

**SKHHP Executive Board  
March 20, 2026, 1:00 – 3:00 PM  
In-Person Meeting**

**In-person attendance at:**  
Auburn City Hall - City Council Chambers  
25 W Main Street  
Auburn, WA 98001

**Video conference:**  
<https://us06web.zoom.us/j/99857398028?pwd=eXFiMmJpQm1abDZmMmRQbHNOYS8ydz09>

**OR by phone: 253-205-0468**

**Meeting ID:** 998 5739 8028

**Password:** 085570

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<b>I.</b>	<b>CALL TO ORDER</b>	1:00
	<b>a.</b> ROLL CALL	
	<b>b.</b> INTRODUCTIONS OF STAFF WORK GROUP MEMBERS AND ADVISORY BOARD REPRESENTATIVE	
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<b>II.</b>	<b>PUBLIC COMMENT</b>	1:05
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<b>III.</b>	<b>POTENTIAL EXECUTIVE SESSION</b>	1:10
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<b>IV.</b>	<b>APPROVAL OF FEBRUARY 20, 2026 MEETING MINUTES</b>	1:30
	<u>Motion</u> is to approve the February 20, 2026 SKHHP Executive Board meeting minutes.	
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<b>IV.</b>	<b>AGENDA MODIFICATIONS</b>	1:35
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<b>V.</b>	<b>BOARD BUSINESS</b>	1:40
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	<b>a.</b> <b>ICEBREAKER</b>	
	<u>Presenter:</u> Dorsol Plants, Program Coordinator	
	<u>Purpose:</u> Offer the opportunity for building relationships among Executive Board Members to set the tone for the day's collaborative work session.	
	<b>No action proposed.</b>	
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	<b>b.</b> <b>2027-28 BIENNIAL WORK PLAN AND BUDGET DEVELOPMENT WORKSHOP</b>	1:55
	<u>Presenter:</u> Dorsol Plants, Program Coordinator	
	<u>Purpose:</u> Discuss and develop the 2027-28 work plan and budget.	

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Background: The SKHHP Interlocal Agreement (ILA) requires the Executive Board to adopt a work plan and budget annually. In November 2025, the Board supported shifting to a biennial budget cycle for 2027–2028, pending a formal ILA amendment. The March 20 workshop is designed as a collaborative work session; the Board's direction and previous survey results will serve as the foundation for the initial draft. This draft will then be presented for formal review at the April 17 meeting, with tentative adoption scheduled for May 15, 2026.

**For review, discussion, and receipt of Board feedback, no action proposed.**

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**c. UPDATE ON TWG AWARD REALLOCATION**

2:35

Presenter: Dorsol Plants, Program Coordinator

Purpose: Update on the status of the award to TWG Development.

Background: TWG Development was awarded \$1,940,000 from the 2023 and 2024 funding rounds of the SKHHP Housing Capital Fund for the construction of Pandion at Star Lake in Kent. TWG Development is currently prohibited from accessing any Washington State Housing Finance Commission financial resources and the project has struggled to get additional funding commitments. TWG has listed the site at Pandion at Star Lake for sale. Simultaneously, TWG applied for funding in October 2025 from Amazon's Housing Equity Fund. In August 2025, the Executive Board agreed to wait until the outcome of the Amazon award was known until making a decision about the SKHHP award. In November 2025, the Executive Board formally adopted the following three conditions under which the TWG award allocation would be rescinded: if the application to the 2025 Amazon Equity Fund was unsuccessful; if TWG sells the property; or if TWG forfeits the SKHHP award. An updated status was received in February 2026.

**For review, discussion, and receipt of Board feedback, no action proposed.**

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**d. 2026 LEGISLATIVE UPDATE**

2:45

Presenter: Dorsol Plants, Program Coordinator

Purpose: Update on the 2026 State Legislative Session.

Background: The Washington State Legislature convened for its regular session from January 12 through March 12, 2026. Throughout the session, the SKHHP Program Coordinator monitored and provided regular updates on bills directly related to the 2026 Legislative Priorities adopted by the Executive Board on August 15, 2025.

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**For review, discussion, and receipt of Board feedback, no  
action proposed.**

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**VI. UPDATES/ANNOUNCEMENTS 2:55**

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**VII. ADJOURN 3:00**

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## I. CALL TO ORDER

Claire Goodwin called the meeting to order at 1:04 PM.

## ROLL CALL/ESTABLISHMENT OF QUORUM

**Executive Board members present:** Dana Ralph, City of Kent; Gene Achziger, City of Des Moines; Victoria Schroff, City of Maple Valley; Eric Zimmerman, City of Normandy Park; James Lovell, City of SeaTac; Keith Niven, City of Federal Way (Alternate); Liz Stead, City of Burien; Kristina Soltys, City of Covington; Dennis Martinez, City of Tukwila.

**Others present:** Claire Goodwin, SKHHP Executive Manager; Dorsol Plants, SKHHP Program Coordinator; Kathleen Hosfeld, SKHHP Advisory Board; Didem Pierson, City of Maple Valley (alternate); Anyah Zupancic, City of Burien (alternate); Matt Torpey, City of Maple Valley; Laurel Humphrey, City of Tukwila; Merina Hanson, City of Renton; McCaela Daffern, King County.

Liz Stead joined at 1:15 PM

## II. PUBLIC COMMENT

No public comment was received.

## III. APPROVAL OF JANUARY 16, 2026 MINUTES

Dennis Martinez moved to approve the January 16, 2026 minute as corrected, seconded by Kristina Soltys. Motion was approved. (8-0)

## IV. AGENDA MODIFICATIONS

No modifications to the agenda were made.

## V. BOARD BUSINESS

### a. 2027-28 BIENNIAL WORK PLAN AND BUDGET DEVELOPMENT

Claire Goodwin shared initial ideas for the work plan and asked for feedback from the Board to prepare for the Work Plan and Budget Workshop on March 20, 2026.

The Board directed SKHHP staff to conduct a capacity analysis and provide a projected breakdown of work plan distribution assuming the creation of new full-time positions.

### b. 2026 HOUSING CAPITAL FUND GUIDELINES

Claire Goodwin reviewed the process for the Housing Capital Fund. She asked the Board for feedback or suggested changes for the 2026 funding round. This included a proposal to change the 2026 timeline so it matches up better with other public funding groups.

**c. ANNUAL/QUARTER 4 REPORT**

Claire Goodwin presented the draft 2025 SKHHP Q4 and Annual Progress Report. She noted that interest earnings are currently being finalized. A completed version will be distributed and posted to the SKHHP website next week.

**d. 2026 LEGISLATIVE UPDATE**

Dorsol Plants updated the Board on the 2026 Washington State Legislative Session.

**VI.UPDATES/ANNOUNCEMENTS**

Claire Goodwin announced that the upcoming Executive Board meeting on March 20, 2026, will be the Board's first in-person session of the year. The meeting agenda will feature a dedicated workshop to support the development of the 2027-28 Work Plan and Budget.

Claire Goodwin reported that SKHHP successfully closed the contract with Mercy Housing NW for the Kent Multicultural Village project on February 18, 2026. With the completion of this agreement, SKHHP has now executed contracts and regulatory agreements for a total of five projects.

