

PREPARED BY:  
A Regional Coalition for Housing



# First Quarter Report

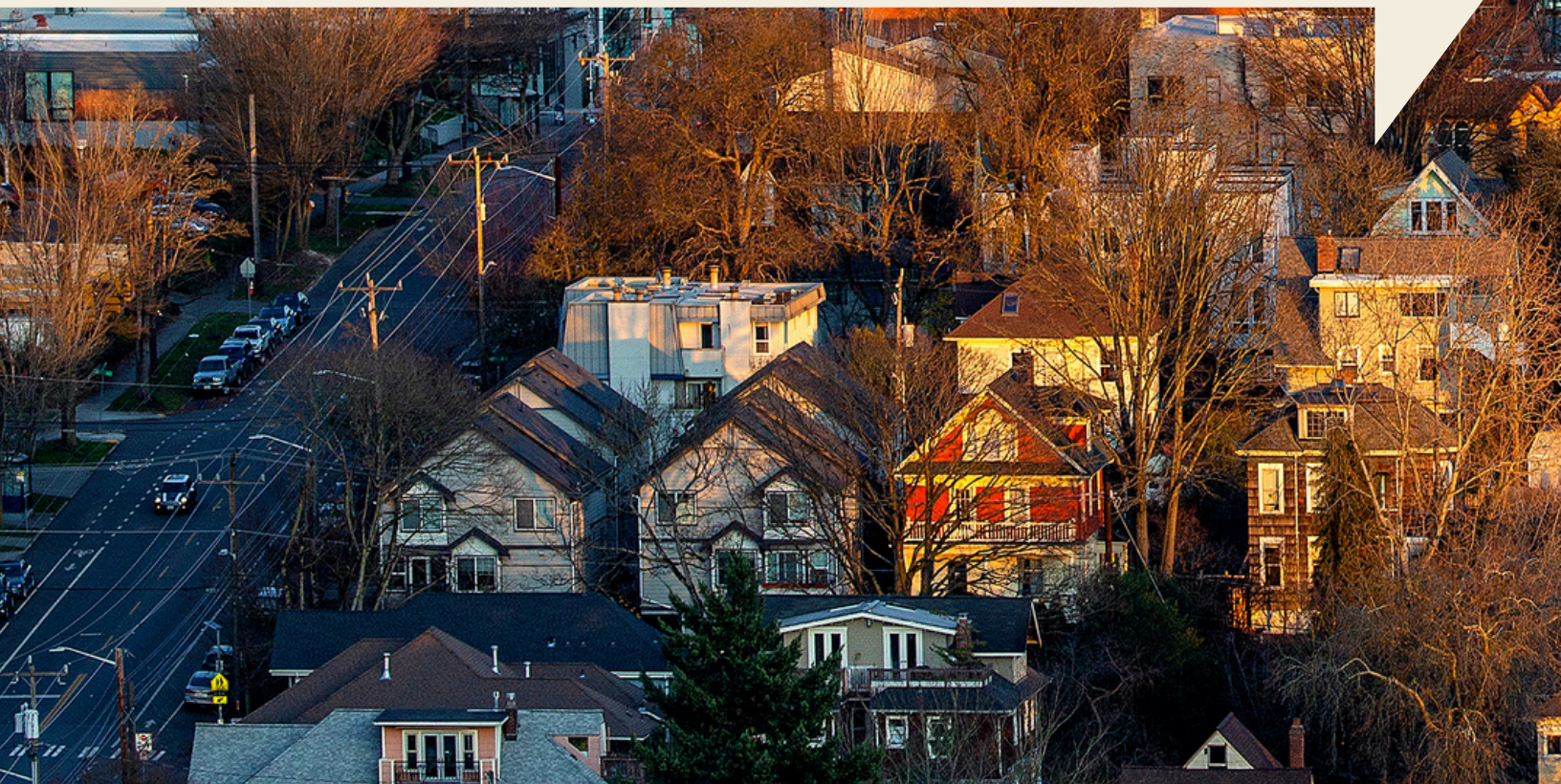
2025





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# I. Affordable Housing Investment

