

**SKHHP Advisory Board
March 5, 2026, 3:30 – 5:30 PM
Virtual Meeting**

Video conference:

<https://us06web.zoom.us/j/89734407973?pwd=cnIISFU4dXFJaFN5TGlwTWIxZHINZz09>

OR by phone: 253-215-8782

Meeting ID: 897 3440 7973

Password: 981696

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| I. | CALL TO ORDER | 3:30 |
| | a. ROLL CALL | |
| | b. ATTENDEE INTRODUCTIONS | |
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| II. | PUBLIC COMMENT | 3:50 |
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| III. | APPROVAL OF FEBRUARY 5, 2026 MEETING MINUTES | 3:55 |
| | <u>Motion</u> is to approve February 5, 2026 meeting minutes. | |
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| IV. | BOARD BRIEFINGS | 4:00 |
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| | a. EXECUTIVE BOARD MEETING REPORT | |
| | For review, discussion, and receipt of Board feedback, no action proposed. | |
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| | b. SKHHP HOUSING CAPITAL FUND PROJECT UPDATES | 4:05 |
| | <ul style="list-style-type: none">• Multi-Service Center's White River & Victorian Place II• Habitat for Humanity SKKC's Miller Creek• Mercy Housing NW's Kent Multicultural Village• Mercy Housing NW's Burien Family Housing• LIHI's Skyway Affordable Housing and ELC | |
| | For review, discussion, and receipt of Board feedback, no action proposed. | |
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| V. | BOARD BUSINESS | 5:05 |
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| | a. 2026 EDUCATION AND ENGAGEMENT OPPORTUNITIES | |
| | For review, discussion, and receipt of Board feedback, no action proposed. | |
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| VI. | UPDATES/ANNOUNCEMENTS | 5:20 |
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| VII. | ADJOURN | 5:30 |
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I. CALL TO ORDER

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

ROLL CALL/ESTABLISHMENT OF QUORUM

Advisory Board members present: Kent Hay, Kathleen Hosfeld, Brady Nordstrom, Maria Arns, Ryan Makinster, Amanda McElvaney, Barney Herrera, Angela Weikel, Dr. Damaris Espinoza, Saja Ahmed, Marc Cote, Reagan Wheelock, Grace Wood (alternate).

Other attendees: Dorsol Plants, SKHHP; Aiden Peterson, Molina Medicaid; Lisette Gutierrez, Molina Medicaid.

II. PUBLIC COMMENT

No public comment was received.

III. APPROVAL OF NOVEMBER 6, 2025 AND DECEMBER 4, 2025 MEETING MINUTES

Kathleen Hosfeld moved to approve the November 6, 2025 and December 4, 2025 minutes; the motion was seconded by Angela Weikel. Motion was approved. (13-0)

IV. BOARD BUSINESS

a. 2026 ADVISORY BOARD MEETING DATES

Dorsol Plants presented the proposed 2026 Advisory Board Meeting schedule to the Board.

The Board discussed the scheduled meeting for July 2, 2026, and reached a consensus that it should be canceled in observance of the July 4th holiday.

Amanda McElvaney moved to approve the 2026 Advisory Board Meeting dates, including the cancellation of the July 2 meeting; the motion was seconded by Angela Weikel. Motion was approved. (13-0)

b. ADVISORY BOARD BYLAWS AND GROUP AGREEMENT

Dorsol Plants reviewed the Advisory Board Group Agreement and an updated draft of the Advisory Board bylaws, which were included in the meeting agenda packet.

Ryan Makinster moved to approve the amended Advisory Board bylaws as presented; the motion was seconded by Kathleen Hosfeld. Motion was approved. (13-0)

c. 2025 HOUSING CAPITAL FUND DEBRIEF

Dorsol Plants provided a brief update on the outcome of the 2025 Housing Capital Fund funding round and not reallocating the previously awarded funds from the Pandion at Star Lake project to the 2025 round.

d. 2026 EDUCATION AND ENGAGEMENT OPPORTUNITIES

Dorsol Plants discussed Action Item 12 from the 2026 SKHHP Work Plan and opportunities for the Advisory Board to engage with the community or elected officials.