Claire Goodwin provided an update regarding Executive Order 25-12, signed by the Governor in December 2025. The order established the Washington State Task force on the Establishment of a Department of Housing. The taskforce is charged with evaluating the creation of a cabinet-level department to streamline and coordinate state housing programs. The next taskforce meeting is scheduled for April 2026.

**VII.ADJOURN**

Claire Goodwin adjourned the meeting at 2:48 PM.

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Dorsol Plants, Program Coordinator

**RESOLUTION 2026-01 – ATTACHMENT A**  
**SKHHP 2027 WORK PLAN**

**PURPOSE**

Establish a 2027 SKHHP work plan and budget that is guided by Executive Board priorities, is consistent with the SKHHP Interlocal Agreement, and furthers SKHHP’s mission.

**BACKGROUND**

Established by an interlocal agreement, SKHHP jurisdictions work together and share resources to increase options for South King County residents to access affordable housing and preserve existing affordable housing. The 2027 SKHHP work plan builds on work done in previous years and was developed in collaboration with the Executive Board and staff work group.

The work plan is organized into four goals with corresponding action items. Each action is identified by priority as follows:

- Higher – Identified as higher priority by Executive Board or is necessary to carry out the Interlocal Agreements
- Medium – Identified as mid-level priority
- Lower – Identified as lower priority

Quarterly budget and progress reports on the status of the work plan elements will be submitted to the SKHHP Executive Board and the legislative body of each member jurisdiction as follows:

**Quarter 1:** May | **Quarter 2:** August | **Quarter 3:** November | **Quarter 4:** February

In accordance with the Interlocal Agreement, the 2027 SKHHP work plan and budget will be approved by the SKHHP Executive Board and the legislative body of each member jurisdiction.

**SKHHP MISSION**

South King County jurisdictions working together and sharing resources to create a coordinated, comprehensive, and equitable approach to increasing housing stability, reducing homelessness, and producing and preserving quality affordable housing in South King County.

**GOALS & ACTIONS**

Goal	Actions
1. Fund the expansion and preservation of affordable housing.	1 through 5
2. Develop policies to expand and preserve affordable housing.	6 through 9
3. Serve as an advocate for South King County.	10 through 15
4. Manage operations and administration.	16 through 22



## Goal 1

### Fund the expansion and preservation of affordable housing.

Actions	Priority of Actions ●●● = Higher ●● = Medium ● = Lower
1. Pool resources from member cities for the Housing Capital Fund, including SHB 1406 funds, HB 1590 funds, and general funds.	●●●
2. Develop and execute contract documents and covenants for projects ready to move forward from 2023-25 Housing Capital Fund funding rounds.	●●●
3. Facilitate approval from participating Councils of recommended projects from 2026 Housing Capital Fund funding round and prepare contract documents and covenants for any projects ready to move forward.	●●●
4. Manage 2027 Housing Capital Fund funding round including adopting annual guidelines, updating application materials, soliciting proposals, and facilitating project selection.	●●●
5. Encourage investment in South King County by private investors, lenders, and philanthropies.	●●●
<b>Indicators</b>	
○ Number of housing units and number of projects funded with financial support from SKHHP	
○ Number of housing units preserved with financial support from SKHHP	
○ Total dollar amount pooled by member jurisdictions for Housing Capital Fund	
○ Total dollar amount from new sources of revenue added to the Housing Capital Fund	
○ Geographic diversity of applications received for annual Housing Capital Fund funding round	



## Goal 2

### Develop policies to expand and preserve affordable housing.

<b>Actions</b>	<b>Priority of Actions</b> ••• = Higher •• = Medium • = Lower
6. Special Focus Area: To be defined by Board Feedback	••
7. Convene land use planners (SoKiHo) to increase coordination and collaboration on housing policy and planning.	•
8. Build relationships with developers to learn from their perspective the ways to encourage housing development, especially affordable housing.	•
9. Develop SKHHP Executive Board briefings on key housing and homelessness topics, especially as they relate to the goals of the work plan.	•
<b>Indicators</b>	
○ Summary report of Special Focus Area findings and policy recommendations presented to the Executive Board.	
○ Number of relationships fostered with developers	
○ Number of Executive Board briefings on key housing and homelessness topics	



### Goal 3

#### Serve as an advocate for South King County.

Actions	Priority of Actions ••• = Higher •• = Medium • = Lower
10. Work collaboratively with public funders at the state and local levels to increase alignment and promote shared affordable housing goals and equitable geographic distribution of resources.	••
11. Coordinate with the Advisory Board in collaboration with housing organizations and stakeholder groups to provide education and engagement opportunities for elected officials and community members.	•
12. Represent SKHHP at relevant local and regional meetings and forums that help advance SKHHP’s mission and provide a voice for increasing access to safe, healthy, and affordable housing in South King County.	•
13. Connect affordable housing developers with property owners who intend to sell naturally occurring affordable housing in coordination with member cities.	•
14. Meet with legislators as opportunities arise to inform about SKHHP’s mission, goals, and the Housing Capital Fund and host a legislative forum (odd numbered years).	•
15. Host a South King County legislative forum to amplify awareness of SKHHP’s work and subregional housing needs.	•
<b>Indicators</b>	
○ Number of collaborative work sessions held with public funders	
○ Number of events or engagement opportunities Advisory Board members organize or support	
○ Number of meetings, forums, or events attended that advance SKHHP's mission	
○ Number of meetings with legislators that promote SKHHP and South King County	
○ Number of affordable housing developers connected with property owners intending to sell naturally occurring affordable housing	
○ South King County legislative forum successfully executed	



## Goal 4

### Manage operations and administration.

<b>Actions</b>	<b>Priority of Actions</b> ••• = Higher •• = Medium • = Lower
16. Develop annual work plan and budget.	•••
17. Generate and distribute quarterly progress reports to SKHHP Executive Board and member jurisdictions.	•••
18. Work with administering agency to maintain records and produce regular financial reports for the SKHHP Housing Capital Fund and SKHHP Operating Account.	•••
19. Organize and host monthly Executive and Advisory Board public meetings.	•••
20. Implement and refine monitoring and compliance process to ensure Housing Capital Fund projects maintain affordability for tenants.	•••
21. Evaluate current staff capacity and establish comparative growth models to inform SKHHP's long-term expansion.	••
22. Maintain and update the SKHHP website.	••
<b>Indicators</b>	
○ Work plan and budget adopted	
○ Quarterly progress reports prepared and presented to Executive Board	
○ Financial reports and public records maintained	
○ Monthly Executive and Advisory Board meetings held	
○ Process established for monitoring and compliance of Housing Capital Fund projects	
○ Staffing capacity report and growth models prepared and presented to Executive Board	
○ Website maintained	

NANCY BACKUS, CHAIR, SOUTH KING HOUSING AND HOMELESSNESS PARTNERS  
**RESOLUTION 202~~65~~<sup>76</sup>-01 – ATTACHMENT A**

**SKHHP 202~~76~~<sup>76</sup> WORK PLAN**

**PURPOSE**

Establish a 202~~76~~<sup>76</sup> SKHHP work plan and budget that is guided by Executive Board priorities, is consistent with the SKHHP Interlocal Agreement, and furthers SKHHP's mission.

