MEMO TO: City Council

FROM: John Marchione, Mayor

DATE: April 19, 2011

SUBJECT: APPROVAL OF 2011 ARCH WORK PROGRAM AND BUDGET

I. RECOMMENDED ACTION

Approve the attached 2011 ARCH (A Regional Coalition for Housing) work program and administrative budget.

II. DEPARTMENT CONTACT PERSONS

Rob Odle, Director, Planning and Community Development, 425-556-2417 Lori Peckol, Policy Planning Manager, 425-556-2411 Sarah Stiteler, Senior Planner, 425-556-2469

III. DESCRIPTION/BACKGROUND

ARCH Work Program for 2011

At its December 2010 meeting, the ARCH Executive Board reviewed and approved the 2011 work program and administrative budget. ARCH is an agency formed by interlocal agreement with joint funding by member cities. Pursuant to the ARCH Interlocal Agreement, the work program and budget are being forwarded to each of the member councils for review and approval. (See work program in Attachment A.)

The 2011 work program for ARCH includes work carried over from 2010, as well as several new activities. For 2011, the ARCH Executive Board has maintained its objective of allocating \$1,000,000 or more annually for the creation or preservation of at least 50 affordable dwellings, consisting of a variety of housing types. The overall goal for the number of affordable dwellings has been reduced for the first time from 75 to 50 affordable dwellings, due to the development costs involved for affordable family, transitional/homeless, special needs, and preservation housing. ARCH will continue to provide its annual update on the "Parity Program" for member jurisdictions to use to evaluate how well they are achieving their goals for direct housing funding assistance. Last year, by interlocal agreement, ARCH changed its administrative structure and will continue to determine what system changes would improve overall administration of programs, especially related to administering the Trust Fund. A complete list of all of the projects for the 2011 ARCH work program is provided in Attachment A.

In addition to providing ongoing assistance to the City in promoting affordable housing, administering the Housing Trust Fund, and making recommendations to King County in

allocating regional funds toward Eastside projects, a list of more specific activities in ARCH's work program of particular interest to Redmond include:

- Continue to assist with negotiating and administering affordable housing contracts, including monitoring resales and annual rents of affordable units created through Redmond's affordable housing requirements. Presently there are 188 such dwellings in the City, with several new projects anticipated within 2011 in Downtown. ARCH also maintains a mailing list to notify families of the availability of both ownership and rental affordable housing created through ARCH efforts.
- Assist with further update of administrative guidelines to implement housing regulations and incentive programs as follow up to the rewrite of the City's zoning code.
- Complete a Housing Needs Assessment for ARCH member cities, and assist with the update of the Housing Element within the overall update to the Redmond Comprehensive Plan.
- Assist City staff and Council with evaluating and, if appropriate, implementing a property tax incentive program for multifamily housing development, as allowed under RCW 84.14.
- Continue to implement the Eastside Homebuyer Assistance Program, which was launched in 2005 with funding from many Eastside cities, including Redmond. The program has successfully completed two rounds of loans. In 2011 the goal is to finalize contracting for a third round of funding awards received in 2010 and to implement updates suggested by a review of the program.
- Work with the Eastside cities, King County, and the King County Housing Authority to preserve existing HUD-financed (Section 8) affordable housing whenever possible.
- Continue to provide regional support to the City and Eastside communities by helping to track the development and preservation of housing that is affordable to low- and moderate-income households and by participating in regional discussions that affect housing, including the Growth Management Planning Council and the Low Income Housing Congress. In addition, ARCH provides technical expertise in reviewing countywide funding programs for affordable housing. ARCH also continues to play an active role in working on King County's Ten-Year Plan to End Homelessness, the HUD Sustainable Communities grant, and statewide legislation in support of affordable housing efforts.

- Continue to implement elements of the ARCH Housing Strategy Program, including outreach and education ("Housing 101" Workshops) regarding housing issues. This information will be particularly useful for staff and new local officials, as well as the broader community, including local employers. Through the Housing Strategy Program, several other Priority Strategies have been identified. ARCH will assist individual cities that incorporate any of the priority strategies into their local work program. In addition, ARCH will review Priority Strategies that have been identified as being more appropriate to approach in a more collective manner by members.
- ARCH has and will continue to provide assistance as needed in updating neighborhood plans (Southeast Redmond and Sammamish Valley) with respect to housing, including periodic attendance at Citizen Academy and Citizen Advisory Committee meetings to help identify housing issues within the neighborhood and develop policy and regulatory responses.

ARCH Administrative Budget for 2011

The ARCH administrative budget for 2011 is \$499,876. This represents a decrease of \$2,010 (0.40 percent) from the 2010 budget. The essentially "hold-the-line" budget is due to the ARCH Executive Board's request for no increase to the budget for 2011.

The proposed ARCH budget anticipates Redmond's annual cash contribution would be \$59,768, which represents no increase over the last two years' budgets. The Planning Department's 2011 budget includes funds for the ARCH administrative budget. The ARCH 2011 administrative budget provided in Attachment B includes a line-item breakdown of operating expenses, along with a comparison to 2010 figures, and a summary of cash and in-kind contributions by each ARCH member jurisdiction.

Since the establishment of ARCH in 1993, over 2,454 dwellings have been created or preserved through local contributions from member jurisdictions. Redmond has participated financially in the creation or preservation of over half of the total ARCH dwellings and approximately 31 percent of these are located within Redmond. ARCH cities have contributed a total of approximately \$29 million in funding toward housing, of which over \$5 million (18 percent of the total) has come from City of Redmond contributions.

The Parks and Human Services Committee reviewed the 2011 ARCH Work Program and Budget at their April 5, 2011, meeting.

