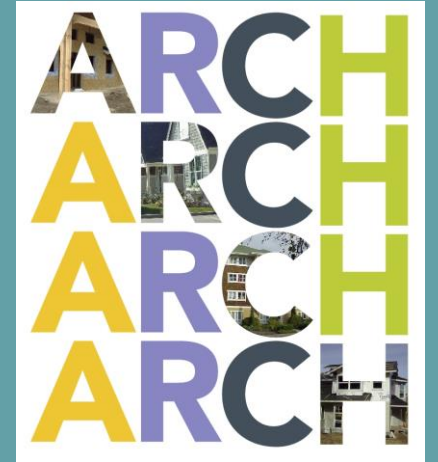


A Regional Coalition for Housing (ARCH)

2019 Administrative Budget and Work Program

Redmond City Council | February 26, 2019

Lindsay Masters, ARCH Executive Manager



*Beaux Arts Village -
Bellevue - Bothell - Clyde
Hill - Hunts Point
Issaquah - Kenmore -
King County - Kirkland -
Medina - Mercer Island
Newcastle - Redmond -
Sammamish - Woodinville
- Yarrow Point*

Purpose

- Affordable Housing Need Data
- ARCH Overview
- How does ARCH work with its members?
- ARCH Community Impact
- Proposed 2019 ARCH Work Program and Budget

What is “affordable housing” and who is served by it?

2018 King County Area Median Income (AMI) = \$103,400

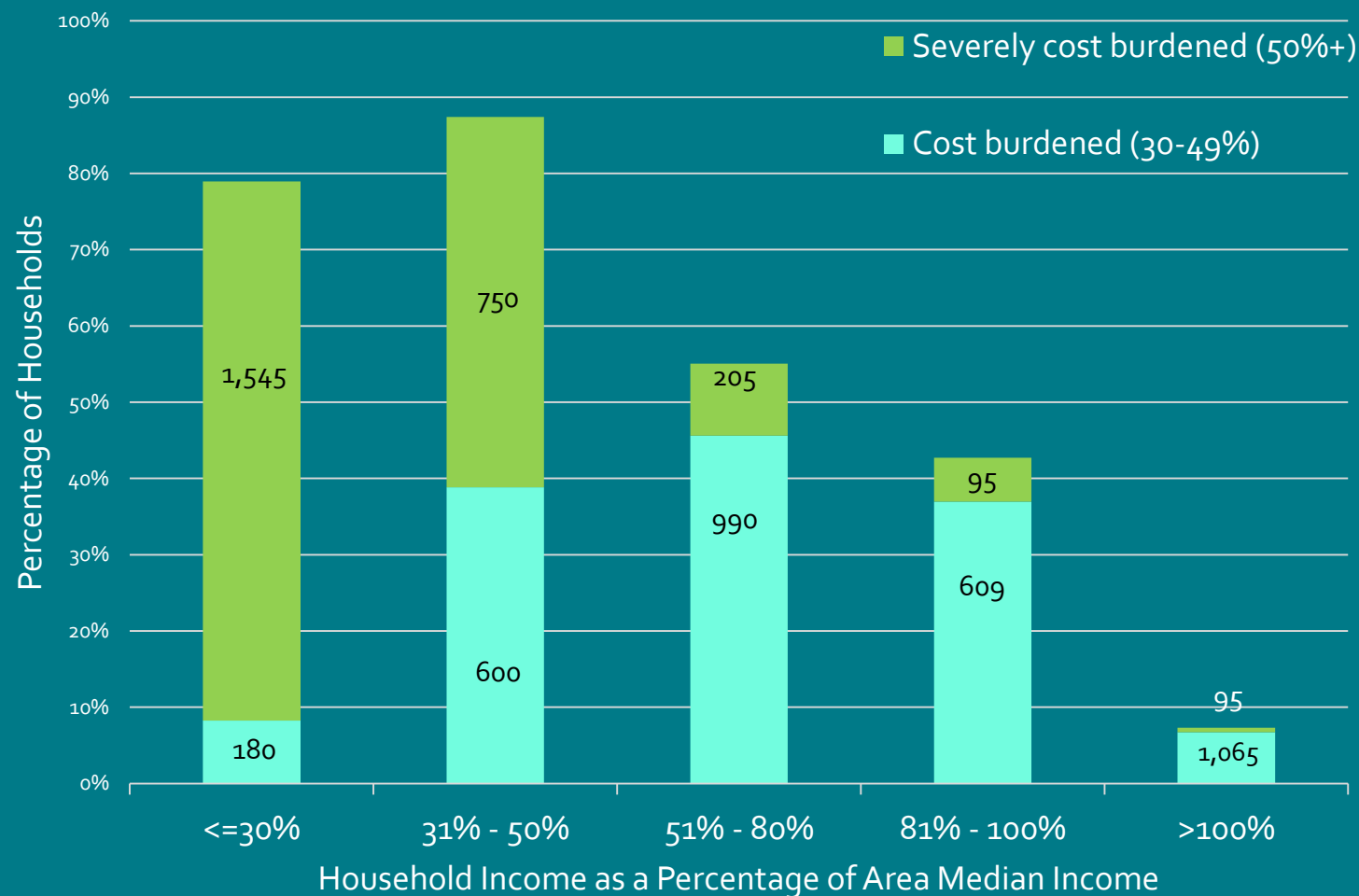
- Housing is generally considered affordable if it costs no more than 30% of household income.