The Board discussed general ideas, and there was a consensus that Dorsol Plants should connect with SKHHP's community partners to provide the Board with clear opportunities to engage that are effective and do not take away from the primary focus of ensuring homes are built in the community.

V. UPDATES & ANNOUNCEMENTS

No updates or announcements were provided.

VI. CLOSING/ADJOURN

Dorsol Plants adjourned the meeting at 5:09 PM.

Dorsol Plants, Program Coordinator

Kent Multicultural Village



OPEN DOORS
for multicultural families
disability | community | opportunity

 **mercy** HOUSING
Live in Hope



Kent Multicultural Village Vision

Create a unique, equitable transit-adjacent development that is

- Truly inclusive where all members of the community can thrive
- Centered on the needs of families, people with disabilities, and Black, Indigenous, and People of Color, and vulnerable or low-income households
- Informed by people with lived experience
- A vibrant, people-oriented resource for the Kent and South King County community
- An innovative approach to serving families and people with disabilities based on two high capacity, community-minded partners



Project Highlights

- Adjacent to Kent Des Moines Light Rail station
- 233 units of affordable housing (1BR – 4BR units)
- Average affordability: 53% of Area Median Income (AMI) with mix of 30% - 60% AMI units
- 47 units set aside and designed specifically for people with IDD
- Community-focused Non-residential spaces:
 - Early Learning Center
 - Family Resource Center (and new headquarters for Open Doors for Multicultural Families)
 - Retail Space to be occupied by Project Feast



Next Steps: Build It!

- Construction started on February 18th, 2026
- Construction complete August, 2028
- Pursue rental Assistance support to ensure that families and people with I/DD remain successfully housed
- Continue fundraising for Project Feast
- Continue fundraising for ODMF startup





THANK YOU!

March Meeting

Dorsol Plants, SKHHP Program
Coordinator

March 5, 2026

SKHHP Advisory Board



Street Scene of Downtown Renton, ca. 1950s.
Photo courtesy Renton Downtown Partnership

2026 Education and Engagement Opportunity



Children watching construction in Renton, ca. 1950s-1960.
Photo courtesy Renton Historical Society

What are the Evergreen Sustainable Development Standard (ESDS)

The **Evergreen Sustainable Development Standard (ESDS)** is the **mandatory** building performance framework for **all affordable housing projects** receiving Washington State Housing Trust Funds.

- Based on the Enterprise Green Communities standard but modified specifically for Washington State building codes and climate priorities.
- ESDS is also required by WA State Housing Finance Commission (WSHFC), Seattle Office of Housing, and King County Housing Finance Program (HFP)

ESDS Thresholds

New Construction Projects

New construction projects must achieve **50 points** from the optional criteria. "Gut rehab" projects, such as those involving the opening of exterior walls, are classified as new construction

Rehabilitation Projects

Rehabilitation projects generally must achieve **40 points** from the optional criteria.

Section 1.03 Beyond ADA: Universal Design



Renton Rodeo, ca. 1930s – 1940s.

Photo courtesy Renton Historical Society

The Opportunity: Earn **8 additional points** by implementing a resident support option based on the Project Priorities Survey.

The Requirement: Select **one** of the five available options and implement at least **three** associated strategies.

The Threshold: Strategies affecting dwelling units must apply to at least **75%** of the total units.

Section 1.03: Option 1

- Ensure high levels of even, natural, and artificial lighting within circulation and common areas (vision impaired, dementia).
- Where allowed by local Code, include universal, gender-neutral restrooms available for use in common areas.
- In properties with more than 12 units, create sub-clusters of units with no more than 12 units sharing semi-private space or entry sequence to promote connections with neighbors.
- For shared interior or exterior spaces, include permanent essential amenities, including seating, toilets, and drinking water to promote comfort and use.

