AM No. 13-030 (C6)



MEMO TO:

City Council

FROM:

John Marchione, Mayor

DATE:

February 19, 2013

SUBJECT:

APPROVAL OF 2013 ARCH WORK PROGRAM AND BUDGET

I. RECOMMENDED ACTION

Approve the 2013 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 Colleen Kelly, Assistant Director, Community Planning, 425-556-2423 Lori Peckol, AICP, Policy Planning Manager, 425-556-2411 Sarah Stiteler, AICP, Senior Planner, 425-556-2469

III. DESCRIPTION/BACKGROUND

ARCH Work Program for 2013

At its December 2012 meeting, the ARCH Executive Board reviewed and approved the 2013 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: 2013 in Attachment A.)

The 2013 ARCH Work Program includes work carried over from 2012, as well as several new activities. For 2013, 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. Further, ARCH will research and develop a menu of options for creating a more sustainable funding source to supplement general fund contributions for the ARCH Trust Fund and convene members in 2013 to evaluate these options.

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:

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- Assist with the development of city-owned property for affordable senior housing in Downtown.
- Continue to implement high priority items identified in the Housing Strategy Plan, such as encouraging public/private partnerships to promote the development of affordable housing in urban centers.
- 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.
- Continue to work on the promotion of affordable housing and other programs available to Redmond residents and developers; e.g., Accessory Dwelling Units (ADUs).
- 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 220 such dwellings in Redmond, with several new projects anticipated within 2013 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.
- Continue to work on education and outreach efforts with landlords regarding the City's prohibition of 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.
- 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 2013

The ARCH administrative budget for 2013 is \$543,948. This represents an increase of \$22,782 (4.37 percent) from the 2012 budget and is the first increase over the last four years. The budget has increases in member assessments that vary widely among members, as a result of a three-year process to realign contributions based on current populations of member jurisdictions.

The proposed ARCH budget anticipates Redmond's annual cash contribution would be \$62,167, which represents an increase of four percent over the 2012 budget of \$59,768. The 2013 budget request for Redmond also represents the first increase since 2009.

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The ARCH 2013 administrative budget provided in Attachment B includes a line item breakdown of operating expenses, along with a comparison to 2012 figures, and a summary of cash and in-kind contributions by each ARCH member jurisdiction.

Since the establishment of ARCH in 1993, over 2,725 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 \$37 million in funding toward housing, of which over \$5 million (14 percent of the total) has come from City of Redmond contributions.

Staff briefed the Parks and Human Services Committee regarding the 2013 ARCH Work Program and Budget at their February 5, 2013, meeting.

IV. IMPACT

- A. <u>Service Delivery</u>: The 2013 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.** <u>Fiscal</u>: Approval of the ARCH budget for 2013 would implement the City's commitment in the 2013-2014 biennial budget 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 2013 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.

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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 2013. 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: 2013 ARCH Work Program

Attachment B: 2013 ARCH Budget

Attachment C: Summary of Affordable Housing Units in Redmond

Robert G. Odle, Director, Planning & Community Development

2/5/13 Date

Approved for Council Agenda:

John Marchione, Mayor

12-7-12

ARCH WORK PROGRAM: 2013

I. PROJECT ASSISTANCE

A. Oversight of Local Monetary Assistance

<u>ARCH Trust Fund.</u> 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.

<u>Centralized Trust Fund System.</u> 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.

<u>King County / State Funding Programs.</u> 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. <u>Special Initiatives</u> 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. <u>ARCH Trust Fund: Dedicated Funding Source</u>. 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. Work in 2013 to include convening members to evaluate options. For any options selected for further consideration, follow up on next steps.

2. Long Term Operation of Funded Projects. In 2012 ARCH conducted an 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. This led to creating an assessment tool to monitor and respond to issues that could impact the long term viability of funded projects. In 2013, undertake initial assessment of funded projects. As needed follow up with individual property owners, to further evaluate project and if needed strategize ways to improve long term viability.