	Household Size				
	1	2	3	4	5
30% AMI	\$22,470	\$24,816	\$28,890	\$31,020	\$33,502
Max expense	\$562	\$642	\$722	\$803	\$867
50% AMI	\$37,450	\$41,360	\$48,150	\$51,700	\$55,836
Max expense	\$936	\$1,070	\$1,204	\$1,338	\$1,445
80% AMI	\$57,890	\$66,176	\$74,430	\$82,720	\$89,338
Max expense	\$1,447	\$1,654	\$1,861	\$2,068	\$2,233
100% AMI	\$72,380	\$82,720	\$93,060	\$103,400	\$111,672
Max expense	\$1,810	\$2,068	\$2,327	\$2,585	\$2,792

Who is cost burdened in Redmond?

- *Lower-income households*
- *Hispanic and African American households*
- *Seniors*
- *Large families*
- *Disabled households*

Redmond Housing Cost Burden & Income



Who is
impacted most
by the lack of
affordable
housing?

Housing and Homelessness

- 393 people without shelter East King County in 2018.
 - 23% increase from the previous year's count.
- LakeWSD: 389 homeless students.

	Unsheltered people in East County (2018)
Streets, outside	30
Tents	36
Buildings	25
Car, RV, Van	302
Total, 2018	393

	Homeless Students in LWSD (2016-17)
Shelters	148
Doubled-Up	193
Unsheltered	20
Hotels/Motels	28
Total	389

What are the housing needs of local workers?

31% of Redmond workers earn under \$50,000 annually

7 of the top 10 occupations in King County earn on average less than 60% AMI for a single person.



Barista
\$14.12/hr
42% AMI
Affordable rent:
\$734



Grocery Clerk
\$14.81/hr
43% AMI
Affordable rent:
\$770



Cook
\$13.45/hr
39% AMI
Affordable rent:
\$699



Customer Service Representative
\$20.46/hr
59% AMI
Affordable rent:
\$1,063



Bookkeeper
\$22.88/hr
66% AMI
Affordable rent:
\$1,189



Medical Assistant
\$21.04/hr
60% AMI
Affordable rent:
\$1,094

How does the lack of affordable housing affect local workers?

85% of workers in Redmond commute from outside the city, an increase from 2010.