IV. IMPACT

A. Service Delivery: The 2011 ARCH work program is consistent with the City's goals and policies for promoting affordable housing as described in the Comprehensive Plan. ARCH will help Redmond achieve its housing goals. By working together

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with other jurisdictions, Redmond's housing efforts are more cost-effective and better coordinated. As shown in Attachment C, ARCH has been very effective in helping the City create housing within Redmond.

B. Fiscal: Approval of the ARCH budget for 2011 would implement the City's 2011 budget commitment to continue Redmond's participation in ARCH. No other fiscal impacts are anticipated as a result of the proposed action. Combining resources through ARCH is far more cost-effective than Redmond trying to do this work alone.

V. **ALTERNATIVES**

- A. Approve the ARCH 2011 work program and budget. Staff recommends this action because it meets the City's housing goals and conforms to the recommendations of the ARCH Executive Board, of which Redmond is a member.
- B. Return the ARCH work program or budget to the ARCH Executive Board with modifications or conditions for reconsideration. The City Council could specify areas of interest or concern for resolution prior to action.

VI. TIME CONSTRAINTS

Approval of the ARCH work program and budget by all ARCH member jurisdictions is a prerequisite to ARCH receiving operating funds for 2011. Due to the difficulty of coordinating multiple approval processes, the approval of the ARCH work program and budget by each member council is necessary as early as possible.

VII. LIST OF ATTACHMENTS

Attachment A:	2011 ARCH Work Program
Attachment B:	2011 ARCH Budget

Attachment C: ARCH Projects Receiving City of Redmond Assistance Attachment D: Summary of Affordable Housing Units in Redmond

_/s/	4/4/11
Robert G. Odle, Planning Director	Date
Approved for Council Agenda: _/s/	4/12/11
John Marchione, Mayor	Date

ATTACHMENT A

Final 12/9/10

ARCH WORK PROGRAM: 2011

I. PROJECT ASSISTANCE

A. Oversight of Local Monetary Assistance

ARCH Trust Fund. Review applications and make recommendations for requests of local monetary funds through the ARCH Housing Trust Fund process. Includes helping to coordinate the application process and use of funds for various programs.

Objective: Allocation of \$1,000,000 or more through the ARCH Housing Trust Fund Process, and create or preserve a minimum of 50 units.

For the 'Parity Program', provide updated annual information to members, and achieve the base line goal for levels of direct assistance.

Provide a variety of types of affordable housing and that meet other funding priorities as specified in the ARCH Trust Fund Criteria.

Evaluation of ARCH Trust Fund: Dedicated Funding Source. As follow up to the ARCH Workshops in 2007, explore and evaluate the feasibility of a dedicated funding source.

Objective: Develop a sustainable strategy for the HTF to meet local housing goals.

Centralized Trust Fund System. Monitor centralized trust fund process including:

- Produce regular monitoring reports for the ARCH Trust Fund account.
- Work with Administrating Agency (Bellevue) to prepare contracts and distribute funds for awarded projects.
- Monitor funded projects including evaluating performance and tracking loan payments.

King County / State Funding Programs. Review and provide input to other funders for Eastside projects that apply for County (HOF, RAHP, HOME, etc) and State (Tax Credit, DOC) funds. Includes providing input to the King County Home Consortium on behalf of participating Eastside jurisdictions. Assist N/E consortium members with evaluating and making a recommendation to the County regarding CDBG allocations to affordable housing. Advise city staff as needed regarding analysis of Redmond's and Kirkland's participation in the King County consortium governing the Community Development Block Grant.

Objective: In consultation with County, local staff and housing providers, seek to have funds allocated on a countywide basis by the County and State allocated proportionately throughout the County including the ARCH Sphere of Influence.

B. Special Initiatives This includes a range of activities where ARCH staff assist local staff with specific projects. Activities can range from feasibility analysis, assisting with requests for proposals, to preparation of legal documents (e.g. contracts, covenants). Following are either existing initiatives or examples of initiatives likely to emerge:

Eastside Homebuyer Assistance Program. In late 2005 the House Key Plus ARCH down payment assistance program was launched with funding from many East King County cities, King County and the Washington Housing Commission. In 2006 a second round of funding was received from the same initial funders. In 2011, the goal is to finalize contracting of a third round of funding awards received in 2010 and to implement updates to the program resulting from a review of the program.

Objective: Maintain operation of the Homebuyer Assistance Program and implement updates.

<u>Surplus Property/Underdeveloped Property.</u> Assist as needed member cities' evaluation of potentially surplus public property or underutilized private property (e.g. church properties) for suitability of affordable housing. For example, Kirkland and King County (Metro) are currently evaluating using the South Kirkland Park n Ride site for a mix of market rate and affordable housing. One potential use of surplus property is for the HomeChoice Way ownership initiative. This task is consistent with one of the priority strategies identified at the ARCH Workshops in 2007.

Objective: Identify one or more specific sites in East King County to be made available for housing.

<u>HUD Assisted Housing.</u> Continue to monitor and actively pursue efforts to preserve existing HUD assisted affordable housing.

Objective: Preserve existing federally assisted affordable housing in East King County and prevent from converting to market rate housing.

II. HOUSING POLICY PLANNING

Work items in this section group into the following basic areas of activity:

- Work with individual members on local planning efforts.
- Efforts coordinated through ARCH that benefit multiple members of ARCH.
- Track legislation that increases tools available to cities to create affordable housing.
- · Participation in regional workgroups that impact local housing efforts.

