



**SKHHP Advisory Board
October 2, 2025
3:30 – 5:30 PM
Zoom Meeting**

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

Meeting ID: 897 3440 7973

Password: 981696

Phone: 253-215-8782

<u>Time</u>	<u>Agenda</u>
3:30	Welcome / Introductions / Opening
3:35	September 4, 2025 Meeting Minutes
3:40	SKHHP Legislative Forum Update
3:45	SKHHP Housing Capital Fund Application Review
5:20	Updates / Announcements -Housing Capital Fund Evaluations due on October 23, 2025
5:30	Closing



I. CALL TO ORDER

Dorsol Plants called the meeting to order at 3:33 PM.

ROLL CALL/ESTABLISHMENT OF QUORUM

Advisory Board members present: Kent Hay, Hamdi Abdulle, Angela Weikel, Jessica de Barros, Dr. Damarys Espinoza, Kathleen Hosfeld, Menka Soni, Brady Nordstrom, Maria Arns.

Other attendees: Claire Goodwin, SKHHP; Dorsol Plants, SKHHP; Ryan Makinster, Habitat for Humanity SKKC.

Menka Soni joined at 4:00 PM.

II. AUGUST 7, 2025 MEETING MINUTES

Kathleen Hosfeld motioned to approve the August 7, 2025 minutes, seconded by Jessica de Barros. Motion was approved. (8-0)

IV. SKHHP 2026 WORK PLAN – GOAL 3 AND 4

Dorsol Plants presented Goals 3 and 4 from the SKHHP 2026 Work Plan and Budget to the Board.

V. SKHHP HOUSING CAPITAL FUND UNDERWRITING ADDENDUM

Claire Goodwin presented and reviewed the SKHHP Housing Capital Fund Underwriting Addendum with the Board.

VI. SKHHP HOUSING CAPITAL FUND APPLICATION OVERVIEW

Dorsol Plants reviewed the six applications submitted to the 2025 SKHHP Housing Capital Fund with the Board.

VII. SKHHP HOUSING CAPITAL FUND EVALUATION FORM

Dorsol Plants reviewed the Housing Capital Fund evaluation form to provide an overview of the 2025 evaluation process with the Board.

VIII. UPDATES & ANNOUNCEMENTS

Dorsol Plants invited the Board to the SKHHP Legislative Forum on September 19, noting it will be a special Executive Board meeting. Claire Goodwin expressed the Executive Board's excitement about including the Advisory Board in this opportunity to share SKHHP's work.

Hamdi Abdulle invited the Executive and Advisory Boards to a luncheon on October 10, hosted by the African Community Housing and Development, to learn about the organization's accomplishments. Claire Goodwin reminded Board members to notify Dorsol Plants of their attendance to prevent quorum issues.

Dorsol Plants announced that the January 2026 Advisory Board meeting is canceled as the date falls on a holiday. The December 4 Advisory Board meeting will be an informal meeting to celebrate the Board's accomplishments and welcome newly appointed members for 2026.

IX. CLOSING/ADJOURN

Dorsol Plants adjourned the meeting at 4:52 PM.

