

# ARCH: A Regional Coalition for Housing

Housing Land Advocates Annual Conference

February 9, 2018

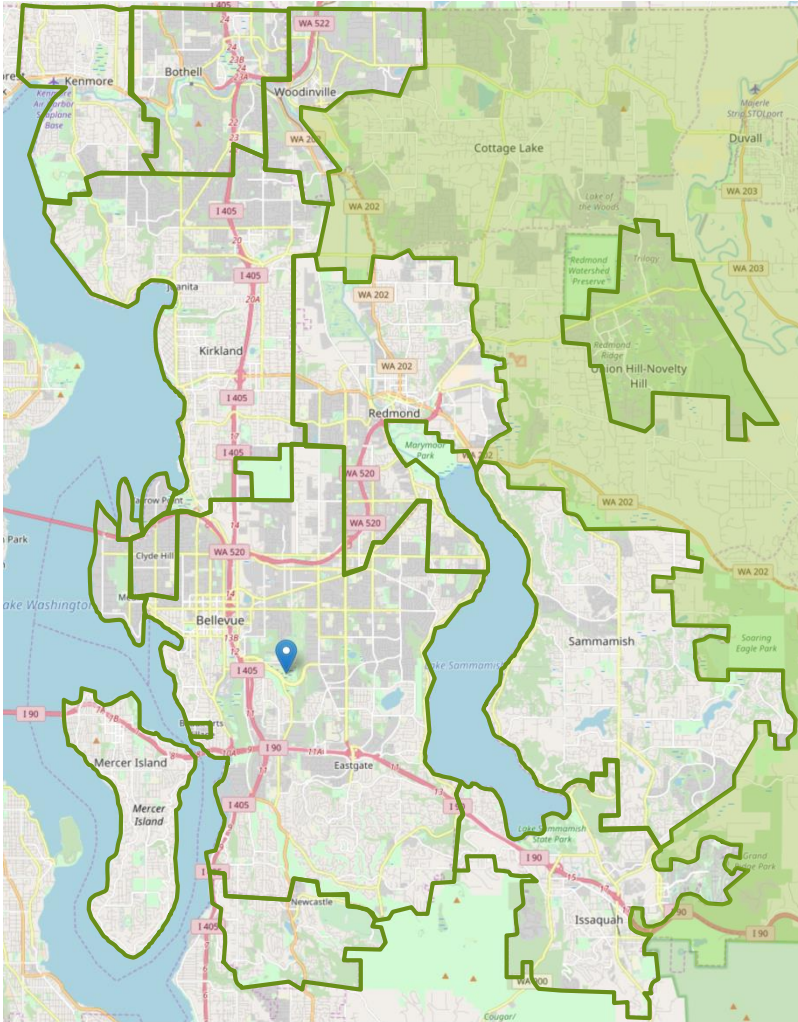
Mike Stanger

# What is ARCH?

## A Regional Coalition for Housing

- ▶ Voluntary, inter-local partnership of King Co. and 15 “Eastside” cities.
- ▶ Extended staff support—**what cities would do if they had more staff.**
- ▶ Joining ideas, resources, and political will to address larger issues—**things cities wouldn’t otherwise do.**
- ▶ Long-range and strategic planning.
- ▶ Code development.
- ▶ Housing trust fund.
- ▶ Program administration and monitoring.
- ▶ Public information.