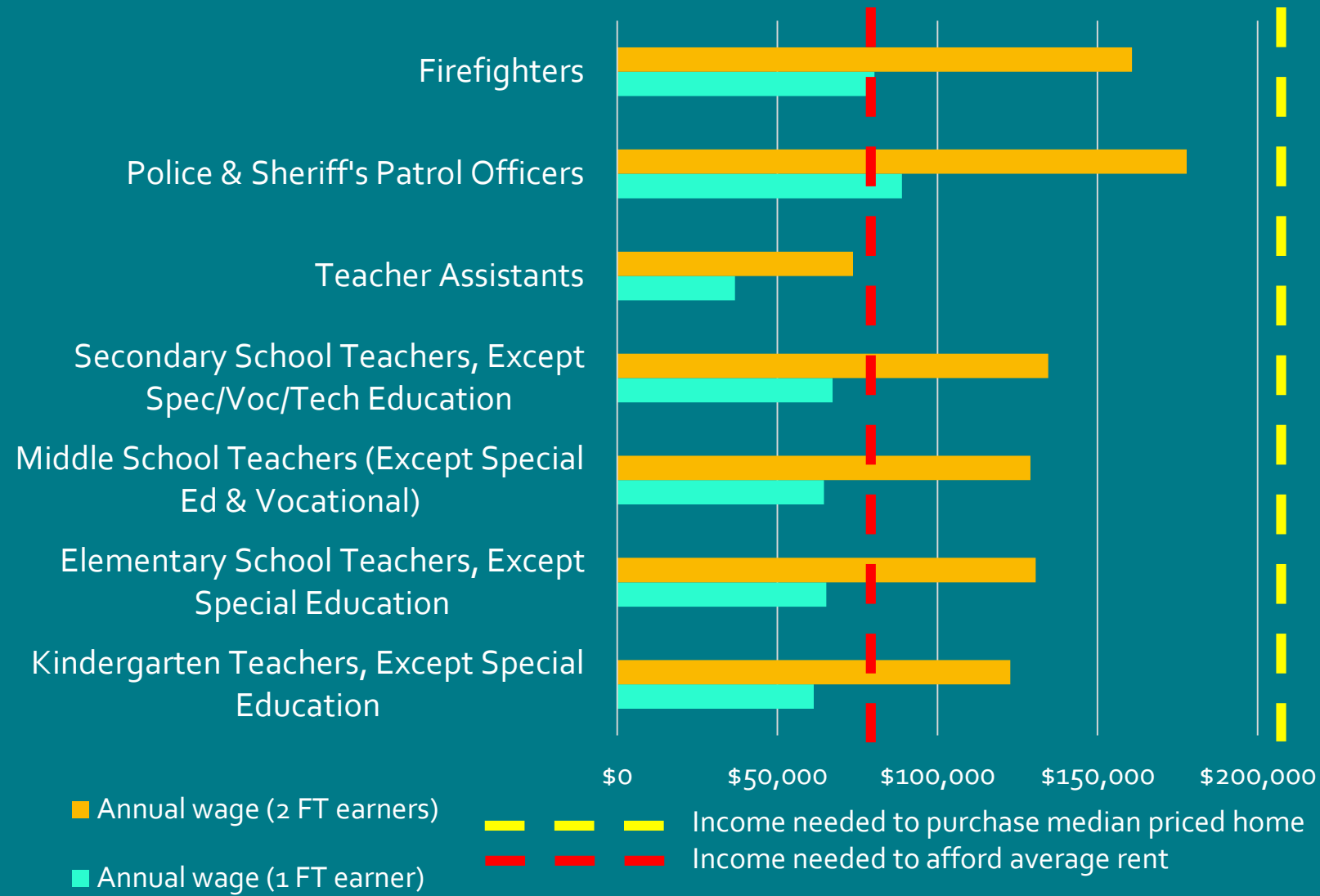
Percent of Workers Commuting to Redmond

Redmond Employment	2010	2017	% Change
Total Employment	86,456	96,426	12%
Local Workers (live in Redmond)	14,338 (17%)	14,924 (15%)	4%
Commuted from Elsewhere	72,118 (83%)	81,502 (85%)	13%

Public Employee Wages vs Home Prices

How does the lack of affordable housing affect local workers?

Essential public workers are priced out of purchasing a home in their community.