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

<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. Currently identified opportunities includes:

- Assist Kirkland with implementing local provisions (e.g. land use and multifamily tax exemption affordability requirements) associated with the South Kirkland Park n Ride.
- Assist Sammamish with making surplus city site available to Habitat for Humanity of East King County
- Assist Redmond with evaluating making a surplus city site available for affordable housing, and if approved, assist with development of an RFP, selection of a development team, and other follow up activities
- Continue to explore opportunities for catalyst projects in transit oriented neighborhoods such as Bel-Red, Overlake and central Mercer Island that include affordable housing and other features that help implement neighborhood plan objectives. Explore modifications of existing ARCH Trust Fund criteria and procedures to potentially support such efforts.

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. This includes supporting efforts by Eastside Human Services Forum, EHAC and cities to develop an East King county sub-regional strategic approach to winter shelter for homeless adults and families.

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

Eastside Homebuyer Assistance Program. .

Continue working with Washington State Housing Finance Commission to support the third phase of the House Key Plus ARCH Downpayment Assistance Program.

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

<u>HUD Assisted Housing.</u> No known projects in the upcoming year, but 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 are grouped 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.)

<u>Housing Background Information.</u> 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 2013, looking at a Housing 101 event that will help assist member councils and planning commissions to prepare for updates to their Housing Elements.

Objective: 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.

<u>Housing Needs Assessment.</u> 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.

<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 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 with a Housing Needs Assessment and Housing Element as part of the Comprehensive Plan update.

Assist City in the update to the Housing and Land Use Elements of the Comprehensive Plan

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 East Link corridors where transit oriented housing and mixed income housing development is an important component of the initial planning work.

Assist in innovative housing ordinance for NB properties within the Newport Hills Commercial Center.

Assist in the "Downtown Livability" program's review of housing regulations and incentives.

Bothell

Assist city staff with review and update of existing Accessory Dwelling Units regulations.

Assist city with work related to affordable housing component of the city's LIFT program in their downtown areas. Includes assisting with any reporting requirements and potentially exploring additional opportunities for affordable housing on city owned properties in the downtown revitalization area.

Assist city staff with evaluating the updated state legislation regarding impact fee waivers for affordable housing, and explore potential revisions to local regulations related to impact fee waivers for affordable housing.

Clyde Hill

Assist City staff with update to the Comprehensive Plan Housing Element.

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

Issaguah

Central Issaquah Plan: Continue work with City staff to refine development standards and regulations related to the housing policies adopted in the Central Issaquah Plan.

Based on policy direction in Central Issaquah Plan, assist City staff with research and presentation to council related to establishing a Multifamily Tax Exemption program in Central Issaquah. If program approved by Council, assist staff with establishing administrative procedures.

As needed, assist City staff with administration of the affordable housing provisions of the Lakeside and Rowley development agreements.

Issaquah Highlands: Mostly completed, but monitor the implementation of any remaining portions of the Issaquah Highlands affordable housing development agreement.

Assist city staff with evaluating the updated state legislation regarding impact fee waivers for affordable housing, and explore potential revisions to local regulations related to impact fee waivers for affordable housing.

Kenmore

Assist City staff with a Housing Needs Assessment and advise on potential amendments to the goals and policy for the Comprehensive Plan update scheduled for 2014.

Assist in review of affordable housing regulations as needed for the City's commercial zoning work program for the Regional Business zone.

Consult and provide assistance to City staff on specific sites with affordable housing opportunities such as in the downtown and on city owned property.

Assist in developing administrative procedures for the City's adopted multi-family tax exemption program.

Kirkland

Assist City staff with a Housing Needs Assessment for the Comprehensive Plan update scheduled for 2013 and 2014.

Assist City in the update to the Housing and Land Use Elements of the Comprehensive Plan.

Continue to assist staff with local action related to the South Kirkland Park & Ride property (e.g. documentation to secure affordability requirements.)

Continue to assist with negotiating and administering the provision of affordable housing in developments required to provide affordable housing units pursuant to city regulations and/or using the optional multifamily tax exemption program.