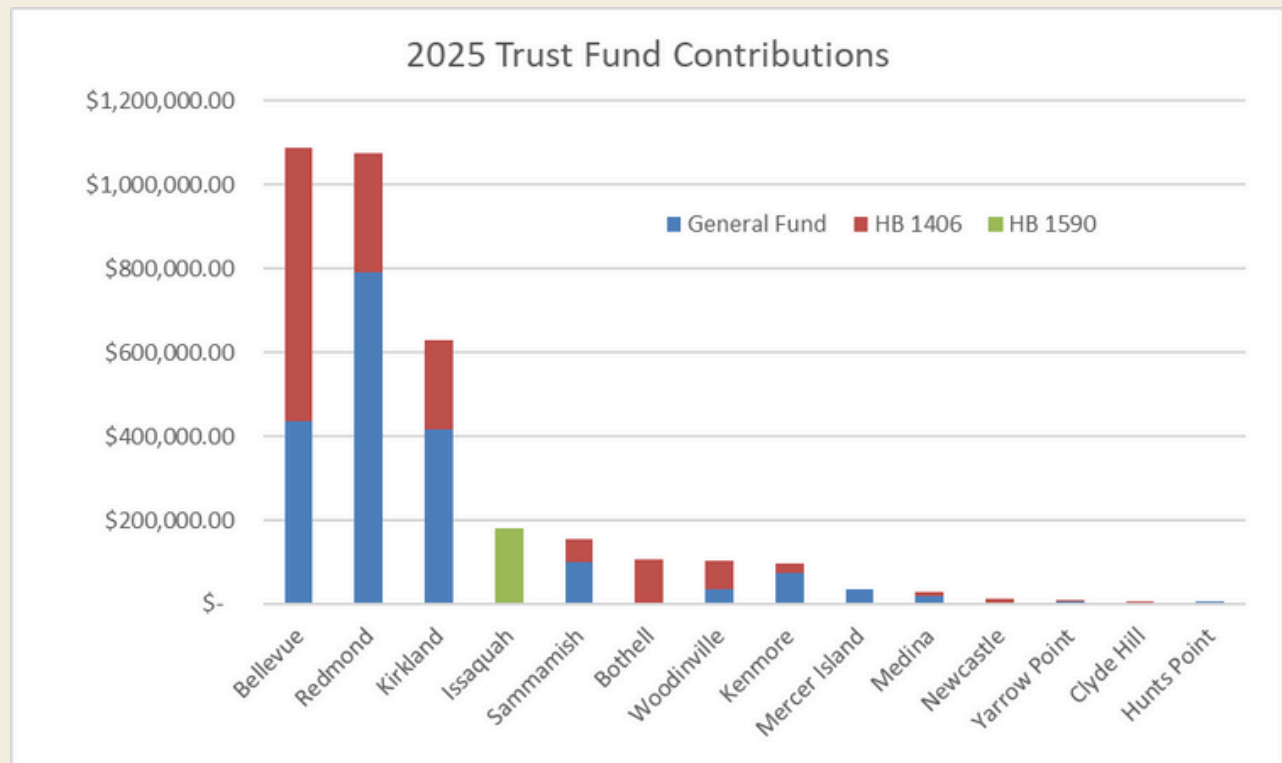
## ARCH Housing Trust Fund & Member City Investments

*The Housing Trust Fund (HTF) 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.*

### Quarterly Activities:

- Council approvals of \$4.3M in funding recommendations for 246 units across three projects.
- Confirmation of \$3.5M in member contributions to the 2025 ARCH Trust Fund (see Fig. 1.1).

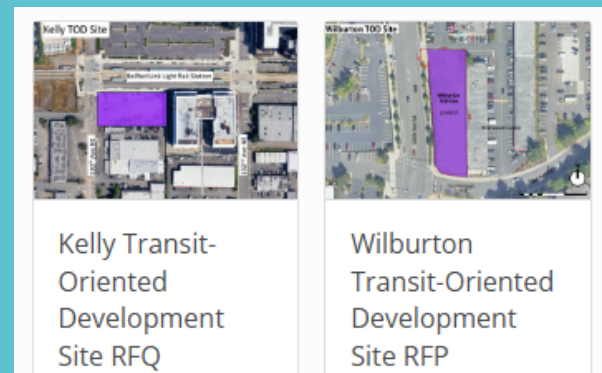
Figure 1.1. 2025 Member Contributions to the ARCH Trust Fund



### Member Focus:

- City of Bellevue advertised two City owned sites with capacity for more than 350 affordable housing units
- The call for responses asked developers to propose program models, affordability targets, and financing plans.
- Responses from developers are due June 2, with review of proposals supported by ARCH Investments Team staff.

