SKHHP Executive Board
October 17, 2025, 1:00 – 3:00 PM
Virtual Meeting

Video conference:
https://us06web.zoom.us/j/99857398028?pwd=eXFiMmJpQm1abDZmMmRQbHNOYS8ydz09
OR by phone: 253-205-0468

Meeting ID: 998 5739 8028 **Password:** 085570

I.		**CALL TO ORDER**	1:00
	a.	ROLL CALL	
	b.	INTRODUCTIONS OF STAFF WORK GROUP MEMBERS AND ADVISORY BOARD REPRESENTATIVE	
II.		**PUBLIC COMMENT**	1:05
III.		**APPROVAL OF AUGUST 15, 2025 AND SEPTEMBER 19, 2025 MINUTES** **<u>Motion</u> is to approve the August 15, 2025 and September 19, 2025 SKHHP Executive Board meeting minutes.**	1:07
IV.		**AGENDA MODIFICATIONS**	1:09
V.		**BOARD BUSINESS**	1:10
	a.	**APPOINTING MEMBERS TO THE SKHHP ADVISORY BOARD** <u>Presenter:</u> Dorsol Plants, SKHHP Program Coordinator <u>Purpose:</u> Appoint up to seven candidates to serve on the Advisory Board. <u>Background:</u> The Advisory Board, established in 2021 to support the SKHHP Executive Board, is authorized to have 12 to 15 members. A joint panel of Executive and Advisory Board members interviewed 10 candidates over two days. Seven candidates were selected by the panel for the Executive Board's consideration and appointment. The appointment of these seven individuals will bring the Advisory Board to its full complement of 15 members. **Motion is to adopt Resolution 2025-03 appointing the recommended candidates to the SKHHP Advisory Board for a term of four years to end January 1, 2030.**	

	b.	**HOUSING CAPITAL FUND PROJECT APPLICATION REVIEW** <u>Presenter:</u> Claire V. Goodwin, SKHHP Executive Manager <u>Purpose:</u> Review a summary of each of the six project applications to the 2025 funding round of the SKHHP Housing Capital Fund. <u>Background:</u> SKHHP makes funding available every year for the construction and preservation of affordable housing in South King County. The application period for the 2025 SKHHP Housing Capital Fund opened in June and closed on September 3, 2025. The SKHHP Advisory Board met October 2, 2025 to begin review and discussion of the projects. The Advisory Board will develop a funding recommendation for the Executive Board's consideration to adopt on November 21, 2025. **For review, discussion, and receipt of Board feedback, no action proposed**.	1:30
	c.	**SKHHP LEGISLATIVE FORUM DEBRIEF** <u>Presenter:</u> Claire V. Goodwin, SKHHP Executive Manager <u>Purpose:</u> Debrief on the SKHHP Legislative Forum held on September 19, 2025. <u>Background:</u> On March 21, 2025, the Executive Board directed SKHHP staff to organize a legislative forum for 2025. The forum's goal was to educate State Legislators on SKHHP's contributions to affordable housing in South King County and to amplify and uplift SKHHP's collaborative work. The event took place on September 19, 2025, and was attended by seven members of the Washington State Legislature, two legislative aides, and a representative from the Governor's Office. **For discussion and receipt of Board feedback, no action proposed**.	2:30
VI.		**UPDATES/ANNOUNCEMENTS** • King County Council COW – Oct. 6 • Maple Valley Study Session – Oct. 20 • Contracting update • Calendar invites no longer including attachments per Auburn IT request	2:50
VII.		**ADJOURN**	3:00

SKHHP Executive Meeting
August 15, 2025

MINUTES

I. CALL TO ORDER

Dana Ralph called the meeting to order at 1:01 PM.

ROLL CALL/ESTABLISHMENT OF QUORUM

Executive Board members present: Dana Ralph, City of Kent; Liz Stead, City of Burien; Kristina Soltys, City of Covington; Gene Achziger, City of Des Moines; Brian Davis, City of Federal Way; Victoria Schroff, City of Maple Valley; Eric Zimmerman, City of Normandy Park; Carmen Rivera, City of Renton; Thomas McLeod, City of Tukwila; Sunaree Marshall, King County.

Others present: Claire Goodwin, SKHHP Executive Manager; Dorsol Plants, SKHHP Program Coordinator; Dennis Martinez, City of Tukwila (Alternate); Phoebe Anderson-Kline, SKHHP Advisory Board; Evan Maxim, City of SeaTac; Laurel Humphrey, City of Tukwila; Angie Mathias, City of Renton; Merina Hanson, City of Kent; Diane Glauber, King County; McCaela Daffern, King County; Affiong Ibox, KCRHA.

Carmen Rivera and Brian Davis joined at 1:11 PM

II. PUBLIC COMMENT

No public comment was received.

III. APPROVAL OF JULY 18, 2025 MINUTES

Thomas McLeod moved to approve the July 18, 2025 minutes as presented, seconded by Kristina Soltys. Motion was approved (8-0)

IV. AGENDA MODIFICATIONS

The agenda was amended to include an update on TWG Development's Pandion at Star Lake Project under Board Business.

V. BOARD BUSINESS

a. SKHHP LEGISLATIVE FORUM

Claire Goodwin presented a revised draft outline and agenda for the SKHHP Legislative Forum, scheduled for September 19, 2025. The revisions reflect feedback provided during the Executive Board meeting on July 18.

The Board discussed a strategy for outreach and extending invitations to the state delegation for the September forum. The discussion also included whether to invite additional elected officials, such as the King County Council. The Board decided to focus its efforts on the state delegation for this forum.

b. SKHHP 2026 LEGISLATIVE PRIORITIES

Claire Goodwin reviewed the draft SKHHP 2026 Legislative Priorities flyer. The draft incorporates the legislative priority adopted by the Executive Board on July 18.

The Board approved the draft flyer and requested that a project opening timeline for the Miller Creek Project be added.

c. 2025 QUARTER 2 REPORT

Claire Goodwin reviewed the 2025 Quarter 2 Report.

d. HOUSING CAPITAL FUND PROJECT UPDATE – PANDION AT STAR LAKE

Claire Goodwin updated the Board on a situation at TWG Development that will impact the Pandion at Star Lake project. She recommended that the Board postpone any decision on the project until the outcome of the project's Amazon application for funding is known which is anticipated by late October.

The Board reached a consensus to wait until the status of TWG's application to Amazon for funding is known at a future meeting to decide whether to continue supporting the project or to redistribute the funds.

VI.UPDATES/ANNOUNCEMENTS

Claire Goodwin shared photos of the Burien Miller Creek project, developed by Habitat for Humanity SKKC and funded by SKHHP.

Claire Goodwin informed the Board that SKHHP staff held six pre-application meetings with potential applicants for the 2025 SKHHP Housing Capital Fund. Applications are due on September 3, 2025.

Claire Goodwin extended an invitation to the Board to attend a groundbreaking ceremony on September 19 at 11:00 AM for the Burien Family Housing project, developed by Mercy Housing NW and funded by SKHHP.

Claire Goodwin informed the Board that 12 applications had been received for the seven open positions on the SKHHP Advisory Board. Interviews will be held on August 19 and 20, and the interview panel will include the Executive Board Chair, Vice-Chair, and a member of the Advisory Board.

Claire Goodwin reminded the Board that the September Executive Board meeting will be the in-person Legislative Forum held at the Tukwila Community Center.

VII.ADJOURN

Dana Ralph adjourned the meeting at 2:27 PM.

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Dorsol Plants, Program Coordinator

SKHHP Executive Meeting
September 19, 2025

MINUTES

I. CALL TO ORDER

Dana Ralph called the meeting to order at 1:07 PM.

ROLL CALL/ESTABLISHMENT OF QUORUM

Executive Board members present: Dana Ralph, City of Kent; Liz Stead, City of Burien; Kristina Soltys, City of Covington; Gene Achziger, City of Des Moines; Brian Davis, City of Federal Way; Eric Zimmerman, City of Normandy Park; James Alberson, City of Renton (Alternate); James Lovell, City of SeaTac; Thomas McLeod, City of Tukwila.

Others present: Sen. Emily Alvarado, 34th District; Rep. Edwin Obras, 33rd District; Rep. Mia Gregerson, 33rd District; Rep. Chris Stearns, 47th District; Sen. Phil Fortunato, 31st District; Sen. Victoria Hunt, 5th District; Rep. Janice Zahn, 41st District; Mary Soderlind, Legislative Aide to Sen. Tina Orwell; Chelsea Thumberg, Legislative Aide to Rep. Janice Zahn; Claire Goodwin, SKHHP Executive Manager; Dorsol Plants, SKHHP Program Coordinator; Jessica de Barros, SKHHP Advisory Board; Kathleen Hosfeld, SKHHP Advisory Board; Evan Maxim, City of SeaTac; Laurel Humphrey, City of Tukwila; Angie Mathias, City of Renton; McCaela Daffern, King County Anyah Zupancic, City of Burien; Tony Bassiri, City of Covington; Nicholas Carr, WA State Governor's Office; Owen Goode, City of Auburn; Matt Torpey, City of Maple Valley; Brandon Miles, City of Tukwila.