Assist City with review, and if adopted, implementation of Section 8 Nondiscrimination ordinance

Assist City with updating criteria and process for affordable housing impact fee exemptions.

Consult with city on TDR approaches and infrastructure financing tools for the Totem Lake Urban Center.

Assist City staff with Council Housing Committee and resulting initiatives.

Assist City staff with affordable housing preservation efforts and initiatives.

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 Housing Element and related housing needs analysis as part of the Comprehensive Plan update.

Assist with updating administrative procedures for city's updated affordable housing provisions 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

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 staff with preparing a surplus site for senior affordable housing development in Downtown. (See Special Projects).

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 implementation of other high priority items identified in the Strategic Housing Plan, such as encouraging public/private partnerships to promote the development of affordable housing in urban centers.

Assist with pursuit of creative ways to implement the provisions for affordable housing in the Group Health Development Agreement including exploring ways to leverage other resources.

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.

As follow up to City's adoption of Section 8 anti-discrimination ordinance, assist with education outreach effort to landlords regarding Section 8 program. Potentially do in cooperation with other jurisdictions.

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).

Assist city staff with evaluating the updated state legislation regarding impact fee waivers for affordable housing, and explore potential revisions to local regulations related to impact fee waivers for affordable housing.

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

<u>PSRC – HUD Sustainability Planning Grant.</u> 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 is 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. This also included several follow up work program items to begin implementation of some of the policies. ARCH staff will assist the regional work group on these follow up work program items.

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 potential legislation related to surplus public land. Goal of legislation is to provide emphasis on making surplus land suitable for residential development available for development that includes affordable housing. This legislation would be consistent with one of ARCH Housing Priority Strategies to proactively use surplus public property for affordable housing.

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. shelters, addressing homelessness for veterans, families, and youth and young adults). 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, including longer term solutions for winter shelters in East King County.

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. One anticipated effort is to consider updates to the covenants to account for revisions to FHA guidelines. 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.

<u>Information for public on Affordable Housing.</u> 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, public flyers 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

<u>Education/Outreach</u>. 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.

Conduct specific education events for ARCH member staff, commissioners and council members.

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.

Workprogram 2013 Draft 12-7-12

2013 ARCH Administrative Budget

I. ANNUAL OPERATING EXPENSES

| Item | 2 | 012 Budget | 2013 Budget | C | hange Budget | Percent Change |
|-----------------------------|----|------------|---------------|----|--------------|----------------|
| Staffing | | | | | | |
| Housing Mgr | \$ | 109,867 | \$ 114,066 | \$ | 4,199 | 3.82% |
| Benefits | \$ | 32,133 | \$ 34,340 | \$ | 2,207 | 6.87% |
| Housing Planner 1 | \$ | 94,665 | \$ 98,284 | \$ | 3,618 | 3.82% |
| Benefits | \$ | 29,719 | \$ 31,821 | \$ | 2,102 | 7.07% |
| Housing Planner II (.6 FTE) | \$ | 44.329 | \$ 48,330 | \$ | 4,001 | 9.03% |
| Benefits | \$ | 15,851 | \$ 17,394 | \$ | 1,543 | 9.74% |
| Clerk I | \$ | 66,797 | \$ 69,472 | \$ | 2,675 | 4.01% |
| Benefits | \$ | 25.293 | \$ 27,223 | \$ | 1,929 | 7.63% |
| Clerk II (.75 FTE) | \$ | 35,316 | \$ 36,826 | \$ | 1.509 | 4.27% |
| Benefits | \$ | 20.294 | \$ 22,012 | \$ | 1.718 | 8.47% |
| Sub-total | \$ | 474.265 | \$ 499,768 | \$ | 25.504 | 5% |
| Rent | \$ | 18,000 | \$ 15,750 | \$ | (2,250) | -13% |
| Utlities | | Incl^ | Incl^ | | Incl^ | Incl^ |
| Telephone | \$ | 2,704 | \$ 3.200 | \$ | 496 | 18% |
| Operating | | | | | | |
| Travel/Training | \$ | 2,000 | \$ 2,000 | \$ | - | 0% |
| Auto Mileage | \$ | 3,500 | \$ 3,000 | \$ | (500) | -14% |
| Copier Costs | \$ | 2,500 | \$ 2,000 | \$ | (500) | -20% |
| Office Supplies | \$ | 2.068 | \$ 2,000 | \$ | (68) | -3% |
| Office Equipment Service | \$ | 1.500 | \$ 1.500 | \$ | - | 0% |
| Fax/Postage | \$ | 1.200 | \$ 1,200 | \$ | - | 0% |
| Periodical/Membership | \$ | 3,700 | \$ 3.700 | \$ | - | 0% |
| Misc. (e.g. events.etc.) | \$ | 1.680 | \$ 1.680 | \$ | - | 0% |
| Insurance | \$ | 7.400 | \$ 7,500 | \$ | 100 | 1% |
| Reorganization Admin | \$ | 650 | \$ 650 | \$ | - | |
| Sub-total | \$ | 26.198 | \$ 25,230 | \$ | (968) | -4% |
| TOTAL | \$ | 521,167 | \$ 543,948 | \$ | 22,782 | 4.37% |

