AFFORDABLE HOUSING SUMMIT

ARCH: A REGIONAL COALITION FOR HOUSING UPDATES

Presented by: Sophie Glass | Government Affairs, Policy and Communications Manager

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WASHINGTON MULTI FAMILY HOUSING ASSOCIATION

Washington Multi-Family Housing Association Anti-Trust Compliance Statement

The Washington Multi-Family Housing Association (“WMFHA”) is a non-profit trade association with members that include competitors, suppliers, and customers within the multi-family housing industry.

Association meetings, conferences, webinars, and other gatherings, by their very nature bring competitors or potential competitors together. It is expected that all member representatives involved in WMFHA activities, as well as WMFHA consultants, non-members, and other participants and guests, will be sensitive to legal issues and requirements, and act in compliance with all applicable antitrust and competitions laws, both at WMFHA meetings and sponsored events.

Antitrust and anticompetition laws prohibit agreements, combinations, and conspiracies in restraint of trade. By participating in WMFHA activities, you agree to not act or fail to act in a manner that would violate these antitrust laws or cause unreasonable restraint of trade. Prohibited behavior includes but is not limited to: discussion or sharing of any company's confidential or proprietary information, discussion or agreements, either explicit or implicit, regarding prices of particular products or services of a company, forecasting of prices for goods or services; and sharing of information that your company considers to be confidential or sensitive, even if that information does not fit in any of above categories.

By participating in WMFHA activities, you agree to comply with all applicable antitrust and competition laws. If you observe any conduct occurring at WMFHA events that potentially violates the antitrust laws, speak up and insist that the conduct stop immediately. Please also promptly inform WMFHA’s Executive Director of any antitrust concerns or issues you may have.

ARCH: A Regional Coalition for Housing

WA Multi Family Housing Association: Affordable Housing Summit

Sophie Glass

August 5, 2026

ARCH

ARCH Overview

Mission

To preserve and increase housing for low- and moderate- income households in East King County

Vision

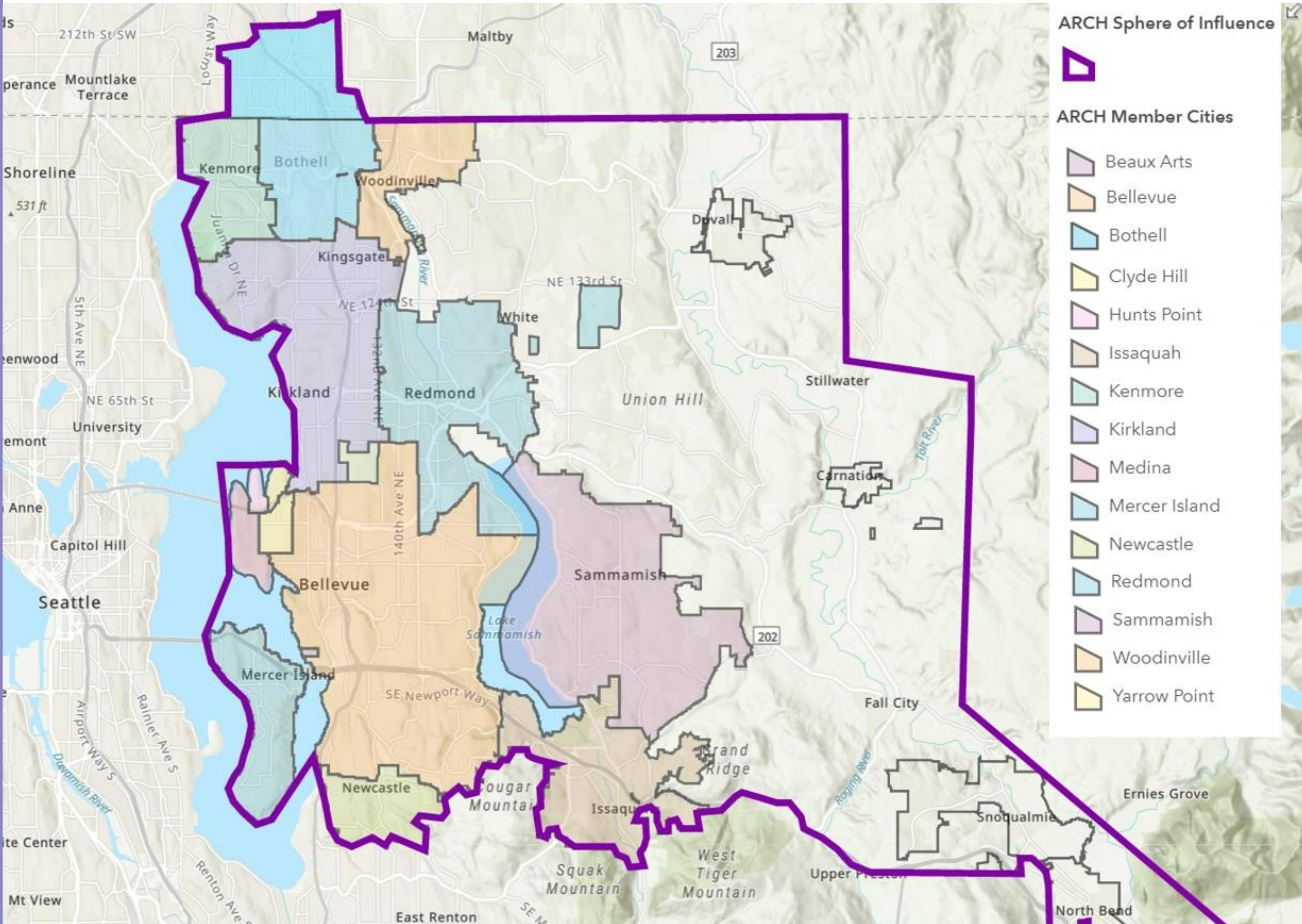
East King County is a thriving, inclusive community where the housing needs of people of all income levels are met.