II.BOARD BUSINESS

a. Claire Goodwin introduced and gave an overview of the event.
b. Thomas McLeod welcomed the participants to the City of Tukwila and South King County.
c. Dana Ralph reviewed the history of SKHHP and the SKHHP Housing Capital Fund.
d. James Lovell and Kristina Soltys discussed how the State Legislature has previously supported South King County and could continue to do so in 2026.
e. The SKHHP Executive Board led the first roundtable discussion, which focused on the SKHHP Housing Capital Fund projects.
f. The SKHHP Executive Board led the second roundtable discussion, which focused on SKHHP's 2026 Legislative Priorities.

III.ADJOURN

Dana Ralph adjourned the meeting at 2:35 PM.

Dorsol Plants, Program Coordinator

Memorandum

South King Housing and Homelessness Partners

TO: SKHHP Executive Board

FROM: Claire Goodwin, Executive Manager; Dorsol Plants, Program Coordinator

DATE: October 10, 2025

RE: Appointing Members to the SKHHP Advisory Board

OVERVIEW

The SKHHP Advisory Board, established in 2021 with 12 members serving four-year terms, has four initial members whose terms are now ending. All four of these members applied for reappointment. In addition to these reappointments, there are three open positions to be filled on the Board.

To broaden the Board's expertise, SKHHP staff initiated a targeted recruitment effort focused on critical areas such as housing development, banking, property management, and lived experience with affordable housing. A total of 30 potential candidates were contacted, resulting in 12 applications. An interview panel met with 10 of the 12 applicants over a two-day period.

The interview panel recommends the appointment of the seven candidates detailed in Table 1 for the available positions. Additionally, the panel recommends retaining one applicant as a bench candidate detailed in Table 2, available for appointment should a position become available before the next appointment period.

Table 1: Candidates Recommended for Appointment

Candidate Name	Organization Represented or Community Member	Area of Focus	Term
Saja Ahmed	Community Member	Lived Experience	January 1, 2026 – January 1, 2030
Jessica de Barros	King County Housing Authority	Regional Housing Org	January 1, 2026 – January 1, 2030
Marc Cote	Parkview Services	Regional Housing Org	January 1, 2026 – January 1, 2030
Dr Damarys Espinoza	Mary's Place	Nonprofit/Homelessness	January 1, 2026 – January 1, 2030
Ryan Makinster	Habitat for Humanity SKKC	Nonprofit/Developer	January 1, 2026 – January 1, 2030
Amanda McElvaney	WaFd Bank	Financial	January 1, 2026 – January 1, 2030
Reagan Wheelock	Disability Empowerment Center	Nonprofit/Social Services	January 1, 2026 – January 1, 2030

Table 2: Bench Candidate

Candidate Name	Organization Represented or Community Member	Area of Focus
Phoebe Anderson-Kline	Multi-Service Center	Regional Housing Org

BACKGROUND

The SKHHP Interlocal Agreement (ILA) calls for the formation of a SKHHP Advisory Board consisting of 12 to 15 community members appointed by the Executive Board. The role of the Advisory Board is to provide advice and recommendations to the Executive Board by recommending annual Housing Capital Fund allocations, gaining insights into local housing issues, and empowering community voices through engagement and education.

The ILA states that members appointed to the Advisory Board be knowledgeable of affordable housing, be committed to furthering affordable housing in South King County, and represent diverse community perspectives. Appointments will last four years, with service limited to two consecutive terms. A list of those Advisory Board Members continuing their service on the Board are detailed in Table 3.

Table 3: Current Advisory Board Member Roster Continuing Service

Candidate Name	Organization Represented or Community Member	Area of Focus	Term
Ziquora Banks	Verity Credit Union	Regional Housing Organization	January 2023 – January 2027
Brady Nordstrom	Housing Development Consortium (HDC)	Regional Housing Organization	January 2023 – January 2027
Kent Hay	Community Member	Lived Experience	January 2024 – January 2028
Kathleen Hosfeld	Homestead Community Land Trust	Nonprofit/Developer	January 2024 – January 2028
Angela Weikel	Open Doors for Multicultural Families	Nonprofit/Social Services	January 2024 – January 2028
Maria Arns	Community Member	Lived Experience	January 2024 – January 2028
Rumi Takahashi	SMR Architects	Housing Design	January 2024 – January 2028
Hamdi Abdulle	African Community Housing and Development	Regional Housing Organization	January 2024 – January 2028

PROCESS

Over a two-day period, interviews were conducted with 10 of the 12 applicants who responded to the request for an interview. The interview panel was comprised of SKHHP Executive Board Chair Mayor Nancy Backus, Vice-Chair Mayor Dana Ralph, and Advisory Board Member Maria Arns.

Candidates received three questions in advance and were allotted three minutes to answer all three. The panel was then given five minutes to ask follow-up questions. The three questions provided to candidates were:

1. Please tell us about yourself. How do you think your experience, skillsets, and perspective would provide value to the SKHHP Advisory Board in carrying out its mission to advise the Executive Board?

2. Please tell us what interests you about serving on the SKHHP Advisory Board.

3. Is there an affordable housing policy or strategy (either current or future) that you see benefiting South King County?

RESOLUTION NO. 2025-03

A RESOLUTION OF THE EXECUTIVE BOARD OF THE SOUTH KING HOUSING AND HOMELESSNESS PARTNERS (SKHHP) APPOINTING MEMBERS TO THE SKHHP ADVISORY BOARD

WHEREAS, the SKHHP formation interlocal agreement (ILA) calls for the Executive Board to create a 12-15 community member Advisory Board to advise on land and/or money resource allocation for affordable housing and other matters specified in Section 8 of the ILA; and

WHEREAS, the terms for Advisory Board Members are limited to four years, and four members' terms have ended; and

WHEREAS, a transition in Advisory Board Members has resulted in three open positions on the Advisory Board; and

WHEREAS, to fill these Board vacancies, SKHHP staff conducted a recruitment process from July to August 2025 to identify eligible SKHHP Advisory Board applicants that met the Board's ILA membership criteria; and

WHEREAS, in August 2025, an interview panel comprised of the SKHHP Executive Board Chair, Vice-Chair, and an Advisory Board Member identified the persons listed in Section 1 of this Resolution as strong candidates for appointment to the SKHHP Advisory Board.

NOW, THEREFORE, THE EXECUTIVE BOARD RESOLVES as follows:

Section 1. The SKHHP Executive Board hereby appoints the following individuals as members of its Advisory Board to serve a four-year term (and no more than two consecutive terms), with terms starting January 1, 2026:

1. Saja Ahmed
   Term Length: January 1, 2026 through January 1, 2030

2. Jessica de Barros (representing King County Housing Authority)
   Term Length: January 1, 2026 through January 1, 2030

3. Marc Côté (representing Parkview Services)
   Term Length: January 1, 2026 through January 1, 2030

4. Dr. Damarys Espinoza (representing Mary's Place)
   Term Length: January 1, 2026 through January 1, 2030

5. Ryan Makinster (representing Habitat for Humanity Seattle-King & Kittitas Counties)
   Term Length: January 1, 2026 through January 1, 2030

6. Amanda McElvaney (representing WaFd Bank)
   Term Length: Appointment January 1, 2026 through January 1, 2030

7. Reagan Wheelock (representing Disability Empowerment Center)
   Term Length: Appointment date through January 1, 2030

Section 2. This Resolution shall become effective upon passage and signatures.

Dated and signed this _____ day of _________________, 2025.

SOUTH KING COUNTY HOUSING AND HOMELESSNESS PARTNERS

____

Nancy Backus, SKHHP Executive Board Chair

South King Housing and Homelessness Partners

Memorandum

TO:	SKHHP Executive Board
FROM:	Claire V. Goodwin, SKHHP Executive Manager
DATE:	October 17, 2025
RE:	Debriefing the 2025 SKHHP Legislative Forum

OVERVIEW

SKHHP held its first Legislative Forum on September 19, 2025 in-person at the Tukwila Community Center during the Executive Board's regularly scheduled monthly meeting.

A debrief with the Executive Board will provide a formal opportunity to assess how well the Legislative Forum met its intended purpose.

BACKGROUND

On March 21, 2025, the Executive Board directed SKHHP staff to organize a Legislative Forum for 2025. The purpose of the Forum was to uplift and amplify the good work of SKHHP as a unified, coordinated, and collaborative voice. Additionally, the purpose was to show South King County's strength on the topic of affordable housing to demonstrate the power of the SKHHP coalition to state legislators.