Dorsol Plants, Program Coordinator

October Meeting

Dorsol Plants, SKHHP Program
Coordinator

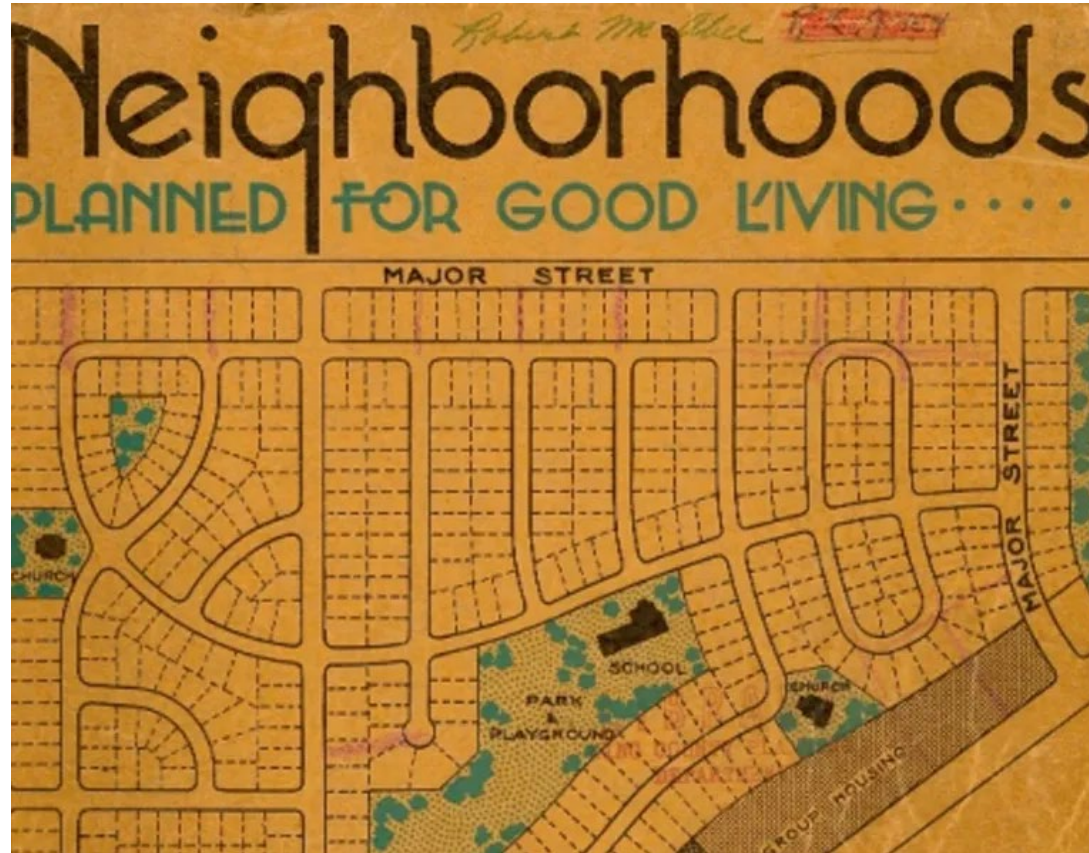
Claire Goodwin, SKHHP Executive
Manager

October 2, 2025

SKHHP Advisory Board



Green River Homes in Auburn, WA
Photo courtesy KCHA



King County Planning Commission ca 1937-1959
Photo courtesy King County Archives

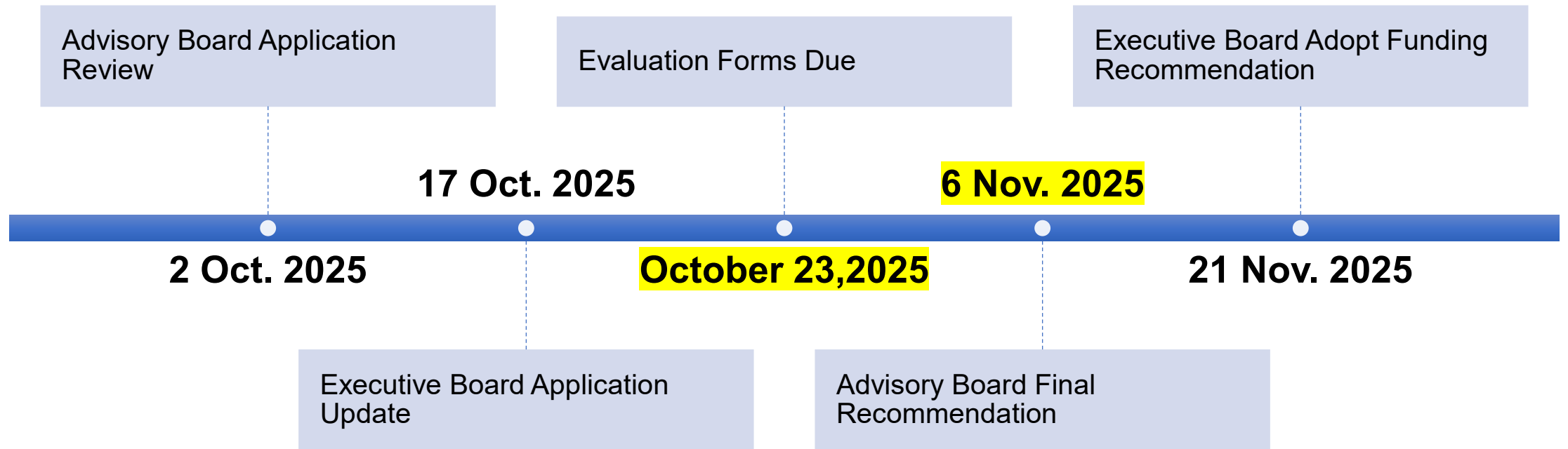
“Seattle is a wonderful city. It's really a boom town ... And boy, is it crowded. I stopped one guy on the street and said, 'How do you get a room here?' And he said, 'I don't know. I'm the mayor, and I live in Tacoma.’ – Bob Hope