**BACKGROUND**

Established by an interlocal agreement, SKHHP jurisdictions work together and share resources to increase options for South King County residents to access affordable housing and preserve existing affordable housing. The 202~~76~~<sup>76</sup> SKHHP work plan builds on work done in previous years and was developed in collaboration with the Executive Board and staff work group.

The work plan is organized into four goals with corresponding action items. Each action is identified by priority as follows:

- Higher – Identified as higher priority by Executive Board or is necessary to carry out the Interlocal Agreements
- Medium – Identified as mid-level priority
- Lower – Identified as lower priority

Quarterly budget and progress reports on the status of the work plan elements will be submitted to the SKHHP Executive Board and the legislative body of each member jurisdiction as follows:

**Quarter 1:** May | **Quarter 2:** August | **Quarter 3:** November | **Quarter 4:** February

In accordance with the Interlocal Agreement, the 202~~76~~<sup>76</sup> SKHHP work plan and budget will be approved by the SKHHP Executive Board and the legislative body of each member jurisdiction.

**SKHHP MISSION**

South King County jurisdictions working together and sharing resources to create a coordinated, comprehensive, and equitable approach to increasing housing stability, reducing homelessness, and producing and preserving quality affordable housing in South King County.

**GOALS & ACTIONS**

Goal	Actions
1. Fund the expansion and preservation of affordable housing.	1 through 5
2. Develop policies to expand and preserve affordable housing.	6 through <del>9</del> <sup>10</sup>
3. Serve as an advocate for South King County.	<del>10</del> <sup>4</sup> through <del>15</del> <sup>6</sup>
4. Manage operations and administration.	<del>16</del> <sup>7</sup> through 22



## Goal 1

### Fund the expansion and preservation of affordable housing.

Actions	Priority of Actions ●●● = Higher ●● = Medium ● = Lower
1. Pool resources from member cities for the Housing Capital Fund, including SHB 1406 funds, HB 1590 funds, and general funds.	●●●
2. Develop and execute contract documents and covenants for projects ready to move forward from 2023-254 Housing Capital Fund funding rounds.	●●●
3. Facilitate approval from participating Councils of recommended projects from 20265 Housing Capital Fund funding round and prepare contract documents and covenants for any projects ready to move forward.	●●●
4. Manage 20276 Housing Capital Fund funding round including adopting annual guidelines, updating application materials, soliciting proposals, and facilitating project selection.	●●●
5. Encourage investment in South King County by private investors, lenders, and philanthropies.	●●●●●
<b>Indicators</b>	
○ Number of housing units and number of projects funded with financial support from SKHHP	
○ Number of housing units preserved with financial support from SKHHP	
○ Total dollar amount pooled by member jurisdictions for Housing Capital Fund	
○ Total dollar amount from new sources of revenue added to the Housing Capital Fund	
○ Geographic diversity of applications received for annual Housing Capital Fund funding round	



## Goal 2

### Develop policies to expand and preserve affordable housing.

Actions	Priority of Actions ••• = Higher •• = Medium • = Lower
6. <del>Special Focus Area: To be defined by Board Feedback Facilitate implementation of subregional affordable housing preservation strategies in coordination with South King County long-range planners.</del>	••
7. <del>Facilitate updates to the Affordable Housing Inventory Dashboard.</del>	•••
8.7. _____ Convene land use planners (SoKiHo) to increase coordination and collaboration on housing policy and planning.	•
9.8. _____ Build relationships with developers to learn from their perspective the ways to encourage housing development, especially affordable housing.	•
10.9. _____ Develop SKHHP Executive Board briefings on key housing and homelessness topics, especially as they relate to the goals of the work plan.	•
<b>Indicators</b>	
<ul style="list-style-type: none"> <li>○ <del>Summary report of Special Focus Area findings and policy recommendations presented to the Executive Board. Number of subregional housing preservation strategies facilitated or supported</del></li> </ul>	
<ul style="list-style-type: none"> <li>○ <del>Successful progress on update to the Affordable Housing Inventory Dashboard</del></li> </ul>	
<ul style="list-style-type: none"> <li>○ Number of relationships fostered with developers</li> </ul>	
<ul style="list-style-type: none"> <li>○ Number of Executive Board briefings on key housing and homelessness topics</li> </ul>	



### Goal 3

#### Serve as an advocate for South King County.

Actions	Priority of Actions ••• = Higher •• = Medium • = Lower
<a href="#">11.10.</a> _____ Work collaboratively with public funders at the state and local levels to increase alignment and promote shared affordable housing goals and equitable geographic distribution of resources.	••
<a href="#">12.11.</a> _____ Coordinate with the Advisory Board in collaboration with housing organizations and stakeholder groups to provide education and engagement opportunities for elected officials and community members.	•
<a href="#">13.12.</a> _____ Represent SKHHP at relevant local and regional meetings and forums that help advance SKHHP’s mission and provide a voice for increasing access to safe, healthy, and affordable housing in South King County.	•
<a href="#">14.13.</a> _____ Connect affordable housing developers with property owners who intend to sell naturally occurring affordable housing in coordination with member cities.	•
<a href="#">15.14.</a> _____ Meet with legislators as opportunities arise to inform about SKHHP’s mission, goals, and the Housing Capital Fund and host a legislative forum (odd numbered years).	•
<a href="#">16.15.</a> _____ <u>Host a South King County legislative forum to amplify awareness of SKHHP’s work and subregional housing needs.</u> <del>Organize a tour of affordable housing sites</del>	•

<del>in South King County with priority given to visiting Housing Capital Fund supported projects (even numbered years).</del>
<b>Indicators</b>
○ Number of collaborative work sessions held with public funders
○ Number of events or engagement opportunities Advisory Board members organize or support
○ Number of meetings, forums, or events attended that advance SKHHP's mission
○ Number of meetings with legislators that promote SKHHP and South King County
○ Number of affordable housing developers connected with property owners intending to sell naturally occurring affordable housing
○ South King County legislative forum <del>or affordable housing tour</del> successfully executed



**Goal 4**

**Manage operations and administration.**

<b>Actions</b>	<b>Priority of Actions</b> ●●● = Higher ●● = Medium ● = Lower
<del>17.16.</del> _____ Develop annual work plan and budget.	●●●
<del>18.17.</del> _____ Generate and distribute quarterly progress reports to SKHHP Executive Board and member jurisdictions.	●●●
<del>19.18.</del> _____ Work with administering agency to maintain records and produce regular financial reports for the SKHHP Housing Capital Fund and SKHHP Operating Account.	●●●
<del>20.19.</del> _____ Organize and host monthly Executive and Advisory Board public meetings.	●●●
<del>21.20.</del> _____ <del>Establish and implement and refine</del> monitoring and compliance process to ensure Housing Capital Fund projects maintain affordability for tenants.	●●●
<del>21. Evaluate current staff capacity and establish comparative growth models to inform SKHHP's long-term expansion.</del>	●●
22. Maintain and update the SKHHP website.	●●

<b>Indicators</b>
○ Work plan and budget adopted
○ Quarterly progress reports prepared and presented to Executive Board
○ Financial reports and public records maintained
○ Monthly Executive and Advisory Board meetings held
○ Process established for monitoring and compliance of Housing Capital Fund projects
<u>○ Staffing capacity report and growth models prepared and presented to Executive Board</u>
○ Website maintained

# 2027-28 Biennial Work Plan and Budget Development Workshop

Dorsol Plants, SKHHP Program Coordinator

March 20, 2026

[dplants@skhhp.org](mailto:dplants@skhhp.org)



# SKHHP's Mission

Create a **coordinated, comprehensive, and equitable approach** to increasing **housing stability**, reducing **homelessness**, and **producing and preserving** quality affordable housing in South King County.