^{*} Actual salary increases based on Bellevue's approved Cost of Living Adjustment

II. ARCH ADMINISTRATIVE BUDGET: 2013 IN-KIND CONTRIBUTIONS

| | | | | ue of In-King Contributions | | |
|----------------------------|-------|---------|----|-----------------------------|----------|------------|
| Salary | Annua | | | levue | | uired Cash |
| Manager | | 114.066 | \$ | 114.066 | \$ | 2 602 11 |
| Benefits | | 34,340 | \$ | 31,837 | \$ | 2.503.11 |
| Associate Planner I | \$ | 98,284 | | | \$ | 98,283.63 |
| Benefits | \$ | 31.821 | • | | \$ | 31,821.07 |
| Associate Planner II | \$ | 48,330 | | | \$ | 48,330.03 |
| Benefits | - | 17,394 | | | \$ | 17,394.47 |
| Clerk 1 | - | 69,472 | | | \$ | 69,472.12 |
| | | 27,223 | | | \$ | 27,222.75 |
| Clerk II | | 36,826 | | | \$ | 36,825.63 |
| Benefits | \$ | 22,012 | | | \$ | 22,012.37 |
| Sub-total | \$ | 499.768 | \$ | 145.903 | \$ | 353.865.19 |
| Rent at Family Resource Ce | າໝີເກ | 15,750 | | | \$ | 15.750.00 |
| Utilities | | Incl^ | | | | |
| Telephone | \$ | 3,200 | | | \$ | 3,200.00 |
| Travel/Training | \$ | 2,000 | | | \$ | 2,000.00 |
| Auto Mileage | \$ | 3,000 | | | \$ | 3,000.00 |
| Copier Costs | \$ | 2,000 | | | \$ | 2,000.00 |
| Office Supplies | \$ | 2,000 | | | \$ | 2,000.00 |
| Office Equipment | \$ | 1,500 | | | \$ | 1,500.00 |
| Fax/Postage | \$ | 1,200 | | | \$ | 1,200.00 |
| Periodical/Membership | \$ | 3,700 | | | \$ | 3,700.00 |
| Misc. | \$ | 1,680 | | | \$ | 1,680.00 |
| Insurance | \$ | 7,500 | \$ | <u>-</u> | \$ | 7,500.00 |
| Reorganization Cost | \$ | 650 | S | _ | Š | 650.00 |
| Reorganization Cost | J | 050 | 3 | | J | 550.00 |
| Sub-total | \$ | 25,230 | \$ | - | \$ | 25,230.00 |
| TOTAL | \$ | 543,948 | \$ | 145.903 | \$ | 398,045.19 |

