLC (Alpha Supportive Living Services)

Requested: \$400,000

Recommended: \$400,000

Unit Mix: Two 3-4BR Single Family Detached Homes

Affordability: 30% AMI

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Out of Home Services Home

Children (ages 8-21) with Intellectual/Developmental Disabilities

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Supportive Living Home

Adult Individuals with Intellectual/Developmental Disabilities



*Images are for illustrative purposes only – homes to be acquired in 2023.*

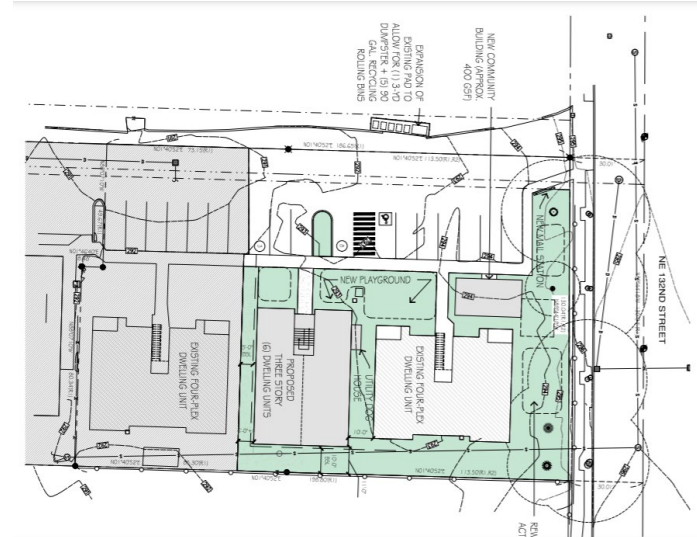
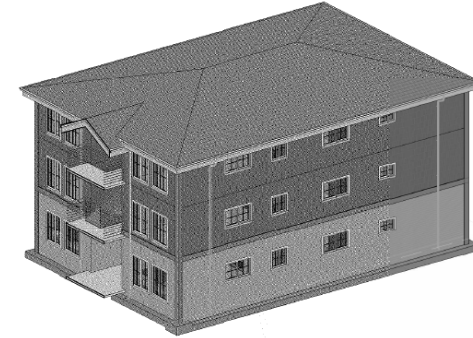
# Spring District TOD

- Location: 1601 120th Avenue NE, Bellevue WA
- Applicant: BRIDGE Housing
- Requested: \$4,000,000
- Recommended: \$350,000
- Unit Mix: 235 studio, 1BR, 2BR and 3BR units
- Affordability: 40% AMI, 50%AMI and 60% AMI
- Families and individuals
- Part of larger mixed use, master planned TOD community
- Planned construction start in November 2024



# Attain Six-plex

- Location: 12601 NE 132<sup>nd</sup> St, Kirkland
- Applicant: Attain Housing
- Requested: \$750,000
- Recommended: \$50,000
- Unit Mix: 6 2BR units
- Affordability: 30% AMI
- Transitional housing for homeless families
- Use of existing property to create new development site



# Recommended Motion

Approve the use of \$127,600 from the City's contributions to the ARCH Housing Trust Fund as recommended by the ARCH Executive Board and authorize execution of any related agreements and documents.