# SKHHP's Purpose

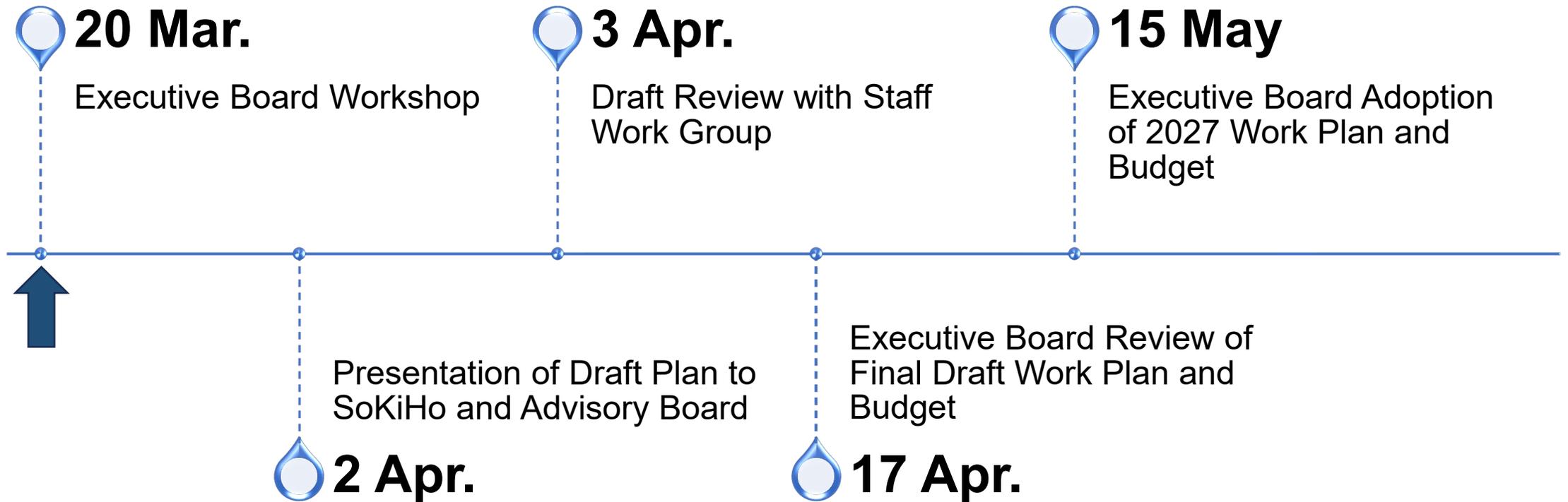
**All Parties** to this Agreement have **responsibility** for local and regional planning for the provision of housing affordable to residents that work and/or live in South King County. The Parties agree to **act cooperatively** to formulate affordable housing policies that address **housing stability** and to foster efforts to preserve and provide affordable housing by **combining public funding with private-sector resources**.

# Who We Serve



Photo Credits (L to R): Federal Way Flag Day (Darel Roa); Blue Bird Group 1948 (Des Moines Historical Society); Auburn Farmer's Market (City of Auburn); Summer Concert in the Park Series (City of Covington); Ambaum Family 1905 (Mary Ambaum Deleuw); Renton Neighborhood Program (City of Renton).

# 2027 Work Plan and Budget Development Tentative Timeline



# Staff Recommendations

*Defer Biennium Transition:* Postpone the shift to a biennial work plan and budget. Maintain current annual cycle while collaborating with the Staff Work Group to ensure a smooth transition.

*Evaluate Staff Capacity:* Defer staff expansion at this time. Conduct an in-depth review of current and potential capacity, including scenario modeling, to determine future needs.

# Contract Monitoring

Project	Project Status	Unit Count	Full Occupancy*
MSC – Victorian Place II	Rehabilitation Complete	20	Occupied
Habitat SKKC – Miller’s Creek	Homes on Sale	40	10/1/2026
MSC – White River	Under Contract	24	Occupied
Mercy Housing NW – Burien Family Housing	Under Construction	91	3/1/2027
St Stephen Housing Association – Steele House	Pending Member Council Action	6	3/2/2027
MHHF – Steel Lake	Pending Member Council Action	20	1/1/2028
Mercy Housing NW – Kent MCV	Under Construction	231	12/31/2028
ACHD – African Diaspora Cultural Anchor Village	Pending Member Council Action	129	Summer 2029
LIHI – Skyway Affordable Housing	In Progress	55	Unknown

\*Estimates based on recent project updates

# Expanding SKHHP Membership

**City of Algona:** “Algona is also working to partner with the South King County Homelessness and Housing Partners (SKHHP) to help meet regional extremely low-income housing needs with adjacent jurisdictions.”

**City of Black Diamond:** “As identified in the HAP, organizations and alliances such as the South King Housing and Homelessness Partners (SKHHP), the South Sound Housing Affordability Partners (SSHAP), and ARCH (A Regional Coalition for Housing) have been organized to address the region’s housing crisis. The City of Black Diamond should consider collaborative efforts with cities such as Covington and Maple Valley on shared objectives relating to housing and infrastructure to work together in a similar way.”

# Draft Work Plan Changes: 2026 to 2027

## Items Removed

- Action Item 7: Facilitate updates to the Affordable Housing Inventory Dashboard

## Items Added

- Action Item 6: Special Focus Area: To be defined by Board Feedback
- Action Item 21: Evaluate current staff capacity and establish comparative growth models to inform SKHHP's long-term expansion.

## Items Modified

- Action Item 5 (Elevated to High Priority): Encourage investment in South King County by private investors, lenders, and philanthropies.
- Action Item 15: Host a South King County legislative forum to amplify awareness of SKHHP's work and subregional housing needs.
- Action Item 20: Implement and refine monitoring and compliance process to ensure Housing Capital Fund projects maintain affordability for tenants.