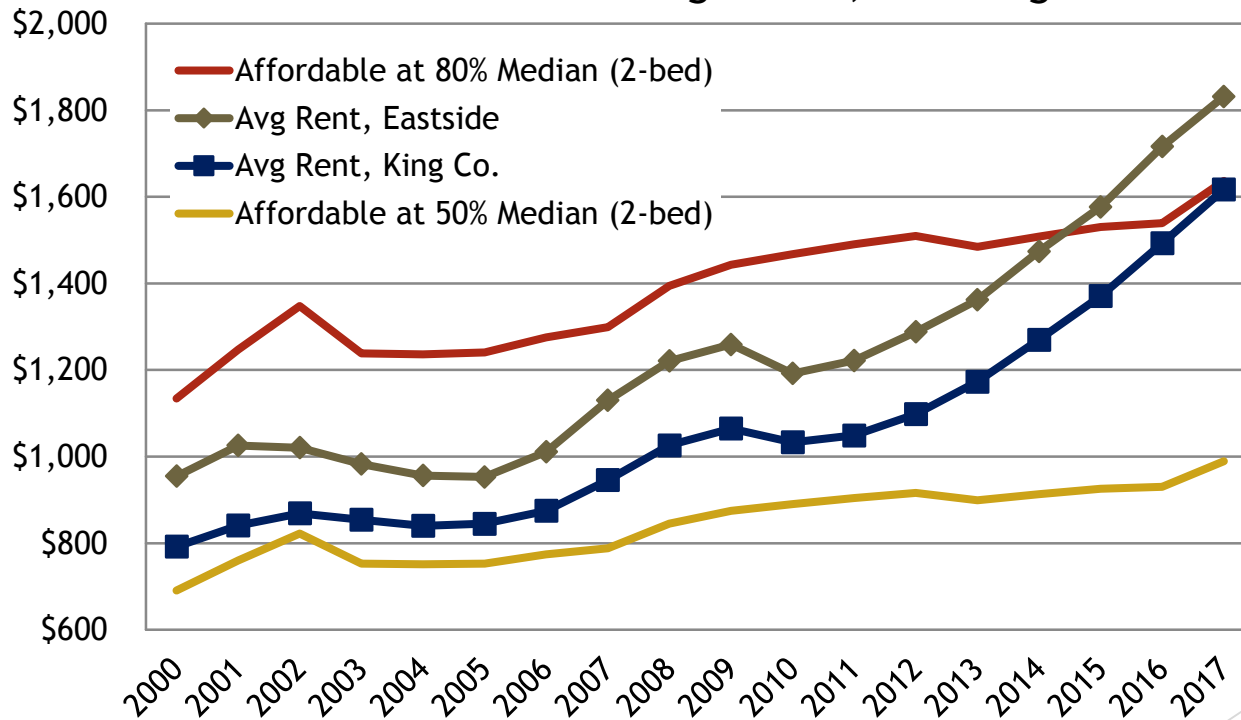
# “East King County”



- ▶ Total population  
~ 509,000  
(King Co. 2,200,000)
- ▶ Households  
~ 215,000  
year 2035: +40,000
- ▶ Major employment sectors
  - ▶ 61% Services

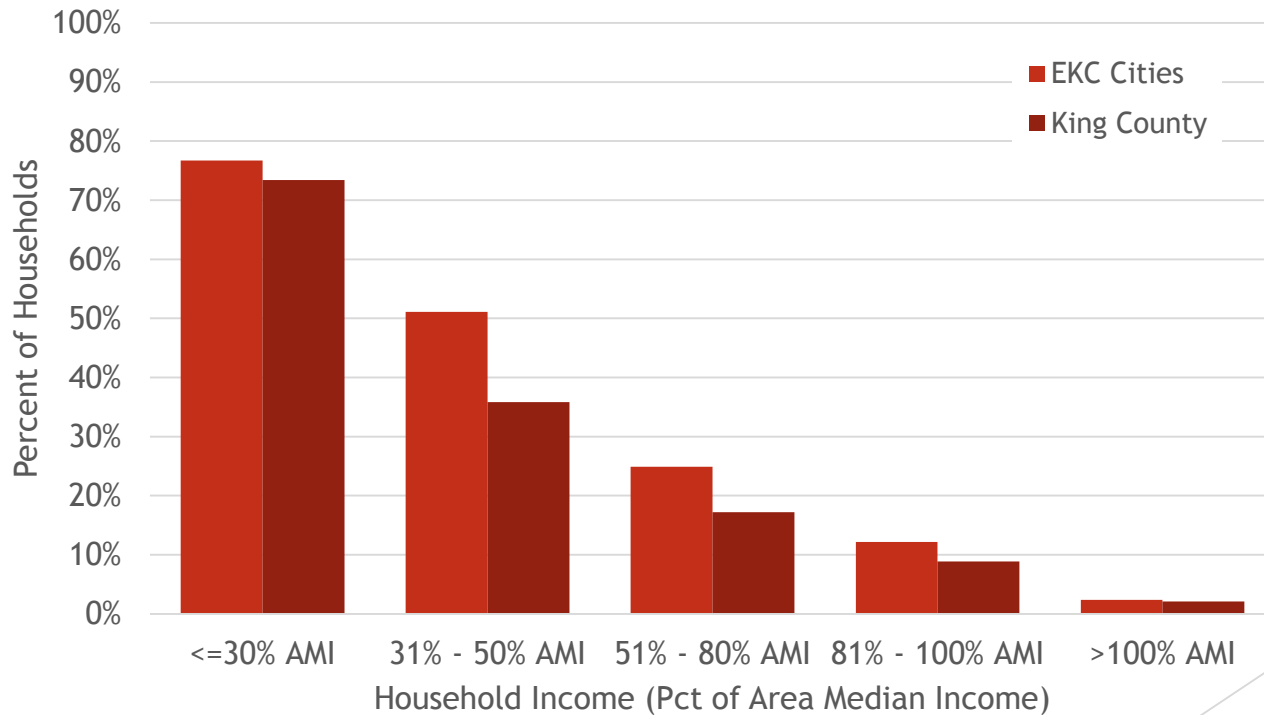
# For the first time, average market rents exceeded 80% AMI

Affordable and Actual Average Rents, East King Co.