A. Local Planning Activities

ARCH Housing Strategy Program. ARCH members have identified a number of Priority Housing Strategies as well as an ongoing education program for members, several of which can impact local planning efforts, including:

- Ongoing education of staffs and officials through Housing 101 Workshops for staffs and new local officials; updating information in the Housing 101 Workbook, annual study sessions with member councils to review current issues and activities and materials profiling current programs and housing trends.
- Assist cities that incorporate priority strategies into their local work program
 (e.g. property tax exemption program in mixed use zones, regulatory incentive
 programs, regulations to increase housing diversity (mixed use, innovative
 housing, housing emphasis zones). (Note: See Local Housing Efforts below for
 specific activities by members.)

Housing Background Information. Historically, ARCH has provided a range of housing and demographic information for its members. On an annual basis, ARCH will continue to provide updated housing data information as available. This updated housing information will be incorporated into the education fliers and Housing 101 report used as part of the ongoing Housing Education Program. In 2011, this will include doing a tour for local officials of local affordable housing.

Housing Needs Assessment In 2011 and 2012 members will need Housing Needs Assessments as part of their updates to their Comprehensive Plans. Working with ARCH members, ARCH will develop a needs assessment on behalf of all members of ARCH that will be completed toward the beginning of the updates to local Comprehensive Plans. Work on this began in 2010 and will continue into 2011. Work on this is not listed separately for each city, but is assumed will be for all members.

Objective: Assist with preparation of Housing Needs Assessment for all members, and to do so through a coordinated effort in behalf of all members.

On a regular basis, conduct education sessions for new local officials and staffs on local housing conditions and programs (Housing 101 East King County, East King County Plan to End Homelessness), and hold annual discussion with member councils on recent housing trends and efforts.

Continue to keep member jurisdictions and the broader community aware of local housing conditions to assist in their efforts to evaluate current and future efforts to meet local housing objectives.

Include research on recent housing trends, and responses to these trends, in order to inform members of potential issues and local responses (e.g. foreclosure activity).

<u>Local Housing Efforts:</u> ARCH jurisdictions are updating land use, zoning and other codes in order to implement policies identified in their Comprehensive Plans. ARCH staff will continue to assist local staffs in these efforts. Following are specifically identified areas that ARCH will assist local staff with accomplishing. For the coming year, ARCH staff

expects to spend considerable time assisting members in two broad areas:

- Over the next two years, updating local Housing Elements, with initial efforts focused on developing needs assessments for members.
- Developing administrative procedures and initial implementation of new land use incentive programs adopted by cities.

Objective: Assist local staff with completion of the following updates of local codes and specific plans:

Bellevue

Assist City staff as needed with Bellevue's planning initiatives included in the Two-Phase Housing Work Program identified by the Council. (e.g. updates to ADU regulations, update city-wide housing incentives, more innovative forms of housing, MF tax exemption.)

Assist City staff with developing and implementing administrative procedures for the Bel-Red land use incentive program.

Assist with Council evaluation of a MF Tax exemption program in Bel-Red and potentially other areas of the City. In the event Council provides direction to develop a program, assist City Staff to develop code language for a program.

Assist in identifying opportunities for affordable housing and implementation of affordable housing strategies in identified ST2 corridors where transit oriented housing and mixed income housing development is an important component of the initial planning work.

Assist City staff to evaluate long term options for the Landmark property or other properties identified by the City.

Bothell

Assist City staff with implementation of any housing strategies identified by City Council as part of the 2011 Docket process.

Work with City staff to explore opportunities for housing and affordable housing on city owned properties in the downtown revitalization area.

Clyde Hill

Assist City staff with a general review of housing regulations.

Assist City with rental of City's affordable rental unit.

Issaguah

Central Issaquah Plan: Continue work with City staff to refine housing parts

of the Central Issaquah Plan as well as the related development standards and incentives. Participate in related presentations to the Planning Policy Commission and/or City Council at key milestones for assistance on affordable housing.

<u>Issaquah Highlands</u>: Monitor the implementation of the Issaquah Highlands affordable housing development agreement. This includes monitoring individual projects by private developers, and completion of the YWCA Family Village and Habitat Housing.

Kenmore

TOD Regulations: Assist City staff with developing administrative procedures for the affordable housing provisions within the TOD incentive zoning.

Downtown Plan: Assist, as needed, City staff to implement the requirement to provide affordable units in the downtown area.

Kirkland

Continue to assist staff with exploring the feasibility of mixed-use transit oriented development on a portion of the South Kirkland Park & Ride property, including community outreach, development of RFP and evaluation of responses, and developing documentation to secure affordability requirements.

Assist City staff with Council Housing Committee and resulting initiatives.

Assist City staff with the Housing portion of Neighborhood Plan updates (currently Houghton and Lakeview, potentially followed by Bridle Trails and South Rose Hill).

Assist City staff with an examination of existing non-conforming multifamily densities and how that might relate to the preservation of existing affordable housing.

Mercer Island

Assist City staff with completion of council review of tax exemption program for Town Center, and based on council action, set up administrative procedures and documents.

Assist City Staff and Planning Commission with updating the Housing Strategy Plan, and with initial implementation of high priority strategies.

Newcastle

Assist City staff with Council's review of affordable housing provisions for

Community Business Center and other areas of the city. Assist with updating administrative procedures based on any final revisions by Council. Assist with agreements for any project that would include an affordable housing requirement, including those related to the Community Business Center.

Assist Planning Commission and Council with a review and potential update of current ADU regulations.

Redmond

Assist with further update of housing regulations as needed as follow up to the rewrite of the City's zoning code.

Continue to assist with negotiating and administering the provision of affordable housing in developments required to provide affordable housing units pursuant to city regulations.

