



**SKHHP Executive Board
Special Meeting
May 15, 2026 – 1:00 PM
Auburn City Hall Annex
Conference Room 2
1 East Main Street
Auburn, WA 98001**

CALL TO ORDER

PUBLIC PARTICIPATION

- A. The SKHHP Advisory Board Meeting scheduled for Friday, May 15, 2026, at 1:00 PM will be held in person and virtually.

Virtual Participation Link:

To listen to the meeting by phone or Zoom, please call the number below or click the link:

Telephone: +12532050468,,99857398028# US

Toll Free: + 12532158782,,99857398028# US

Zoom: <https://us06web.zoom.us/j/99857398028>

ROLL CALL

AGENDA MODIFICATIONS

Public Comment

This is the time for the public to speak about the board's work or items on the agenda. Comments should address the whole board and not target individuals.

- A. The public can participate in-person or submit written comments in advance. Participants can submit written comments via mail or email. All written comments must be received prior to 5:00 p.m. on the day before the scheduled meeting and must be 350 words or less.

Please mail written comments to:

City of Auburn

Attn: SKHHP

25 W Main St

Auburn, WA 98001

Email written comments to: info@skhhp.org

If an individual requires accommodation to allow for remote oral comment because of a difficulty attending a meeting of the governing body, the SKHHP requests notice of the need for accommodation by 5:00 p.m. on the day before the scheduled meeting.

Participants can request accommodation to be able to provide a remote oral comment by contacting SKHHP in person, by phone (253) 804.5089-3043, or by email (info@skhhp.org).

APPROVAL OF MINUTES

Approval of SKHHP Executive Board April 17, 2026 Meeting Minutes

RESOLUTIONS

A. Resolution No 2026-02

A Resolution establishing an in-person location for regular public attendance of the SKHHP Executive Board.

(RECOMMENDED ACTION: Move to approve Resolution No 2026-02)

B. Resolution No 2026-03

A Resolution adopting the 2027 SKHHP Work Plan and Budget.

(RECOMMENDED ACTION: Move to approve Resolution No 2026-03)

C. Resolution N4 2026-04

A Resolution adopting the 2026 SKHHP Housing Capital Fund Guidelines.

(RECOMMENDED ACTION: Move to approve Resolution No 2026-04)

DISCUSSION ITEM

A. SKHHP 2026 Quarter One Progress Report

ADJOURNMENT

Agendas and minutes are available to the public at the SKHHP Office and on the SKHHP website (<https://skhhp.org/executive-board/>).



I. CALL TO ORDER

Nancy Backus called the meeting to order at 1:03 PM.

ROLL CALL/ESTABLISHMENT OF QUORUM

Executive Board members present: Nancy Backus, City of Auburn; Merina Hanson, City of Kent (Alternate); Gene Achziger, City of Des Moines; Victoria Schroff, City of Maple Valley; Eric Zimmerman, City of Normandy Park; Brian Davis, City of Federal Way; Liz Stead, City of Burien; Kristina Soltys, City of Covington; Dennis Martinez, City of Tukwila; Carmen Rivera, City of Renton; Jelani Jackson, King County.

Others present: Dorsol Plants, SKHHP Program Coordinator; Maria Arns, SKHHP Advisory Board; James Alberson, City of Renton (alternate); Anyah Zupancic, City of Burien (alternate); Matt Torpey, City of Maple Valley; Laurel Humphrey, City of Tukwila; Angie Mathias, City of Renton; Sam Tedford, King County; Megan Utemei, City of Auburn.

II. PUBLIC COMMENT

No public comment was received.

III. APPROVAL OF MARCH 20, 2026 MINUTES

Eric Zimmerman moved to approve the March 20, 2026 minutes, seconded by Merina Hanson. Motion was approved. (11-0)

IV. AGENDA MODIFICATIONS

No modifications to the agenda were made.

V. BOARD BRIEFING

a. A REGIONAL COALITION FOR HOUSING (ARCH)

Lindsay Masters, Executive Director for ARCH, provided a brief history of the organization. She discussed the agency's growth and the evolving relationship between ARCH and its member jurisdictions.