The event was well attended by seven members of the Washington State Legislature (Sen. Hunt, Sen. Fortunato, Sen. Alvarado, Rep. Obras, Rep. Gregerson, Rep. Stearns, and Rep. Zahn); two legislative assistants to members of the Legislature (Mary Soderlind and Chelsea Thumberg); a Governor's Office representative (Nick Carr); nine Executive Board Members (Dana Ralph, Thomas McLeod, Eric Zimmerman, Kristina Soltys, James Lovell, Gene Achziger, James Alberson Jr. (alternate), Brian Davis, and Liz Stead); two Advisory Board Members (Kathleen Hosfeld and Jessica De Barros); seven Staff Work Group Members (Anyah Zupancic, McCaela Daffern, Owen Goode, Matt Torpey, Angie Mathias, Evan Maxim, and Laurel Humphrey); SKHHP staff (Claire Goodwin and Dorsol Plants); and three other supporting staff (Tony Bassiri, Brandon Miles, and Jason Jones).

GUIDING QUESTIONS

To help guide the discussion, the following questions are for the Board's consideration.

1. How well did the Legislative Forum meet the intended purpose?
2. Is there a highlight or experience from the event you would like to share?
3. Would you change anything next time?

Memorandum

South King Housing and Homelessness Partners

TO: SKHHP Executive Board and Advisory Board

FROM: Claire V. Goodwin, SKHHP Executive Manager

DATE: October 17, 2025

RE: 2025 SKHHP Housing Capital Fund – Project Application Summaries

OVERVIEW

2025 represents the fourth annual funding round of the SKHHP Housing Capital Fund made possible by pooling resources among SKHHP member jurisdictions. Nine member cities pooled funds for the Housing Capital Fund this year and contributions totaled $3,426,340. Contributions sourced from SHB 1406 totaled $883,725 and those sourced from HB 1590 totaled $2,542,615. With the remaining unused funds from the 2024 funding round and the 2024 interest earnings from those cities pooling funds this year, SKHHP is making $3,471,000 available in the 2025 funding round. SKHHP received six applications for funding representing over $11.4 million in requests to develop or preserve 494 units of housing. Summaries of the projects are described in this memo. Included as an attachment is an asset management analysis of each of the applicant's portfolios and a comparison chart of the construction start dates.

Table 1: Project Applicants with Funding Eligibility

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				**$3,471,000**	**$2,549,000**	**$922,000**

BACKGROUND

At the October 2, 2025 SKHHP Advisory Board meeting, the Advisory Board began the review of the six project applications submitted to the 2025 funding round of the SKHHP Housing Capital Fund. A recommendation on which projects to fund is anticipated at the November 6, 2025 Advisory Board meeting for the Executive Board's consideration at their November 21, 2025 meeting.

PROCESS

Advisory Board recommendation (November 6, 2025) → Executive Board finalizes recommendation (November 21, 2025) → Member Councils approve funding recommendation (January-March 2026)

ATTACHMENTS

1. Asset management analysis
2. Comparison of construction start dates

1. Archdiocesan Housing Authority – Franciscan Apartments

Funding request: $2,500,000

Eligibility of SKHHP Funding Sources (1590/1406): HB 1590 and SHB 1406

Address: 15237 21st Ave SW, Burien, 98166

PROJECT SUMMARY

Franciscan Apartments consists of a three-story residential building containing 38 one-bedroom units of rental housing for seniors aged 62 and over who earn up to 50% Area Median Income (AMI). The property was originally constructed in 1983 under HUD's Section 202 Supportive Housing for the Elderly program and is in need of rehabilitation. All housing units are subsidized through a Section 8 Housing Assistance Payments (HAP) contract. The proposal consists of the rehabilitation of every unit including new cabinetry, countertops, flooring, paint, low flow plumbing fixtures and energy efficient lighting and appliances; rehabilitation of four ADA units' bathrooms to comply with ADA standards; elevator repair; rehabilitation of common areas; replacing a failing copper domestic supply line; roof replacement and HVAC improvements; and loan repayment to the Catholic Communities Foundation. In addition, the ground floor will be reconfigured to create one additional ADA rental unit. The proposal uses a "rolling rehab" model for tenant relocation to minimize impacts to residents. The property is proximate to amenities including shopping, a post office, a convenience store, a coffee shop, and public transportation. Franciscan Apartments are considered an independent living community, although a part-time on-site manager and two maintenance workers serve as staff.

Archdiocesan Housing Authority (AHA), a Washington nonprofit, is the current owner and manager of the property. Catholic Community Services of Western Washington's (CCS) Real Estate Development Center is the Developer. AHA is applying for financing under HUD's Section 221(d)(4) program to finance rehabilitation of the building. CCS, on behalf of AHA, is applying for secondary financing through SKHHP and King County.

SKHHP 1590 funds could support the entire request and would be used to support:

- Repayment of an existing loan on the property which must be repaid as part of the rehabilitation.
- Rehabilitation and construction, softs costs, and other development costs.

OBSERVATIONS, ISSUES, AND CONCERNS

- The Sponsor is an experienced owner and developer of affordable housing in the region with six other projects in active use and four projects in the pipeline.
- Owner submitted two other applications for funding this funding round for other projects, however, Franciscan Apartments is the priority.
- The underwriting benchmark in the SKHHP Addendum related to DSCR is lower than required due to an FHA loan underwriting standard; and operating expenses per unit per year (PUPY) are $7,578 compared to the $8,000 benchmark due to an Allied Residential quote for services as senior housing typically has a lower PUPY.
- A detailed relocation plan created to meet HUD regulations was included in the application. The project would use a "rolling rehab" model and tenants will generally not be relocated into the

same unit. Instead, they will start with a “stack” of vacant units and rehabilitate those and then move tenants into a newly renovated unit. The moves into the renovated unit are permanent. The sponsor says they have successfully used this technique in two other three-story buildings since 2024. Up to 13 residents may be temporarily relocated off-site.

- A few years ago, the property was upgraded with mini split heat pumps and water efficient toilets. Most of the cabinets and counter tops are original and are nearing the end of their useful lives. The property has copper domestic water piping and is reaching the end of its useful life.
- The existing loan on the property which must be paid off as part of the rehabilitation, is a loan made by Catholic Communities Foundation (CCF). The CCF loan was made when AHA prepaid the Section 202 loan which was the original financing that supported construction of the project in the 1980s. As the HUD loan had high interest rates, the ability to prepay the loan reduced the debt on the building. CCF has loan policies to protect the corpus and CCF cannot make a subordinate loan subject to cash flow as it would impermissibly put the corpus at risk. As part of the rehabilitation financing, the HUD loan would be senior.
- A Resident Services Coordinator Program helps residents continue to live independently and provides assistance and connection with social opportunities, programs and resources.
- Other elements related to accessibility include brighter, energy efficient lighting, thermostatic controls on showerheads, and grab bars in all units. Two units will be provided with accessibility features for persons with hearing or visual impairments. These features include strobe fire alarms and flashing doorbells.
- Common areas include Resident Services Coordinator office space, community room, laundry, public restrooms and a library. These areas will be modernized as part of the rehabilitation.
- There are no known environmental issues on the property. An asbestos study is required by HUD, and any areas of concern will be remediated during renovation. The same applies to any mold uncovered during construction.
- The average resident age in the building is 78 and the average annual income is $16,447.
- There are multiple languages spoken at the building including English, Vietnamese, Spanish, Amharic, Romanian and Russian.
- The wait list is five to six years long.
- Turn-over at property is one to two units per year.
- All tenants remain eligible once admitted to the building. Under HUD regulations tenants above income limits will be charged full unassisted rent but may remain in their unit. Should SKHHP fund this project, we will need to add a special condition to match HUD’s position.
- The project is subject to Davis Bacon wage rates triggered by Section 221(d)4 financing.
- As the project is financed with Section 221d(4) funds, the scope of work ultimately must be approved by HUD.
- The project has an existing HAP contract for 38 units. The new unit added will not be covered by the HAP contract, but will still be income-restricted up to 50% AMI.
- Property uses HUD-approved house rules.
- AHA self-manages the property, however before rehabilitation begins, they intend to transfer the property management duties to a third-party such as Allied Residential.

