



**SKHHP Advisory Board**  
**June 5, 2025**  
**3:30 – 5:30 PM**  
**Zoom Meeting**

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**Zoom Link:** <https://us06web.zoom.us/j/89734407973?pwd=cnlISFU4dXFJaFN5TGlwTWlxZHINZz09>

**Meeting ID:** 897 3440 7973

**Password:** 981696

**Phone:** 253-215-8782

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<u><b>Time</b></u>	<u><b>Agenda</b></u>
<b>3:30</b>	<b>Welcome / Introductions / Opening</b>
<b>3:35</b>	<b>May 1, 2025 Meeting Minutes</b>
<b>3:40</b>	<b>SKHHP Executive Board May Meeting Update</b>
<b>3:45</b>	<b>SKHHP Housing Capital Fund Guidelines - Final Draft</b>
<b>4:25</b>	<b>Advisory Board Recruitment</b>
<b>4:40</b>	<b>Updates / Announcements</b>
<b>4:45</b>	<b>Closing</b>



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## **I. CALL TO ORDER**

Dorsol Plants called the meeting to order at 3:34 PM.

## **ROLL CALL/ESTABLISHMENT OF QUORUM**

Advisory Board members present: Ashley Kenny, Kent Hay, Kathleen Hosfeld, Phoebe Anderson-Kline, Menka Soni, Rumi Takahashi, Brady Nordstrom, Hamdi Abdulle, Maria Arns, Olga Lindbom.

Other attendees: Dorsol Plants, SKHHP; Claire Goodwin, SKHHP; Zzaj Collins, Alternate; Angela Weikel, Open Doors for Multicultural Families; Alexandria Teague, Planning Service Manager for the City of Auburn; Owen Goode, Planner II for the City of Auburn; Chaney Skadsen, Senior Planner for the City of Burien; Dafne Hernandez, Associate Planner for the City of Covington; Rebecca Deming, Community Development Director for the City of Des Moines; Kristen Holdsworth, the Long-Range Planning Manager for the City of Kent; Matt Torpey, Community Development Manager for the City of Maple Valley; Angie Mathias, the Long-Range Planning Manager for the City of Renton; Laura Stilwell, Associate Planner for the City of SeaTac; Neil Tabor, Senior Planner for the City of Tukwila

## **II. APRIL 3, 2025 MEETING MINUTES**

Phoebe Anderson-Kline motioned to approve the April 3, 2025 minutes, seconded by Menka Soni. Motion was approved. (10-0)

## **III. ADVISORY BOARD LIAISON UPDATE**

Dorsol Plants provided an update on the April 18, 2025 Executive Board meeting which included a discussion around the creation of a reserve fund for the interest earnings on the Housing Capital Fund revenue. The Executive Board requested SKHHP staff add climate equity to the SKHHP Housing Capital Fund priorities list. The Advisory Board will review the final draft of the 2025 Housing Capital Fund guidelines at the June 5, 2025 Advisory Board meeting.

## **IV. SKHHP MEMBER CITY UPDATES**

Manager Alexandria Teague, Planner Owen Goode, Planner Chaney Skadsen, Planner Dafne Hernandez, Director Rebecca Deming, Manager Kristen Holdsworth, Manager Matt Torpey, Manager Angie Mathias, Planner Laura Stilwell, Planner Neil Tabor gave a brief update on their respective jurisdictions Comprehensive Plan and the jurisdictions housing priorities for 2025.

The Board discussed mechanisms for community feedback and engagement during the development of code for Middle or STEP Housing.

## **V. UPDATES & ANNOUNCEMENTS**

Olga Lindbom informed the Board that she would be transitioning out of her role on the Board at Open Doors for Multicultural Families. She introduced Angela Weikel, who will be taking her place.

Dorsol Plants informed the Board that Grace Wood would be on parental leave.

Dorsol Plants informed the Board that Puget Sound Energy would hold utility discount training at the Auburn Senior Center on May 9 and 15.