Assist with the promotion of affordable housing programs available to Redmond residents and developers, e.g., Accessory Dwelling Units (ADUs).

Assist City staff and Council with evaluating and, if appropriate, implementing a tax incentive program for affordable housing, as allowed under RCW 84.14.

Provide assistance as needed in updating neighborhood plans (e.g. Southeast Redmond) with respect to housing, including periodic attendance at Citizen Academy and CAC meetings to help identify housing issues within the neighborhood and develop policy and regulatory responses.

Assist with the development of administrative guidelines for existing incentive programs to create affordable housing.

Sammamish

Assist City staff with developing administrative procedures for affordable housing incentives related to the Town Center regulations.

Assist with initial implementation of high priority strategies identified in the Housing Strategy Plan, including efforts to encourage Accessory Dwelling Units (ADUs), and processes and standards for homeless encampments.

Evaluate Strategy Plan to assess if work should commence on any median priority strategies (e.g. Senior Housing opportunities).

Woodinville

Review and strengthening of affordable housing and accessory dwelling unit programs and regulations.

Assist City staff and Planning Commission with evaluating and developing incentives for affordable housing as provided for in the Downtown/Little Bear Creek Master Plan area.

Yarrow Point

Assist Planning Commission and Council with a review and potential update of current ADU regulations, and assist with effort to increase public awareness of local provisions.

King County See Regional/Planning Activities below.

Complete standard covenants, and monitor the implementation of the Northridge/Blakely Ridge and Redmond Ridge Phase II affordable housing development agreements. This includes monitoring annual progress toward achieving affordability goals; and providing information to developers on details about how the program is implemented.

General Assistance. In the past, there have been numerous situations where members have had requests for support on issues not explicitly listed in the Work Program. Requests range from technical clarifications, to assisting with negotiating agreements for specific development proposals, to more substantial assistance on unforeseen planning initiatives. ARCH sees this as a valuable service to its members and will continue to accommodate such requests to the extent they do not jeopardize active work program items.

B. Regional/Countywide Planning Activities

PSRC – HUD Sustainability Planning Grant. PSRC in a partnership of public and private agencies from the Central Puget Sound region received a \$5 million HUD Sustainable Communities Planning Grant. Coordinated through PSRC, this grant will support sustainable community planning around new transit systems that serve job and housing growth. ARCH staff will assist with several housing components of the planning effort, including developing the East King County corridor planning implementation strategies, with ARCH focusing on housing components of these strategies; and participating in the regional affordable housing work group that will be researching and where feasible implementing new tools to support local efforts for affordable housing(e.g. property acquisition fund).

Affordable Housing Tracking System. The Growth Management Act/Countywide Affordable Housing Policies call for jurisdictions to track the development/preservation of housing affordable to low and moderate income families. This work is being coordinated through the Benchmarks Task Force. ARCH staff will continue to assist cities and the County with collecting data needed for Benchmarks.

Objective: Collection and analysis of data as specified in Benchmark Task Force report.

Information collected for this will be also be incorporated into the annual updates prepared as part of the ongoing ARCH Housing Education program (see local planning activities).

<u>Legislative Items.</u> ARCH staff will track state and federal legislative items that relate to affordable housing and could impact members' ability to address affordable housing. As needed, staff will report back to the Executive Board and members, and when directed coordinate with other organizations (e.g. AWC, Prosperity Partnership, WLIHA) to contact legislators regarding proposed legislation. Potential pending legislation consistent with the Housing Priorities Strategies include:

- State Housing Trust Fund. This fund source has been a primary funding source for almost all affordable housing created in the last 15 years in East King County.
- Surplus public property. Expand ability of more public agencies to make surplus land available for affordable housing and at a discounted price.
- Waiver of Impact Fees. Provide discretion to cities to waive impact fees without replacing with other public funds.
- The federal government authorizing funds for a new National Housing Trust Fund.

County-Wide Housing Committees. Support local staff by providing staff support as needed to 'regional'/statewide working groups/committees, and disseminating key information back to local staffs. Groups include the Growth Management Planning Council (GMPC) which in 2010 includes updating the countywide planning policies, the McKinney review team, and DOC Housing Trust Fund Policy Advisory Team.

Committee to End Homelessness (CEH)/ Eastside Homeless Advisory Committee (EHAC). Anticipated work of the CEH in the coming year include: continued coordinated allocation of resources; and initiating several specific proposals (e.g. addressing homelessness for veterans and families). Role for ARCH staff is expected to include participating in the CEH Funders group and its efforts to coordinate funding, and inform ARCH members and the general public of CEH/EHAC activities. Also continue to participate in efforts to implement homeless efforts within East King County through EHAC.

Objective: Keep member jurisdictions informed of significant regional issues and pending legislation that could affect providing housing in East King County.

Ensure that perspectives of communities in East King County are addressed in regional housing activities, including the Committee to End Homelessness.

Have one or more specific local programs initiated as part of the 10 Year Plan to End Homelessness.

III. HOUSING PROGRAM IMPLEMENTATION

Monitoring Affordable Rental Housing. Administer ongoing compliance of affordability

requirements. This includes affordable rental housing created through direct assistance (e.g. Trust Fund allocation, land donations) from member jurisdictions, and through land use incentives. Some Trust Fund projects also require monitoring of project cash flow related to loans made by jurisdictions to projects (see I Project Assistance).