Total Units By Size and Affordability

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

PROJECT SCHEDULE

Activity	Date
Site Control	1981
Building Permits Issued	5/1/2026
Begin Construction	7/1/2026
Issued Certificate of Occupancy	Ongoing – as units are rehabilitated
End of Construction	11/1/2027

FUNDING SOURCES AND USES

Proposed Funding Sources by Amounts and Status

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

Proposed Use of Funds and Total Residential Cost Per Unit

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

DEVELOPMENT TEAM

Sponsor: Archdiocesan Housing Authority
Developer: Real Estate Development Center, Catholic Community Services Western WA
Architect: Blue Brook Architecture
Construction: TBD
Legal: TBD
Property Management: Catholic Housing Services

2. **African Community Housing & Development – African Diaspora Cultural Anchor Village**

Funding request: $3,500,000

Eligibility of SKHHP Funding Sources (1590/1406): HB 1590 and SHB 1406

Address: 15005 Military Road S, SeaTac, 98188

PROJECT SUMMARY

The African Diaspora Cultural Anchor Village is a 129-unit new construction 4% Low-Income Housing Tax Credit rental project with a mix of studios to four-bedrooms for households earning 30-60% AMI. 55 units will be set-aside for families with children and 13 units set-aside for households with a physical disability. The project aims to respond to community members' desire for a central anchor for South King County's African Diaspora immigrant and refugee community.

This project is a partnership between African Community Housing & Development (ACHD) and Mercy Housing Northwest. Four parcels represent the project across 2.2 acres acquired by ACHD in 2023. The parcels are located in SeaTac, north of the Tukwila light rail station. Existing structures include two houses and commercial structures to be demolished. ACHD is seeking a Binding Site Plan and Development Agreement with the City of SeaTac to have all four parcels considered as a single development allowing for consistent zoning standards to be applied throughout the site and reducing the overall parking count.

The seven-story building will house residential units on levels three through seven while the first two levels will include a community center event space, retail space, and office space for ACHD. Level two will include a childcare center and classroom space for ACHD after-school programming. Additionally, there will be outdoor gardening and recreation space. Level three will have a courtyard in addition to the residential units. Below ground parking will be provided on part of Level 1.

SKHHP 1590 funds could support the 13 units set aside for individuals with a physical disability.

OBSERVATIONS, ISSUES, AND CONCERNS

- The City of SeaTac is a central hub for the African Diaspora immigrant and refugee community, who are facing increasing displacement pressures.
- The vision for this project came together during a series of community meetings from 2018-2021.
- This will be ACHD's first major development project.
- ACHD is a new developer so there is no history to draw on in terms of capital development success or challenges. A Joint Development Agreement between ACHD and Mercy Housing is anticipated by early 2026. ACHD has five projects in the pipeline in predevelopment – three are homeownership projects.
- Several underwriting benchmarks were not met: a LOI to support the lower DSCR at 1.15 compared to the 1.20 benchmark is forthcoming; and construction contingency was budgeted at 5% when 10% is required.
- ACHD purchased the four parcels in December 2023.

- The vinyl tile sampled from the living room of the accessory dwelling unit intended to be demolished at 15039 Military Rd S was found to contain asbestos. ACHD reports that they have received multiple bids from demolition contractors that include the asbestos remediation scope of work and they will ensure all permits are granted prior to commencing.
- The sponsor is making several substantially large financial requests to public funders and requested an amount over what SKHHP has available between the two sources of funds.
- There is a Development Agreement with the City of SeaTac forthcoming requesting eliminating the 20-ft max set-back requirement, reducing the percentage of the building that requires overhead weather protection to just above entryways, and requesting a variance on reducing the parking count and building heights on existing zoning.
- The African Diaspora immigrant and refugee community experiences a variety of barriers to housing. ACHD reports that racism and xenophobia have led to inequitable treatment when accessing housing opportunities and have played a role in negative interactions with landlords and property managers. Large average family sizes and lack of affordable family-sized units in King County has meant that families are often forced to rent multiple units or to send older children to live with relatives.
- 305 bedrooms are planned for the project.
- Approximately 20 ADA units are anticipated for the project.
- The project is anticipated to provide 174 parking stalls.
- Property management will be addressed by Mercy Housing Management Group.
- An on-site resident services program will be run by Mercy Housing Northwest.
- ACHD is considered a "By and For Organization" by the Department of Commerce's Housing Division. Department of Commerce describes By and For Organizations as the following: "By-and-For Organizations are operated by and for the communities they serve. Their primary mission and history is serving a specific community. They are culturally based, directed, and substantially controlled by individuals from the population they serve. At the core of their programs, these organizations embody the community's central cultural values. In the affordable housing context, these communities must have demonstrated disproportionate representation in homelessness, housing instability, and housing affordability."[1]

Total Units By Size and 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

[1] Department of Commerce's Capacity Building, Outreach, and Support Program: https://www.commerce.wa.gov/multifamily-rental-housing/cbos-team/ and https://app.smartsheet.com/b/form/06feee2dc8644602a884beb5cb4081e2

PROJECT SCHEDULE

Activity	Date
Site Control	12/1/2023
Building Permits Issued	9/25/2026
Begin Construction	10/12/2026
Issued Certificate of Occupancy	6/1/2028
Begin Lease-Up	6/2/2028
Projected First LIHTC Year Start	6/1/2028

FUNDING SOURCES AND USES

Proposed Funding Sources by Amounts and Status

Funding source	Proposed Amount	Status
SKHHP (2025)	$3,500,000	Applied
4% LIHTC	$36,191,383	Will Apply 3/2026
King County (2024)	$950,055	Committed
King County (2025)	$9,531,499	Applied
Commerce HTF	$12,000,000	Applied
CHIP	$1,000,000	Applied
Perm Debt	$12,929,768	
State Appropriation	$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	
4% LIHTC (Non-Residential)	$2,686,201	Will Apply 3/2026
TOTAL	$114,853,431	

Proposed Use of Funds and Total Residential Cost Per Unit

Proposed use	Amount	Per Unit
Acquisition	$6,852,926	--
Construction	$62,578,467	--
Soft Costs	$15,097,811	--
Other Development Costs	$9,453,501	--
RESIDENTIAL TOTAL	$93,982,705	$728,548
Non-Residential Costs	$20,870,725	--
TOTAL	$114,853,430	--

DEVELOPMENT TEAM

Sponsor: African Community Housing & Development
Developer: Mercy Housing Northwest
Architect: SMR Architects
Construction: WG Clark
Legal: Perkins Coie
Property Management: Mercy Housing Management Group

3. **St. Stephen Housing Association – Steele House**

Funding request: $1,820,850

Eligibility of SKHHP Funding Sources (1590/1406): HB 1590 and SHB 1406

Address: 3001 NE 16th St., Renton, 98056

PROJECT SUMMARY

Steele House is proposed as a demolition and new construction rental project of six three-bedroom townhomes for families exiting homelessness or at risk of homelessness who earn up to 50% AMI. The property was purchased in 2016 and includes a duplex built in 1943 operating as transitional housing. The transitional housing program will end before the project begins so no relocation will be needed before demolition of the duplex. Most case management and supportive services will take place on-site, at the families' housing unit.

St. Stephen Housing and Way Back Inn merged in December 2024 and have become a single non-profit organization under the name St. Stephen Housing Association. The boards of both organizations have combined and former Way Back Inn Board Members, who have assisted in the Steele House project's pre-development work, will remain involved to guide expansion plans.

The project is located across the street from the Bezos Academy – North Highlands location, Meadow Crest Early Learning Center, and a playground. McKnight Middle School, Renton Highlands Park and Ride, multiple restaurants and retail stores along Sunset Boulevard, and a Rite Aid Pharmacy are all located within 0.5 mile radius. A grocery store is located within 0.6 mile radius.

This is the second time the project sponsor has applied to the SKHHP Housing Capital Fund and the City of Renton has committed $500,000 to the project since the previous application was received.

SKHHP funds sourced through HB 1590 are eligible to be used to support the entire SKHHP request.

OBSERVATIONS, ISSUES, AND CONCERNS

- St. Stephen Housing Association is a small developer and there are no other projects for which they applied this funding round.
- All underwriting benchmarks were met in the SKHHP Addendum.
- The proposal has been discussed for the past eight years including at the sponsor's annual fundraisers.
- Demolition will include lead paint remediation and asbestos testing of sheet vinyl.
- St. Stephen reports that the project will focus on Black, Indigenous, and People of Color (BIPOC) families, who are disproportionately impacted by homelessness due to systemic factors, and the goal will be to have four or five of the homes serving BIPOC households.
- All families offered housing through the project will be currently experiencing homelessness - Sponsor will use a tenant selection process that prioritizes families with children who are experiencing homelessness and have a household income below 30% AMI.
- The Sponsor has a long-standing history of working with homeless families and is well-established within the local crisis housing community.