ARCH

Member Jurisdictions

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

ARCH's Reach


ARCH Sphere of Influence
ARCH Member Cities
Beaux Arts
Bellevue
Bothell
Clyde Hill
Hunts Point
Issaquah
Kenmore
Kirkland
Medina
Mercer Island
Newcastle
Redmond
Sammamish
Woodinville
Yarrow Point
Kenmore
Bothell
Woodinville
Kingsgate
Kirkland
Redmond
Bellevue
Sammamish
Mercer Island
Newcastle
Issaquah
Duvall
Carnation
Snoqualmie
North Bend
Seattle
Shoreline
Maltby
Stillwater
Union Hill
Fall City
Grand Ridge
Ernies Grove
Cougar Mountain
Squak Mountain
West Tiger Mountain
Mountlake Terrace
University
Capitol Hill
East Renton
Mt View
Lake Sammamish
SE Newport Way
140th Ave NE
NE 133rd St
NE 65th St
212th St SW

ARCH’s Rental Program

Affordable Housing Programs

Jurisdiction	Inclusionary Program	Voluntary Density/ Height/ FAR Bonuses	Multifamily Tax Exemption	Impact and/or Permit Fee Waivers	Development Agreements
Bellevue	●	●	●	●	
Bothell	●	●	●		
Issaquah	●			●	●
Kenmore	●	●	●	●	●
Kirkland	●		●	●	
Mercer Island	●	●		●	
Newcastle	●	●			
Redmond	●		●	●	
Sammamish	●	●		●	
Woodinville	●		●		
King County	●				●