Objective: Ensure projects are in compliance with affordability requirements which involves collecting annual reports from projects, screening information for compliance, and preparing summary reports for local staffs. To the extent possible this work shall:

- Minimize efforts by both owners and public jurisdictions.
- Coordinate ARCH's monitoring efforts with efforts by other funding sources such as using shared monitoring reports.
- Utilize similar documents and methods for monitoring developments throughout East King County.
- Ensure accurate records for affordable ownership units, including audit units for owner occupancy and proper recording of necessary documentation.
- Establish working relationship with other public organizations that can help assess how well properties are maintained and operated (e.g. code compliance, police, and schools).

Monitoring Affordable Ownership Housing. As more price restricted homes are created, monitoring of affordable ownership housing created through local land use regulations is becoming of increased importance. In addition, will continue to monitor general trends with ownership units, enforcement of covenant provisions (e.g. leasing homes, foreclosure), and as necessary evaluate and if warranted, complete revisions to the ownership covenants in order to better insure long term affordability of ownership units. Also continue to maintain a list of households potentially interested in affordable ownership housing.

Objective: Oversee resale of affordable ownership homes. Address issues related to ongoing compliance with program requirements (e.g. leasing homes, foreclosures).

Complete revisions to the affordability covenant and administrative procedures to better protect against potential loss of long term affordability.

Information for public on Affordable Housing. Maintain lists of affordable housing in East King County (rental and ownership), and making that available as needed to people looking for affordable housing.

Objective: Maximize awareness of affordable housing opportunities in East King County through the ARCH web site and other means to assist persons looking for affordable housing.

Relocation Plans. Assist as necessary with preparing relocation plans and coordinate

monitoring procedures for developments required to prepare relocation plans pursuant to local or state funding requirements.

Objective: Maximize efforts to ensure that existing households are not unreasonably displaced as a result of the financing or development of new or existing housing.

IV. SUPPORT/EDUCATION/ADMINISTRATIVE ACTIVITIES

Education/Outreach. Education efforts should tie into efforts related to public outreach/input on regional housing issues (see local planning activities). However, much of ARCH's outreach/education work will occur through work with individual members on local housing efforts. In addition to the Housing 101 workbook and related brochures, other outreach methods may include housing tours, a portfolio of successful projects, and short videos to be broadcast on local cable channels on local efforts.

Objective: Consistent with the Education program discussed at the ARCH Workshops, using input from the broader community, develop education tools to inform councils, staffs and the broader community of current housing conditions, and of successful efforts achieved in recent years.

Be a resource for members to assist with outreach and education activities on affordable housing associated with local planning efforts.

Create outreach tools/efforts that inform the broader community of affordable housing resources available to residents.

ARCH Web site. Complete update to ARCH website. Involves organizing content to be better oriented toward different users of the website (e.g. persons looking for affordable housing, private and community based developers, and information for existing residents (e.g. how to create an Accessory Dwelling Unit)). Information to be added to the website include: housing options for seniors and local regulatory incentives for affordable housing.

Objective: Maintain the ARCH web site and update the community outreach portion by incorporating information from Housing 101 East King County, as well as updated annual information, and links to other sites with relevant housing information (e.g. CEH, HDC).

Make presentations, including housing tours, to at least 10 community organizations.

Media coverage on at least six topics related to affordable housing in East King County related to work done by Cities/ARCH and articles in local city newsletters.

Advice to Interested Groups. Provide short-term technical assistance to community groups, faith communities and developers interested in community housing efforts. Meet with groups and provide suggestions on ways they could become more involved.

Objective: Increase awareness of existing funding programs by potential users.

Increase opportunities of private developers and Realtors working in partnership with local communities on innovative/affordable housing.

Assist community based groups who want to provide housing information to the broader community by assisting with preparing background information.

Administrative Procedures. Maintain administrative procedures that efficiently provide services to both members of ARCH and community organizations utilizing programs administered through ARCH. Prepare quarterly budget performance and work program progress reports, including Trust Fund monitoring reports. Prepare the Annual Budget and Work Program. Staff the Executive and Citizen Advisory Boards.

Objective: Maintain a cost effective administrative budget for ARCH, and keep expenses within budget. Administrative costs should be equitably allocated among ARCH's members.

Maintain membership on the ARCH Citizen Advisory Board that includes broad geographic representation and wide range of housing and community perspectives.

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ATTACHMENT B

2011 ARCH Administrative Budget

Dec-2010

I. ANNUAL OPERATING EXPENSES

Item	2	2010 Budget	2011 Budget	C	hange Budget	Percent Change
Staffing						
Sub-total	\$	455,586	\$ 452,871	\$	(2,715)	-1%
Rent	\$	12,750	\$ 13,364	\$	614	5%
Utlities		Incl^	Incl^		Incl^	Incl^
Telephone	\$	2,704	\$ 2,704	\$	-	0%
Operating						
Travel/Training	\$	2.000	\$ 2,000	\$	_	0%
Auto Mileage	\$	3,650	\$ 3,650	\$	-	0%
Copier Costs	\$	2,750	\$ 2,750	\$	-	0%
Office Supplies	\$	2.068	\$ 2,068	\$	-	0%
Office Equipment Service	\$	3,750	\$ 3,750	\$	-	0%
Fax/Postage	\$	2,060	\$ 2,060	\$	-	0%
Periodical/Membership	\$	3,588	\$ 3,588	\$	-	0%
Misc. (e.g. events,etc.)	\$	1,680	\$ 1,680	\$	-	0%
Insurance	\$	8,650	\$ 8,741	\$	91	1%
Reorganization Admin	\$	650	\$ 650	\$	-	
Sub-total	\$	30,846	\$ 30,937	\$	91	0%
TOTAL	\$	501,886	\$ 499,876	\$	(2,010)	-0.40%