- At least one member of St. Stephen's Board, the Sponsor's primary development consultant, and 20% of St. Stephen's staff have lived experience of homelessness.
- St Stephen will affirmatively market the housing opportunity to residents considered least likely to apply. The project will be listed in the Homeless Management Information System (HMIS), but units will not be filled through Coordinated Entry.
- Sponsor's marketing strategy will involve collaborating with local housing and community organizations to inform them of available units and encourage referrals.
- Families are interviewed to verify eligibility, including verification of children in the household, homeless status and income level. Sponsor's housing stability planning with families is focused on identifying ways of increasing income and reducing barriers. Families work with their Case Manager to craft an individualized Housing Stability plan and will be re-evaluated over the course of the family's stay. Case Managers help families connect to mainstream resources like employment, job training, education programs and financial counseling, food and financial assistance, childcare assistance, transportation, utilities, and other household and family needs. The Sponsor will accompany households to housing, court, school and other provider appointments. The Sponsor works with other providers to provide wrap-around care so that families get all the support they need.
- Prior to merging, the Sponsor developed City Park Townhomes in Auburn in 2001 with funding from the Department of Commerce's Housing Trust Fund, the King County Housing Finance Program, the Gates Foundation, and support from the City of Renton.
- The operations staff will include one Housing Coordinator and one Maintenance Technician.
- The timeframe for securing funding commitments for services will depend on the completion of the project's construction, as many funding sources require evidence of progress or final project approval. Sponsor intends to pursue a diverse range of funding sources for services including from King County's Operations, Rental, and Services funding, grants from the King County Regional Homelessness Authority, and funding opportunities from the City of Renton.

<u>Total Units By Size and Affordability</u>

AMI	3-bedroom	Total Units
50%	6	6
Total Units	6	6

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

FUNDING SOURCES AND USES

Proposed Funding Sources by Amounts and Status

Funding source	Proposed Amount	Status
SKHHP (2025)	$1,820,850	Applied
Sponsor Seller Note	$295,000	Committed
City of Renton	$500,000	Committed
Apple Health and Homes	$1,000,000	Applied
Sponsor Operations and Service Agreements	$125,285	Committed
Medina Foundation Grant	$75,000	Committed
TOTAL	$3,816,135	

Proposed Use of Funds and Total Residential Cost Per Unit

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

DEVELOPMENT TEAM

Sponsor: St. Stephen Housing Association
Developer: Madden-Kim Consulting
Architect: Daniel UMBACH Architect
Construction: TBD
Legal: TBD
Property Management: St. Stephen Housing Association

4. **Mental Health Housing Foundation – Steel Lake**

Funding request: $1,500,000

Eligibility of SKHHP Funding Sources (1590/1406): HB 1590 and SHB 1406

Address: 29020 and 29026 Military Road, Federal Way, 98003

PROJECT SUMMARY

Mental Health Housing Foundation's (MHHF) Steel Lake Affordable Housing is the first phase of a two-phased new construction 20-unit rental project for individuals with severe and persistent mental illness with incomes at 30% and 50% AMI. Phase 2 would add an additional ten units for a total of 30 units. Phase 1 will consist of the construction of four two-bedroom units and sixteen one-bedroom units.

The project will be owned, developed, and operated by MHHF. A live-in property manager will occupy one of the one-bedroom units, and all maintenance needs will be addressed through a shared superintendent and maintenance staff. No services will be provided on-site. The new building will be a two-story walk-up with ten apartments on each level. The site will include a community gathering space, shared laundry facilities, management offices, outdoor seating areas, and parking. A grocery store and other shops and amenities are located across the street, as well as access to public transit. MHHF acquired the parcels in December 2024.

SKHHP funds sourced through HB 1590 are eligible to be used to support the entire SKHHP request.

OBSERVATIONS, ISSUES, AND CONCERNS

- MHHF is a small developer and there are no other projects for which they applied this funding round.
- All underwriting benchmarks were met in the SKHHP Addendum.
- Neighborhood notification is not required by the City of Federal Way, but the City's planning staff have strongly encouraged doing so.
- MHHF has longstanding relationships with multiple behavioral health agencies in King County, including Sound Behavioral Health, Navos, and Valley Cities, and will utilize those to seek referrals for residents of Steel Lake.
- Construction is anticipated to begin March 2027 which is further out than other projects.
- The Sponsor is requesting a waiver to exceed Commerce's Housing Trust Fund cap on any single project at $5 million – MHHF's request is $5.7 million.
- Sponsor secured a $31,000 pre-development grant from Enterprise Community Partners, a commitment up to $60,000 in State funded technical assistance, an Impact Capital loan to purchase the site, and $44,000 commitment from MHHF to support the project's operating reserves to be deposited once construction is complete.
- MHHF was organized and incorporated as a non-profit in 1990 to support those living with mental illness in their efforts to live independently. The founders were concerned about the lack of affordable housing for individuals with serious and persistent mental illness in King County. The organization has grown to own seven housing projects, with a total of 90 housing units, that vary from single family shared homes to small apartment buildings. Residents live

independently, receiving services from community behavioral health providers offsite. This project would operate similarly.
- MHHF works closely with mental health care providers to let them know when an apartment is available. Marketing is done through a mix of social media and in person connection. Tenants are referred to MHHF by their mental health care provider.

Total Units By Size and Affordability

AMI	1-bedroom	2-bedroom	Total Units
30%	10	2	12
50%	5	2	7
Manager Units	1	--	1
Total Units	16	4	20

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

FUNDING SOURCES AND USES

Proposed Funding Sources by Amounts and Status

Funding source	Proposed Amount	Status
SKHHP (2025)	$1,500,000	Applied
Commerce HTF	$5,732,155	Applied
Federal Home Loan Bank	$1,700,000	Applied
King County	$2,393,679	Applied
Sponsor Pre-Development Grants	$123,749	Committed
CHIP	$378,483	Applied
TOTAL	$11,828,066	

Proposed Use of Funds and Total Residential Cost Per Unit

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

DEVELOPMENT TEAM

Sponsor: Mental Health Housing Foundation
Developer: GS Consulting
Architect: SMR Architects
Construction: TBD
Legal: Fremont Law PLLC
Property Management: Mental Health Housing Foundation

5. **Bellwether Housing – Renton Sage**

Funding request: $1,210,102

Eligibility of SKHHP Funding Sources (1590/1406): SHB 1406

Address: 4455 NE 12th St., Renton, 98059

PROJECT SUMMARY

Bellwether Housing's Renton Sage Apartments consists of 284 rent restricted units across 29 buildings serving residents earning between 50-80% AMI in Renton. The property was acquired by Bellwether in 2022 with private funding from Amazon and a loan from Citibank to preserve naturally occurring affordable housing (NOAH). The proposal seeks funding to replace the roofs on six of the property's 29 buildings – benefiting 52 households in this phase. Four building roofs have already been replaced and one is currently being replaced. An application to the Department of Commerce's Housing Trust Fund was submitted this fundign round to request additional funds to replace the remaining roofs of 18 residential buildings plus two leasing office buildings. The roof repairs must be completed before addressing other needs at the property. Bellwether has been in coordination with the King County Housing Authority to utilize their funding to do additional work, including energy-efficient insulation, ventilation upgrades, and installation of heat pumps. Roof replacement is the largest expense of the rehabilitation needs. Funding would be used for demolition of the existing roofing and repair of decaying structural joists as needed to install new insulation, sheathing, and roofing.

Current covenants on the projects include 57 units at 50% AMI from the Washington State Housing Finance Commission; 78 units at 60% AMI and 149 units at 80% AMI from Amazon. A SKHHP award would apply rent restrictions for 50 years on the 52 units receiving new roofs.

OBSERVATIONS, ISSUES, AND CONCERNS

- The underwriting benchmark listed in SKHHP Addendum was not met on construction contingency at 12% compared to the 15% benchmark. Sponsor reports that because the project scope is limited to the replacement of the roofs and because they will have already completed five roofs replacements, they thought it was appropriate to reduce the contingency.
- Bellwether has submitted applications for funding for two other rehabilitation projects and one new construction project.
- The financial request to SKHHP exceeds the amount of SHB 1406 funds available. Proposal could be modified to account for reduced funds.
- The scope of work includes all aspects related to replacing a roof including, but not limited to:
  - Removal and disposal of existing roofing materials.
  - Removal and disposal of all existing roof sheathing and joist bay batt insulation.
  - Removal and disposal of all existing downspouts, straps and anchors.
  - Removal and disposal of existing perimeter mansard parapet framing and (2) layers asphalt shingles. Sawcut end of roof joist flush for new parapet per drawings.
  - Remove and replace existing damaged roof framing members.
  - Drywall repairs as needed.
  - Air seal perimeter roof joists with rigid insulation and foam.