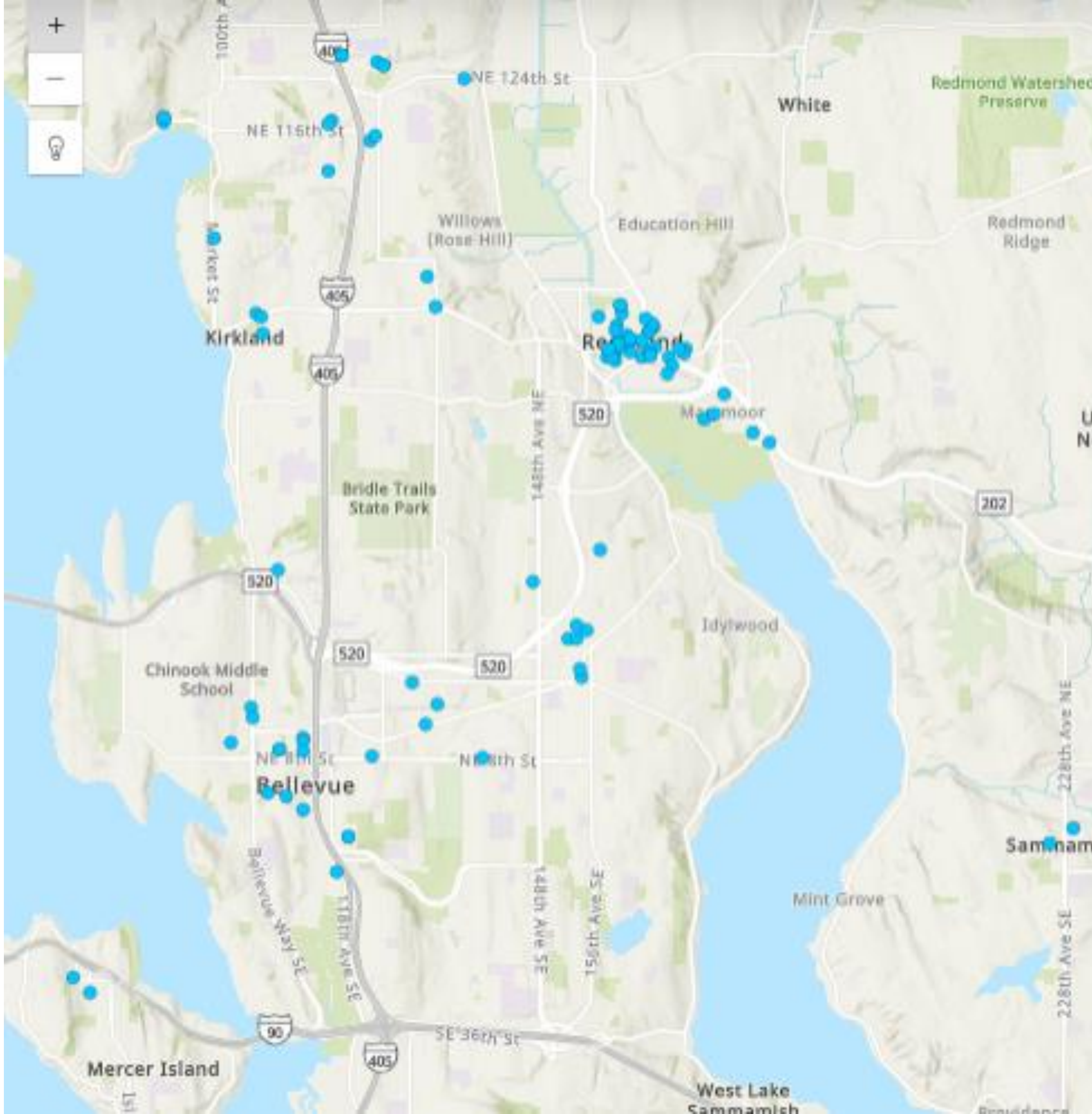
As of July 2026

2,760

affordable apartments

1,000+

affordable apartments in development



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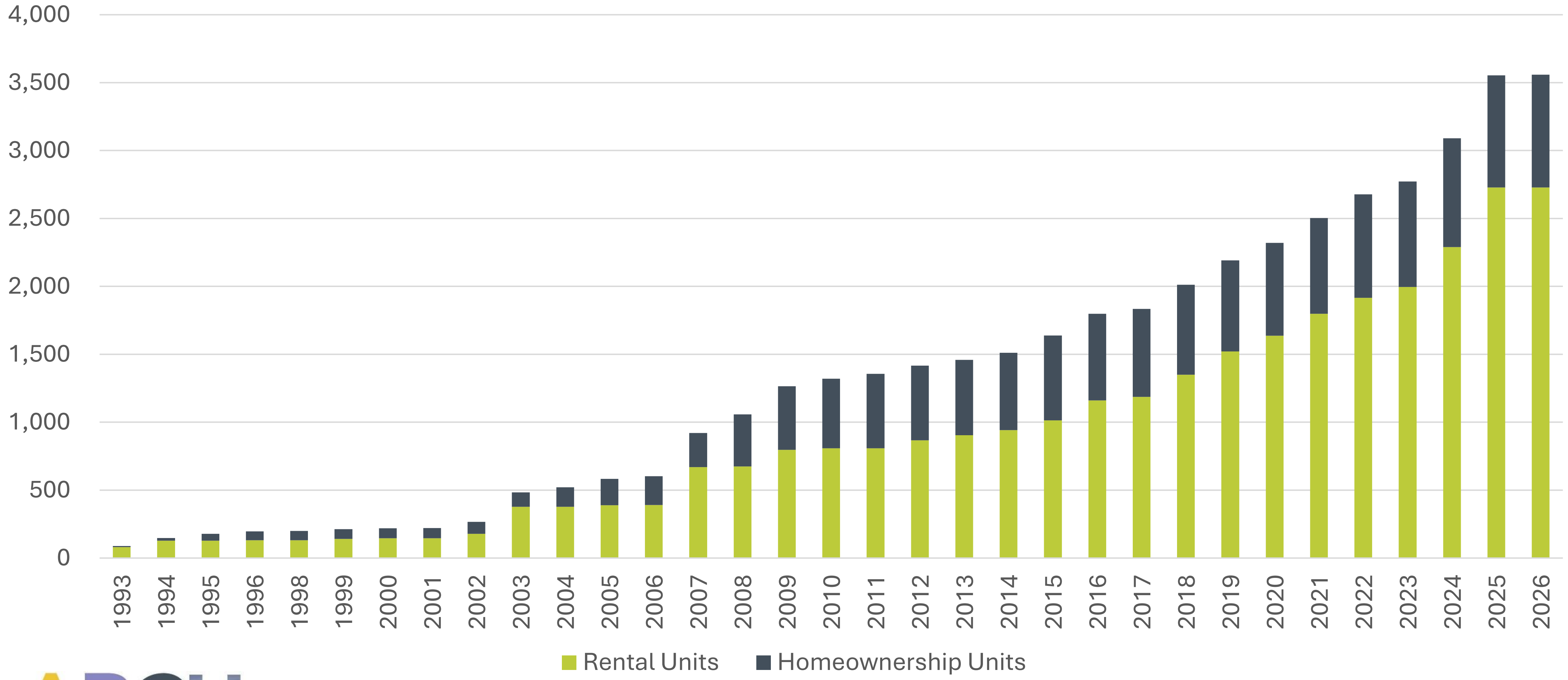
East King County Affordable Units

(Land Use and MFTE Agreement)



ARCH Rental Program Overview

Every property has a set number of rent and income restricted affordable units as designated in their covenant.

Rent charged must not exceed the chargeable rent limit.

Tenants must be income eligible.

Compliance monitoring for properties.

Properties must comply with policies set forth by ARCH and the terms of their covenant.

ARCH provides technical assistance for property managers, tenants, and the public.

ARCH

Every property has a set number of rent and income restricted affordable units as designated in their covenant.

For illustrative purposes only

30%	$863	$925	$1,110	$1,282
35%	$1,007	$1,079	$1,295	$1,496
40%	$1,151	$1,233	[illegible]	[illegible]
45%	$1,295	$1,387	[illegible]	[illegible]
50%	$1,439	$1,541	[illegible]	[illegible]
55%	[illegible]	$1,695	[illegible]	[illegible]
60%	[illegible]	$1,850	[illegible]	[illegible]
65%	[illegible]	$2,004	[illegible]	[illegible]
70%	[illegible]	[illegible]	[illegible]	[illegible]
75%	[illegible]	[illegible]	[illegible]	[illegible]
80%	[illegible]	[illegible]	[illegible]	[illegible]