Section 1.03: Option 2

- Create approachable building entries that are welcoming, are easy to identify, promote feelings of safety, and are accessible without the use of stairs. Include a covered entryway with seating, greenery, and lighting. Include exterior signage that is prominent, visible from sidewalk, access road, or parking lot.
- Create paths with auditory crossing signals, adequate crossing times, clear signage, visible access ramps, median refuge islands, and connections to walking, cycling, and public transit routes.
- Make streets and paths throughout the project site universally accessible, smooth, and sufficiently wide, and provide curb cuts at street crossings and entry points, and turning radii adequate for a wheelchair or walker.
- Create logical circulation patterns and navigability throughout the project, with particular focus on the path from the dwelling units to transit or frequently used areas. This may include continuous pathways, signage, art, lighting, and multi-sensory features to promote navigability (dementia, vision impaired, age-in-place).
- Provide clear signage throughout the building that avoids jargon, uses clear language, incorporates a positive frame, and is multi-lingual where appropriate. Incorporate illustrations to encourage universal understanding. Signage for way-finding and other purposes should be available in the interior and exterior spaces.
- Avoid strong patterns on floor finishes and instead provide plain, matte finishes, which will help reduce glare/shine in brightly lit conditions. Use carpets and flooring that have subtle neutral patterns (vision impaired, dementia).
- Install light switches and power outlets that contrast in color and value with wall surfaces and have an indicator light when turned off. Mount light switches at 52 inches and power outlets at 20 inches above the finished floor (vision impaired, age-in-place).

Section 1.03: Option 3

- Install slip-resistant flooring in the common spaces, frequently used pathways, units, and entryways (wheelchair and walker, dementia, age-in-place).
- Install backing for grab bars to provide extra support in all full bathrooms in 50% of units, including in the shower, and in bedrooms and other areas where they would provide assistance.
- Install all towel bars to support the same loads that grab bars are required to by code, as they may be used accidentally as grab bars by their placement in or near tubs and showers and adjacent water closets (vision impaired, dementia, age-in-place).
- Install thermostatic or anti-scald control faucets (hearing impaired, dementia, vision impaired).

Section 1.03: Option 4

- Design all interior and exterior doors to be at least 32” clear, and accessible without the use of steps or raised thresholds.
- Ensure all sloped surfaces have proper support on both sides (wheelchair and walker, dementia, age-in-place, vision impaired).
- Install lever handles on all doors (wheelchair and walker, dementia, vision impaired, age-in-place).
- Install accessible bathtub or roll-in shower with hand-held adjustable shower head (wheelchair and walker, age-in-place).
- Ensure that equipment and controls are easily navigable by all people (e.g., HVAC controls, switches, dimmers, appliances).

Section 1.03: Option 5

- All hallways, both in units and in common spaces, with 42-inch clearance (wheelchair and walker)
- Thirty-two (32) inches clear and/or 36 inches rough opening for all doors designed to allow passage through the unit, including entry doors, doors to habitable rooms or hallways, doors in walk-in closets, patio doors, and doors in utility/storage rooms larger than 48" x 48" in size (wheelchair and walker)
- 5' diameter turning circle in kitchen and bathroom (wheelchair and walker)
- Provide storage space adequate for wheelchairs, walkers, electric scooters, and strollers (wheelchair and walker).

Advisory Board Engagement

In partnership with the **Department of Commerce** and the **NW Universal Design Council**, we would facilitate direct stakeholder engagement on **Section 1** of the Evergreen Sustainable Development Standard (ESDS).

- ✓ **The Goal** Provide direct feedback to the official Commerce workgroup to shape the 2026 ESDS update for accessibility and universal design.
- ✓ **The Action** Host a **Stakeholder Listening Session** to capture regional expertise.
Tentative Timing: HDC's Affordable Housing Week to maximize collaboration and impact.