- Provide and install all new metal cap flashing, single ply roofing membrane, vent pipe flashing, roof plywood sheathing, vapor barrier, and rigid tapered insulation.
    - Remove existing utility and bathroom ceiling exhaust fans and dispose.
    - Provide and install new ventilation fan, connect to existing power and switch, connect new metal ducting through roof, provide membrane flashing, and vent hood.
- Asbestos-containing materials (ACMs) are present in the popcorn ceilings and wallboard joint compound, in addition to a limited number of units with vinyl flooring. If disturbed, remediation must occur prior to rehabilitation and be covered under the construction contingency. Disturbance of ACMs is any activity that disrupts the matrix, crumbles, or pulverizes ACMs or presumed ACMs, and includes activities such as sanding, grinding, or other methods that break, crumble, or disintegrate intact ACMs.
- A visual inspection found less than one square foot of minor mold growth around the window of an assessed apartment. Bellwether has been replacing the fans and humidistats in the bathrooms and laundry rooms and are installing new ventilation where none was previously to properly remove moisture. To date, Bellwether has fixed 138 units and reports seeing substantial improvement.
- Renton Sage houses 1.6% of Renton's residents who earn up to 80% AMI (17,235).
- The entire property contains 132 one-bedroom units and 152 two-bedroom units which are suitable for families.
- The property serves a number of households coming directly from homelessness with referrals for qualifying households coming from community contacts including Renton Housing Authority, Mary's Place, YMCA, and Vision House.
- Bellwether has eight projects with 1,489 units placed in service.
- 55% of Bellwether's residents across their portfolio identify as BIPOC. The average income of a Bellwether household is less than 40% AMI.
- Bellwether has found that in South King County, low-income individuals and families face increasingly limited housing options due to rising rents.
- Bellwether has contracted with FPI Management/Asset Living to manage the property.
- There is a full time on-site Propoerty Manager/Community Director, Assistant Community Director, Leasing Manager, Maintenance Supervisor, and two Maintenance Technicians. A part-time Business Manager and Compliance Manager will work off-site.

Total Units By Size and 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

PROJECT SCHEDULE

Activity	Date
Site Control	9/20/2022
Building Permits Issued	Issued separately for each roof
Begin Construction	4/1/2026

FUNDING SOURCES AND USES

<u>Proposed Funding Sources by Amounts and Status</u>

Funding Source	Proposed Amount	Status
SKHHP (2025)	$1,210,102	Applied
Citi Community Capital	$44,700,000	Original construction loan
Amazon	$39,760,000	Original loan for acquisition
HTF	$5,000,000	Applied
TOTAL	$90,670,102	

<u>Proposed Use of Funds and Total Residential Cost Per Unit</u>

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

DEVELOPMENT TEAM

Sponsor: Bellwether Housing
Developer: Bellwether Housing
Construction: TBD
Legal: Kantor Taylor
Property Management: Asset Living/FPI

6. **Multi-Service Center – Maple Lanes Estates**

Funding request: $922,000

Eligibility of SKHHP Funding Sources (1590/1406): SHB 1406

Address: 1622 Maple Lane, Kent, 98030

PROJECT SUMMARY

The Multi-Service Center's (MSC) Maple Lanes Estates contains 16 two-bedroom, one-bathroom units across four buildings serving households earning 30% and 50% AMI. The buildings were constructed in 1992 and MSC has owned the property since 1994. The project is proposed to include a comprehensive renovation of all 16 units. The renovations are proposed to include replacement of siding, gutters, downspouts, railings, windows, sliding glass doors, front entry door replacement, recoating tenant decks, painting, exterior HVAC alterations, re-grading areas adjacent to siding and replacement of exterior entry doors.

SKHHP has funded the rehabilitation of two MSC projects as the sole funder: Victorian Place II in Des Moines and the White River Apartments in Auburn. This funding round, public funders at the County and State levels are making additional funding available specifically for rehabilitation.

OBSERVATIONS, ISSUES, AND CONCERNS

- The underwriting benchmark was not met on maximum rents which are 4% under market rents with 10% under market rents as the benchmark; revenue escalation is at 4% rather than 2% as the Sponsor cited increasing rents each year.
- SKHHP is listed as the only potential funder but Commerce and King County will be making funding available for preservation and rehab this funding round with RFPs forthcoming in December.
- Should the project not receive SKHHP funds, the Sponsor could apply to others this round if desired.
- MSC submitted requests for funding for two other projects, but didn't indicate the priority level of those compared to Maple Lanes Estates.
- The proposed scope may be too ambitious for the amount of funding budgeted based on a previous SKHHP funded project.
- Maple Lanes is not connected to HMIS.
- MSC owns and operates 1,168 units of affordable housing. MSC provides multiple housing program services such as rental assistance, emergency housing, transitional housing, and permanent supportive housing.
- Allied Residential provides the day-to-day management of the Maple Lane Estates Apartments to rent, lease, and operate.

Total Units By Size and Affordability

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

PROJECT SCHEDULE

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

FUNDING SOURCES AND USES

Proposed Funding Sources by Amounts and Status

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

Proposed Use of Funds and Total Residential Cost Per Unit

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

DEVELOPMENT TEAM

Sponsor: Multi-Service Center
Construction: American West Contracting
Legal: Kantor Taylor PC
Property Management: Allied Residential

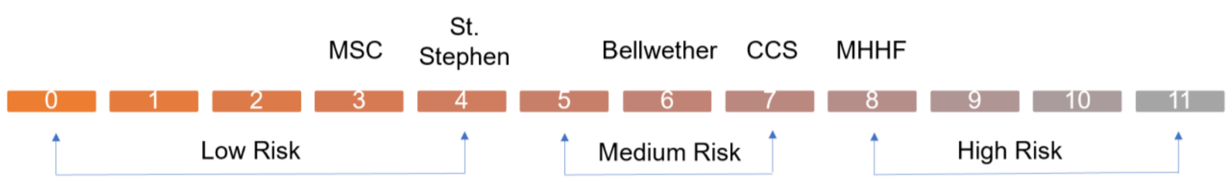
Attachment 1: Asset Management Analysis

This funding round, as part of SKHHP's collaboration with the King County public funders, the King County Asset Management team provided in-depth analysis of the operational performance of the portfolios of the organizations who applied to SKHHP this funding round.

The analysis is based on Web Based Annual Reporting System ("WBARS") Table 4 reporting, as done annually by the project sponsors. King County Asset Management did not review third-party financial audits or agency board financial reports. WBARS Table 4 reporting includes an overview of income and expenses, debt service, operating and replacement reserves, and performance measures such as vacancy and unit turnaround. Also included in the analysis is the timeliness of required reporting (as date-stamped in the WBARS system) and the contractual requirement of providing for adequate insurance on the properties.

To rank the agencies on their portfolio's operational performance, nine data points were selected and derived from Table 4 reporting, as well as the timeliness and insurance requirements, for a total of eleven factors as a measure of risk. The King County team "flagged" those items considered outside of the industry norms as "high-risk factors," adding them up for each agency into a "rating" or "score." A score of 0 to 4 was deemed "low-risk," a score of 5 to 7 was deemed "medium-risk," and a score of 8 to 11 was deemed "high-risk."

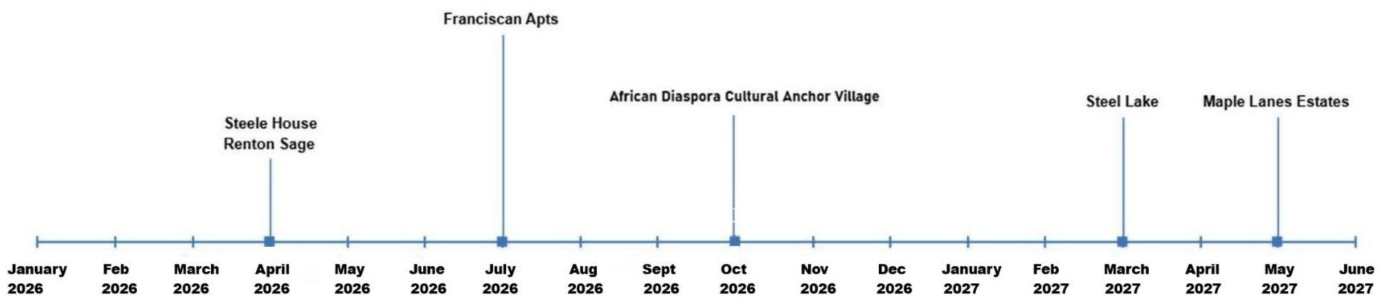
The results of the analysis are as follows:



African Community Housing & Development has no data to analyze as this is their first development. To apply a similar level of scrutiny as the other applicants received through the asset management review, a third-party construction report of the project has been ordered.

<u>This analysis should be considered as one of many factors when evaluating a project.</u> All projects had at least three high risk factors. As a public funder, if there are concerns about funding a certain project but the strength of the overall project leads us to decide to fund it, we can put conditions on the award to address those concerns. The Asset Management Analysis conducted by King County was in lieu of providing letters of good standing to developers this year.