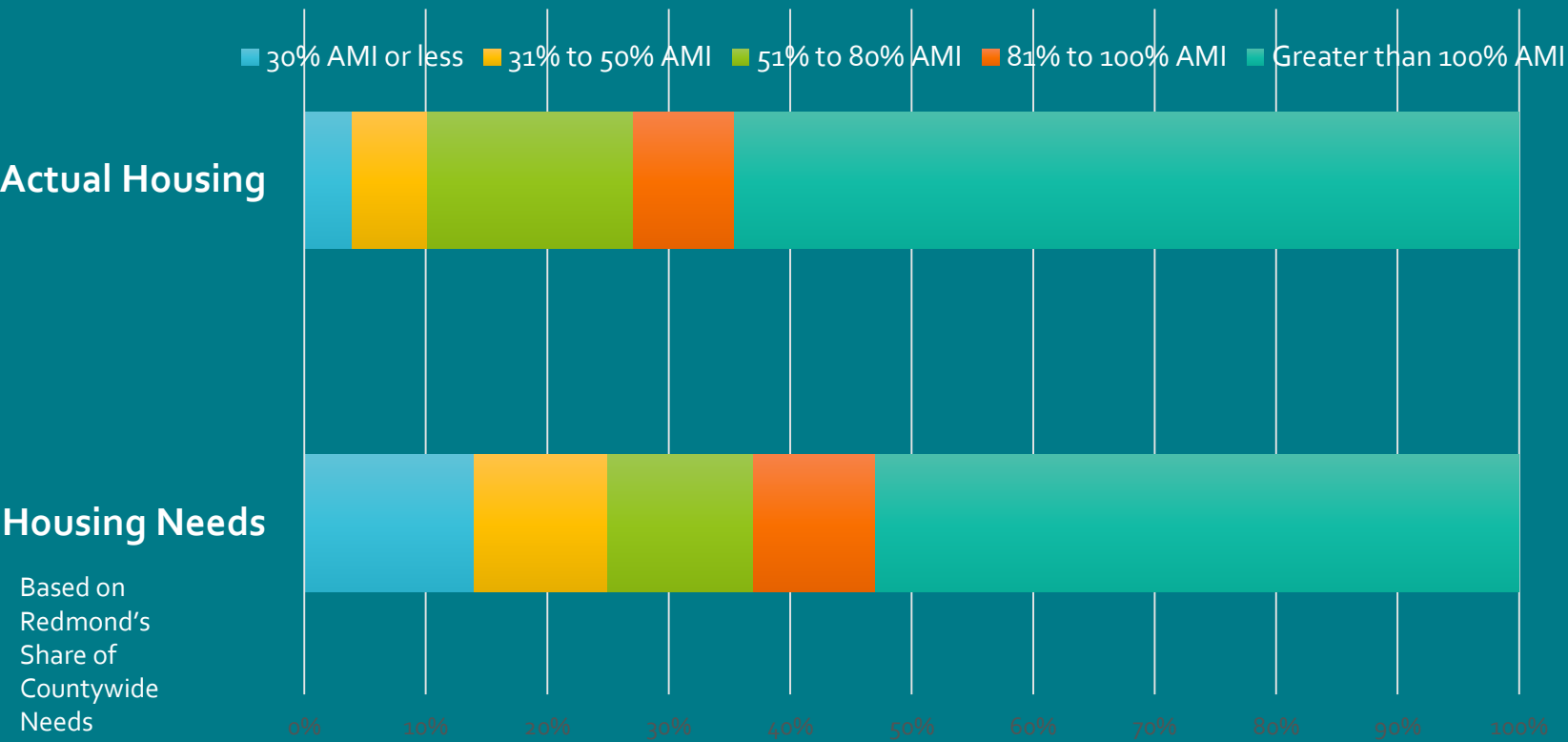


Sources: WA Employment Security Dept. Workforce Explorer: King County, 2018, Zillow, RentCafe.com

How does Redmond's housing stock compare to overall need?

Existing Housing Stock vs Housing Needs

Redmond's housing stock serves a higher income population compared to housing need, as determined by the city's share of countywide needs.



Sources: 2011-2015 CHAS 5-Year Estimates.

Quantifying Affordable Housing Need

How much affordable housing is needed today and in the future?