85%	[illegible]	[illegible]	[illegible]	[illegible]
90%	[illegible]	[illegible]	[illegible]	[illegible]
95%	[illegible]	[illegible]	[illegible]	[illegible]
100%	$2,877	$3,083	[illegible]	[illegible]
105%	$3,021	$3,237	[illegible]	[illegible]
110%	$3,165	$3,391	[illegible]	[illegible]
120%	$3,452	$3,699	$4,439	$5,129

Rent charged must not exceed the chargeable rent limit.

2026 rent limits for projects that were executed after 5/1/2019

Applies to rent and other housing costs, including utilities, parking (in most cases), and mandatory recurring fees.

	% of Area Median Income (AMI)	Studio	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom
Very low-income	30%	$863	$925	$1,110	$1,282	$1,430
	35%	$1,007	$1,079	$1,295	$1,496	$1,669
	40%	$1,151	$1,233	$1,480	$1,710	$1,907
	45%	$1,295	$1,387	$1,665	$1,923	$2,145
Low-Income	50%	$1,439	$1,541	$1,850	$2,137	$2,384
	55%	$1,582	$1,695	$2,034	$2,351	$2,622
	60%	$1,726	$1,850	$2,219	$2,565	$2,861
	65%	$1,870	$2,004	$2,404	$2,778	$3,099
	70%	$2,014	$2,158	$2,589	$2,992	$3,337
	75%	$2,158	$2,312	$2,774	$3,206	$3,576
Moderate Income	80%	$2,302	$2,466	$2,959	$3,420	$3,814
	85%	$2,445	$2,620	$3,144	$3,633	$4,052
	90%	$2,589	$2,774	$3,329	$3,847	$4,291
	95%	$2,733	$2,928	$3,514	$4,061	$4,529
	100%	$2,877	$3,083	$3,699	$4,274	$4,768
	105%	$3,021	$3,237	$3,884	$4,488	$5,006
	110%	$3,165	$3,391	$4,069	$4,702	$5,244
	120%	$3,452	$3,699	$4,439	$5,129	$5,721

