

### **ITEM 3: Approval of the May 8, 2025, Meeting Minutes**

Approval of the May 8, 2025 Executive Board Meeting minutes

#### **Attachments**

- A. Summary Minutes to Executive Board Meeting May 8, 2025

## **A REGIONAL COALITION FOR HOUSING (ARCH)**

### **Summary Minutes to Executive Board Meeting**

Date May 8, 2025  
9:00 am

Hybrid Meeting

#### **Board Members Present:**

David Pyle, City of Sammamish, Director of Community Development  
Alison Van Gorp, City of Mercer Island, Director of Development Services  
Debbie Bent – Vice-Chair, City of Kenmore, Community Development Director  
Kyle Stannert, City of Bothell, City Manager  
Scott Pingel, City of Newcastle, City Manager  
Jared Hill, City of Woodinville, Intergovernmental Affairs Coordinator  
Kurt Triplett, City of Kirkland, City Manager  
Sunaree Marshall, King County, Housing, Homelessness, and Community Development – Dep Div Director  
Wally Bobkiewicz, City of Issaquah, City Administrator  
Carol Helland, City of Redmond, Director of Planning and Community Development  
Maia Knox, City of Clyde Hill, Assistant City Manager  
Jeff Swanson, Interim City Manager, City of Medina

#### **Board Members Absent:**

Nathan McCommon - Chair, City of Bellevue, Deputy City Manager

#### **Others Present:**

Lindsay Masters, ARCH, Executive Director  
Diana Heilman, ARCH, Senior Administrative Assistant  
Susie Levy, ARCH, Local Housing Programs Manager  
Patrick Tippy, ARCH, Investments Manager  
Sophie Glass, ARCH, Governmental Affairs, Policy, and Communications Manager  
Chris Keenan, ARCH, Program Manager  
Ian Lefcourte, City of Redmond, Senior Planner  
Linda Abe, City of Bellevue, Affordable Housing Planning Manager  
Jen Davis Hayes, City of Issaquah, Economic & Housing Development Manager  
Jason Gauthier, South Sound Housing Affordability Partners, Manager  
Claire Goodwin, South King Housing and Homelessness Partners, Executive Manager  
Remy Golla, KCRHA, Legislative Affairs Analyst

### **1. CALL TO ORDER**

Vice Chair Debbie Bent called the meeting to order at 9:01 am.

### **2. APPROVAL OF THE AGENDA**

Vice Chair Bent asked if there were any changes to be made to the May 8, 2025, agenda. No changes were made.

Executive Director Lindsay Masters introduced Jeff Swanson, interim City Manager from Medina, as a new Board member. New ARCH staff, Sophie Glass and Chris Keenan, were also introduced. Sophie Glass is the new Government Affairs, Policy and Communications Manager. Chris Keenan is the new Program Manager on the ARCH Investments Team.

### 3. APPROVAL OF THE MINUTES

Vice Chair Bent asked if there were any corrections to the meeting minutes for March 13, 2025. No corrections were requested.

*Kurt Triplett moved that the meeting minutes for March 13, 2025, be approved. Jared Hill seconded the motion. All voted in favor of approving the meeting minutes for March 13, 2025.*

### 4. PUBLIC COMMENT – none

### 5. REPORTS / ACTION ITEMS

#### 5a) 2025 Funding Application Interest and Trust Fund Parity Goals

Vice Chair Bent turned the discussion over to Executive Director Masters.

Executive Director Masters shared a slide presentation. The presentation began with background information.

The Housing Trust Fund (HTF) is the vehicle for the members to contribute funds on an annual basis to be awarded to affordable housing projects across the ARCH region. Over 6,600 units have received awards. The Board's role is to appoint Community Advisory Board members, provide guidance on funding priorities and objectives and to review and approve awards recommended by the Community Advisory Board.

The HTF process was outlined. In the current year, member city contributions had been confirmed and application interest forms were received from developers. The Board will set funding priorities and ARCH will advertise available funds. After preapplication meetings are held, applications will be received in Q3. The CAB will be making recommendations to the Executive Board by the end of Q4, and Council approvals will be sought in the first two quarters of the following year.

Estimated 2025 funding came to about \$3.5 million in local funds. CDBG funding was not taken into account since it was unclear if that would be part of the federal budget this year. ARCH would be working with Bellevue and Issaquah to advertise their local sales tax funds. The workflow across the ARCH HTF, Bellevue Housing Stability Program and Issaquah Inclusive Housing Investment Pool programs was shared.

The concept of parity goals was established in the past and members had agreed on how to determine these. They were set in 1998 and are based on population and projected housing and job targets. They have been updated for inflation but this has not tracked the cost of projects or demand for funding. The current goal range is \$2.4 to \$5 million and current contributions are close to the midpoint of that range at \$3.7 million. Graphs detailing the individual member contributions were shared.