Figure 1.2. Bellevue City Owned Sites- RFP



## Investment Project Activity

Figure 1.3. Status of Awarded Projects in Development

Project	City	Total Units	Status
Samma Senior (Imagine)	Bothell	54	Under construction
Horizon and Polaris at Totem Lake (Inland/Horizon)	Kirkland	299	Under construction
Ardea (TWG/Imagine)	Kirkland	170	Under construction
Kirkland Heights (KCHA)	Kirkland	276	Under construction
Emma McRedmond (Catholic Housing Services)	Redmond	32	Under construction
Spring District TOD (BRIDGE)	Bellevue	234	Under construction
Trailhead TOD (KCHA)	Issaquah	155	Permitting and funding applications
LEO at Trailhead	Issaquah	5	Permitting and funding applications
Orchard Gardens (Habitat for Humanity)	Bellevue	25	Permitting and funding applications
Scattered Homes (Inclusion Homes / Alpha)	Scattered	7	Site search
Redmond Supportive Housing (Plymouth)	Redmond	100	Permitting
Totem Six-Plex (Attain)	Kirkland	6	Pre-development phase
Prisma (Bellwether Housing Overlake)	Redmond	332	Permitting and funding applications
Aventine (LIHI)	Bellevue	66	Funding applications
Larus (TWG)	Kenmore	175	Permitting and funding applications
Emily House (LEO)	Issaquah	4	Funding applications
<b>Total</b>		<b>1,940</b>	
Completed and Occupied	City	Total Units	Status
Maurice Elbert House (Catholic Housing Services)	Bellevue	50	Complete
<b>Total</b>		<b>50</b>	

## II. Housing Policy and Planning

ARCH assists members with a range of local planning efforts, including comprehensive planning, housing strategy and action plans, incentive program design, code amendments and other support.

Figure 2.1 ARCH Member Ongoing Housing Policy and Planning Activities

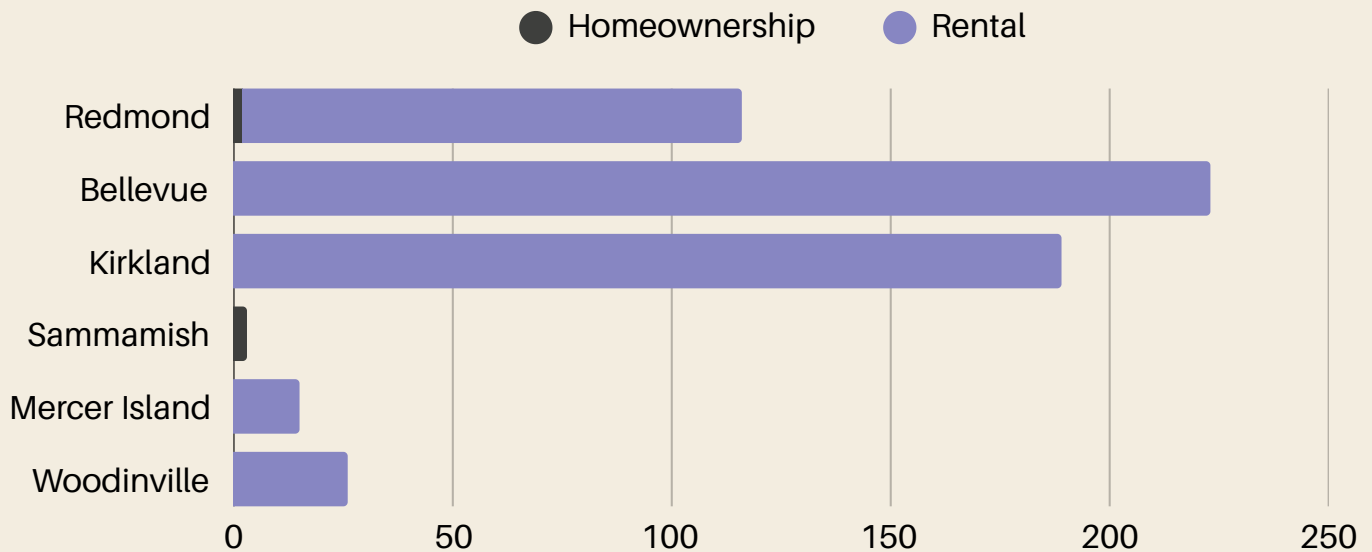
City	Project	Status
ARCH-wide	Middle Housing Affordability Recommendations	Ongoing work with cities advancing affordability recommendations
Bothell	P-South Property planning	Purchase agreement approved by Council
Bothell	Housing Action Plan	Council launch
Bellevue	Wilburton Land Use Code Amendments	Planning Commission recommended
Bellevue	Affordable Housing Strategy Update	Public engagement
Bellevue	Housing Opportunities in Mixed-Use Areas Land Use Code Amendment	Planning Commission
Bellevue	RFP for City Properties	RFPs released
Bellevue	Expedited Permitting for Affordable Housing	Program implemented
Kenmore	Holt Property planning	Purchase agreement development based on LOI
Kenmore	Middle housing inclusionary zoning	Planning Commission
Kirkland	Houghton Village Shopping Center future redevelopment	Consultant analysis and RFP preparation
Kirkland	Middle housing inclusionary zoning	Planning Commission
Redmond	Multifamily upzones and inclusionary zoning revisions	Planning Commission
Sammamish	Middle housing inclusionary zoning	Initial implementation and draft updates to code