2026 rent limits for projects that were executed before 5/1/2019

Applies to rent and other housing costs, including utilities, parking (in most cases), and mandatory recurring fees.

	% of Area Median Income	Studio	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom
Very low-income	30%	$863	$986	$1,110	$1,233	$1,332
	35%	$1,007	$1,151	$1,295	$1,439	$1,554
	40%	$1,151	$1,315	$1,480	$1,644	$1,776
	45%	$1,295	$1,480	$1,665	$1,850	$1,997
Low-Income	50%	$1,439	$1,644	$1,850	$2,055	$2,219
	55%	$1,582	$1,808	$2,034	$2,261	$2,441
	60%	$1,726	$1,973	$2,219	$2,466	$2,663
	65%	$1,870	$2,137	$2,404	$2,672	$2,885
	70%	$2,014	$2,302	$2,589	$2,877	$3,107
	75%	$2,158	$2,466		$3,083	$3,329
Moderate Income	80%	$2,302	$2,630	$2,959	$3,288	$3,551
	85%	$2,445	$2,795	$3,144	$3,494	$3,773
	90%	$2,589	$2,959	$3,329	$3,699	$3,995
	95%	$2,733	$3,124	$3,514	$3,905	$4,217
	100%	$2,877	$3,288	$3,699	$4,110	$4,439
	105%	$3,021	$3,452	$3,884	$4,316	$4,661
	110%	$3,165	$3,617	$4,069	$4,521	$4,883
	120%	$3,452	$3,946	$4,439	$4,932	$5,327

Monthly Allowances

- If any bills are passed on to the tenant, the certain allowances must be deducted from the max. rent.
- All monthly deductible allowances are set at a standard rate across King County.

Utility	Studio	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom
Electricity and Gas	$69	$103	$137	$171	$206
Water, Sewer, and Garbage	$96	$96	$112	$138	$163
Renter's Insurance	$16	$16	$16	$16	$16
Sewer Capacity	Actual	Actual	Actual	Actual	Actual
Pest Control	Actual	Actual	Actual	Actual	Actual
Other	Actual	Actual	Actual	Actual	Actual