Executive Director Masters handed the presentation over to Patrick Tippy, ARCH Investments Manager. Patrick shared a slide presenting the pipeline of city sites, including three in Bellevue and one in Kirkland. There are eleven additional projects proposed through the application interest form process. The total requested amount of funding is \$63,271,70 compared to less than \$20 million dollars in available funds across all the programs. Five projects had previously applied were not funded. The income mix and number of units for each project was shared. Seven were located in Bellevue, two in Redmond, one in Kenmore and one in Bothell. A large part of the funding request for Bellevue was for the Bellevue Housing Stability Program. There was over \$60 million in requests

Key takeaways were:

- Continued high demand that outpaces available funding
- Several returning applicants
- Funding requests highest in Bellevue

- Federal impacts were still unknown
- City sites add to development opportunities and funding demand

It was proposed that the previous year's HTF priorities be brought back for the current year. The floor was opened for questions and discussion. Executive Director Masters said that in June the priorities would be brought to the Board for approval.

Kyle Stannert supported bringing forward last year's goals since the process supported the goals adopted last year.

Maia Knox asked if there was a geographic variety component to the priorities. Director Masters said that geographic variety was a long-term goal. Developers follow where the resources go. There was a significant response by developers to the sales tax revenue source in the City of Bellevue combined with the Amazon investment of \$100 million for projects in the City of Bellevue. They would continue to look for sustainable funding streams that other cities in the ARCH coalition could utilize.

Kurt Triplett asked if there was any way to determine what projects were likely to get Amazon funding. What did Amazon prioritize? Patrick Tippy said they did coordinate with the Amazon team but Amazon did not have published criteria.

Kyle Stannert was reluctant to change the process to align with Amazon funding though it should be considered. Kurt Triplett agreed.

Carol Helland asked if there would still be a focus on the lower AMI levels. Director Masters said there had been an overarching goal for the entire HTF program to focus on 50% AMI and below with some specific exceptions for some homeownership projects and to leverage other programs. That was in the guidelines of the program.

## **5b) ARCH 2025 Legislative Recap**

Director Masters introduced Sophie Glass who would be providing a debrief from the recent legislative session.

Sophie shared a slide presentation to recap the 2025 legislative session. This covered the following topics:

- Changes to legislators
- Budget updates and legislation
  - Capital Budget - \$7.6 billion
  - Operating Budget - \$78 billion
    - Kurt Triplett asked for clarification on what the Covenant Homeownership Program was. Director Masters explained that it was a down payment assistance program for homebuyers impacted by historic discrimination.
    - Carol Helland asked about the CHIP grants. Carol expressed the concern that the CHIP grants went to for-profit developments. Director Masters agreed that CHIP funds were very flexible. Patrick said that there would be an update for the coordination of these grants to align better with the funding priorities so they would be awarded at the appropriate time in a project's life cycle. The State was working on the implementation to align with local funding priorities. Director Masters said there might not be a lot of awareness that those funds got used that way. Carol Helland asked if there was someone they should call at Commerce. Director Masters acknowledged that it wouldn't hurt to create more awareness of this issue.
  - Impacts on ARCH members and programs
    - ARCH's 1<sup>st</sup> legislative priority was to increase funding for affordable housing at the state and local level through REET local option – this saw some success with adoption of HB 1791.

- ARCH's 2<sup>nd</sup> legislative priority was to continue to reduce barrier and support local efforts to build more affordable housing faster – particularly property owned by religious organizations) – there was a bill introduced but nothing passed the finish line.
  - Major Housing bills were shared – analysis was still taking place within ARCH
    - HB 1491 was thought to have the greatest impact for ARCH members. The bill:
      - Requires cities to allow higher density residential and mixed-use developments within station areas for Light Rail and Bus Rapid Transit.
      - Establishes affordability requirements and requires cities to approve a 20-year MFTE for residential and mixed-use buildings constructed within a station area.
      - Requires a city to reduce certain impact fees by 50% if the project is within a station area and claiming the new 20-year MFTE.
      - Compliance is required by 12/31/29 or its first implementation progress report.
    - Carol Helland said that Redmond would be working on the 20-year MFTE in this biennium. They would be happy to share information. It would be an opportunity to come back to that MFTE issue where there was discontinuity between the jurisdictions. Considering the Housing Stability bill that was passed that exempted new construction it would make sense to attach some form of increase on the limitation on those MFTE properties to control the 12-year piece. Director Masters acknowledged this impacted existing and future programs and that it was desirable to decide on a unified approach.
- Director Masters opened the floor for discussion of a few questions:
  - How should we share information about new flexibility in use of REET funds?
    - Jared Hill asked to get a copy of the presentation to share with their Council. Jared was interested in hearing from others how to share information on the use of REET funds for housing. Examples were requested. Director Masters pointed to Kirkland as an example of a city that has used REET for affordable housing. A one-page document could be shared that example and how it was done.
    - Carol Helland commented that a one-pager would be great and it would be useful for it to be written for finance directors at the cities. At one time the Points communities had wanted to use REET dollars to supplement their HTF contributions.
    - Maia agreed that any information to hand out to their Council would be helpful.
    - Kurt Triplett pointed out that there were still some technical issues and more that needed to be learned before they could put it into practice. Director Masters said they might ask for an attorney's review.
    - Scott Pingel agreed that they needed to understand how this would all play. They would be cautioning their city council to consider that it was still the same pot of money to use in a different way.
    - Carol Helland said they nested their HTF contribution in their CIP. The revenue sources were from various sources and if REET was available they would add that to the CIP. Director Masters said they would look into that and get direction.
  - What are the Board's thoughts on focusing on capital budget earmarks in the future?
    - Director Masters noted that as the State Housing Trust Fund had grown, the number of earmarks in the capital budget going to different housing projects had grown as well as the size of the earmarks. As they were looking at their project pipeline would there be interest in focusing on capital budget earmarks?
    - Carol Helland said it would be an interesting focus. Perhaps with Sophie that would be helpful because it was labor intensive. To have a coordinated approach that was a collective impression of the earmarks that were being asked for among the coalition would be helpful.