	0-30% AMI	31-50% AMI	51-80% AMI	81-100% AMI	Above 100% AMI
Severely Cost Burdened (2011-15)	1,545	750	205	95	95

	Earnings Under \$25,000	Earnings \$25,000-\$50,000	Earnings \$50,000-\$75,000
Number of workers	13,700	16,500	13,000
Proportionate (85%) number commuting to city	11,645	14,025	11,050

	0-30% AMI	31-50% AMI	51-80% AMI	81-100% AMI	Above 100% AMI
Actual Housing Stock (2011-2015)	930	1,450	3,970	1,940	15,150
City's Share of Countywide Need	3,317	2,606	2,843	2,369	12,557
Difference	2,387	1,156	(1,127)	429	(2,593)

	0-30% AMI	31-50% AMI	51-80% AMI	81-100% AMI	Above 100% AMI
Growth target, 2015-2030	1,208	949	1,035	863	4,571

A Regional Coalition for Housing

ARCH Overview

Interlocal Agency

A joint and cooperative undertaking of East King County communities established in 1993

Purpose

To provide a framework for cities in East King County to cooperatively plan for and provide affordable housing

Members

Beaux Arts Village

Bellevue

Bothell

Clyde Hill

Hunts Point

Issaquah

Kenmore

Kirkland

Medina

Mercer Island

Newcastle

Redmond

Sammamish

Woodinville

Yarrow Point

King County

A Regional Coalition for Housing

ARCH Overview

Governance / Organizational Structure

- Executive Board comprised of members' executive staff
- Citizen Advisory Board (CAB) comprised of community members with housing interest/expertise
- Administering Agency (Bellevue) serves as fiscal agent for ARCH; maintains ARCH Operating Account and Housing Trust Fund Account; provides administrative support services

Budget and Work Plan

- Councils approve annual ARCH Work Plan and Budget (both operating and Housing Trust Fund)

Housing Trust Fund Allocations

- Councils must authorize specific project awards and associated funding conditions (following recommendation by CAB and Executive Board)

How does
ARCH
work with
its
members?

Investment in Affordable Housing

- Pool regional funds to invest in affordable housing projects
- Partner in statewide funding coordination to leverage public and private sources of financing
- Make surplus public land available at discounted cost
- Work with project sponsors to prepare projects for funding



How does
ARCH
work with
its
members?

Housing Policy and Planning

- Promote land use and development regulations to create affordability (e.g., incentive and inclusionary housing policies, accessory dwelling unit standards, etc.)
- Support Housing Strategy Plans
- Draft Housing Elements of Comprehensive Plans
- Assist with creation of neighborhood plans
- Represent EKC in regional planning efforts (e.g., All Home, Regional Affordable Housing Task Force, etc.)
- Participate in state and federal legislative policy and advocacy



How does
ARCH
work with
its
members?

Housing Program Administration / Stewardship

- Prepare funding program and land use incentive contracts
- Monitor long term affordability and loan repayments
- Maintain interest list of income-eligible households
- Market newly available affordable ownership and rental housing
- Oversee initial sales and resales of below-market ownership homes



How does ARCH work with its members?

Education and Public Outreach

- Assist community members seeking affordable housing
- Generate outreach materials to educate the broader public
- Plan educational events for member city councils, staff and community members
- Present community awards to recognize persons, projects and programs that result in outstanding housing efforts.
- Build connections with and among community stakeholders (faith communities, developers, nonprofits and others interested in housing issues)



