AM No. 12-028 (C4)

CityofRedmond
WASHINGTON

MEMO TO: City Council

FROM: John Marchione, Mayor

DATE: February 21, 2012

SUBJECT: **APPROVAL OF 2012 ARCH WORK PROGRAM AND BUDGET**

I. RECOMMENDED ACTION

Approve the attached 2012 ARCH (A Regional Coalition for Housing) Work Program and Administrative Budget as provided in Attachments A and B.

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 2012

At its December 2011 meeting, the ARCH Executive Board reviewed and approved the 2012 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 ARCH Work Program: 2012 in Attachment A.)

The 2012 ARCH Work Program includes work carried over from 2011, as well as several new activities. For 2012, 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. 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. In 2010, 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.

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 over 200 such dwellings in Redmond, with several new projects anticipated within 2012 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 the development of a Housing Strategy Plan, as directed by the update to the Housing Element and new policy HO-8, within the overall update to the Redmond Comprehensive Plan, adopted December 2011.

- Assist with carrying out implementation strategies that result from the investigation of emerging housing markets in Redmond and East King County.

- 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.

- 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 work with City staff on a potential ordinance prohibiting tenant discrimination on the basis of Section 8 vouchers as a source of income; further, work with other Eastside cities, King County, and the King County Housing Authority to preserve existing HUD-financed (Section 8) affordable housing whenever possible.

- ARCH has and will continue to provide assistance as needed in updating neighborhood plans (Southeast Redmond) 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 2012

The ARCH administrative budget for 2012 is $521,167. This represents an increase of $21,395 (4.26 percent) from the 2011 budget. The larger portion of this increase is due to actual salary increases based on Bellevue's approved Cost of Living Adjustment (COLA); however, the ARCH Executive Board has approved forwarding the 2012 budget to councils with an understanding that any increases in the City of Bellevue COLA would not impact member contributions. In addition, an increase in budgeted rent costs for the ARCH offices allows consideration of opportunities for a larger space at their present location, the Together Center in Downtown Redmond.

The proposed ARCH budget anticipates Redmond's annual cash contribution would be $59,768, which represents no increase over the last three years' budgets. The Planning

ARCH 2012 administrative budget provided in Attachment B includes a line-item breakdown of operating expenses, along with a comparison to 2011 figures, and a summary of cash and in-kind contributions by each ARCH member jurisdiction. Additional cash contributions of $21,179 have resulted from a combination of administrative fees collected from Redmond Ridge East, $10,000 from a national grant, and administrative reserves resulting from a staff vacancy in the previous year.

Since the establishment of ARCH in 1993, over 2,575 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 30 percent of these are located within Redmond. ARCH cities have contributed a total of approximately $35 million in funding toward housing, of which over $5 million (16 percent of the total) has come from City of Redmond contributions.

The Parks and Human Services Committee reviewed the 2012 ARCH Work Program and Budget at their February 7, 2012, meeting.

IV. IMPACT

A. **Service Delivery:** The 2012 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 with other jurisdictions, Redmond's housing efforts are more cost-effective and better coordinated. As shown in Attachment C, Summary of Affordable Housing Units in Redmond, ARCH has been very effective in helping the City create housing within Redmond.

B. **Fiscal:** Approval of the ARCH budget for 2012 would implement the City's 2012 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 2012 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 2012. 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: 2012 ARCH Work Program
Attachment B: 2012 ARCH Budget
Attachment C: Summary of Affordable Housing Units in Redmond

Robert G. Odle, Director, Planning & Community Development — Date 2/7/12

Approved for Council Agenda: John Marchione, Mayor — Date 2/15/12

ATTACHMENT A

12/15/11

ARCH WORK PROGRAM: 2012

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.

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.*

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:

Trust Fund Long Term Issues.

1. 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. Research and develop a menu of options for creating more sustainable funding source to supplement general fund contributions for the ARCH Trust Fund. Will require compiling variety of background information on different options (e.g. potential scale of impact for overall membership and range of impact for different members; legal/legislative constraints, etc). Convene members to evaluate options and consider next steps

2. Long Term Operation of Funded Projects. In the past few years, there has been one project funded through ARCH and other projects in the state funded by other public funders needing significant capital improvements or other needs for refinancing. Conduct a more thorough evaluation of projects funded in the past through ARCH, including convening panel of real estate experts to assess ongoing operation and long term health of projects. As necessary, develop strategies to address findings from this evaluation.