Dorsol Plants asked the Board if there was a desire to cancel the July 3 Advisory Board meeting for the holiday. The Board had a consensus to cancel the July Advisory Board meeting.

## **VI. CLOSING/ADJOURN**

Dorsol Plants adjourned the meeting at 5:06 PM.

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Dorsol Plants, Program Coordinator

# June Meeting

Dorsol Plants, SKHHP Program  
Coordinator

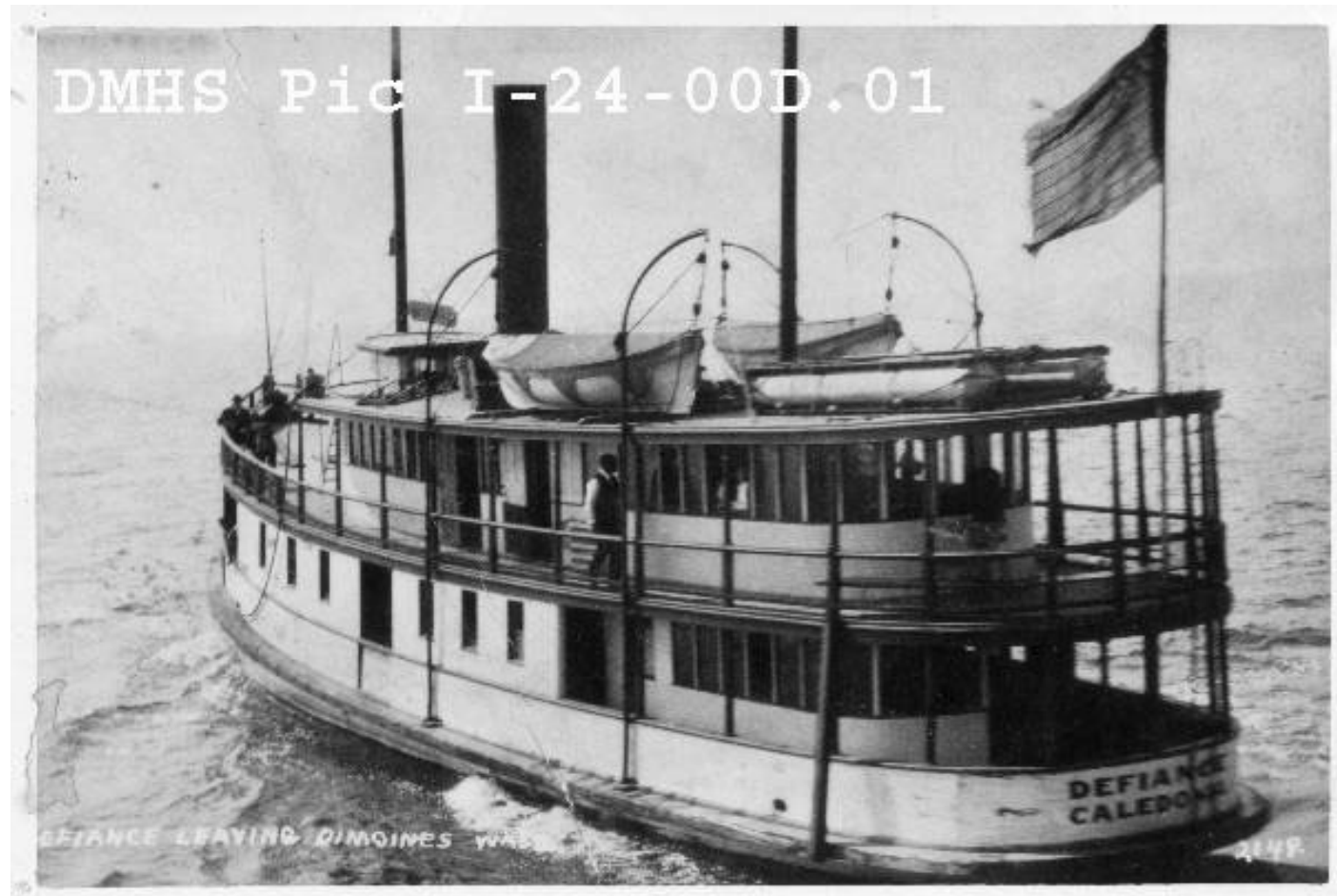
June 5, 2025

SKHHP Advisory Board



Aerial View of Des Moines c 1940-1950  
Photo courtesy Des Moines Historical Society