# Households and housing cost problems are about the same in East King Co. as elsewhere

Severely Cost Burdened Households



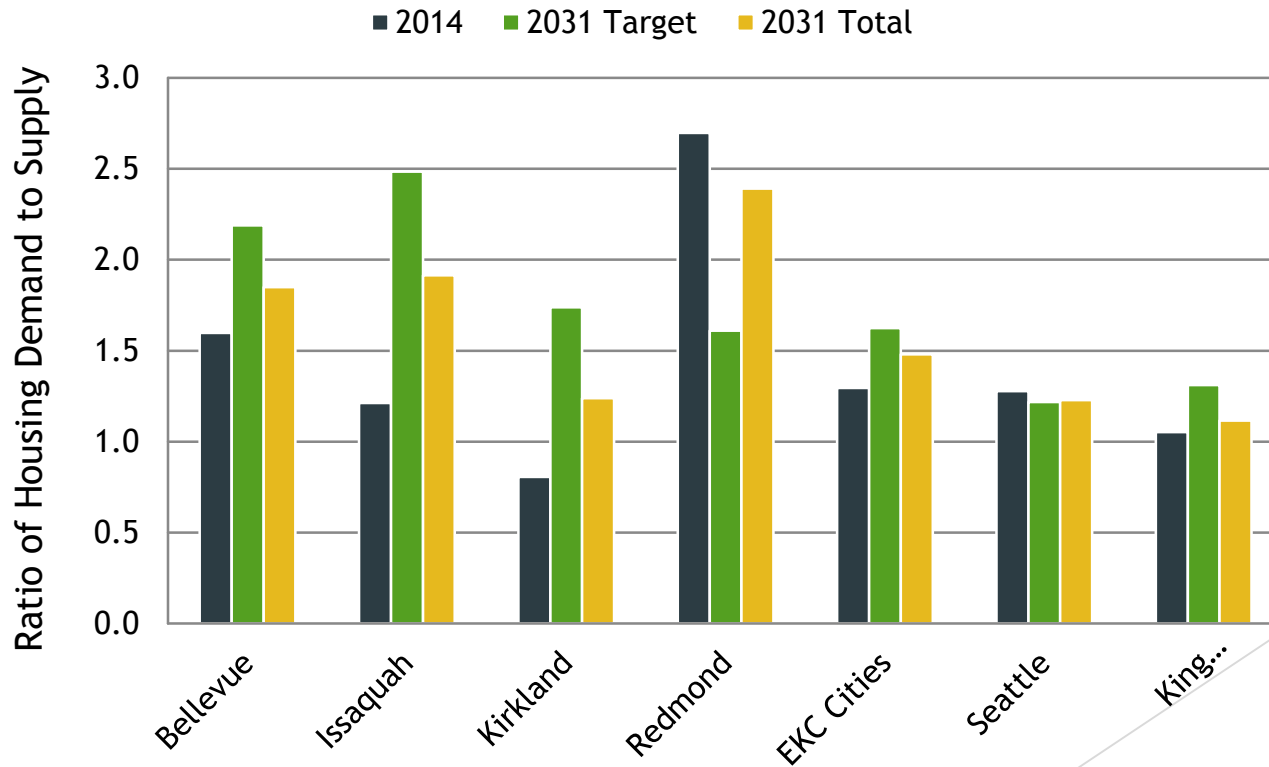
# Planning: Housing affordability

- ▶ In King County, every city must address its proportion of county-wide housing needs for all household incomes.

Income or Affordability Level	Pct of King County's Households (Income)	Pct of King County's Housing (Affordability)	Pct of EKC's Housing (Affordability)
Very low (<30% AMI)	12%	4%	2%
Low (30%-50% AMI)	12%	11%	5%
Moderate (50%-80%)	16%	25%	17%
Middle & Higher	60%	65%	76%

# Planning: Housing demand from local jobs

- ▶ Most will agree that “people who work in our city should be able to live here.”