Objective: Develop a sustainable strategies for the HTF to meet local housing goals and preserve assisted affordable housing.

Surplus Property/Underdeveloped Property. Assist as needed member cities' evaluation of potentially surplus public property or underutilized private property (e.g. church properties) for suitability of affordable housing. Currently identified opportunities includes:

- Assist King County (Metro)and Kirkland (Metro) with using the South Kirkland Park n Ride site for a mix of market rate and affordable housing and expanded Park n Ride spaces.
- Assist Sammamish with making surplus city site available to Habitat for Humanity of East King County
- Explore opportunities for catalyst projects in transit oriented neighborhoods such as Bel-Red, Overlake and central Mercer Island.

As a subset of this item, convene members and other stakeholders to explore how to potentially work more proactively with faith based organizations to utilize their properties to assist with addressing affordable housing needs, especially for homeless populations.

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

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. Currently a third round of $800,000 of funding is being implemented bringing the total amount in the revolving fund to $2.4 million This round will include several updates to the program resulting from a review of the program.

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

HUD Assisted Housing. 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. 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 2012 this will include outreach efforts targeted to newer council members.

Housing Needs Assessment In 2012 members will need Housing Needs Assessments as part of their updates to their Comprehensive Plans. Working with ARCH members, ARCH has developed an overall needs assessment covering East King County . As an initial part of each member's update of their Comprehensive Plan, ARCH will supplement the overall needs assessment with localized information.

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,

Local Housing Efforts: 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 time assisting members updating local Housing Elements, with initial efforts focused on developing needs assessments for members.

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

Bellevue

Assist City staff as needed with housing planning initiatives that may include review of ADU regulations

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 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.

Bothell

Assist City staff with implementation of any housing strategies identified by City Council as part of the 2012 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 update to the Comprehensive Plan Housing Element.

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

Issaquah

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.

Issaquah Highlands: Monitor the implementation of the Issaquah Highlands affordable housing development agreement.

Kenmore

Housing Regulations: Assist city staff with their update of its zoning and subdivision codes as they relate to housing and housing affordability.

Kirkland

Continue to assist staff with local action related to the South Kirkland Park & Ride property (e.g. 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.

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 administrative procedures and documents associated with the land use incentive and tax exemption programs for Town Center.

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 staff with outreach effort related to ADU.

Redmond

Assist with further update of housing regulations as needed as follow up to the rewrite of the City's zoning code. Assist with the creation of user guides for implementing housing requirements

Assist with the development of a Strategic Housing Plan.

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 and other programs available to Redmond residents and developers, e.g., Accessory Dwelling Units (ADUs).

Assist with carrying out implementation strategies that result from the investigation of emerging housing markets as described below under regional issues.

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 and develop policy and regulatory responses.

Continue to work with City staff on a potential ordinance prohibiting tenant discrimination on the basis of Section 8 vouchers as a source of income.

Sammamish

Assist with update to Comprehensive Plan / Housing Element and Housing Strategy Plan.

Assist staff with making surplus site available to Habitat (see special projects).

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

Woodinville

Assist with update to Comprehensive Plan / Housing Element and Housing Strategy Plan.

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 with public and private agencies from the Central Puget Sound region received a $5 million HUD Sustainable Communities Planning Grant. Continue to work on 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).

One particular interest in this work in better understanding emerging housing markets. This includes investigating how to encourage housing development in new or unproven markets. *What are the barriers, and how can ARCH member jurisdictions address these*

issues? Further, how can ARCH assist with familiarizing the development community about housing opportunities in these areas?

Objective: Obtain information that is applicable to ARCH member cities' housing development efforts.

Countywide Planning Policies (CPP) for Affordable Housing. The Growth Management Planning Council adopted updated CPPS for housing, which included a policy regarding evaluating the methodology used to establish affordable housing targets. ARCH staff will assist the regional work group on this task with the goal of presenting a report on findings and options to the GMPC by mid-year and leading to a potential updated policy for affordable housing targets in the County.

Legislative Items. 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. For the upcoming legislative session, primary emphasis would be on assisting in efforts to modify legislation related to local waiver of Impact Fees. Goal of legislation is to provide discretion to cities to waive impact fees without replacing with other public funds. This legislation had been identified by the ARCH *Housing Priority Strategies*.

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. Update on a regular basis information on the ARCH website, including information related to senior housing opportunities. Add new section to the website that provides more details and administrative materials for affordable incentive programs available through ARCH members and fair housing information. .