# III. Housing Program Implementation

## Housing Incentive & Inclusionary Programs

ARCH administers land use incentive and inclusionary housing programs, Multifamily Tax Exemption programs, and other development agreements for nine ARCH members. Affordable homes become part of the ARCH Rental and Homeownership Programs.

Figure 3.1. Units obligated under recorded agreements (Q2 2024 - Q1 2025)



## ARCH Rental Program

The ARCH Rental Program provides affordable rent-restricted housing for low and moderate-income households in mixed income developments throughout East King County.

### New Rental Properties

Conducted ARCH Rental Program training and reviewed leasing materials for four properties that began leasing in Q1:

- Broadstone Vega in Redmond
- Eastline Central in Redmond
- Eastrail Flats in Woodinville
- The Charles in Redmond

### Training

- Conducted seven ARCH Rental Program Policies and Procedures trainings.
- Held monthly Q & A sessions for property managers.

### Compliance Monitoring

- Conducted onsite audits for new properties, MFTE program monitoring, compliance review, and cyclical audits.
- Completed the annual MFTE reporting to the WA State Department of Commerce.
- Updated reporting materials for the 2024 Annual Compliance Reports (ACRs).
- Conducted two training sessions for 2024 ACR reporting policies and procedures.
- Collected ACRs from Land Use/MFTE rental properties for compliance review to take place in Q2.