# Strategies:

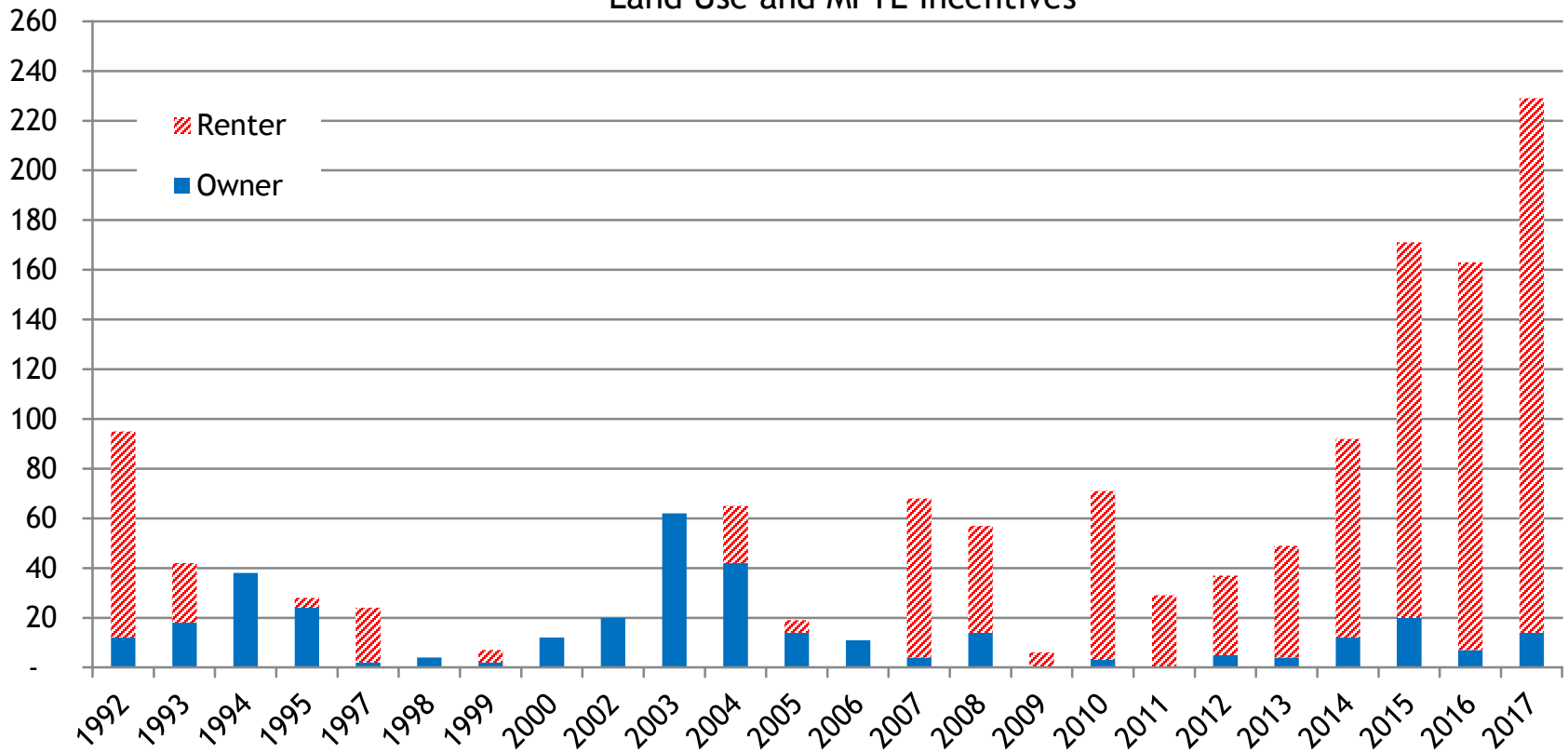
## Inclusionary programs

- ▶ Get public benefit from value created by increasing development potential.
- ▶ Incentives don't work nearly as well as mandatory, inclusionary housing.
- ▶ Calculate net benefits to developers, and claw back a reasonable portion for affordable housing.
  - ▶ Proactive up-zones with 10% affordable.
  - ▶ Multi-family property tax exemptions “layered on.”
- ▶ Give it a chance to work.



# Affordable units created through land use & MFTE

**Moderate- and Low-Income Affordable Units Created through City Incentive Programs**  
Land Use and MFTE Incentives



# Tools:

## ARCH trust fund

### PROJECTS ASSISTED 1993 - 2016

HOUSING TYPE	# UNITS / BEDS	FUNDING*
Family	2,196	\$25,882,324
Senior	669	\$10,478,642
Homeless	341	\$8,169,739
Special Needs	163	\$3,394,582
<b>TOTAL</b>	<b>3,369</b>	<b>\$47,925,286</b>

\* Includes funding, land donations, fee waivers

# Sustaining the Coalition and regional thinking

- ▶ Executive board.
- ▶ Joint needs analysis/data sharing.
- ▶ Similar work planning processes.
- ▶ Council workshops.