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 Housing Capital Fund Schedule



Conflict of Interest



King County Public Health TB Bus in Burien, WA ca. 1955.
Photo courtesy King County Archive

“A potential conflict of interest arises when a board member stands to benefit from an action the Advisory Board takes or has another interest that impairs, or could be seen to impair, the independence or objectivity of the Advisory Board. The minutes of any board meeting at which a matter involving a conflict of interest or potential conflict of interest was discussed or voted upon shall include: the name of the interested party and the nature of the interest, and the decision as to whether the interest presented a conflict of interest.”

Project sponsor and name	Location	# of units	Project type	Amount requested	HB 1590 eligibility	SHB 1406 eligibility
Archdiocesan Housing Authority – Franciscan Apartments	Burien	39	Rehabilitation Rental	\$2,500,000	✓	✓
African Community Housing & Development – African Diaspora Cultural Anchor Village	SeaTac	129	New Construction Rental	\$3,500,000	✓	✓
St. Stephen Housing Association – Steele House	Renton	6	New Construction Rental	\$1,820,850	✓	✓
Mental Health Housing Foundation – Steel Lake	Federal Way	20	New Construction Rental	\$1,500,000	✓	✓
Bellwether Housing – Renton Sage	Renton	284	Rehabilitation Rental	\$1,210,102		✓
Multi-Service Center – Maple Lanes Estates	Kent	16	Rehabilitation Rental	\$922,000		✓
TOTAL REQUEST BY ELIGIBILITY				\$11,452,952	\$9,320,850	\$11,452,952
TOTAL AVAILABLE				\$3,474,000	\$2,552,000	\$922,000

Archdiocesan Housing Authority – Franciscan Apartments



Franciscan Apartments - Summary

Developer: Archdiocesan Housing Authority

Amount Requested: \$2,500,000

Number of Units: 39

Population Served and AMI level: Seniors aged 62 and over who earn up to 50% AMI

Eligible SKHHP Funding Source: Both

Location: Burien

Housing Type: Preservation - Rental

Franciscan Apartments – Units by Size & Affordability

AMI	1-bedroom	Total Units
50%	39	39
Total Units	39	39

Franciscan Apartments – Project Schedule

Activity	Date
Site Control	1981
Building Permits Issued	5/1/2026
Begin Construction	7/1/2026
Issued Certificate of Occupancy	Ongoing

Franciscan Apartments – Funding Sources

Funding source	Proposed Amount	Status
SKHHP (2025)	\$2,500,000	Applied
Lument	\$5,418,000	Applied
King County	\$1,400,000	Applied
Reserves	\$347,800	On-Hand
TOTAL	\$9,665,800	

Franciscan Apartments – Funding Uses

Proposed use	Amount	Per Unit
Acquisition	\$1,099,638	--
Construction	\$7,281,585	--
Soft Costs	\$816,904	--
Other Development Costs	\$467,673	--
TOTAL	\$9,665,800	\$247,841

