

## City Council Housing Policy Priorities

Schedule	Ranked Actions	Effort	Department	Notes
Ongoing	Public Private Partnerships	Varies	DCD	Bellwether, Riverton Cottages, Mary's Place
Held July 2017	Tenant Rights Education – General and Mobile Home	Medium	HS/ Comm	Multiple languages, school and community outreach
PC 8/2017	Tukwila International Boulevard Code Amendments	Very High	DCD	Zoning and possible Comp Plan Amendments
2018	Multi-Family Tax Exemption –TIB	Medium	DCD/ED	Decide on target area, unit criteria, affordability
	Reducing Low Density Residential Lot Size by Neighborhood or Change to 6,000 SF Citywide	Very High/ Medium	DCD	Citywide reduction could be lower effort, easier to administer
2018/19	Allow Duplex/Townhomes in LDR by Neighborhood - possibly as transition zones between commercial and LDR	Very High	DCD	Start w/TIB buffer? Rezone to MDR? Need Comp Plan amend
	Housing Options Ordinance for Cottage/Compact Homes	High	DCD/ Consultant	Demonstration ordinance or permanent, limit on # or size?
Update 2017 Amnesty 2018	Update to Accessory Dwelling Unit zoning standards, including Detached Units followed by an amnesty and life safety review	Medium	DCD/ Consultant	Include impact fee reductions? Design standards?
Budget Dependent	Habitat for Humanity Neighborhood Revitalization	Low	DCD/HS	Requires budget allocation
	Mobile Home Park change of use regulations	Medium	?	Review other city ordinances that provide protections to tenants upon change of use
Do not schedule	Multi-Family Rehabilitation Trust Fund	High	Finance/ED	Requirement to maintain rents at existing levels?
Do not schedule	Multi-Family Tax Exemption (MFTE) for Rehabilitation	High	ED	Currently no buildings qualify

## ARCH Assists its members to:

### Directly assist the creation of below-market rate housing

- Through the ARCH Housing Trust Fund, awarding loans and grants to developments that include below-market rate housing
- Waiving impact and permit fees
- Making surplus public land available



### Develop housing policies and regulations including:

- Policies and strategies in Land Use and Housing Elements of Comprehensive Plans and Neighborhood Plans
- Regulations to accommodate special forms of housing such as accessory dwelling units (mother-in-law apartments), senior housing and cottage housing
- Land use incentives that create below-market rate housing within market-rate developments



The box highlights an Accessory Dwelling Unit (ADU) above a garage

### Implement and administer housing programs by:

- Preparing and monitoring contracts for funded projects so affordability is maintained and, if applicable, loan payments are made
- Preparing and administering contracts for below-market rate housing in market rate developments
- Assisting people looking for below-market ownership and rental housing
- Tracking local housing production and housing needs



### Engage the broader community on local housing issues

- Participating in discussions about housing at meetings and public forums
- Generating educational information for the public including brochures, website, housing tours and other material
- Providing trainings on housing topics
- Making community awards to publicly recognize outstanding housing efforts

### Outcomes

Examples of results of member jurisdictions' efforts include:

- Through the ARCH Trust Fund, cities have provided over \$30 million to help create over 2,500 units of affordable housing for individuals, families, seniors, the homeless, and persons with special needs. This has included preservation of over 450 privately owned federally assisted housing units.
- Twelve members have adopted regulations permitting Accessory Dwelling Units (ADU) which has resulted in the permitting of over 500 ADUs.
- Ten members have implemented land use incentive programs for affordable housing resulting in over 600 market-produced affordable units.
- Seven members have made surplus public property available for housing developments that include over 630 affordable housing units.



YWCA Family Village - Issaquah Highlands

Funded in 2008 and 2009, construction started in 2010. Will provide 146 units of rental housing

### AWARDS

#### PROJECTS

- Governor's Smart Community Award
  - o YWCA Issaquah Family Village, 2009
  - o Greenbrier Heights, Woodinville, 2006

#### Puget Sound Regional Council (PSRC) Vision 2020 Awards

- o Redmond Coast Guard Site, 2005
- o Greenbrier Heights, Woodinville, 2004
- o Talus, Issaquah, 2003

National Association of Housing and Redevelopment Officials (NAHRO) Award of Excellence in Program Innovation, Village at Overlake Station, Redmond, 2006

#### ARCH

Innovations in American Government Award in Affordable Housing, 2004

HUD Secretary's Opportunity and Empowerment Award, 1999 (Awarded by APA / HUD)

PSRC Vision 2020 Award, 1998

Planning Assoc of WA, Honor Award, 1993

## Our Organizational Structure

**Member Councils** annually approve the ARCH Work Program and administrative budget; set aside funds in their budgets for affordable housing; adopt local land use policies, regulations and programs; and approve Housing Trust Fund projects.

**The Executive Board**, consisting of member executive level staff, supervises the Citizen Advisory Board and staff in the day-to-day implementation of the work program and budget, and forwards Housing Trust Fund recommendations to members for approval.

**The Citizen Advisory Board (CAB)**, consisting of community residents and housing professionals, works with staff to develop recommendations for the Housing Trust Fund and ARCH work program activities including efforts to broaden awareness of local housing needs.

**ARCH Staff** work directly with member staffs, commissions and councils, and the CAB, housing developers and the public to implement the ARCH Work Program.



A Regional Coalition for Housing

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A Regional Coalition for Housing

**Working Together  
to House East King  
County**

## What is ARCH?

ARCH is a partnership of the County and East King County Cities who have joined together to assist with preserving and increasing the supply of housing for low- and moderate-income households in the region. ARCH assists member governments in developing housing policies, strategies, programs, and development regulations; coordinates the cities' financial support to groups creating affordable housing for low- and moderate-income households; and assists people looking for affordable rental and ownership housing.

ARCH's member governments have supported a wide range of housing created and operated by local organizations and private developers that serve individuals, families, seniors, the homeless, and persons with special needs.

### ARCH Members

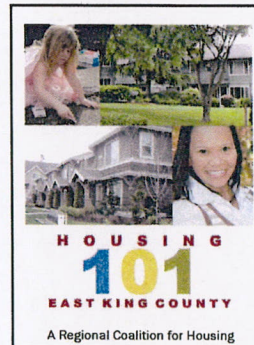
Beaux Arts Village	Medina
Bellevue	Mercer Island
Bothell	Newcastle
Clyde Hill	Redmond
Hunts Point	Sammamish
Issaquah	Woodinville
Kenmore	Yarrow Point
Kirkland	King County

## Mission and Values

**ARCH's mission** is to preserve and increase the supply of housing for low- and moderate-income households in East King County. This includes homes for individuals and families, seniors, homeless, the disabled and other persons with special needs.

ARCH's efforts reinforce **community values** such as providing housing that creates stability in personal lives, family, and neighborhood; facilitating a variety of solutions appropriate for each city; and enabling people to live near work or family.

ARCH acts as a resource to community leaders and policymakers, giving them



objective information and tools to carry out housing goals in their communities.

**The ARCH Training Course Textbook**  
(Housing 101 available at  
[www.archhousing/housing101.htm](http://www.archhousing/housing101.htm))

One of the tools made available to community