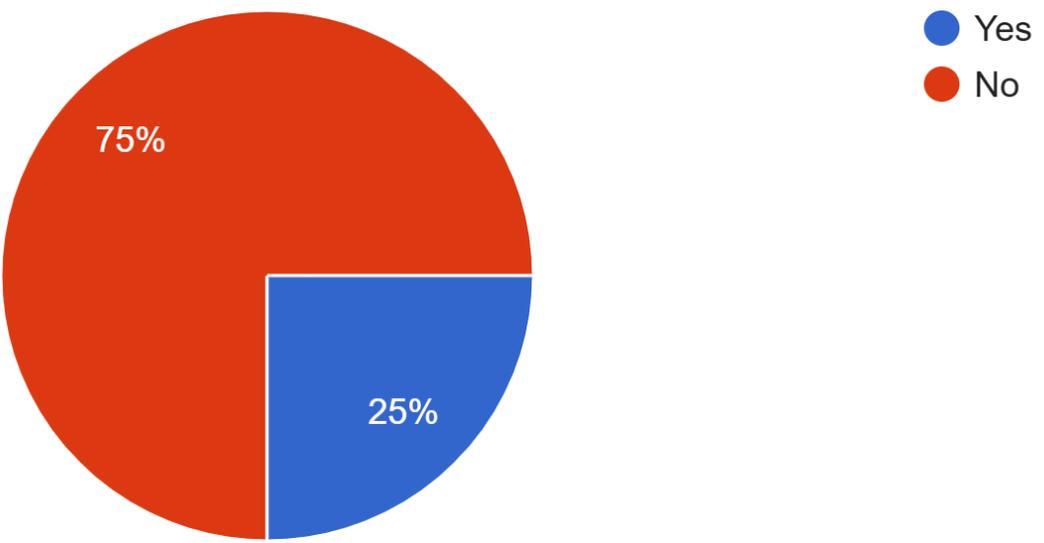
# SKHHP Executive Board 2027-28 Biennial Work Plan & Five-Year Plan Development Survey Results



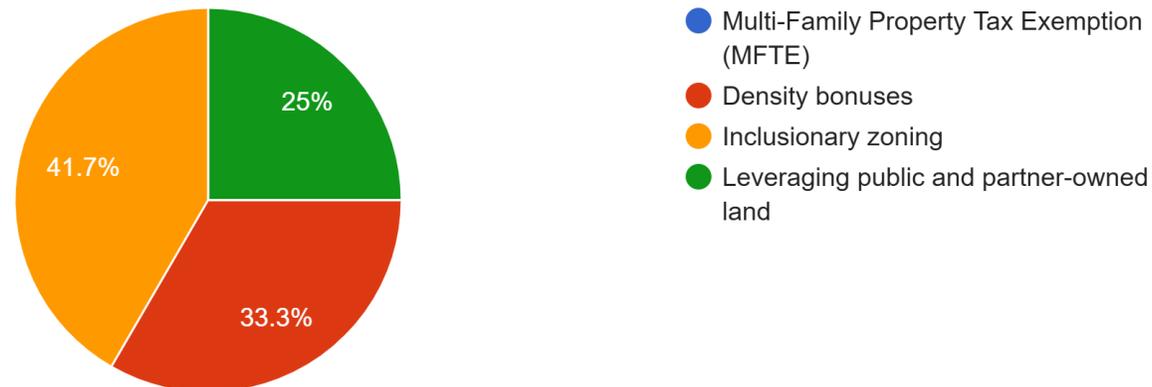
Photo Credits: Main business street decorated for Cornucopia Festival, Kent, 1946 (Tacoma Public Library)

Among the following "lower priority" work plan items, which of the following would you be willing to eliminate or reduce in scope if needed? Please select all that apply. (Note: high and medium priority items along with items required for the administration and operation of SKHHP were excluded from this list.)	
Represent SKHHP at relevant local and regional meetings and forums that help advance SKHHP's mission and provide a voice for increasing access to safe, healthy, and affordable housing in South King County.	5
Coordinate with the Advisory Board in collaboration with housing organizations and stakeholder groups to provide education and engagement opportunities for elected officials and community members.	5
Connect affordable housing developers with property owners who intend to sell naturally occurring affordable housing in coordination with member cities.	4
Build relationships with developers to learn from their perspective the ways to encourage housing development, especially affordable housing.	4
Organize a tour of affordable housing sites in South King County with priority given to visiting Housing Capital Fund supported projects (even numbered years).	4
Convene land use planners (SoKiHo) to increase coordination and collaboration on housing policy and planning.	3
Meet with legislators as opportunities arise to inform about SKHHP's mission, goals, and the Housing Capital Fund and host a legislative forum (odd numbered years).	3
Develop SKHHP Executive Board briefings on key housing and homelessness topics, especially as they relate to the goals of the work plan.	1
None	0

If given the option, would you have SKHHP doing other work instead of the "lower priority" items?



If SKHHP engaged in a special focus area for a year to examine ways that could lead to increasing housing supply for all in South King County, which of the following topics are you most interested in SKHHP pursuing? (This could include interviews with developers, discussion with long-range planners, and researching what is working and what is not for cities with tailored policy recommendations.)



# Are there specific topics you would like to learn more about or speakers/organizations you'd like to hear from in 2026 or 2027?

- How to support housing that reduces Vehicle Miles Traveled (VMT) and is centered around major employment centers.
- Changes to Federal Funding and the impacts on Washington State's housing priorities come and talk with us.
- Invitation to the New County Executive
- Homelessness and/or ways to expand long-term shelters in South King County
- Data trends in affordable housing, particularly AMI and unit vacancy
- Opportunities and Challenges in bringing behavioral health services to affordable housing
- Public/Private partnerships for affordable housing
- Transit Oriented Development (TOD)
- Ways to coordinate effective policy administration between WA State and cities.
- Lessons learned from A Regional Coalition for Housing (ARCH) on growth and expansion and ways that ARCH interacts with its member cities to fulfill its mission.
- Conversion of old retail spaces to affordable housing
- An opportunity for each Board member to bring forward the biggest affordable housing issue faced in their jurisdiction
- Utilizing low-cost shared wall housing construction in multi-family development.

# Is there anything missing from the 2026 work plan that you want to see added to the 2027-28 biennial work plan or Five-Year Plan?



Building and expanding tiny home communities done through workforce development, building and expanding shelters both long term and short term



With the change at the state level, goal #11 might need to be elevated eventually because without it, we may come into serious challenges



Homelessness



Nothing (x8)

# Clearing the Runway: Workshop Questions & Input



Photo Credits: Opening-day ceremonies, Sea-Tac Airport, July 9, 1949 (MOHAI (PI020340))

South King County is the \_\_\_\_\_ to live.

1. Best
2. Greatest

1. South King County is the \_\_\_\_\_ place to live

[More details](#)

- Best 5
- Greatest 8



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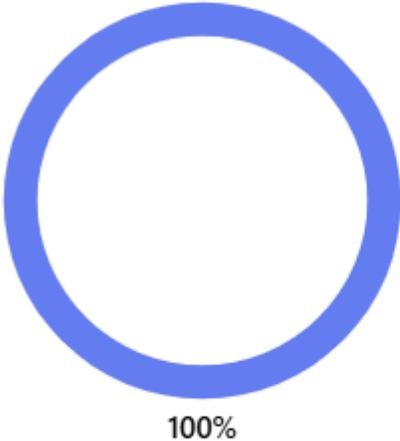
# Should SKHHP prioritize efforts to recruit additional South King County cities?

1. Yes
2. No
3. Unsure

1. Should SKHHP prioritize efforts to recruit additional South King County cities?

[More details](#)

- Yes 9
- No 0
- Maybe 0



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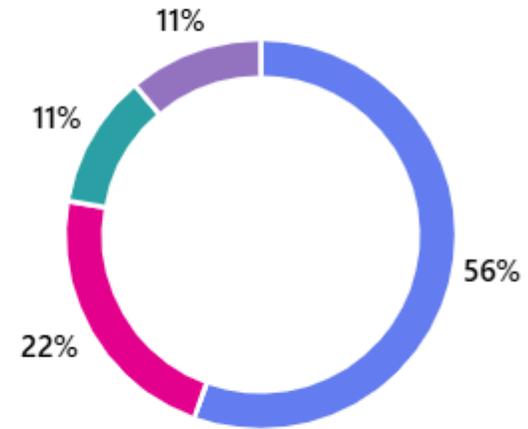
If SKHHP Staff has additional capacity for 2027 what item would you like to see added to the work plan?