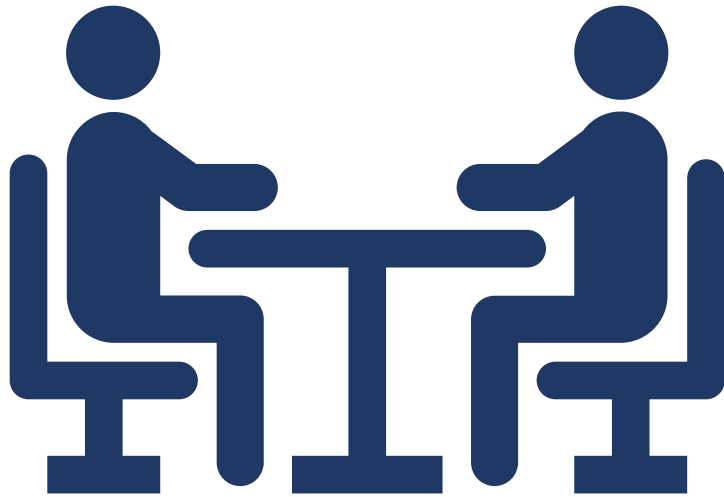
Franciscan Apartments

Observations, Issues, and Concerns

Franciscan Apartments - Questions & Discussion

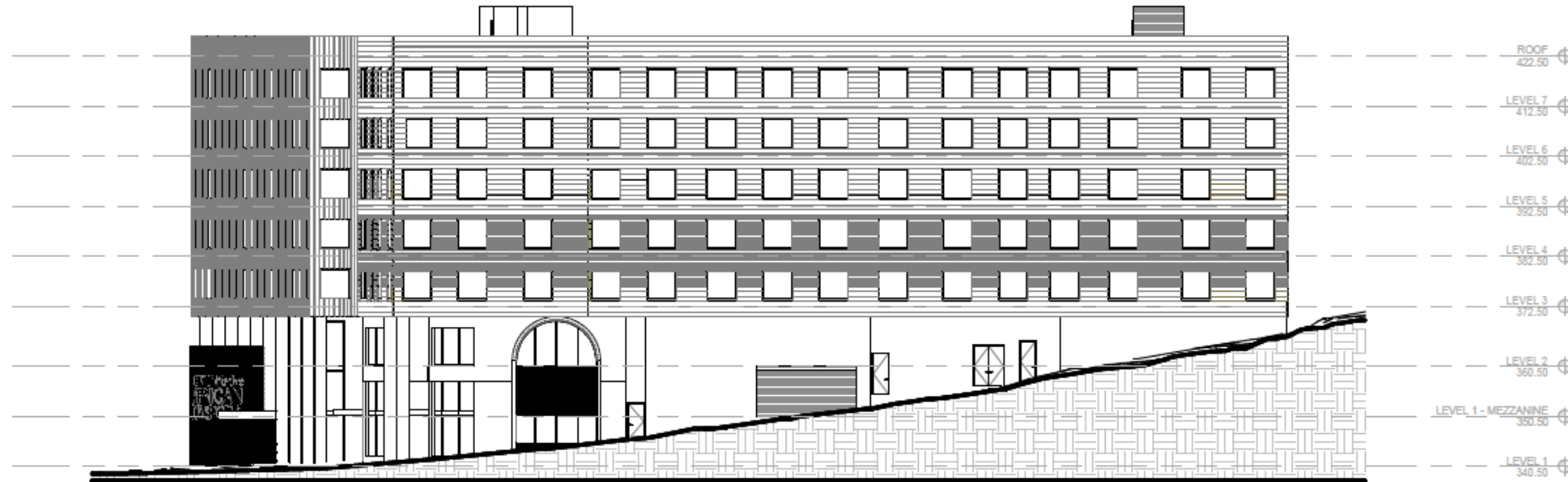


Franciscan Apartments - Evaluation



- The evaluation form is in the application folder
- You will have 5 minutes to begin completing the evaluation form before we move to the next project.
- All evaluation forms must be completed by October 23, 2025

African Community Housing & Development – African Diaspora Cultural Anchor Village



African Diaspora Cultural Anchor Village - Summary

Developer: African Community Housing & Development

Amount Requested: \$3,500,000

Number of Units: 129

Population Served and AMI level: African Diaspora immigrant and refugee households at or below 60% AMI

Eligible SKHHP Funding Source: SHB 1406

Location: SeaTac

Housing Type: New Construction - Rental

African Diaspora Cultural Anchor Village – Units by Size & Affordability

AMI	Studio	1-bedroom	2-bedroom	3-bedroom	4-bedroom	Total Units
30%	1	2	4	6	1	14
40%	1	5	12	13	3	34
50%	2	8	13	16	4	43
60%	1	6	14	14	2	37
Manager Units	--	--	1	--	--	1
Total Units	5	21	44	49	10	129

African Diaspora Cultural Anchor Village – Project Schedule

Activity	Date
Site Control	12/1/2023
Building Permits Issued	9/25/2026
Begin Construction	10/12/2026
Begin Lease-up	6/2/2028
Issued Certificate of Occupancy	6/1/2028