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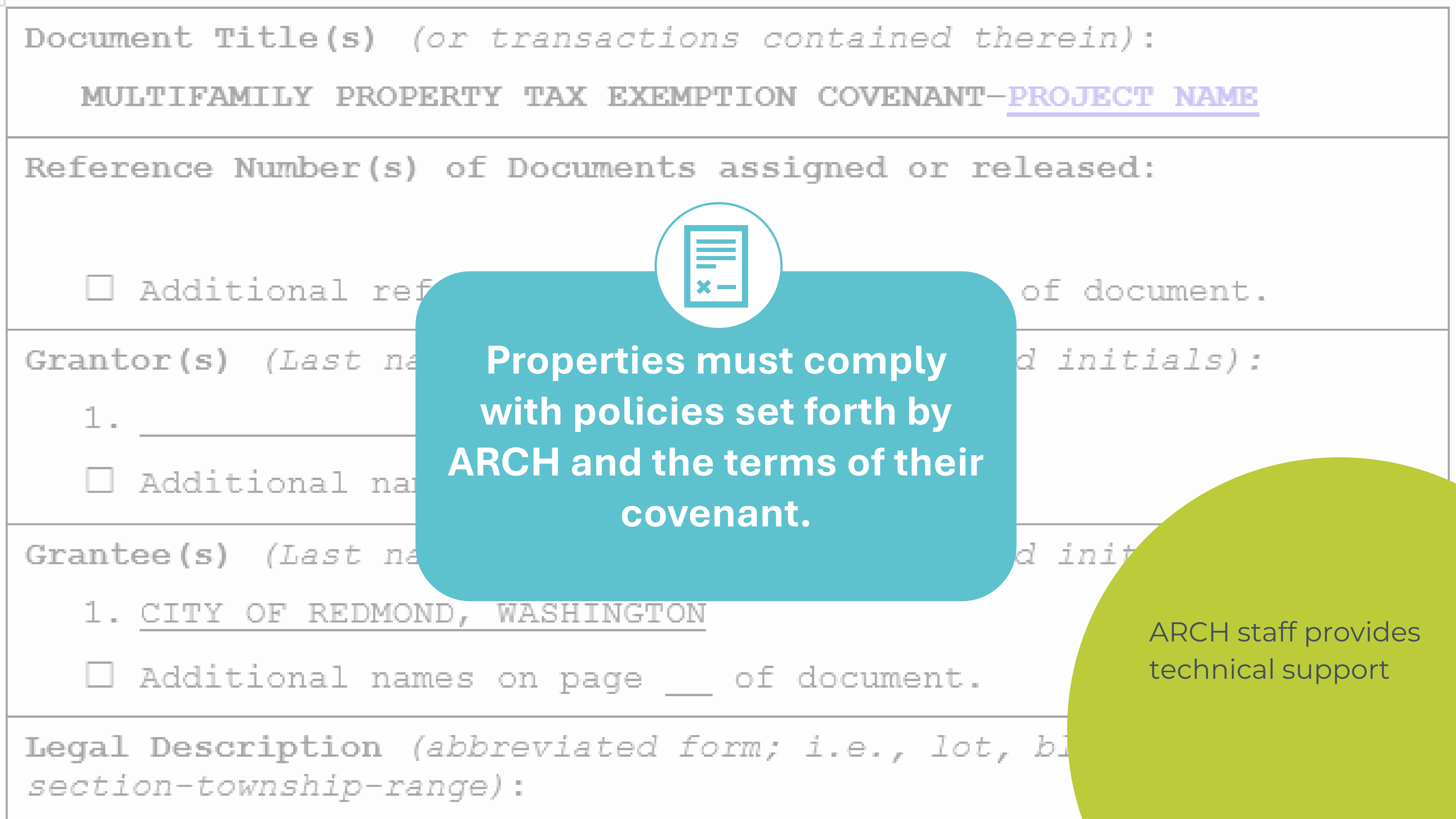
Income Sources	What Counts as Income	Documentation to Have on Hand
Employment Income	Gross wages, tips, commissions, and bonuses. No deductions are allowed for wage garnishments, healthcare, taxes, etc.	90 days' worth of paystubs or applicable documentation such as shift summaries, an offer letter for a new position, etc.
Self-Employment	Net amounts earned from the business. Gross income – business expens… interest on loans unrelated to busin… sion – dep…	Self-Employment Verification Form will be provided to you. For businesses one year or older, have most recent signed 1040 with …dules, or if business less than a year old, …Profit and Loss statement. Additional …entation may be required to support …nts disclosed.
Social Security Income	An… 12…	…award letter or most recent SSI benefits …ent. Property may contact Social …ty Administration directly.
Child Support	An… 12…	…print out from DSHS… …arized letter fro…
Alimony/Spousal Payments	Anticipated payments to be received during 12-month period.	Decree or letter sub…
Public Assistance	Anticipated payments to be received during 12-month period. Food stamps, HUD housing assistance (Section 8) and Shelter Plus Care are excluded from the income calculation	Applicant may s… statement.
Military Pay	Anticipated gross amounts to be received during 12-month period.	Leave and Earn…

$

Tenants must be income eligible.

ARCH staff train property managers on conducting income verification and eligibility review


Document Title(s) (or transactions contained therein):

MULTIFAMILY PROPERTY TAX EXEMPTION COVENANT–PROJECT NAME

Reference Number(s) of Documents assigned or released:

☐ Additional ref … of document.

Grantor(s) (Last na… …d initials):

1. ______

☐ Additional na…

Grantee(s) (Last na… …d init…

1. CITY OF REDMOND, WASHINGTON

☐ Additional names on page ___ of document.

Legal Description (abbreviated form; i.e., lot, bl… section-township-range):

Properties must comply with policies set forth by ARCH and the terms of their covenant.

ARCH staff provides technical support

Compliance monitoring for properties.