# 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.

Figure 3.2 ARCH Homeownership Program Monthly Transactions

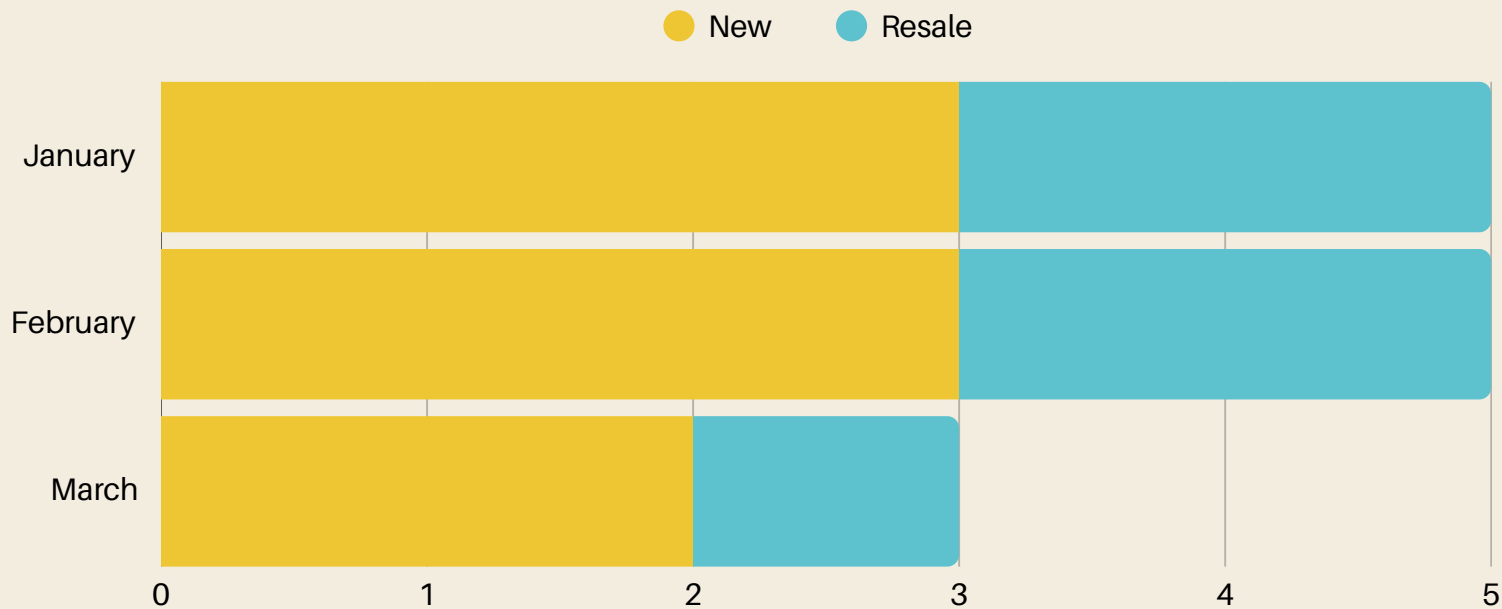
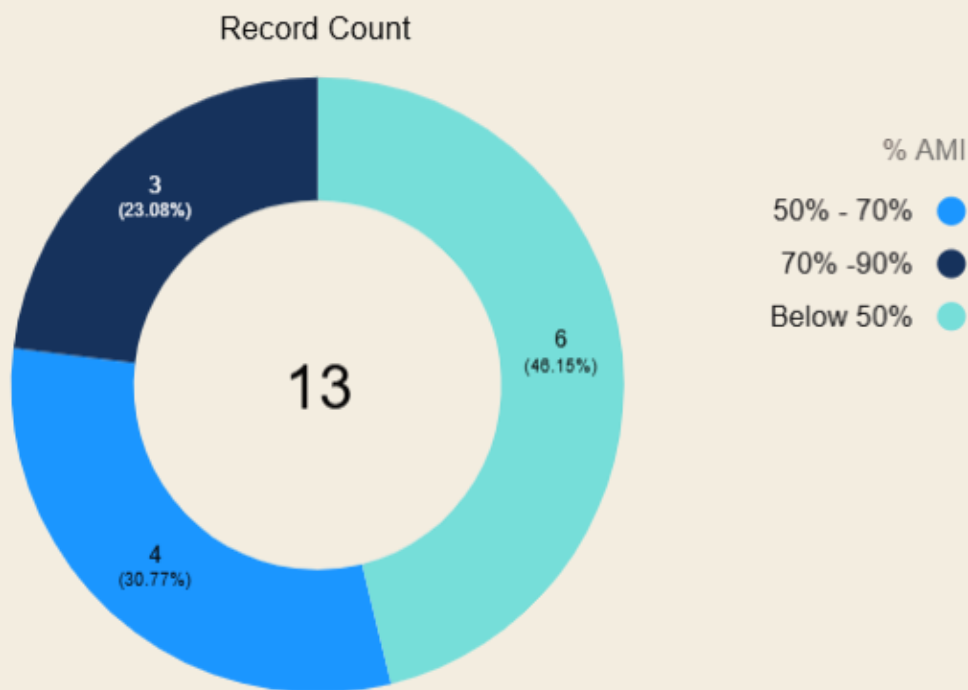


Figure 3.3 Household incomes served by ARCH Homeownership Program in Q1 2025.