African Diaspora Cultural Anchor Village – Funding Sources

Funding source	Proposed Amount	Status
SKHHP (2025)	\$3,500,000	Applied
LIHTC	\$36,191,383	Will Apply
King County	\$10,481,554	Applied
State of WA HTF	\$12,000,000	Applied
CHIP	\$1,000,000	Applied
Perm Debt	\$12,929,768	
HTF Appropriations	\$3,880,000	Committed
Amazon	\$9,500,000	Will Apply
Deferred Fee	\$2,500,000	
Contributed Fee	\$2,000,000	
RESIDENTIAL TOTAL	\$93,982,705	
ACHD Sponsor Loan (Non-Residential)	\$18,184,525	Applied
LIHTC (Non-Residential)	\$2,686,201	Will Apply
TOTAL	\$114,853,431	

African Diaspora Cultural Anchor Village – Funding Uses

Proposed use	Amount	Per Unit
Acquisition	\$8,164,875	--
Construction	\$80,079,881	--
Soft Costs	\$15,660,709	--
Other Development Costs	\$10,947,965	--
RESIDENTIAL TOTAL	\$93,982,705	\$728,548
Non-Residential Costs	\$20,870,726	--
TOTAL	\$114,853,430	--

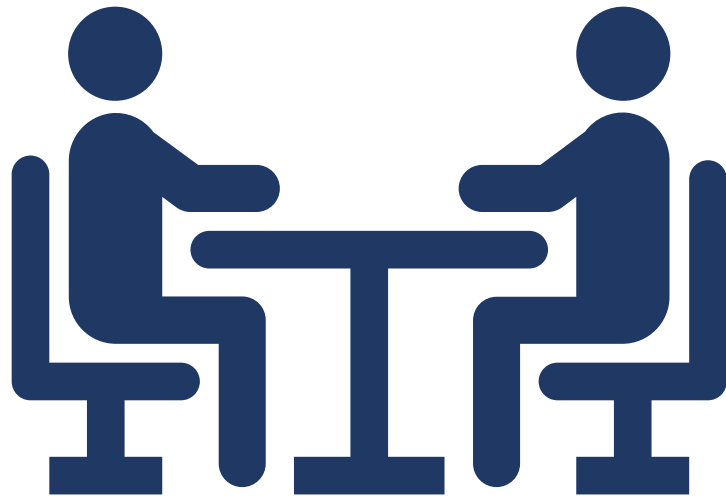
African Diaspora Cultural Anchor Village

Observations, Issues, and Concerns

African Diaspora Cultural Anchor Village - Questions & Discussion



African Diaspora Cultural Anchor Village - Evaluation



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St. Stephen Housing Association – Steele House



Steele House - Summary

Developer: St. Stephen Housing Association

Amount Requested: \$1,820,850

Number of Units: 6

Population Served and AMI level: Low-income families at or below 50% AMI

Eligible SKHHP Funding Source: Both

Location: Renton

Housing Type: New Construction - Rental

Steele House – Units by Size & Affordability

AMI	2-bedroom	Total Units
50%	6	6
Total Units	6	6

Steele House – Project Schedule

Activity	Date
Site Control	1/21/2025
Building Permits Issued	4/15/2026
Begin Construction	4/16/2026
Begin Lease-up	3/2/2027
Issued Certificate of Occupancy	4/16/2027

Steele House – Funding Sources

Funding source	Proposed Amount	Status
SKHHP (2025)	\$1,820,849.88	Applied
Seller Note	\$295,000	Committed
City of Renton	\$500,000	Committed
Apple Health and Home	\$1,000,000	Applied
Sponsor Operations and Service Agreements	\$125,285.48	Committed
Medina Foundation Grant	\$75,000	Committed
TOTAL	\$3,816,135	

Steele House – Funding Uses

Proposed use	Amount	Per Unit
Acquisition	\$295,000	--
Construction	\$2,527,168	--
Soft Costs	\$635,332	--
Other Development Costs	\$358,635	--
TOTAL	\$3,816,135	\$636,023