1. Elevate Action Item 11 to high priority: Work collaboratively with public funders to increase alignment and promote the equitable geographic distribution of resources.
2. Facilitate a review of inclusionary zoning models and feasibility requirements to identify shared policy goals among member jurisdictions.
3. Research and explore options to build and expand long-term and short-term shelter for our unhoused neighbors.
4. Research and explore options to support the construction and expansion of tiny home communities through workforce development.

1. If SKHHP Staff has additional capacity for 2027 what item would you like to see added to the work plan?

[More details](#)

- Elevate Action Item 11 to high priority: Work collaboratively with public funders to increase... 5
- Facilitate a review of inclusionary zoning models and feasibility requirements to identify shared policy... 2
- Research and explore options to build and expand long-term and short-term shelter for our unhoused... 1
- Research and explore options to support the construction and expansion of tiny home... 1



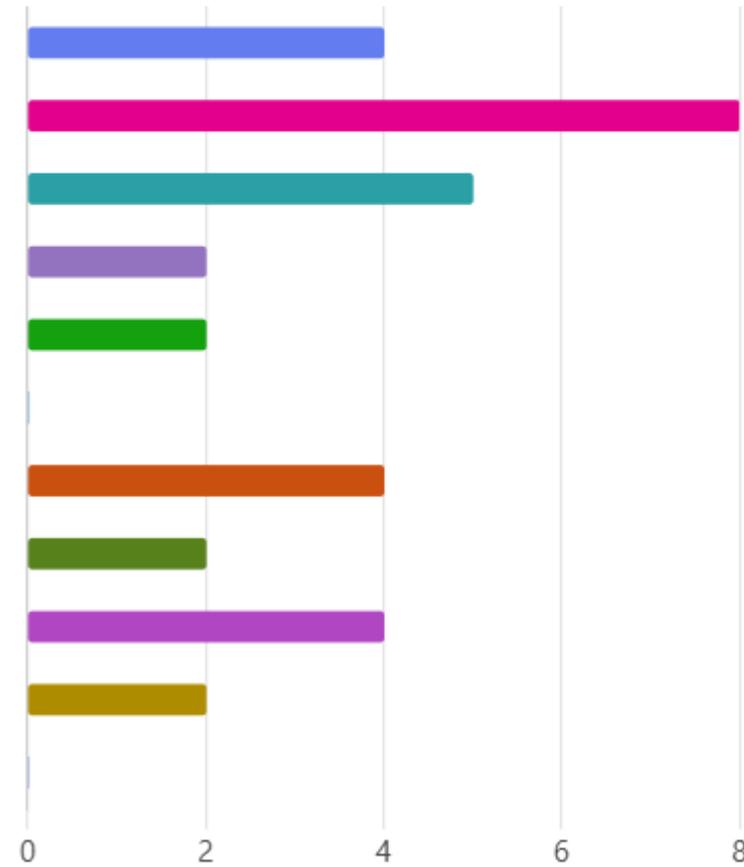
# Select the housing topics you would like to see featured in the coming year. SKHHP staff will use these results to prioritize speaker invitations and meeting agendas.

- **Federal Funding Outlook:** Analyzing shifts in federal housing funds and their impact on Washington State's priorities.
- **State & Local Alignment:** Strategies for streamlining policy administration between Washington State and local municipalities.
- **Executive Insight:** A session with the new County Executive.
- **Transit-Oriented Development (TOD):** Strategies for housing that reduces Vehicle Miles Traveled (VMT) near employment hubs.
- **Adaptive Reuse:** Best practices for converting old retail spaces into affordable housing.
- **Cost-Effective Construction:** Utilizing low-cost, shared-wall techniques in multi-family developments.
- **Public-Private Partnerships:** Innovative frameworks for collaborative affordable housing projects.
- **Behavioral Health Integration:** Navigating the opportunities and challenges of onsite services in affordable housing.
- **Crisis Housing in South King County:** Strategies for expanding long-term shelters and addressing homelessness.
- **Market Trends & Data:** Deep dive into Area Median Income (AMI) trends and unit vacancy rates.
- **Jurisdictional Spotlight:** A roundtable for Board members to present the primary housing challenges within their specific districts.

1. Select the housing topics you would like to see featured in the coming year. SKHHP staff will use these results to prioritize speaker invitations and meeting agendas.

[More details](#)

- Federal Funding Outlook: Analyzing shifts in federal housing funds and their impact on... 4
- State & Local Alignment: Strategies for streamlining policy administration between... 8
- Executive Insight: A session with the new County Executive. 5
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- Adaptive Reuse: Best practices for converting old retail spaces into affordable housing. 2
- Cost-Effective Construction: Utilizing low-cost, shared-wall techniques in multi-family... 0
- Public-Private Partnerships: Innovative frameworks for collaborative affordable... 4
- Behavioral Health Integration: Navigating the opportunities and challenges of onsite... 2
- Crisis Housing in South King County: Strategies for expanding long-term shelters... 4
- Market Trends & Data: Deep dive into Area Median Income (AMI) trends and unit... 2
- Jurisdictional Spotlight: A roundtable for Board members to present the primary... 0



# Member Perspectives: Shaping the 2027 Work Plan

**Strategic Alignment:** Do the proposed 2027 actions accurately reflect the long-term housing needs of your individual jurisdictions?

**Feasibility & Focus:** Are there specific barriers to housing supply in South King County that you feel are missing from our current work plan?

**Prioritization:** Which of these priorities would have the greatest impact on your community?

# Thank you!

Dorsol Plants, SKHHP Program Coordinator

[dplants@skhhp.org](mailto:dplants@skhhp.org)