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. Work with Executive Board to develop multi-year strategy for the ARCH Administrative Budget. 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.

ATTACHMENT B

2012 ARCH Administrative Budget

I. ANNUAL OPERATING EXPENSES

Item	2011 Budget	2012 Budget	Change Budget	Percent Change
Staffing				
Sub-total *	$ 452,870	$ 474,265	$ 21,395	5%
Rent	$ 13,364	$ 18,000	$ 4,636	35%
Utlities	Incl^	Incl^	Incl^	Incl^
Telephone	$ 2,704	$ 2,704	$ -	0%
Operating				
Travel/Training	$ 2,000	$ 2,000	$ -	0%
Auto Mileage	$ 3,650	$ 3,500	$ (150)	-4%
Copier Costs	$ 2,750	$ 2,500	$ (250)	-9%
Office Supplies	$ 2,068	$ 2,068	$ -	0%
Office Equipment Service	$ 3,750	$ 1,500	$ (2,250)	-60%
Fax/Postage	$ 2,060	$ 1,200	$ (860)	-42%
Periodical/Membership	$ 3,588	$ 3,700	$ 112	3%
Misc. (e.g. events,etc.)	$ 1,680	$ 1,680	$ -	0%
Insurance	$ 8,741	$ 7,400	$ (1,341)	-15%
Reorganization Admin	$ 650	$ 650	$ -	
Sub-total	$ 30,937	$ 26,198	$ (4,739)	-15%
TOTAL	$ 499,875	$ 521,167	$ 21,292	4.26%

* Actual salary increases based on Bellevue's approved Cost of Living Adjustment
Salary of associate planner at .6FTE with balance paid seoparately from PSRC/HUD contract

II. ARCH ADMINISTRATIVE BUDGET: RESOURCE DISTRIBUTION

A. Cash Contributions		2011		2012	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%
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*	$	9,500	$	30,679	$	21,179.00	
TOTAL	$	359,542	$	380,721	$	21,179.00	

B. In-Kind Contributions		2011		2012	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*	$	9,500	$	30,679	$	21,179.00	222.94%
TOTAL	$	499,988	$	521,167	$	21,178.81	4.24%
TOTAL COSTS	$	499,875	$	521,167	$	21,291.55	4.26%
BALANCE	$	113	$	0			

* This is combination of administrative fee collected from Redmond Ridge East;
$10,000 from national grant; and admin reserve resulting from staff vacancy in previous year

ATTACHMENT C

SUMMARY OF ALL AFFORDABLE HOUSING UNITS LOCATED IN REDMOND (THROUGH DECEMBER 2011)

HOUSING TYPE	PROJECT NAME	ADDRESS	MANAGEMENT TYPE (OR OWNER)	ARCH $$ FROM OTHER CITIES	REDMOND FUNDS TO ARCH		TOTAL UNITS IN DEV.	AFFORDABLE UNITS IN DEVELOPMENT				
					HTF (CIP)	CDBG		<30% Median	<50% Median	<60% Median	<80% Median	<90% Median
SENIOR/SPECIAL NEEDS RENTAL HOUSING	Emerald Heights	10901 176th Circle NE	Privately managed Non-HUD Assisted				363				38	
	Emma McRedmond Manor	7960 – 169th Ave NE	Privately managed HUD Assisted				32		32			
	Patricia Harris Manor	16307 NE 81st Street	Privately managed HUD Assisted				40		40			
	Forest Glen	8610 – 164th Avenue NE	KC Housing Authority HUD Assisted				40		40			
	Community Homes Inc. – 4 & 5	Education Hill N'hood	Community Homes Inc.	$150,000	$27,500	$50,000	10	10				
	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			
FAMILY & INDIVIDUAL HOUSING	Heritage Woods	16518 NE 91st Street	Privately managed Non-HUD Assisted				60				59	
	Terrace Hills	8704 – 164th Ave NE	Privately managed Non-HUD Assisted	$375,647	$66,353		18				18	
	Westwood Square	10027 NE 138th Place	Privately managed HUD Assisted				70				14	
	~~Willowmoor Manor~~	~~15825 Leary Way~~	~~Privately managed HUD Assisted~~	*Mkt rate Condo conversion*			~~80~~				~~16~~	
	Avondale Manor	17107 NE 80th Street	KC Housing Authority HUD Assisted				20		20			
	Forest Grove	8350 – 167th Ave NE	KC Housing Authority HUD Assisted				25		25			
	Village at Overlake Station (TOD)	2630 152ND Ave NE	KC Housing Authority HUD Assisted	$72,000	$1,573,375		308			308		
	Summerwood Apartments	9805 Avondale Road NE	DASH	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		41		41			