III. ARCH ADMINISTRATIVE BUDGET: RESOURCE DISTRIBUTION

| A. Cash Contributions | | 2012 | 2013 | Chan | ge | Percent Change |
|--------------------------|----|---------|-----------------|------|-------------|----------------|
| Bellevue | \$ | | \$ _ | \$ | - | |
| Bothell | \$ | 39,191 | \$ 40,128.01 | \$ | 937.49 | 0.00% |
| Issaquah | \$ | 14,698 | \$ 19,745,14 | \$ | 5,047.51 | 0.00% |
| King County | \$ | 43,466 | \$ 43.466.00 | \$ | - | 0.00% |
| Kirkland | \$ | 59.768 | \$ 68.852.18 | \$ | 9.083.80 | 0.00% |
| Mercer Island | \$ | 29,882 | \$ 29,882,38 | \$ | - | 0.00% |
| Newcastle | \$ | 9,960 | \$ 10,677.21 | \$ | 717.19 | 0.00% |
| Redmond | \$ | 59.768 | \$ 62,167,43 | \$ | 2.399.05 | 0.00% |
| Woodinville | \$ | 11,898 | \$ 12,365,49 | \$ | 467.53 | 0.00% |
| Beaux Arts Village | \$ | 1,569 | \$ 1,569 | \$ | - | 0.00% |
| Clyde Hill | \$ | 2,660 | \$ 2,905 | \$ | 244.88 | 0.00% |
| Hunts Point | \$ | 1,569 | \$ 1.569 | \$ | - | 0.00% |
| Medina | \$ | 2,660 | \$ 2.901 | \$ | 240.98 | 0.00% |
| Yarrow Point | \$ | 1,569 | \$ 1.569 | \$ | - | 0.00% |
| Sammamish | \$ | 46,188 | \$ 49,167 | \$ | 2,978.39 | 0.00% |
| Kenmore | \$ | 25,195 | \$ 25,564 | \$ | 369.06 | 0.00% |
| Other* | \$ | 30,679 | \$ 7.088 | \$ | (23,590.60) | |
| TOTAL | \$ | 380,721 | \$ 379,616 | \$ | (1,104.71) | |
| B. In-Kind Contributions | | 2011 | 2012 | Char | ige | Percent Change |
| Bellevue | \$ | 140,446 | \$ 145,903 | \$ | 5,457 | 3.89% |
| TOTAL | \$ | 140,446 | \$ 145,903 | \$ | 5,457 | |
| C. Total Contributions | | | | | | |
| Bellevue | s | 140,446 | \$ 145,903 | \$ | 5,457 | 3.89% |
| Bothell | | 39,191 | \$ 40,128 | \$ | 937.49 | 2.39% |
| Issaquah | | 14,698 | \$ 19,745 | \$ | 5,047.51 | 34.34% |
| King County | | 43,466 | \$ 43,466 | \$ | , - | 0.00% |
| | S | 59,768 | \$ 68.852 | \$ | 9.083.80 | 15,20% |
| Mercer Island | - | 29,882 | \$ 29.882 | \$ | | 0.00% |
| | S | 9,960 | \$ 10,677 | \$ | 717.19 | 7.20% |
| Redmond | - | 59,768 | \$ 62.167 | \$ | 2,399.05 | 4.01% |
| Woodinville | | 11,898 | \$ 12,365 | \$ | 467.53 | 3.93% |
| Beaux Arts Village | \$ | 1,569 | \$ 1.569 | \$ | - | 0.00% |
| Clyde Hill | | 2,660 | \$ 2.905 | \$ | 244.88 | 9.21% |
| Hunts Point | | 1.569 | \$ 1,569 | \$ | - | - 0.00% |
| Medina | | 2,660 | \$ 2,901 | \$ | 240.98 | 9.06% |
| Yarrow Point | | 1,569 | \$ 1,569 | \$ | - | 0.00% |
| Sammamish | | 46,188 | \$ 49,167 | \$ | 2.978.39 | 6.45% |
| Kenmore | | 25,195 | \$ 25,564 | \$ | 369.06 | 1.46% |
| Other* | | 30,679 | \$ 7.088 | \$ | (23,590.60) | -76.89% |
| TOTAL | \$ | 521,167 | \$ 525,519 | \$ | 4,352.37 | 0.84% |
| TOTAL COSTS | \$ | 521,167 | \$ 543,948 | \$ | 22,781.52 | 4.37% |
| BALANCE | \$ | 0 | \$ (18,429) | | | |