March 20, 2026

# 2026 State Legislative Update

Dorsol Plants, SKHHP Program Coordinator  
SKHHP Executive Board

Updated on March 20, 2026 at 8:30 AM

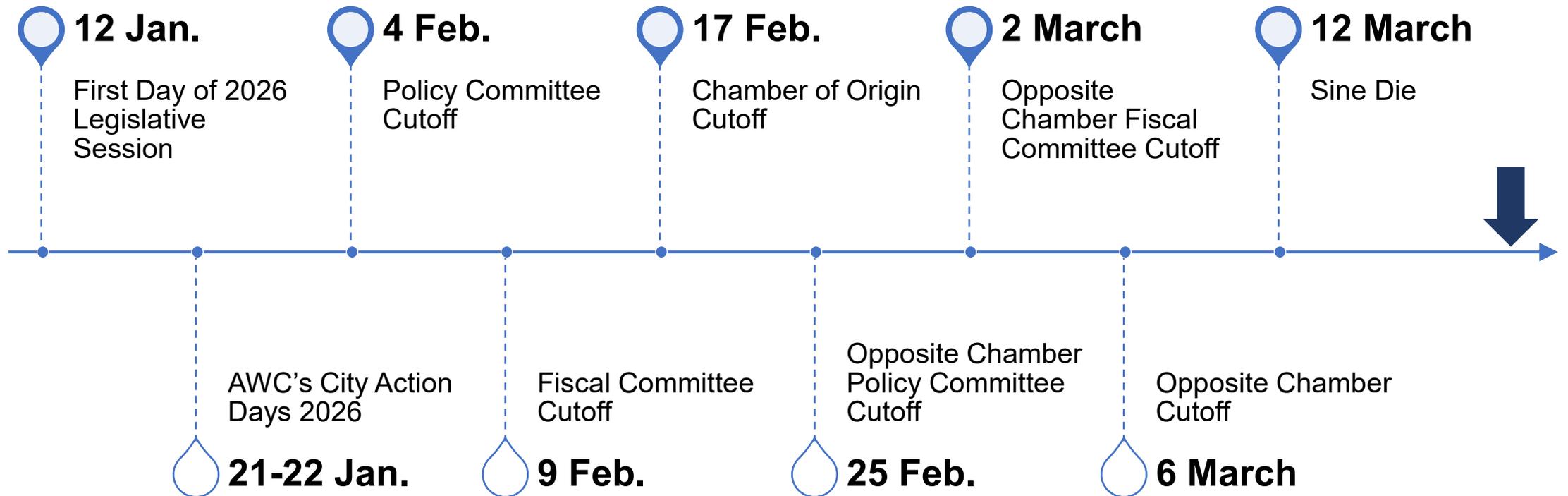
# SKHHP 2026 Legislative Priority

South King County is facing a growing affordable housing crisis. In order to address this crisis, we need to fund aspects of affordable housing that include:

- Homeownership for moderate income households and below
- Preservation of naturally occurring affordable housing (NOAH)
- Land acquisition to secure permanent affordability
- Permanent supportive housing (PSH)
- Infrastructure around affordable housing developments
- Workforce housing; especially smaller sized units below 60% AMI and family sized units at all income levels



# 2026 Legislative Session Timeline



# HB 2295/SB 6003 – Concerning the Capital Budget

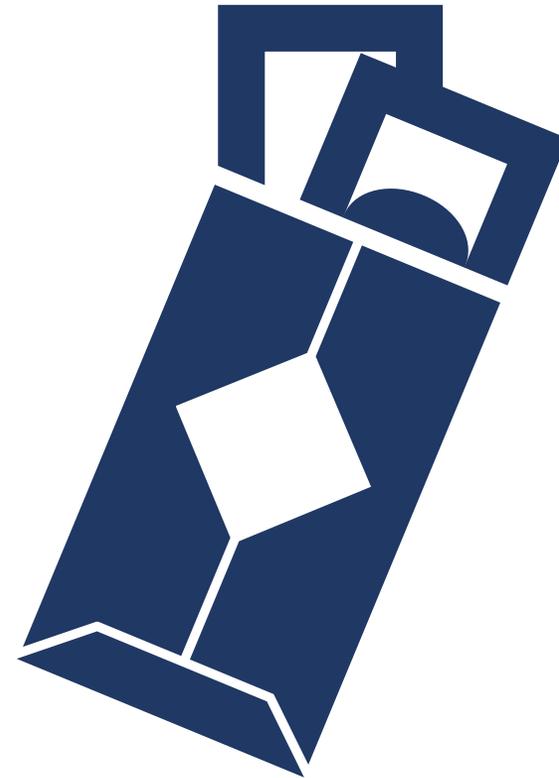


**\$123 million** for creating and preserving affordable housing homes through the **Housing Trust Fund (HTF)**

- **\$50 million** for developing affordable multi-family rental projects
- **\$55 million** for the homeownership program
- **\$40 million** Housing Trust Fund Preservation program

## HB 1717 - Creating a sales and use tax remittance program for affordable housing.

Provides a **50% remittance of state and local sales/use taxes** paid during the construction of affordable housing **if 50% of the units serve families below 80% Area Median Income (AMI)** for a minimum of 40 years.



[SB 6026](#) - Concerning residential development in commercial and mixed-use zones.



**Prohibits** cities with populations over 30,000 from **excluding residential development in commercial or mixed-use areas** and **eliminates** the authority to mandate **ground-floor commercial or retail space** if the project is publicly subsidized affordable housing.

# Missing Middle: Starter Home Production

[HB 2151/SB 6158](#) – Adopting National Standards for Factory Built Housing and Commercial structures



# Bills Passed by the Legislature

Bill Number	Description	Status
<a href="#">HB 1859</a> <a href="#">SB 5885</a>	Expanding opportunities for affordable housing developments on properties owned by religious organizations.	Effective date 6/11/2026
<a href="#">HB 1974</a> <a href="#">SB 6214</a>	Establishing land banking authorities.	3/12 - Delivered to Governor
<a href="#">HB 2089</a>	Supporting wildfire mitigation by modifying RCW 82.04.29005, concerning taxes on loan interest.	3/12 - Delivered to Governor
<a href="#">HB 2151</a> <a href="#">SB 6158</a>	Adopting national standards for factory built housing and commercial structures.	Effective date 6/11/2026
<a href="#">HB 2228</a> <a href="#">SB 6001</a>	Concerning scissor stair regulations in the state building code.	Effective date 6/11/2026
<a href="#">HB 2230</a> <a href="#">SB 6024</a>	Streamlining monitoring and oversight activities related to community residential service business providers.	Effective date 6/11/2026
<a href="#">HB 2266</a> <a href="#">SB 6069</a>	Encouraging permanent supportive housing, transitional housing, indoor emergency housing, and indoor emergency shelters.	3/12 - Delivered to Governor

# Bills Passed by the Legislature

Bill Number	Description	Status
<a href="#">HB 2269</a>	Concerning middle housing in unincorporated areas.	Effective date 6/11/2026
<a href="#">HB 2289</a> <a href="#">SB 5998</a>	Making 2025-2027 fiscal biennium supplemental operating appropriations.	3/13 – Delivered to Governor
<a href="#">HB 2295</a> <a href="#">SB 6003</a>	Concerning the capital budget.	3/13 – Delivered to Governor
<a href="#">HB 2304</a>	Increasing the supply of condominiums by expanding the types of condominium buildings that may be subject to an express warranty of quality and express warranty insurance coverage.	Effective date 6/11/2026
<a href="#">HB 2338</a> <a href="#">SB 6223</a>	Authorizing community scaled weatherization projects.	Effective date 6/11/2026
<a href="#">HB 2354</a>	Concerning common interest communities.	Effective date 6/11/2026

# Bills Passed by the Legislature

Bill Number	Description	Status
<a href="#">HB 2359</a> <a href="#">SB 6027</a>	Modifying requirements and allowed uses for certain funding related to providing and maintaining affordable housing and related services.	3/12 - Delivered to Governor
<a href="#">HB 2442</a> <a href="#">SB 6294</a>	Providing local governments tax resources and fund flexibility.	3/12 - Delivered to Governor
<a href="#">SB 5937</a>	Concerning the use of a smart access system in a residential property subject to the residential landlord-tenant act.	Effective date 1/1/2027
<a href="#">SB 5938</a>	Concerning the foreclosure prevention fee.	3/12 – Delivered to Governor
<a href="#">SB 6026</a>	Concerning residential development in commercial and mixed-use zones.	3/12 – Delivered to Governor
<a href="#">SB 6054</a>	Concerning the development of clear and objective standards, conditions, and procedures for residential development.	3/12 – Delivered to Governor