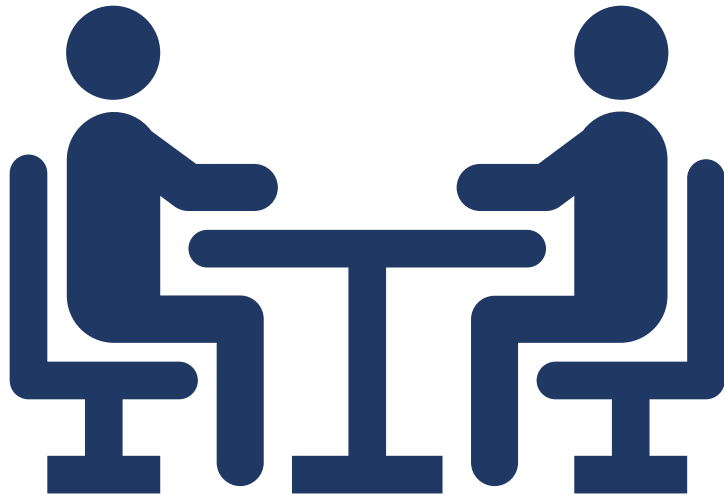
Steele House

Observations, Issues, and Concerns

Steele House - Questions & Discussion



Steele House - Evaluation



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Mental Health Housing Foundation – Steel Lake



Steel Lake - Summary

Developer: Mental Health Housing Foundation

Amount Requested: \$1,500,000

Number of Units: 20

Population Served and AMI level: Individuals severe mental illness at 30% and 50% AMI

Eligible SKHHP Funding Source: Both

Location: Federal Way

Housing Type: New Construction - Rental

Steel Lake – Units by Size & Affordability

AMI	1-bedroom	2-bedroom	Total Units
30%	10	2	--
50%	5	2	19
Manager Units	1	--	1
Total Units	16	4	20

Steel Lake – Project Schedule

Activity	Date
Site Control	12/23/2024
Building Permits Issued	2/1/2027
Begin Construction	3/15/2027
Begin Lease-up	1/1/2028
Issued Certificate of Occupancy	3/15/2028

Steel Lake – Funding Sources

Funding source	Proposed Amount	Status
SKHHP (2025)	\$1,500,000	Applied
HTF	\$5,732,155	Applied
FHLB	\$1,700,000	Applied
KC HFU	\$2,393,679	Applied
Sponsor	\$123,749	Committed
CHIP	\$378,483	Applied
TOTAL	\$11,828,066	

Steel Lake – Funding Uses

Proposed use	Amount	Per Unit
Acquisition	\$710,000	--
Construction	\$8,910,608	--
Soft Costs	\$1,480,283	--
Other Development Costs	\$727,175	--
TOTAL	\$11,828,066	\$591,403