Attachment 2: Comparison of Construction Start Dates by Project



Resolution 2025-03 SKHHP Advisory Board Appointments

Dorsol Plants, SKHHP Program Coordinator

October 17, 2025

SKHHP Executive Board

Main business street decorated for Cornucopia Festival, Kent, ca. 1946.
Photo courtesy Tacoma Public Library

SKHHP
South King Housing and Homelessness Partners

SKHHP Advisory Board

Candidate Name	Organization Represented or Community Member	Area of Focus	Term
Ziquora Banks	Verity Credit Union	Regional Housing Organization	January 2023 – January 2027
Brady Nordstrom	Housing Development Consortium (HDC)	Regional Housing Organization	January 2023 – January 2027
Kent Hay	Community Member	Lived Experience	January 2024 – January 2028
Kathleen Hosfeld	Homestead Community Land Trust	Nonprofit/Developer	January 2024 – January 2028
Angela Weikel	Open Doors for Multicultural Families	Nonprofit/Social Services	January 2024 – January 2028
Maria Arns	Community Member	Lived Experience	January 2024 – January 2028
Rumi Takahashi	SMR Architects	Housing Design	January 2024 – January 2028
Hamdi Abdulle	African Community Housing and Development	Regional Housing Organization	January 2024 – January 2028

SKHHP
South King Housing and Homelessness Partners

Candidates Recommended for Appointment

Candidate Name	Organization Represented or Community Member	Area of Focus	Term
Saja Ahmed	Community Member	Lived Experience	January 1, 2026 – January 1, 2030
Jessica de Barros	King County Housing Authority	Regional Housing Org	January 1, 2026 – January 1, 2030
Marc Cote	Parkview Services	Regional Housing Org	January 1, 2026 – January 1, 2030
Dr Damarys Espinoza	Mary’s Place	Nonprofit/Homelessness	January 1, 2026 – January 1, 2030
Ryan Makinster	Habitat for Humanity SKKC	Nonprofit/Developer	January 1, 2026 – January 1, 2030
Amanda McElvaney	WaFd Bank	Financial	January 1, 2026 – January 1, 2030
Reagan Wheelock	Disability Empowerment Center	Nonprofit/Social Services	January 1, 2026 – January 1, 2030

SKHHP
South King Housing and Homelessness Partners

Stand-by Candidate

Candidate Name	Organization Represented or Community Member	Area of Focus
Phoebe Anderson-Kline	Multi-Service Center	Regional Housing Org

SKHHP
South King Housing and Homelessness Partners

Questions?

Blue Bird or Camp Fire Group 1948. Marie Pope in background

Photo courtesy Des Moines Historical Society

SKHHP South King Housing and Homelessness Partners

SKHHP October Executive Board Meeting

Claire V. Goodwin, SKHHP Executive Manager

October 17, 2025

2025 SKHHP Housing Capital Fund Project Application Review

Claire V. Goodwin, SKHHP Executive Manager

October 17, 2025

SKHHP Executive Board

Housing Capital Fund Timeline

Oct 2025
- Advisory Board reviews applications

Nov 2025
- Advisory Board makes a recommendation
- Executive Board finalizes recommendation

Jan-March 2026
- SKHHP Member Councils approve recommendation

SKHHP
South King Housing and Homelessness Partners

2025 Applications Received

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				**$3,471,000**	**$2,549,000**	**$922,000**

SKHHP South King Housing and Homelessness Partners

Archdiocesan Housing Authority – Franciscan Apartments

South King Housing and Homelessness Partners

Franciscan Apartments - Summary

Developer: Archdiocesan Housing Authority
Amount Requested: $2,500,000
Number of Units: 39
Population Served: Seniors aged 62+ who earn up to 50% AMI
Eligible SKHHP Funding Source: Both
Location: Burien
Housing Type: Preservation - Rental

South King Housing and Homelessness Partners

Franciscan Apartments – Units by Size and Affordability

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

Franciscan Apartments

Funding Sources and Uses

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

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

SKHHP
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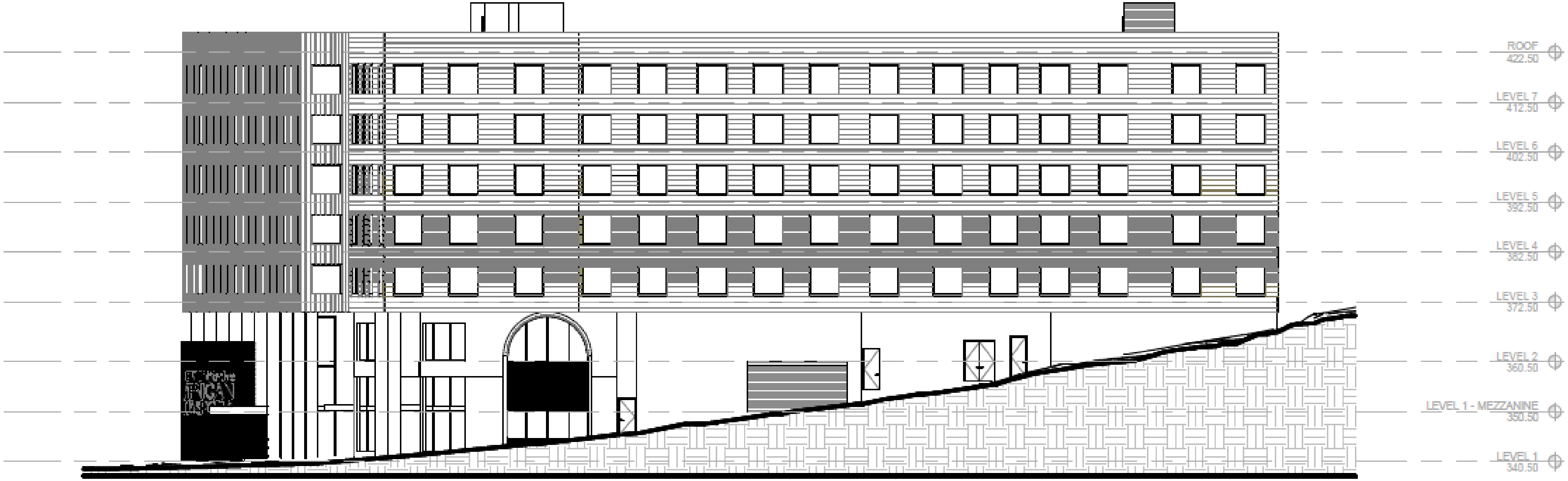
Questions & Discussion – Franciscan Apartments

South King Housing and Homelessness Partners

African Community Housing & Development – African Diaspora Cultural Anchor Village



SKHHP
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African Diaspora Cultural Anchor Village - Summary

Developer: African Community Housing & Development

Amount Requested: $3,500,000

Number of Units: 129

Population Served: African Diaspora immigrant and refugee households at 30-60% AMI with set-aside for households with a physical disability

Eligible SKHHP Funding Source: HB 1590 and SHB 1406

Location: SeaTac

Housing Type: New Construction - Rental

African Diaspora Cultural Anchor Village – Units by Size and 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

Funding Sources and Uses

Funding source	Proposed Amount	Status
SKHHP (2025)	$3,500,000	Applied
4% LIHTC	$36,191,383	Will Apply 3/2026
King County (2024)	$950,055	Committed
King County (2025)	$9,531,499	Applied
Commerce HTF	$12,000,000	Applied
CHIP	$1,000,000	Applied
Perm Debt	$12,929,768	
State Appropriation	$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	
4% LIHTC (Non-Residential)	$2,686,201	Will Apply 3/2026
TOTAL	$114,853,431	

Proposed use	Amount	Per Unit
Acquisition	$6,852,926	--
Construction	$62,578,467	--
Soft Costs	$15,097,811	--
Other Development Costs	$9,453,501	--
RESIDENTIAL TOTAL	$93,982,705	$728,548
Non-Residential Costs	$20,870,725	--
TOTAL	$114,853,430	--

South King Housing and Homelessness Partners

Questions & Discussion –
African Diaspora Cultural Anchor Village

St. Stephen Housing Association – Steele House

SKHHP
South King Housing and Homelessness Partners

Steele House - Summary

Developer: St. Stephen Housing Association

Amount Requested: $1,820,850

Number of Units: 6

Population Served: Families exiting homelessness or at risk of homelessness up to 50% AMI

Eligible SKHHP Funding Source: HB 1590 and SHB 1406

Location: Renton

Housing Type: New Construction - Rental

Steele House – Units by Size and Affordability

AMI	3-bedroom	Total Units
50%	6	6
Total Units	6	6

South King Housing and Homelessness Partners

Steele House

Funding Sources and Uses

Funding source	Proposed Amount	Status
SKHHP (2025)	$1,820,850	Applied
Sponsor Seller Note	$295,000	Committed
City of Renton	$500,000	Committed
Apple Health and Homes	$1,000,000	Applied
Sponsor Operations and Service Agreements	$125,285	Committed
Medina Foundation Grant	$75,000	Committed
TOTAL	$3,816,135	