# 2025 Housing Capital Fund Guidelines Draft



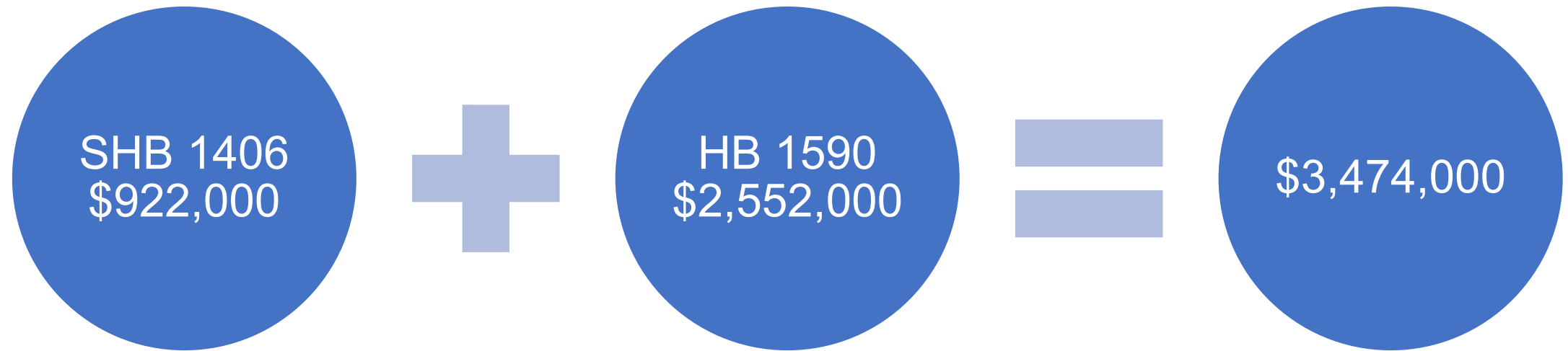
Defiance, a Mosquito Fleet steamboat pulling away from Des Moines Ferry Dock c 1872 - 1986  
Photo courtesy Des Moines Historical Society