- Sunaree Marshall questioned whether they should do this as a region or as each individual entity and whether it was discussed at Public Funders.
- Patrick said this was not discussed at Public Funders. Sunaree preferred for this to be approached as a region.
- Jared Hill wanted to flag regarding earmarks that when cities go after the same pot of money the trend was that the cities did not support each other's applications. Director Masters pointed out that earmarks might also be sought for non-housing projects. That might create competition. It would be important with a shared strategy to use a coordinated approach.
- What suggestions do Board members have regarding how to engage legislators, including those who did or did not support housing-related legislation? Menti was used for responses.
  - Co-host event with ARCH – 8
  - Individual meetings to share 2026 adopted priorities – 6
  - 2025 Legislative Session Forum for all Legislators – 5
  - Affordable Housing Tour – 4
  - Co-host event with community partners – 2
  - Sunaree Marshall clarified that SKHHP was likely to do a legislative forum this year.
  - Other ideas generated by the Board included:
    - Legislative action days during session
    - Join existing affordable housing advocacy day
    - One pagers to convey accurate information
    - Education about ARCH funding, partnerships and outcomes
    - Fact sheet on success stories for cities to include when they have individual meetings with legislators
    - Linking a tour of a property like Plymouth Crossing to demonstrate what success can look like to a forum/event at the start of the session that provides education on legislative priorities.
  - Carol Helland pointed out that developers had legislators' ears all year. By the session many things were cooked, and cities were trying to react. Developers provided some misinformation that needed correction. It would be important to figure out how ARCH would show up in the off season.
  - Kurt Triplett said cities had not had a lot of time to absorb the legislative information. Perhaps ARCH could host an event for all of their planning departments going through something similar to this meeting's presentation. Before decisions were made as to what to do next there needed to be good grounding in what has happened. Comprehensive plans and zoning codes needed to be adapted.
  - Carol Helland agreed that it would be good to go over the prior legislative session and asked if every member city had liaison staff that they sent to the ARCH Liaison meetings? Director Masters said most except the smallest cities did send liaisons to ARCH Liaison meetings, although not all the staff that would work on those issues are included in those meetings.
  - David Pyle agreed with Carol. They were concerned that the problem was portrayed to be the cities and the permitting process.

### **5c) HDC Roadmap to Countywide Revenue**

ARCH staff received an invitation to attend some meetings as an effort to pull together stakeholders across a number of sectors including some elected officials to talk about a countywide revenue source for affordable housing. Director Masters invited any questions about this effort.

Carol Helland said it would be helpful to know if any of their electeds were involved. Director Masters said they only knew of Auburn, Bellevue, and King County elected officials.

### **5d) Strategic Plan Monitoring: One-Year Review – postponed to June meeting**

#### 5e) Q4 2024 and Q1 2025 Reports

Director Masters directed the Board to view the reports as included in their packet. Woodinville was highlighted as having their first affordable housing come online in many years.

#### 6) OTHER BUSINESS

##### 6a] Verbal Updates

- **2025 Rent and Income Limits** – new rent and income limits were posted with a 6.5% increase.
- **Upcoming event: Faith-Owned Land for Affordable Housing** – ARCH was beginning to collaborate with Imagine Housing for an event hosted at St. Andrew's Church in Bellevue. Details would be shared later.
- **ARCH Governance/Organizational Study** – This study was being conducted by The Alford Group. Director Masters had sent out invitations to the Board to participate in interviews. There would also be opportunities for elected officials to participate in some round table discussions. The July Board meeting would be used for a workshop.
- **Vue Apartments in Kirkland** – BRIDGE Housing was able to get site control on a 200-unit apartment complex in Kirkland. They would be converting it all to affordable housing with minimal investment. ARCH worked with the City of Kirkland to secure that investment. Funding was coming primarily from Amazon and then also some bond programs. Kurt Triplett thanked Patrick for his help.
- **Upcoming Agenda Items:**
  - **ARCH Homeownership Program Buyer Selection Policy**
  - **2026 Budget and Work Program**

#### 7) ADJOURNMENT

The meeting was adjourned at 10:30 am.