II. ARCH ADMINISTRATIVE BUDGET: RESOURCE DISTRIBUTION

A. Cash Contributions		2010	2011	Change		Percent Change
Bellevue	\$	-	\$ _	\$	-	
Bothell	\$	39,191	\$ 39,191	\$	-	0.00%
Issaquah	\$	14,698	\$ 14,698	\$	-	0.00%
King County	\$	43,466	\$ 43,466	\$	-	0.00%
Kirkland	\$	59,768	\$ 59,768	\$	•	0.00%
Mercer Island		29,882	\$ 29,882	\$	-	0.00%
Newcastle	\$	9,960	\$ 9,960	\$	•	0.00%
Redmond		59,768	\$ 59,768	\$	-	0.00%
Woodinville	-	11,898	\$ 11,898	\$	-	0.00%
E	\$	1,569	\$ 1,569	\$	-	0.00%
Clyde Hill		2,660	\$ 2,660	\$	-	0.00%
Hunts Point		1,569	\$ 1,569	\$	-	0.00%
Medina		2,660	\$ 2,660	\$	=	0.00%
Yarrow Point		1,569	\$ 1,569	\$	•	0.00%
	\$	46,188	\$ 46,188	\$	-	0.00%
Kenmore	\$	25,195	\$ 25,195	\$	-	0.00%
Other*	\$	11,400	\$ 9.500	\$	(1,900.00)	
TOTAL	\$	361.442	\$ 359,542	\$	(1,900.00)	
B. In-Kind Contributions		2010	2011	Change		Percent Change
Bellevue	\$	140,446	\$ 140,446	\$	(0)	0.00%
TOTAL	\$	140,446	\$ 140,446	\$	(0)	
C. Total Contributions						
Bellevue	\$	140,446	\$ 140,446	\$	(0)	0.00%
Bothell		39.191	\$ 39,191	\$	- '	0.00%
Issaquah	\$	14.698	\$ 14,698	\$	-	0.00%
King County		43,466	\$ 43,466	\$	-	0.00%
Kirkland		59,768	\$ 59,768	\$		0.00%
Mercer Island	\$	29,882	\$ 29,882	\$	-	0.00%
Newcastle	\$	9,960	\$ 9,960	\$	-	0.00%
Redmond	\$	59,768	\$ 59,768	\$	-	0.00%
Woodinville	\$	11,898	\$ 11,898	\$	-	0.00%
Beaux Arts Village	\$	1,569	\$ 1,569	\$		0.00%
Clyde Hill	\$	2,660	\$ 2,660	\$	-	0.00%
Hunts Point		1,569	\$ 1.569	\$	-	0.00%
Medina	\$	2,660	\$ 2,660	\$	-	0.00%
Yarrow Point	\$	1,569	\$ 1,569	\$	_	0.00%
Sammamish	\$	46,188	\$ 46.188	\$	-	0.00%
Kenmore	\$	25,195	\$ 25,195	\$	-	0.00%
Other*	\$	11,400	\$ 9.500	\$	(1,900.00)	-16.67%
TOTAL	\$	501.888	\$ 499,988	\$	(1.900.20)	-0.38%
TOTAL COSTS	\$	501.886	\$ 499.876	\$	(2,010.23)	-0.40%
BALANCE	\$	2	\$ 112			

^{*} Administrative fee collected from Redmond Ridge East (\$250 / initial sale).