^{*} Includes overhead fee for PSRC Growing Transit Community Grant.

| III. ARCH ADMINIS | TRAT | IVE BUDGE | T: RI | ESOURCE DIS | TRIBUTION | | | | | | | | _ | |
|--------------------|------|-----------|-------|-------------|------------------|-------------------|----|-----------|-----|------------|----|------------|----------------------|-------------------|
| | | 2012 | T | 2013 | | _ | | 2014 | Т | 2015 | | | | |
| | | | | | Change from 2012 | Percent Change | | | | | Cł | nange from | % Change from2012 | % change from2014 |
| Beaux Arts Village | i | \$1,569 | | \$1,569 | \$0 | 0.0% | | \$1,569 | | \$1,569 | | \$0 | 0% | 0% |
| Bellevue | | \$140,446 | | \$145,903 | l l | 3.9% | | \$154,088 | 1 | \$167,730 | | \$27,284 | 19% | |
| Bothell | | \$39,191 | - 1 | \$40,128 | \$937 | 2.4% | l | \$41,534 | ł | \$43,878 | | \$4,687 | 12% | 6% |
| Clyde Hill | | \$2,660 | | \$2,905 | \$245 | 9.2% | | \$3,272 | | \$3,884 | | \$1,224 | 46% | 19% |
| Hunts Point | | \$1,569 | - 1 | \$1,569 | \$0 | 0.0% | | \$1,569 | | \$1,569 | 1 | \$0 | 0% | 0% |
| Issaquah | | \$14,698 | | \$19,745 | \$5,048 | 34.3% | | \$27,316 | | \$39,935 | | \$25,238 | 172% | 46% |
| Kenmore | | \$25,195 | | \$25,564 | \$369 | 1.5% | | \$26,117 | | \$27,040 | | \$1,845 | 7% | |
| Kirkland | | \$59,768 | | \$68,852 | \$9,084 | 15.2% | | \$82,478 | ١ | \$105,187 | 1 | \$45,419 | 76% | |
| Medina | | \$2,660 | | \$2,901 | \$241 | 9.1% | | \$3,262 | - 1 | \$3,865 | | \$1,205 | 45% | |
| Mercer Island | | \$29,882 | J | \$29,882 | \$0 | 0.0% |]. | \$29,882 | - 1 | \$29,882 | | \$0 | 0% | 0% |
| Newcastle | | \$9,960 | | \$10,677 | \$717 | 7.2% | | \$11,753 | ſ | \$13,546 | | \$3,586 | 36% | 15% |
| Redmond | | \$59,768 | | \$62,167 | \$2,399 | 4.0% | | \$65,766 | | \$71,764 | | \$11,995 | 20% | 9% |
| Sammamish | | \$46,188 | 1 | \$49,167 | \$2,978 | 6.4% | | \$53,634 | | \$61,080 | | \$14,892 | 32% | 14% |
| Woodinville | | \$11,898 | | \$12,365 | \$468 | 3.9% | | \$13,067 | | \$14,236 | | \$2,338 | 20% | 9% |
| Yarrow Point | | \$1,569 | | \$1,569 | \$0 | 0.0% | | \$1,569 | | \$1,569 | | \$0 | 0% | 0% |
| King County | | \$43,466 | ļ | \$43,466 | \$0 | 0.0% | | \$43,466 | | \$43,466 | | \$0 | 0% | 0% |
| Other* | | \$30,679 | } | \$7,088 | -\$23,591 | -76.9% | } | | | 0 | | -\$30,679 | -100% | |
| TOTAL | \$ | 521,167 | | 525,519 | \$4,352 | 0.8% | \$ | 560,345 | | \$ 630,202 | \$ | 109,035 | | |
| TOTAL COSTS | \$ | 521,167 | | 543,948 | \$22,782 | | \$ | 611,520 | | \$ 630,202 | | \$109,035 | | |
| BALANCE | \$ | 0 | | 5 (18,429) | (Covered by Res | erves) | \$ | (51,175) | | \$ - | | | | |