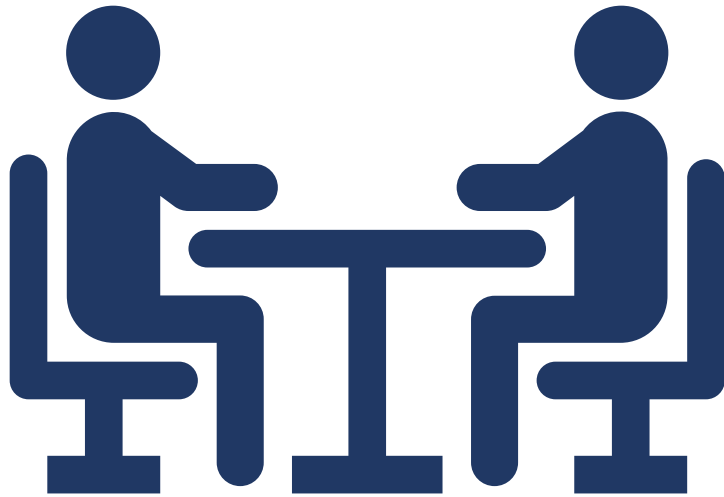
Steel Lake

Observations, Issues, and Concerns

Steel Lake - Questions & Discussion

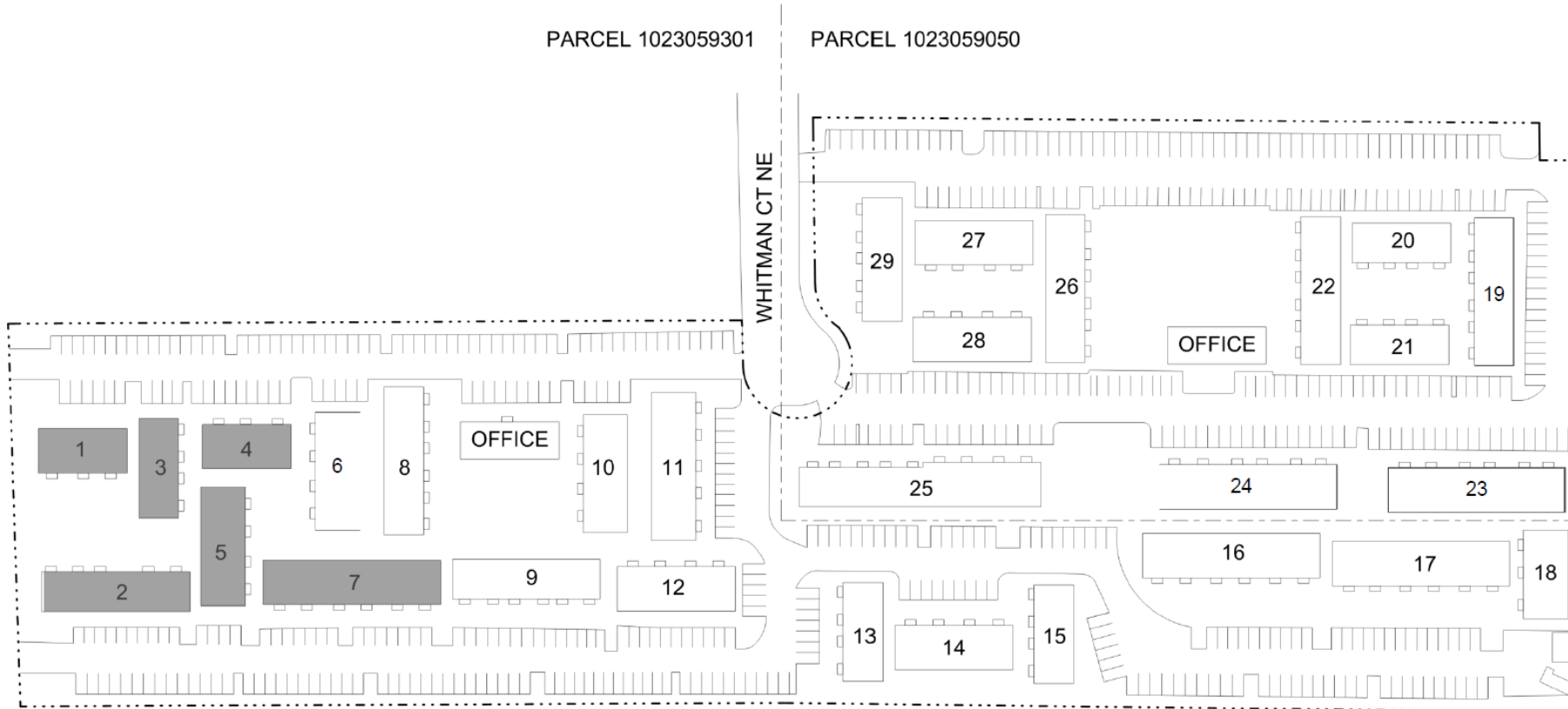


Steel Lake - Evaluation



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Bellwether Housing – Renton Sage



Renton Sage - Summary

Developer: Bellwether Housing

Amount Requested: \$1,210,102

Number of Units: 284

Population Served and AMI level: Households earning less than 80% AMI

Eligible SKHHP Funding Source: SHB 1406

Location: Renton

Housing Type: Rehabilitation - Rental

Renton Sage – Units by Size & Affordability

AMI	1-bedroom	2-bedroom	Total Units
50%	28	29	57
60%	34	48	82
80%	70	75	145
Total Units	132	152	284

Renton Sage – Project Schedule

Activity	Date
Site Control	9/20/2022
Building Permits Issued	Issued Separately for Each Roof
Begin Construction	4/1/2026
Begin Lease-up	N/A
Issued Certificate of Occupancy	N/A

Renton Sage – Funding Sources

Funding source	Proposed Amount	Status
SKHHP (2025)	\$1,210,102	Applied
Citi Community Capital	\$44,700,000	Committed
Amazon	\$39,760,000	Committed
HTF	\$5,000,000	Applied
TOTAL	\$90,670,102	