ATTACHMENT C

ARCH PROJECTS RECEIVING CITY OF REDMOND ASSISTANCE - THROUGH FALL 2010

Project	Year Funded	No. l	Jnits				REDMONE) AL	LOCATIONS	3_			تــــــــــــــــــــــــــــــــــــــ		PROJECT	S LC	CATED IN			Redmo		HTF Cycle
Location		Total	In Redmond		HTF/CIP		CDBG		Other		Red	mond Total		Fu	nding from	Fu	nding from	Т	otal ARCH	Contrib	outions to	
					a.		b.		C.			(a + b + c)		F	Redmond	õ	her Cities		Funding	Other (Cities	
															d.		e.		(d + e)			
Redmond	1993	41	41	\$	100,000						\$	100,000		\$	100,000		-	\$	100,000			1993, Spring
Redmond	1993	19	19			\$	23,303				\$	23,303		\$	23,303	\$	164,485	\$	187,788			1993, Fall
Bellevue	1993 1994	10		•	71.750	\$	9,400				\$	9,400 71,750	1	Φ.	71.750	•		6	71.750	\$	9,400	1993, Fall
Redmond UKC-Iss.	1994	54	4	\$	/1,/50	\$	75.000				\$	71,750	1	\$	/1,/50	\$	-	\$	71,750	\$	75.000	1994, Spring
UKC-ISS. UKC - Bell.	1995	12				\$	10.000				\$	10,000	-							\$	10.000	1995, Spring 1996, Fall
Redmond	1996	18	18	\$	280,000	φ	10,000				\$	280,000	1	\$	280,000	\$	_	\$	280,000	φ	10,000	1996, Fall
Redmond	1997	24	24		70,000	\$	216,683				\$	286.683	1	\$	286,683	\$		\$	286,683			1997, Spring
Redmond	1997	93	93		50,000	Ψ	210,000	\$	326.000	1	\$	376.000	1	\$	376,000	\$	150,000	\$	526,000			1997, Spring
Redmond	1997	18	18	_	66,353			Ψ	020,000		\$	66,353		\$	66,353	\$	375.647	\$	442.000			1997, Fall
Kirkland	1997	24	10	\$	33,647						s	33,647	1	φ	00,333	φ	373,047	φ	442,000	\$	33,647	1997, Fall
	1996/98	20		φ	33,047	\$	115,000				\$	115.000	1							\$	115.000	1998, Fall (1996, Fa
Bellevue Bothell	1996/98	8		\$	50.000	\$	7,265				\$	57,265	\vdash							\$	57,265	1998, Fall (1996, Fall
	1999	59		\$,	Ф	7,205				\$	100,000	1							\$	100.000	
Mercer Island				\$	100,000	_					\$		1									Spring 1999
Woodinville	1999	50		\$	50,000	•	05.404					50,000	1							\$	50,000	Spring 1999
Newcastle	2000	12				\$	85,401				\$	85,401	1							\$	85,401	Spring 2000
Woodinville	2000	50				\$	6,475	•		2	\$	6,475	1			_				\$	6,475	
Redmond	2000	308	308					\$	1,573,375	-	\$	1,573,375	1	\$	1,573,375	\$	72,000	\$	1,645,375			2000 Fall
Issaquah	2001	50				\$	40,107				\$	40,107	1	Φ.	100 000	•	450.000	•	050 000	\$	40,107	Spring 2001
Redmond	Fall 2001	60 Incl ^	60		105.055	\$	100,000	•	226,762	5	\$	100,000	-	\$	100,000	\$	150,000	\$	250,000			Fall 2001
Redmond	Spring 2002	Incl ^ 66		\$	105,255 100,000	\$	192,309	\$	226,762	-	\$	524,326 100,000	1	\$	524,326	Þ	752,436	5	1,276,762	\$	100.000	Spring 2002
Kirkland	Spring 2002	Incl ^		Þ	100,000	_		•	125.344	5	\$		1	\$	125,344			6	405.044	•	100,000	Spring 2002 N/A
Redmond	N/A	Inci						\$	- / -			125,344	-	•				\$	125,344			N/A
Redmond	2000	1	1		50.000			\$	400		\$	400	-	\$	400			\$	400			
Redmond	N/A	Incl ^	_	\$	50,000						\$	50,000	1	\$	50,000	_		\$	50,000			Fall 2003
Redmond	N/A	5	5	_		\$	50,000				\$	50,000	1	\$	50,000	\$	25,000	\$	75,000			Fall 2003
Redmond	Fall 2006	5	5	\$	75,000						\$	75,000	1	\$	75,000	\$	175,000	\$	250,000			Fall 2006
	See #35 above)	5		ļ.,							ļ.,		1			_		L.				
Various	N/A			\$	85,000						\$	85,000		\$	85,000	\$	165,000	\$	250,000	\$	50,000	Fall 2003
Redmond	N/A	166	166	_	150,000						\$	150,000		\$	150,000	\$	1,000,000	\$	1,150,000			Spring 2004
Issaquah	N/A	Incl ^		\$	150,000						\$	150,000									\$150,000	
Issaquah		28		\$	40,000						\$	40,000		\$	40,000	\$	410,000	\$	450,000		\$40,000	Fall 2005
Kirkland	Fall 2007	6		\$	40,000						\$	40,000									\$40,000	Fall 2007
Bellevue	Fall 2007	6		\$	25,000						\$	25,000									\$25,000	Fall 2007
Kenmore	Spring 2008	90	(indefinite)	\$	160,000						\$	160,000									\$160,000	Spring 2008
Issaquah	Spring 2009	47		\$	150,000						\$	150,000									\$150,000	Spring 2009
Kirkland	Fall 2009	60		\$	85,000						\$	85,000									\$85,000	Fall 2009
NE King Co.	Fall 2009	2		\$	55,000						\$	55,000									\$55,000	Fall 2009
Bellevue	(Fall2010)	84	(Proposed)	Ė																		Fall 2010
	TOTAL ³	1505	762	\$	2.142.005	\$	930.943	\$2	27.439.981		\$	5.324.829	4	\$	3.977.534	\$	3,439,568	\$	7.417.102	\$	1,437,295	

⁾ assessment for sewer improvements on Avondale

for all projects is approximately \$29 million Redmond has provided approximately 18% of total assistance to all ARCH projects. Projects located in Redmond have received approximately 46% of the total from all cities. amount of city waiver for Building, Planning, and Impact Fees

Building, Planning, and Impact Fees ments with Redmond funding.

ATTACHMENT D

SUMMARY OF ALL AFFORDABLE HOUSING UNITS LOCATED IN REDMOND (THROUGH DECEMBER 2010)

HOUSING	DBO JECT NAME	0000	MANAGEMENT	ARCH \$\$	REDMOND FUNDS TO ARCH	D FUNDS RCH	TOTAL	∢	FFORDABL	AFFORDABLE UNITS IN DEVELOPMENT	EVELOPMEI	Þ
TYPE		ADDRESS	OR OWNER)	CITIES	HTF (CIP)	CDBG	UNITS IN DEV.	<30% Median	<50% Median	<60% Median	<80% Median	<90% Median
	Emerald Heights	10901 176 th Circle NE	Privately managed Non-HUD Assisted				363				38	
SEI	Emma McRedmond Manor	7960 – 169 th Ave NE	Privately managed HUD Assisted				32		32			
	Patricia Harris Manor	16307 NE 81 st Street	Privately managed HUD Assisted				40		40			
	Forest Glen	8610 – 164 th Avenue NE	KC Housing Authority HUD Assisted				40		04			
AL NEE USING	Community Homes Inc 4 & 5	Education Hill N'hood	Community Homes Inc.	\$150,000	\$27,500	\$50,000	10	10				
DS	Pine Villa (Stillwater)	Not available	Eastside Mental Health	\$164,485		\$23,303	19				19	
	Fairwinds (Leisure Care)	9988 Avondale Road NE	Privately managed Senior housing				143		23			
	Heritage Woods	16518 NE 91 st Street	Privately managed Non-HUD Assisted				09				59	
	Terrace Hills	8704 – 164 th Ave NE	Privately managed Non-HUD Assisted	\$375,647	\$66,353		18				18	
FAMIL	Westwood Square	10027 NE 138 th Place	Privately managed HUD Assisted				02				14	
Y & INI	Willowmoor Manor	15825 Leary Way	Privately managed HUD Assisted	Mkt rate Condo conversion			08				46	
טסועוכ	Avondale Manor	17107 NE 80 th Street	KC Housing Authority HUD Assisted				20		20			
AL HO	Forest Grove	8350 – 167 th Ave NE	KC Housing Authority HUD Assisted				25		25			
USING	Village at Overlake Station (TOD)	2630 152 ND Ave NE	KC Housing Authority HUD Assisted	\$72,000	\$1,573,375		308			308		
	Summerwood Apartments	9805 Avondale Road NE	раѕн	1,000,000	\$150,000		166	45	56	10		55 moderate ownership
	Parkway Apartments	3970 West Lake Sammamish Parkway	KC Housing Authority HUD Assisted		\$100,000		14		14			