# Background

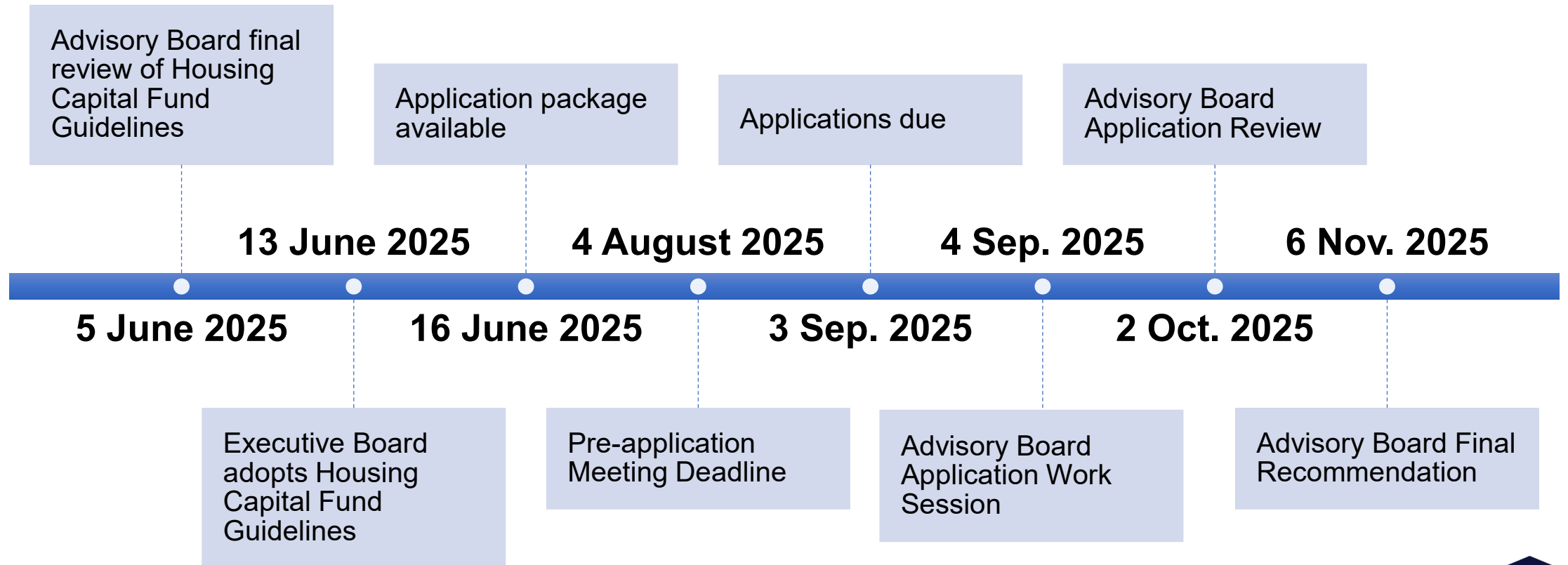
- SKHHP members pool resources from SHB 1406, HB 1590, and the general fund for affordable housing construction and preservation/rehabilitation
- ILA for pooling sales tax receipts to administer funds under RCW 82.14.530 and RCW 82.14.540

The SKHHP Executive Board will identify funding guidelines that will include, but not be limited to: the amount of available funding, household income targets, funding priorities, eligible activities and geographic areas, regulatory terms, other award terms/reporting requirements, application contents, review process, evaluation criteria, and the schedule for funding allocation.

# 2025 Funding Round



# Tentative 2025 Housing Capital Fund Schedule







# Board Request – New Priority

**Environmental Benefit.** Projects that encourage positive health outcomes based on environmental factors are a high-priority and may include, but are not limited to, housing within 0.5 mile to open spaces, parks, neighborhood gardens, and tree-canopies and which avoid or mitigate exposure to environmental hazards and pollutants.

**Extremely Low Income and Supportive Housing.** Proposals that provide rental housing for individuals and families earning 0-30% AMI and proposals that incorporate supportive services are a high priority.

**Geographic Equity Distribution.** The SKHHP Housing Capital Fund has a long-term objective to produce housing across SKHHP member jurisdictions through the creation of a broad distribution in the location of all types of affordable housing over time to maximize choice for individuals and families seeking affordable homes within SKHHP's geographic purview.



# Ineligible Activities

## INELIGIBLE ACTIVITIES

Housing Capital Funds may **NOT** be used for:

- The development of any non-residential use. Housing ~~C~~apital ~~f~~unds may be used in a mixed-use development only for that portion of the development that is specific to ~~the~~ residential use. This restriction also applies to site development and off-site development costs for non-residential uses.
- The cost of any program operating expenses
- The cost of any political or lobbying activities or materials
- Rehabilitation of single-family housing units in a manner that would duplicate participating jurisdictions' housing repair assistance programs
- Uses that are public capital facilities such as correctional facilities or inpatient treatment facilities
- Construction or acquisition of behavioral health-related facilities, or acquiring land for these purposes
- Funding the operations and maintenance costs of new units of affordable housing and facilities where housing-related programs are provided, or newly constructed evaluation and treatment centers
- Operation, delivery, or evaluation of behavioral health treatment programs and services or housing-related services
- Emergency shelter, transitional housing, or emergency housing



# Added New Evaluation Criteria

Consistency with underwriting standards, including proposed maximum rents being a minimum of 10% below market rent, a debt coverage credit ratio of at least 1.2, and construction escalation of at least 10% for new construction and 15% for rehabilitation. The underwriting standards are consistent across King County public funders and should be incorporated into applications. A detailed list is included as an addendum to the SKHHP application and should be completed as part of the application package.