# Homebuyer Highlight

## The Project: Senderos Kirkland

Senderos is a 60-unit homeownership community in Kirkland. The project includes 6 affordable homes priced at 80% of the Area Median Income (AMI). Once sold, the homes become part of the ARCH Homeownership Program and remain affordable for future income-eligible buyers.



Senderos

## Meet the Blanco Family

The Blanco family is a household of 5

*"You have no idea how much it means to us to finally have a place to call our own... We now have the ability to teach our children what homeownership truly entails. This was not a common custom in my family growing up, so being able to show our kids the value of homeownership, the sense of fulfillment it brings, and the goals they can set for themselves is absolutely invaluable... Thank you again from the bottom of our hearts— words are not enough to express our appreciation. We look forward to making many wonderful memories in our new home and will always remember the kindness and support we received from the ARCH staff"*



The Blanco Family



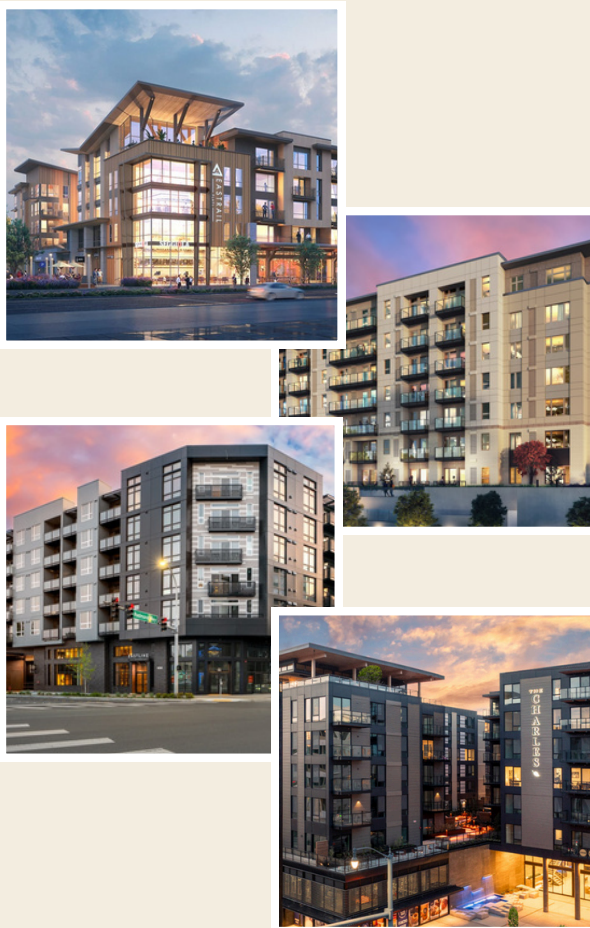
# New Projects

## HOMEOWNERSHIP

Eight new construction units closed in Q1 in five developments, including Woodside (Redmond), The Ridge at Big Rock (Duvall), Senderos (Kirkland), The Willows (Redmond), and Centre Cottages (Redmond).



## RENTAL



### Eastrail Flats | Woodinville

- 26 affordable and 181 market rate units
- 1BR and 2BR units at 50% AMI
- Affordability for the Life of the Project

### Broadstone Vega | Redmond

- 72 affordable and 290 market rate units
- Studio, Open-1, 1BR, and 2BR units at 80% and 90% AMI
- Affordability for the Life of the Project

### Eastline Central | Redmond

- 31 affordable and 281 market rate units
- Studio, Open-1, 1BR, 2BR, and 3BR units at 60% AMI
- Affordability for the Life of the Project

### The Charles | Redmond

- 25 affordable and 221 market rate units
- Studio, Open-1, 1BR, Urban 2BR, and 2BR units at 80% AMI
- Affordability for the Life of the Project

## IV. Education and Outreach

ARCH maintains information on affordable housing options in East King County; advertises new opportunities through the ARCH Mailing List and website; and provides support to community members in-person, through email and phone.