# Bills Not Advancing

Bill Number	Description	Status
<a href="#">HB 1179</a>	Providing a property tax valuation freeze for senior citizens and disabled veterans.	1/12 - Retained in Present Status
<a href="#">HB 1443</a> <a href="#">SB 5332</a>	Concerning mobile dwellings.	2/19 – House Rules “X” file 1/12 - Retained in Present Status
<a href="#">HB 1717</a> <a href="#">SB 5591</a>	Creating a sales and use tax remittance program for affordable housing.	3/12 – Returned to House Rules 1/12 - Retained in Present Status
<a href="#">HB 1763</a> <a href="#">SB 5576</a>	Providing a local government option for the funding of essential affordable housing programs.	1/12 – Retained in Present Status 1/12 – Referred to Ways & Means
<a href="#">HB 1867</a>	Allowing counties or cities to impose a real estate excise tax for the purpose of developing affordable housing, subject to the will of the voters.	1/12 – Referred to Finance
<a href="#">HB 2101</a>	Exempting live presentations from retail sales and use tax.	1/12 – Referred to Finance

# Bills Not Advancing

Bill Number	Description	Status
<a href="#">HB 2118</a>	Concerning common interest community restrictions.	1/22 – No Action Taken
<a href="#">HB 2121</a>	Exempting nonprofits and schools from certain sales and use taxes on services.	1/12 – Referred to Finance
<a href="#">HB 2133</a>	Making the property tax exemption for multipurpose senior citizen centers permanent.	3/12 – Returned to House Rules
<a href="#">HB 2135</a>	Modifying and extending the adaptive housing retail sales and use tax preference for disabled veterans.	2/3 – Referred to Rules
<a href="#">HB 2141</a>	Concerning building codes.	2/3 – Public Hearing
<a href="#">HB 2153</a> <a href="#">SB 6167</a>	Prohibiting homebuyers from receiving multiple state-funded down payment assistance loans or grants.	1/12 – Referred to Housing 1/28 – Public Hearing in Housing
<a href="#">HB 2154</a>	Concerning land ownership by conservation districts.	1/14 – Public Hearing in Local Government

# Bills Not Advancing

Bill Number	Description	Status
<a href="#">HB 2186</a>	Supporting the acquisition of federal funds to promote economic development.	2/9 – Referred to Rules
<a href="#">HB 2191</a> <a href="#">SB 6068</a>	Concerning workers' wages and benefits in the construction industry.	2/19 – House Rules “X” file 2/2 – Public Hearing in Labor & Commerce
<a href="#">HB 2193</a> <a href="#">SB 5109</a>	Concerning the mortgage lending fraud prosecution account.	1/12 – Referred to Appropriations 3/5 – Placed on Second Reading
<a href="#">HB 2200</a>	Increasing access to data related to the safety and stability of residential settings for individuals with developmental disabilities.	2/4 – Referred to Appropriations
<a href="#">HB 2201</a>	Standardizing city and county planning and development regulations with an urban growth area.	1/14 – Public Hearing in Local Government

# Bills Not Advancing

Bill Number	Description	Status
<a href="#">HB 2227</a>	Providing a real estate excise tax exemption for the sale of qualified affordable housing.	1/27 – Public Hearing in House
<a href="#">HB 2236</a> <a href="#">SB 6018</a>	Concerning the housing finance commission.	2/19 – House Rules “X” file 2/26 – Senate Rules “X” file
<a href="#">HB 2265</a>	Protecting tenants from periods of extreme heat.	1/19 – Public Hearing in Housing
<a href="#">HB 2268</a>	Concerning residential mortgage loan escrow accounts.	1/12 – Referred to Consumer Protection & Business
<a href="#">HB 2298</a>	Authorizing county auditors to create a voluntary property title protection program to prevent land record fraud.	2/19 – House Rules “X” file
<a href="#">HB 2381</a>	Concerning performance-based building codes for low-rise residential buildings.	1/27 – Referred to Rules

# Bills Not Advancing

Bill Number	Description	Status
<a href="#">HB 2455</a> <a href="#">SB 5940</a>	Creating a housing assistance pilot program for youth enrolled in extended foster care.	1/28 – Public Hearing in Early Learning & Human Services 2/6 – Public Hearing in Ways & Means
<a href="#">HB 2489</a>	Establishing statewide standards for when local governments may enforce laws regulating the use of public space for life-sustaining activities.	2/4 – Referred to Rules
<a href="#">SB 5398</a>	Concerning property tax exemptions for veterans with disabilities.	1/12 - Retained in Present Status
<a href="#">SB 5613</a>	Concerning the development of clear and objective standards, conditions, and procedures for residential development.	1/12 – Referred to Ways & Means
<a href="#">SB 5647</a>	Providing a real estate excise tax exemption for the sale of qualified affordable housing.	3/3 – First Reading
<a href="#">SB 5831</a>	Enacting the uniform mortgage modification act.	3/2 – Placed on Second Reading

# Bills Not Advancing

Bill Number	Description	Status
<a href="#">SB 5848</a>	Concerning school district impact fees.	1/12 – Referred to Early Learning & K-12 Education
<a href="#">SB 5884</a>	Expanding the limited sales and use tax incentive program to encourage redevelopment of underutilized property.	2/2 – Public Hearing in Ways & Means
<a href="#">SB 5887</a>	Protecting charitable organizations and ensuring the timely and secure transfer of property designated to them.	1/12 – Referred to Law & Justice
<a href="#">SB 5929</a>	Exempting assignments or substitutions of previously recorded deeds of trust from the document recording fee and the covenant homeownership program assessment.	1/12 – Referred to Ways & Means
<a href="#">SB 5939</a>	Creating the Washington is simply unaffordable fund.	1/12 – Referred to Ways & Means
<a href="#">SB 5943</a>	Concerning the use of school impact fees.	2/26 – Senate Rules “X” file
<a href="#">SB 5970</a>	Making the property tax exemption for multipurpose senior citizen centers permanent.	2/17 – First Reading House Finance

# Bills Not Advancing

Bill Number	Description	Status
<a href="#">SB 5986</a>	Providing a property tax exemption for qualifying housing used as a residency by tenants meeting certain disability criteria.	1/12 – Referred to Ways & Means
<a href="#">SB 6008</a>	Incentivizing grid-connected residential battery energy storage systems.	1/13 – Public Hearing in Environment, Energy, & Technology
<a href="#">SB 6009</a>	Concerning direct review of administrative decisions by the court of appeals.	3/2 – Placed on Second Reading
<a href="#">SB 6015</a>	Concerning permit-ready residential building plans.	2/9 – Executive Session in Ways & Means
<a href="#">SB 6028</a>	Establishing a revolving loan fund for mixed-income affordable homeownership development.	2/2 – Public Hearing in Ways & Means

# Thank you

Current as of March 20, 2026.  
For the latest version, please visit the SKHHP [website](#).