- 90-day reporting
- Annual compliance reporting
- Occasional property audits

ARCH staff provides technical support

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If *no* affordable units are available…

If affordable units *are* available…

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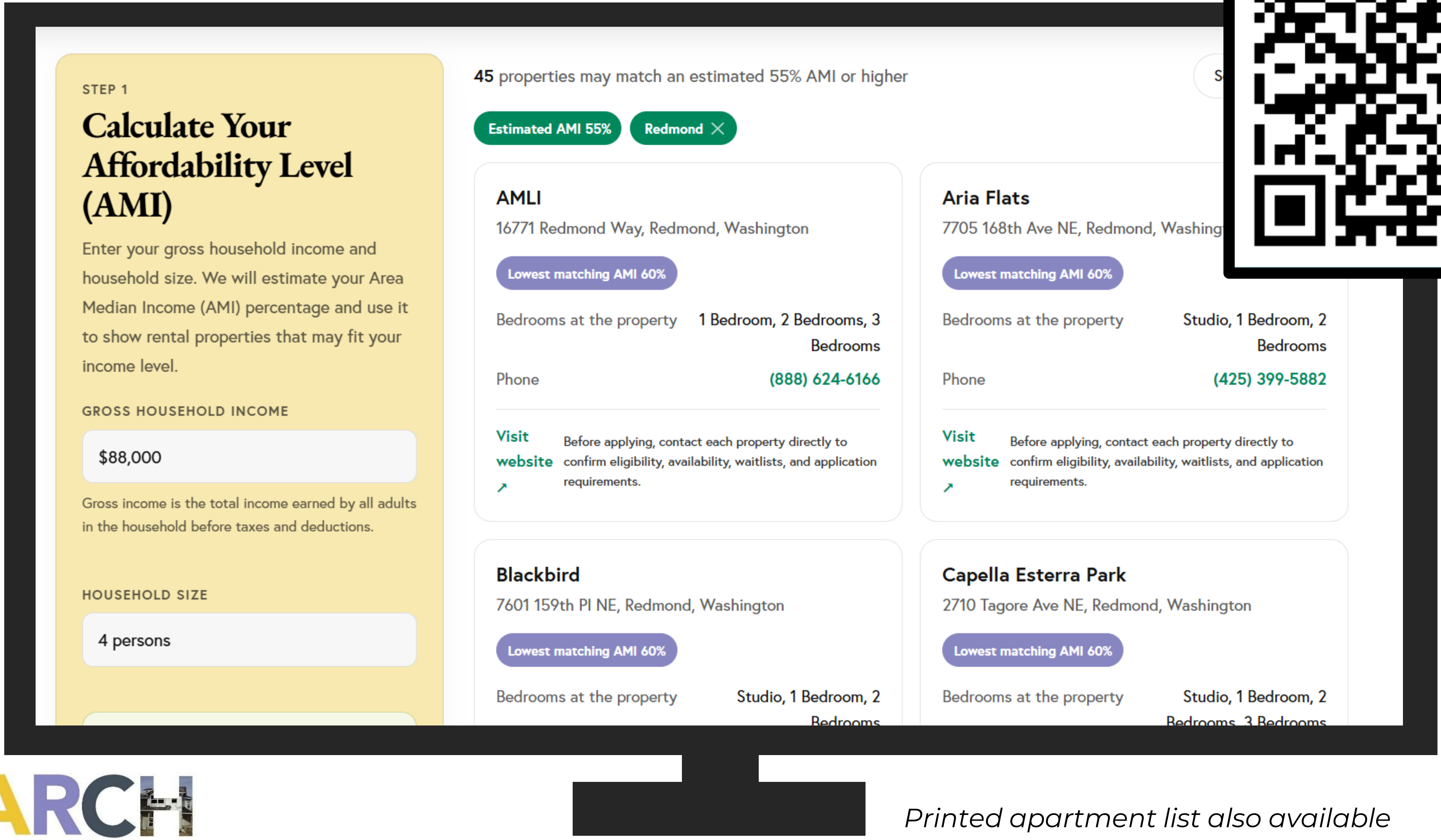
Renter Resources

ARCH Apartment Search Tool



Printed apartment list also available

What is ARCH's affordable rental program?

Thank You!

Contact Us

Adam Matza, Rental Program Officer

425-229-6708

amatza@bellevuewa.gov

www.archhousing.org

Thank You For Attending!

Please take a moment to complete this short survey:

You can find resources from today's summit here:

WASHINGTON MULTI FAMILY HOUSING ASSOCIATION