HOUSING TYPE	PROJECT NAME	ADDRESS	MANAGEMENT TYPE (OR OWNER)	ARCH $$ FROM OTHER CITIES	REDMOND FUNDS TO ARCH		TOTAL UNITS IN DEV.	AFFORDABLE UNITS IN DEVELOPMENT				
					HTF (CIP)	CDBG		<30% Median	<50% Median	<60% Median	<80% Median	<90% Median
TRANSITIONAL HOUSING	YWCA Family Village	16601 NE 80th Street	YWCA				20	20				
	EHA Avondale Park Acquisition & Rehab	9551 Avondale Rd NE	Eastside Housing Association (EHA)		$280,000		18[1]	18[1]				
	EHA Avondale Park Redevelopment	9551 Avondale Rd NE	Eastside Housing Association (EHA)	$902,436	$332,017	$292,309	60	60				
	Dixie Price	9451 Avondale Rd NE	Hopelink			$71,750	4	4				
INCLUSIONARY UNITS	Ashford Park[2]	178** NE 93rd Way	Private Ownership Condominiums				N/A					6
	Essex Park[3]	109** Avondale Rd. NE	Private Ownership Condominiums				N/A				6	
	Meadows at Marymoor[4]	46** 168th Ct. NE	Private Ownership Condominiums				33					4
	Conover Commons[5]	104** 132nd Avenue NE	Private Ownership Cottage Housing				24		1			
	Avalon/Park Square Apartments	16075/16080 NE 85th St.	Rental Units				124					9
	Frazer Court Apartments	16275 NE 85th Street	Condominium conversion				59					6
	Redmond 44	NE 79th Street	Private Ownership Condominiums				60					6
	Cleveland Street Condos[6]	16141 Cleveland Street	Private Ownership Condominiums				84				5	3
	Park Place	7805 170th Pl.	Private Ownership Condominiums				66				7	
	Redmond Court (Urbane Redmond)	8296 160th Ave NE	Private Ownership				22				2	
	Indigo (Hanson Plat)	12931 NE 126th Pl	Private Ownership SF attached				24		1			

[1] These units are not included in the total unit count because of redevelopment
[2] Ashford Park covenant duration 30 years to 2025. Units are set-aside for households earning 85% or less of KC Median Income
[3] Essex Park covenant duration 15 years to 2007
[4] 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
[5] Project under construction (March 2004). Affordable unit to be built as part of Phase II.
[6] 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

	Portula'ca	8039 165th Ave NE	Private Ownership				24		1			
	Redmond Townhomes (Intracorp (The Element)	NW intersection of Redmond Way and Willows Road	Private Ownership				99				9 (3 handicap accessible)	
	TOD Trammel Crow Residential	NE 83rd Street Downtown P & R	Not determined				324				64	
	Redmond River Park	159th and Redmond Way	Private				316				31	
	Redmond Way East		Rental				115				11	
	Redmond Way West		Rental				135				14	
	Old Town Mixed Use	16175 NE Cleveland St.	Rental				149				15	
	Redmond Square	7999 170th Ave NE	Rental				154				14	
	The Stelvio	15815 Bear Creek Pkwy	Private Ownership				34				Pending (3)	
(rezone)	Sequoia Estates						20				2	
OWNERSHIP UNITS	Avon Villa Mobile Home Park	11434 Avondale Rd NE	Manufactured Housing Community Preservationists (MHCP)	$150,000	$376,000[7]		93		38		38	(17 mkt rate)
	Paterson Park (Coast Guard)	9551 Avondale Rd NE	Habitat for Humanity		$195,344	$216,683	24		24			
	Dollar Condo	8839 – 166th Ave NE Unit C-104	Union Hill Alliance Church		$400		1		1			
TOTAL – AFFORDABLE UNITS LOCATED IN THE CITY OF REDMOND – 1,141 UNITS				**$2,814,568**	**$3,100,989**	**$654,045**		**80**	**343**	**318**	**366**	**34 (17 mkt)**

[7] Includes $327,000 paid by City for LID (Avondale Sewer Assessment)