Renton Sage – Funding Uses

Proposed use	Amount	Per Unit
Acquisition	\$84,460,000	--
Construction	\$6,085,900	--
Soft Costs	\$124,202	--
Other Development Costs	\$0	--
TOTAL	\$90,670,102	\$319,261

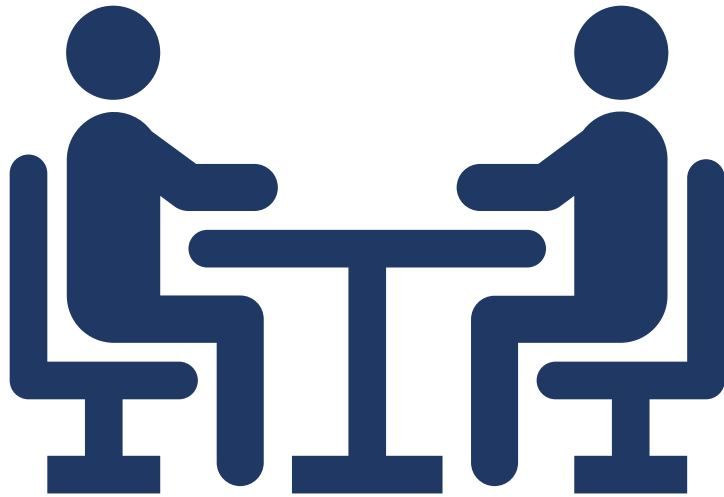
Renton Sage

Observations, Issues, and Concerns

Renton Sage - Questions & Discussion



Renton Sage - Evaluation



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Multi-Service Center – Maple Lanes Estates



Maple Lanes Estates - Summary

Developer: Multi-Service Center

Amount Requested: \$922,000

Number of Units: 16

Population Served and AMI level: Households earning 30% and 50% AMI

Eligible SKHHP Funding Source: SHB 1406

Location: Kent

Housing Type: Rehabilitation - Rental

Maple Lanes Estates – Units by Size & Affordability

AMI	2-bedroom	Total Units
30%	5	5
50%	11	11
Total Units	16	16

Maple Lanes Estates – Project Schedule

Activity	Date
Site Control	11/16/1993
Building Permits Issued	4/30/2027
Begin Construction	5/1/2027
Begin Lease-up	N/A
Issued Certificate of Occupancy	12/31/2027

Maple Lanes Estates – Funding Sources

Funding source	Proposed Amount	Status
SKHHP (2025)	\$922,000	Applied
Property Cash Flow	\$30,968	
TOTAL	\$952,969	

Maple Lanes Estates – Funding Uses

Proposed use	Amount	Per Unit
Acquisition	\$4,000	--
Construction	\$869,510	--
Soft Costs	\$72,459	--
Other Development Costs	\$7,000	--
TOTAL	\$952,969	\$59,561

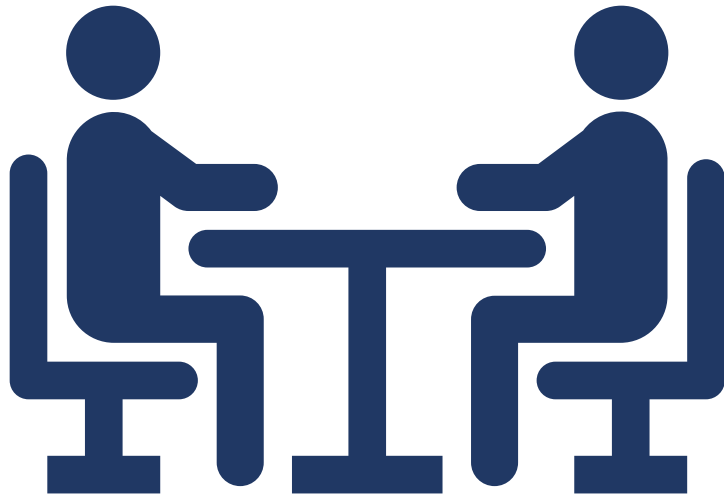
Maple Lanes Estates

Observations, Issues, and Concerns

Maple Lanes Estates - Questions & Discussion



Maple Lanes Estates - Evaluation



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