ATTACHMENT C SUMMARY OF ALL AFFORDABLE HOUSING UNITS LOCATED IN REDMOND (THROUGH DECEMBER 2012)

| HOUSING | DDO ISCT NAME | 4000500 | MANAGEMENT TYPE (OR OWNER) | ARCH \$\$ | REDMONI TO A | | TOTAL UNITS IN DEV. | ļ | AFFORDABI | E UNITS IN | DEVELOPME | NT |
|--|-----------------------------------|------------------------------------|---------------------------------------|---------------------------|-----------------|----------|---------------------------|----------------|----------------|----------------|----------------|-----------------------------|
| TYPE | PROJECT NAME | ADDRESS | | FROM OTHER CITIES | HTF (CIP) | CDBG | | <30% Median | <50% Median | <60% Median | <80% Median | <90% Median |
| | Emerald Heights | 10901 176 th Circle NE | Privately managed Non-HUD Assisted | | | | 363 | | | | 38 | |
| SE | Emma McRedmond Manor | 7960 – 169 th Ave NE | Privately managed HUD Assisted | | | | 32 | | 32 | | | |
| NIOR/ | Patricia Harris Manor | 16307 NE 81 st Street | Privately managed HUD Assisted | | | | 40 | | 40 | | | |
| SPECI. | Forest Glen | 8610 – 164 th Avenue NE | KC Housing Authority HUD Assisted | | | | 40 | | 40 | | | |
| SENIOR/SPECIAL NEEDS RENTAL HOUSING | Community Homes Inc. – 4 & 5 | Education Hill N'hood | Community Homes Inc. | \$150,000 | \$27,500 | \$50,000 | 10 | 10 | | | | |
| SOEDS | 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 | | | | 60 | | | | 59 | |
| F, | Terrace Hills | 8704 – 164 th Ave NE | Privately managed Non-HUD Assisted | \$375,647 | \$66,353 | | 18 | | | | 18 | |
| FAMILY | Westwood Square | 10027 NE 138 th Place | Privately managed HUD Assisted | | | | 70 | | | | 14 | |
| & INDIN | Willowmoor Manor | 15825 Leary Way | Privately managed HUD Assisted | Mkt rate Condo conversion | | | 80 | | | | 16 | |
| /IDUAL | Avondale Manor | 17107 NE 80 th Street | KC Housing Authority HUD Assisted | | | | 20 | | 20 | | | |
| INDIVIDUAL HOUSING | Forest Grove | 8350 – 167 th Ave NE | KC Housing Authority HUD Assisted | | | | 25 | | 25 | | | |
| NG | 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 | 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 | DDO IDOT NAME | 4000500 | MANAGEMENT | ARCH \$\$ | REDMONI TO AF | | TOTAL UNITS IN DEV. | AFFORDABLE UNITS IN DEVELOPMENT | | | | | |
|-------------------------|--|-------------------------------------|---------------------------------------|-------------------|------------------|-----------|---------------------------|---------------------------------|----------------|----------------|----------------|----------------|--|
| TYPE | PROJECT NAME | ADDRESS | TYPE (OR OWNER) | FROM OTHER CITIES | HTF (CIP) | CDBG | | <30% Median | <50% Median | <60% Median | <80% Median | <90% Median | |
| | YWCA Family Village | 16601 NE 80 th Street | YWCA | | | | 20 | 20 | | | | | |
| TRANSITIONAL HOUSING | EHA Avondale Park Acquisition & Rehab | 9551 Avondale Rd NE | Eastside Housing Association (EHA) | | \$280,000 | • | 18 ¹ | 18 ¹ | | | | | |