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

SKHHP
South King Housing and Homelessness Partners

Questions & Discussion – Steele House

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: Individuals with severe and persistent mental illness at 30% and 50% AMI

Eligible SKHHP Funding Source: HB 1590 and SHB 1406

Location: Federal Way

Housing Type: New Construction - Rental

Steel Lake – Units by Size and Affordability

AMI	1-bedroom	2-bedroom	Total Units
30%	10	2	12
50%	5	2	7
Manager Units	1	--	1
Total Units	16	4	20

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South King Housing and Homelessness Partners

Steel Lake

Funding Sources and Uses

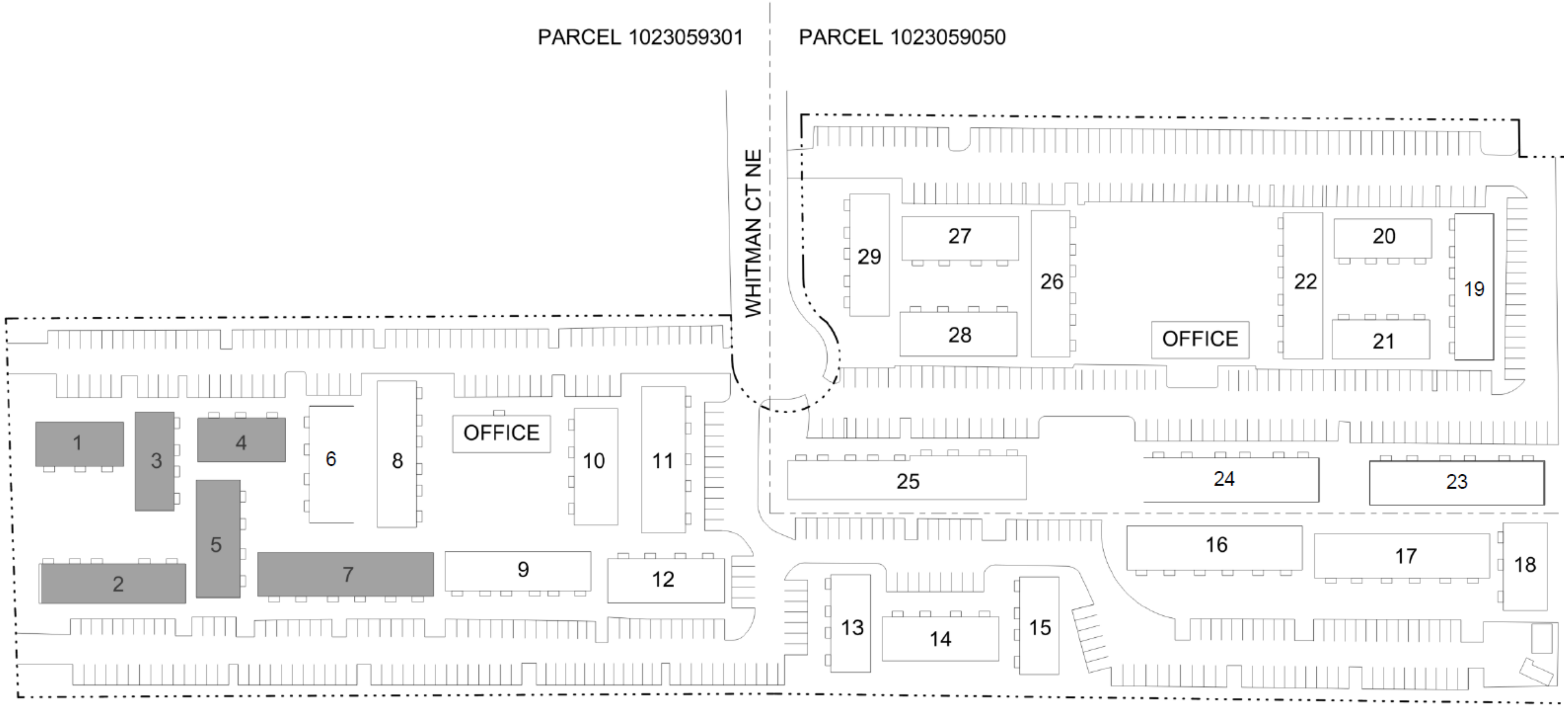
Funding source	Proposed Amount	Status
SKHHP (2025)	$1,500,000	Applied
Commerce HTF	$5,732,155	Applied
Federal Home Loan Bank	$1,700,000	Applied
King County	$2,393,679	Applied
Sponsor Pre-Development Grants	$123,749	Committed
CHIP	$378,483	Applied
TOTAL	$11,828,066	

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

Questions & Discussion – Steel Lake

SKHHP South King Housing and Homelessness Partners

Bellwether Housing – Renton Sage



South King Housing and Homelessness Partners

Renton Sage - Summary

Developer: Bellwether Housing

Amount Requested: $1,210,102

Number of Units: 284 total (52 for the rehab request)

Population Served: Households earning 50%, 60% and 80% AMI

Eligible SKHHP Funding Source: SHB 1406

Location: Renton

Housing Type: Rehabilitation - Rental

SKHHP South King Housing and Homelessness Partners

Renton Sage–
Units by Size and 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

Funding Sources and Uses

Funding Source	Proposed Amount	Status
SKHHP (2025)	$1,210,102	Applied
Citi Community Capital	$44,700,000	Original construction loan
Amazon	$39,760,000	Original loan for acquisition
HTF	$5,000,000	Applied
TOTAL	$90,670,102	

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

SKHHP
South King Housing and Homelessness Partners

Questions & Discussion – Renton Sage

Multi-Service Center – Maple Lane Estates

SKHHP
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Maple Lane Estates - Summary

Developer: Multi-Service Center

Amount Requested: $922,000

Number of Units: 16

Population Served: Households earning 30% and 50% AMI

Eligible SKHHP Funding Source: SHB 1406

Location: Kent

Housing Type: Rehabilitation - Rental

Maple Lane Estates – Units by Size and Affordability

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

Maple Lane Estates

Funding Sources and Uses

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

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

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Questions & Discussion – Maple Lane Estates

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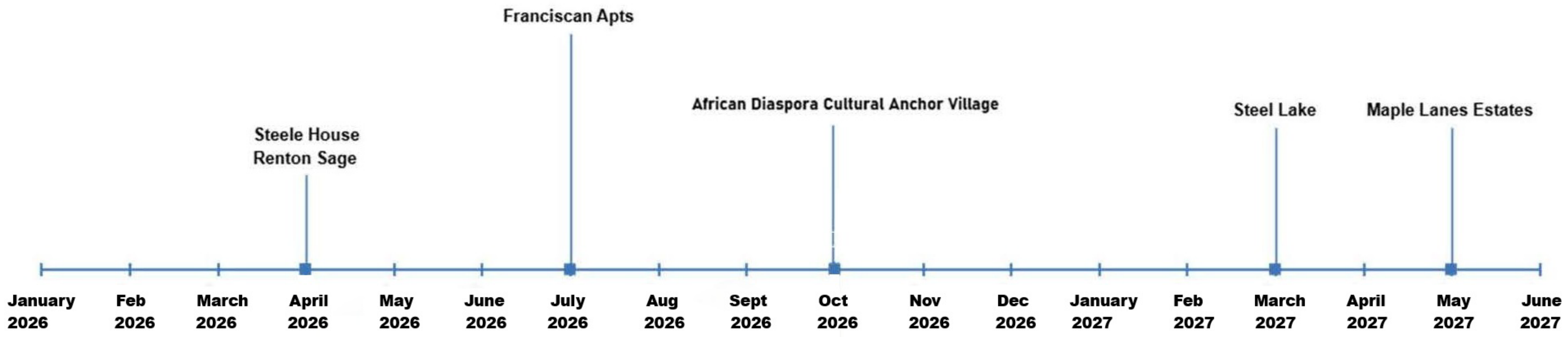
Construction Start Dates Comparison



South King Housing and Homelessness Partners

Next Steps

SKHHP staff to follow-up with any unanswered questions

Advisory Board meeting on November 6 to deliberate and develop funding recommendation

Executive Board to consider Advisory Board recommendation on November 21 and adopt final recommendation

SKHHP 2025 Legislative Forum Debrief

Claire V. Goodwin, SKHHP Executive Manager

October 17, 2025

South King Housing and Homelessness Partners

Guiding Questions

1. How well did the Legislative Forum meet the intended purpose?

2. Is there a highlight or experience from the event you would like to share?

3. Would you change anything next time?

Thank you!

Claire V. Goodwin, SKHHP Executive Manager
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October 17, 2025