**Commented [CG1]:** Addendum to be developed based on agreed upon metrics by public funders anticipated by the end of May.

# SKHHP Advisory Board Recruitment



Des Moines Beach Park c 1923  
Photo courtesy Des Moines Historical Society

# Who We're Looking For

Live, work, or be connected to affordable housing in South King County.

Be able to participate in a monthly two-hour public meeting.

Be eager to collaborate and advise government officials.

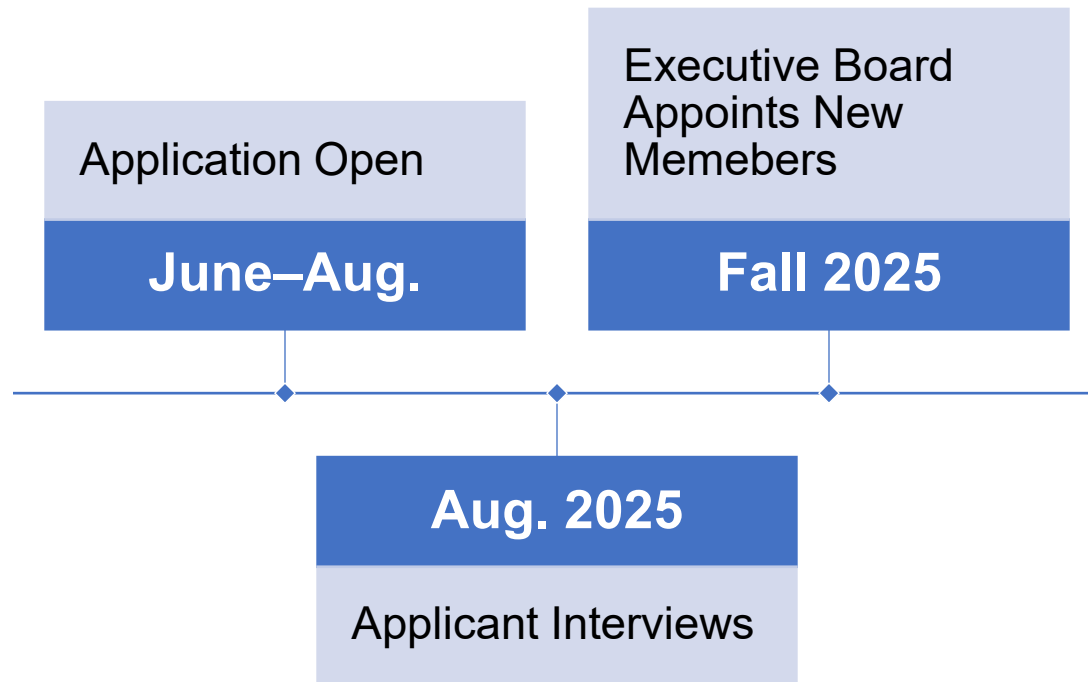
Demonstrate a desire to understand the historical impacts of institutional racism on housing and homelessness for marginalized communities with a focus on advancing racial equity.

Have personal and/or professional ties to one or more of the following communities:

- Low-income households
- Immigrant and refugee populations
- People with disabilities
- People with behavioral health needs
- People experiencing homelessness or housing insecurity
- Affordable housing design or development
- Housing stability and homeless service providers
- Affordable housing funders



# Recruitment Timeline



Blue Bird or Camp Fire Group 1948. Marie Pope in background  
Photo courtesy Des Moines Historical Society