| ITION | 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 | | | | | |
| | Ashford Park ² | 178** NE 93 rd Way | Private Ownership Condominiums | | | | N/A | | | | | 6 | |
| | Essex Park ³ | 109** Avondale Rd. NE | Private Ownership Condominiums | | | | N/A | | | | 6 | | |
| | Meadows at Marymoor⁴ | 46** 168 th Ct. NE | Private Ownership Condominiums | | | | 33 | | | | | 4 | |
| N _C | Conover Commons ⁵ | 104** 132 nd Avenue NE | Private Ownership Cottage Housing | | | | 24 | | 1 | | | | |
| INCLUSIONARY | Avalon/Park Square Apartments | 16075/16080 NE 85 th St. | Rental Units | | | | 124 | | | | | 9 | |
| NAF | Frazer Court Apartments | 16275 NE 85 th Street | Condominium conversion | | | | 59 | | | | _ | 6 | |
| | Redmond 44 | NE 79 th Street | Private Ownership Condominiums | | | | 60 | | | | | 6 | |
| UNITS | Cleveland Street Condos ⁶ | 16141 Cleveland Street | Private Ownership Condominiums | | | | 84 | | | | 5 | 3 | |
| | Park Place | 7805 170 th Pl. | Private Ownership Condominiums | | | | 66 | | | | 7 | | |
| | Redmond Court (Urbane Redmond) | 8296 160 th Ave NE | Private Ownership | | | | 22 | | | | 2 | | |
| | Indigo (Hanson Plat) | 12931 NE 126 th PI | 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 165 th 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/Veloce Trammel Crow Residential | 8102 161 st Avenue NE | Rental | | | | 324 | | | | 64 | |
| | Redmond River Park Bldgs A/B and E | 159 th Pl. NE and Redmond Way | Private | | | | 319 | | | | 32 | |
| | Red160 (east) | 16095 Cleveland Street | Rental | | | | 115 | | | | 11 | |
| | Red160 (west) | 16015 Cleveland Street | Rental | | | _ | 135 | | | | 14 | |
| | Old Town Mixed Use | 16161 NE Cleveland St. | Rental | | | | 149 | | | | 15 | |
| | Redmond Square | 7999 170 th Ave NE | Rental | | | | 154 | | | | 14 | |
| | The Stelvio | 15815 Bear Creek Pkwy | Private Ownership | | | | 34 | | | | Pending (3) | |
| (rezone) | Sequoia Estates/ Nelson Ridge | 8533 Avondale Road NE | Ownership units | | | | 20 | | | | 2 | |
| | NE 85 th Street Apartments | 8397 159 th Avenue NE | Rental | | | | 148 | | | | 12 | |
| | Red 133 | 16325 Cleveland Street | Rental - Centerpoint | | | | 134 | | | | 13 | |
| | Deer Creek Condo | 18407 Redmond Way NE | Ownership units | | | | 44 | | 2 | | | |
| N. Redmond | Woodlands Ridge | 122340 164 th Court NE | Camwest/Toll Bros ownership | | | | 25 | - | | | 2 | |
| N. Redmond | Sycamore Park | 16814 NE 122 nd NE | Steve Burnstead - ownership | | | | 12 | | | | 1 | |
| 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) |
| N IER | Paterson Park (Coast Guard) | 9551 Avondale Rd NE | Habitat for Humanity | | \$195,344 | \$216,683 | 24 | | 24 | | | |
| SHIP | Dollar Condo | 8839 – 166 th Ave NE Unit C-104 | Union Hill Alliance Church | | \$400 | | 1 | | 1 | | | |
| TOTAL – AFF | FORDABLE UNITS LOCATED I | N THE CITY OF REDMONE |) – 1,218 UNITS | \$2,814,568 | \$3,100,989 | \$654,045 | | 157 | 345 | 318 | 398 | 34 (17 mkt) |

⁷ Includes \$327,000 paid by City for LID (Avondate Sewer Assessment)