Housing Trust Fund Investments, 1993-2018

Community Impact

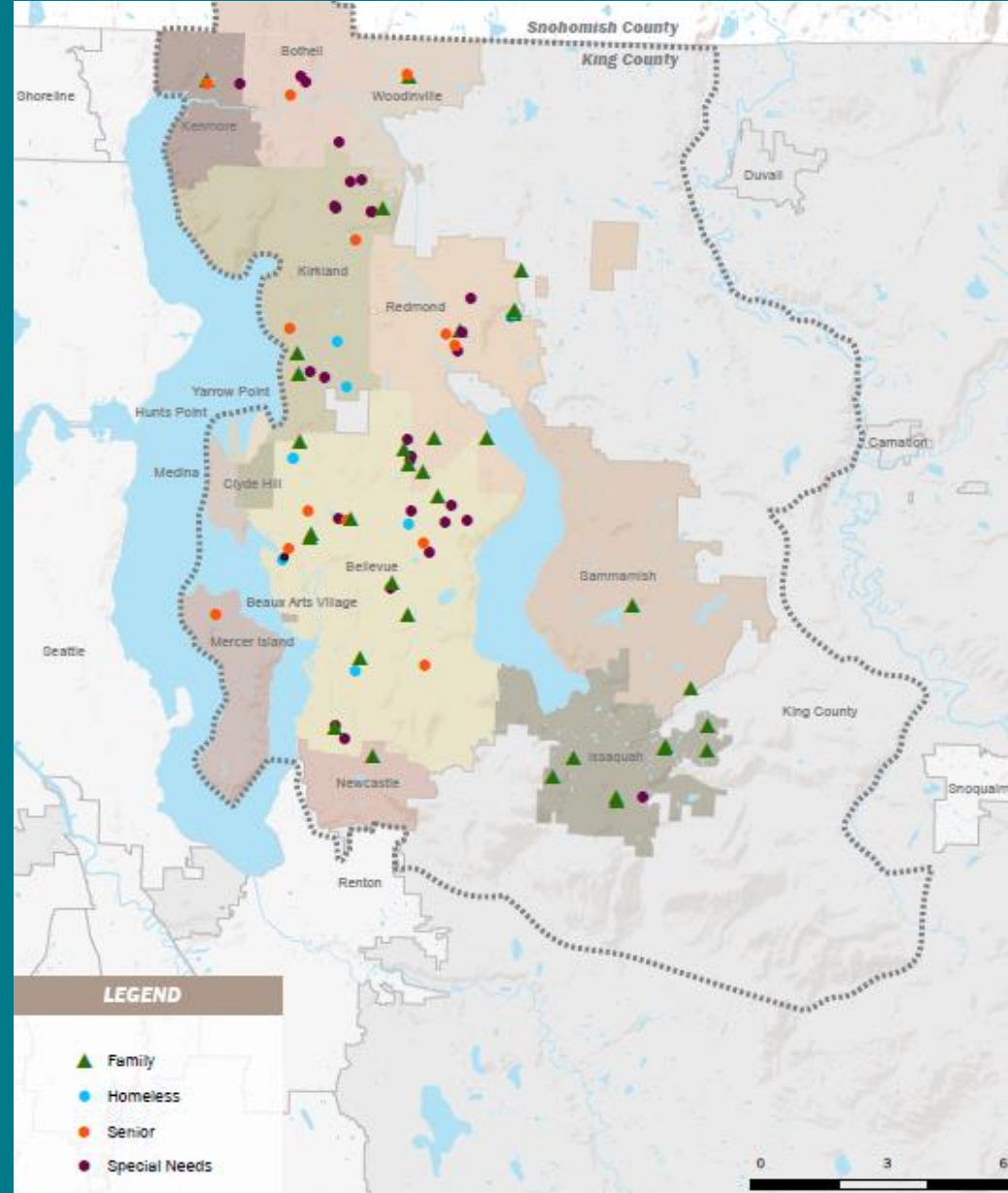
Housing Type	Number of Units/Beds	Investment*
Family	2,331	\$36,798,511
Senior	669	\$10,478,642
Homeless	480	\$12,244,513
Special Needs	165	\$3,470,167
TOTAL	3,645	\$62,991,833

*includes loans/grants, land , and fee waivers



Map of Housing Trust Fund Projects (2018)