	1	Т	T	1	T	_		T	-	1	T	T	I	[T	1	1	1
F	<90% Median					9		4		6	9	9	6					
AFFORDABLE UNITS IN DEVELOPMENT	<80% Median						9						5	7	2			9 (3 handicap
UNITS IN	<60% Median																	
FORDABLE	<50% Median								-							-	-	
AFI	<30% Median	20	181	09	4													
TOTAL	IN DEV.	50	181	09	4	N/A	N/A	33	24	124	59	09	84	99	22	24	24	66
FUNDS	CDBG			\$292,309	\$71,750													
REDMOND FUNDS TO ARCH	HTF (CIP)		\$280,000	\$332,017														
ARCH \$\$	CITIES			\$902,436														
MANAGEMENT	(OR OWNER)	YWCA	Eastside Housing Association (EHA)	Eastside Housing Association (EHA)	Hopelink	Private Ownership Condominiums	Private Ownership Condominiums	Private Ownership Condominiums	Private Ownership Cottage Housing	Rental Units	Condominium conversion	Private Ownership Condominiums	Private Ownership Condominiums	Private Ownership Condominiums	Private Ownership	Private Ownership SF attached	Private Ownership	Private Ownership
ADDRESS	001	16601 NE 80 th Street	9551 Avondale Rd NE	9551 Avondale Rd NE	9451 Avondale Rd NE	178** NE 93 rd Way	109** Avondale Rd. NE	46** 168th Ct. NE	104** 132 nd Avenue NE	16075/16080 NE 85 th St.	16275 NE 85 th Street	NE 79th Street	16141 Cleveland Street	7805 170 th PI.	8296 160 th Ave NE	12931 NE 126 th PI	8039 165 th Ave NE	NW intersection of Redmond Way and Willows Road
PROJECT NAME		YWCA Family Village	EHA Avondale Park Acquisition & Rehab	EHA Avondale Park Redevelopment	Dìxie Price	Ashford Park ²	Essex Park³	Meadows at Marymoor⁴	Conover Commons ⁵	Avalon/Park Square Apartments	Frazer Court Apartments	Redmond 44	Cleveland Street Condos ⁶	Park Place	Redmond Court (Urbane Redmond)	Indigo (Hanson Plat)	Portulaica	Redmond Townhomes (Intracorp (The Element)
HOUSING	I YPE	TI	RANSI HOU		AL				INC	LUSIC		Y UN				_		

These units are not included in the total unit count because of redevelopment

Ashford Park covenant duration 30 years to 2025. Units are set-aside for households earning 85% or less of KC Median Income
Essex Park covenant duration 15 years to 2007

Meadows at Marymoor covenant duration 30 years to 2028 with provision that City receives net surplus from first sale after covenant expires. Units are set-aside for households earning 85% or less of KC Median Income
Project under construction (March 2004). Affordable unit to be built as part of Phase II.

With this development, the City crossed the threshold for affordable housing downtown, requiring 10% of all future units built downtown to be affordable to households earning 80% or less of KC Median Income

	TOD Trammel Crow Residential	NE 83 rd Street Downtown P & R	Not determined				324				64	
	Redmond River Park	159 th and Redmond Way	Private				316				31	
	Redmond Way, E & W						115 & 135				25	
	166 th Avenue Condos						51				pending	
	Perrigo's Park						15				pending	
	The Stelvio	15815 Bear Creek Pkwy	Private Ownership				34				Pending (3)	
(rezone)	Sequoia Estates						20				2	
(rezone)	Derus Condominiums						44				Pending (2)	
OWN U	Avon Villa Mobile Home Park	11434 Avondale Rd NE	Manufactured Housing Community Preservationists (MHCP)	\$150,000	\$376,0007		93		38		38	(17 mkt rate)
ERS NITS	Paterson Park (Coast Guard)	9551 Avondale Rd NE	Habitat for Humanity		\$195,344	\$216,683	24		24			
SHIP S	Dollar Condo	8839 – 166 th Ave NE Unit C-104	Union Hill Alliance Church		\$400		-		-			
TOTAL – AFI	TAL – AFFORDABLE UNITS LOCATED IN THE CITY OF REDMOND – 1,115 UNITS	N THE CITY OF REDMOND	- 1,115 UNITS	\$2,814,568	\$3,100,989	\$654,045		80	343	318	340	34 (17 akt)

Includes \$327,000 paid by City for LID (Avondale Sewer Assessment)