Figure 4.1 Households Seeking Housing on the ARCH Mailing List

	Q1	Q2	Q3	Q4	YTD
New applications for ARCH mailing list	765				765
Ownership Interest	576				576
Rental Interest	527				527
Total Number of Households seeking affordable housing in EKC	11,027				11,027

### ARCH in the Community

ARCH presents and shares affordable housing information with families, individuals and community groups at events throughout the year.

- **Lake Washington Institute of Technology Resource Fair:** Representatives from local community organizations assisted people in navigating and accessing support for basic needs, employment, education, and more. This was a public event open to students and the community.
- **Get to Know ARCH (Virtual):** ARCH held a virtual event for the public to learn more about ARCH, the people we serve, and how to access our Rental and Homeownership Programs. Over 260 people registered for this event.
- **Homebuyer Course at Together Center:** ARCH staff collaborated with Banner Bank lenders to bring their Homebuyer Education Course to the Together Center.

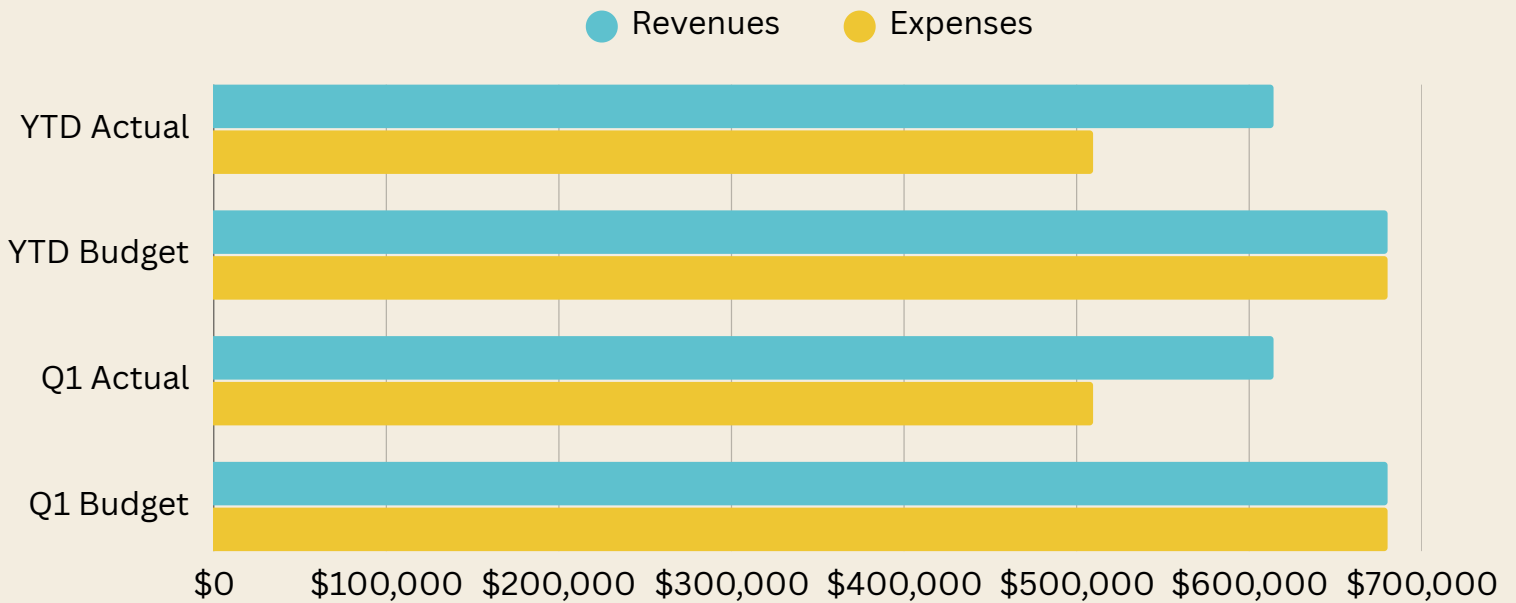


LWTECH  
Resource Fair

# V. ARCH Operations

**ARCH Operating Fund.** ARCH began the first quarter with a cash balance of \$1,312,101 and finished the quarter with a balance of \$1,416,677.

Figure 5.1 Summary of Quarterly and YTD Revenues and Expenses



## Thank you

to all member jurisdictions and their dedicated staff.



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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