Community Impact



Community Impact

10 Cities in East King County have land use incentive programs for affordable housing

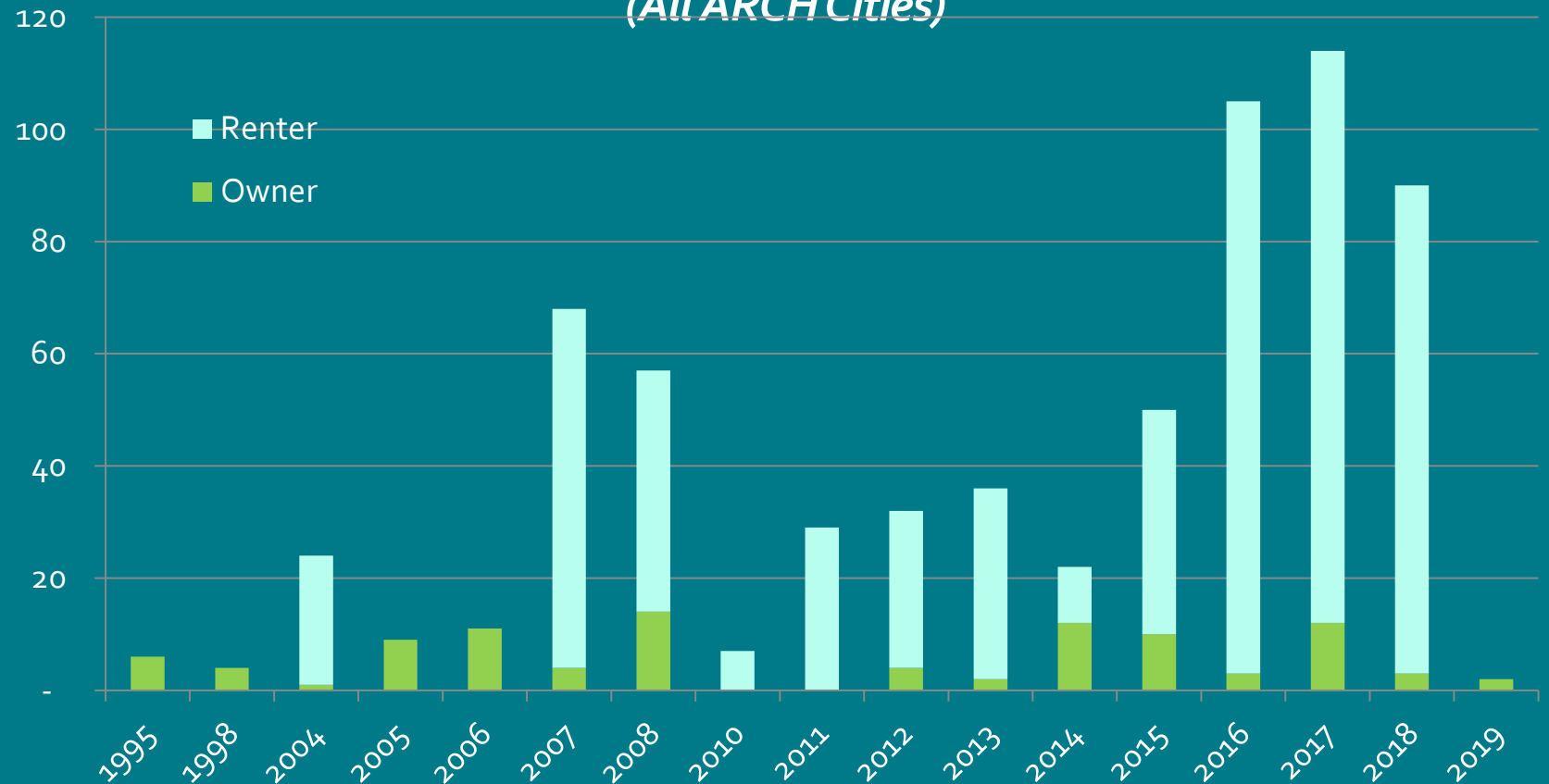
7 cities have mandatory approaches (or both mandatory and voluntary)

Affordability ranges from 50% to 100% AMI

1 city has applied to commercial development

4 cities offer a payment option

Low and Moderate Income Affordable Units Created through City Incentive Programs (All ARCH Cities)



*Low Income is defined as below 50% of median income

*Moderate Income is defined as 50-80% of median income

ARCH

2019 Work

Program

Priority Objectives for 2019

- Strengthen program administration and monitoring functions
- Coordinate and facilitate transit-oriented development projects on public land
- Develop proposals for dedicated revenue sources for affordable housing
- Pursue strategies to increase access to housing by underserved communities



ARCH 2019 Budget Snapshot:

- \$724k total budget
- 3.5% increase from 2018
- Redmond contribution: 78,584

City of Redmond Work Program Activities:

- Assist with administering the City's inclusionary and multifamily property tax exemption programs
- Assist with affordability for new housing in Overlake and Southeast Redmond
- Promote affordable housing and other programs ,e.g., Accessory Dwelling Units (ADUs).
- Landlord outreach regarding Section 8 anti-discrimination ordinance
- Assist with high priority items in the Strategic Housing Plan and the Affordable Housing Strategies Work Plan of June 2016

Thank you.

www.archhousing.org

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