VI. BOARD BUSINESS

a. SMALL INVESTMENTS FOR AFFORDABLE HOUSING TAX EXEMPTIONS

Dorsol Plants informed the Board of a recent legislative change that allows developers to qualify for property tax exemptions even when receiving minimal funding from local partners like SKHHP. He reported that SKHHP has received several new requests for funds to acquire and preserve affordable housing in Burien, Des Moines, Federal Way, and Kent. He specifically reviewed the Silverwood Apartments in Des Moines, which is the first project to request SKHHP funds, and he requested Board guidance on whether to fund this acquisition and how to address the other pending requests.

The Board discussed concerns about the use of small investments to acquire affordable housing. Board members expressed a need for more information on any unintended

consequences that might occur if SKHHP adopted this funding method. The Board did not support funding the Silverwood Apartments acquisition because they determined that the project's timeline was too short to allow for proper review and agreement among the partners.

b. 2027 ANNUAL WORK PLAN AND BUDGET DRAFT REVIEW

Due to time constraints, the Board postponed this agenda item to the May 15 meeting for further discussion and consideration.

c. 2026 HOUSING CAPITAL FUND GUIDELINES

Due to time constraints, the Board postponed this agenda item to the May 15 meeting for further discussion and consideration.

VII.UPDATES/ANNOUNCEMENTS

Nancy Backus informed the Board of her recent attendance at a dedication ceremony for new homeowners at Habitat for Humanity's Miller's Creek project in Burien. During the event, she witnessed a family sharing the news with their children that they now owned a home of their own. She noted that the work of the Executive Board and SKHHP is having a significant impact on our neighbors by creating more opportunities for them to afford to call South King County home.

VIII.ADJOURN

Nancy Backus adjourned the meeting at 3:09 PM.

Dorsol Plants, Program Coordinator



AGENDA BILL APPROVAL FORM

Meeting Date: May 15, 2026

Agenda Subject: Resolution No 2026-02

Attachments: None

Budget Impact: None

Background for Motion: This resolution establishes that SKHHP meetings will now include an in-person attendance option at the City of Auburn Annex to improve public access. (1 East Main Street, Auburn, WA 98001)

Background Summary: The Washington State Open Public Meetings Act (OPMA), enacted in 1971, requires most governing bodies to provide a physical location for public attendance to ensure government transparency and oversight. An exception is only granted to organizations that conducted meetings fully remotely prior to March 1, 2020. Because the SKHHP Executive Board began meeting in 2019, it does not qualify for this exception. To maintain compliance with OPMA requirements and facilitate public participation, the Board must establish a designated in-person location for its general meetings. As the host jurisdiction, the City of Auburn provides the necessary meeting space to fulfill these statutory obligations.

Advisory Board Recommendation: None

Staff: Dorsol Plants, Program Coordinator

RESOLUTION NO. 2026-02

A RESOLUTION OF THE EXECUTIVE BOARD OF THE SOUTH KING COUNTY HOUSING AND HOMELESSNESS PARTNERS ESTABLISHING AN IN-PERSON MEETING LOCATION FOR ITS REGULAR MONTHLY MEETING

WHEREAS, in 1971 Washington State enacted the Open Public Meetings Act (OPMA) to ensure public access and participation in the government; and

WHEREAS, the OPMA requires most governing bodies to provide a physical, in-person meeting location to ensure public access; and

WHEREAS, the SKHHP Executive Board meets on the third Friday of every month from 1:00 PM to 3:00 PM.

NOW, THEREFORE, THE EXECUTIVE BOARD RESOLVES as follows:

Section 1. The Executive Board establishes that a physical meeting space will be provided at the Auburn City Hall Annex Conference Room 2 located on 1 East Main Street Auburn, WA 98001 for its regular monthly meeting.

Section 2. The Executive Manager is authorized to implement those administrative procedures necessary to carry out the directives of this legislation.

Section 3. SKHHP staff is authorized to make necessary corrections to this Resolution including, but not limited to, the correction of scrivener's/clerical errors, references, Resolution numbering, section/subsection numbers, and any references thereto.

Section 4. This Resolution will take effect and be in full force on passage and signatures.

Dated and Signed this _____ day of _____, 2026.

SOUTH KING COUNTY HOUSING AND HOMELESSNESS PARTNERS

NANCY BACKUS, CHAIR

ATTEST:



AGENDA BILL APPROVAL FORM

Meeting Date: May 15, 2026

Agenda Subject: Resolution No 2026-03

Attachments:

Attachment A – 2027 Work Plan

Attachment B – 2027 Budget

Budget Impact: None

Background for Motion: This resolution adopts the 2027 SKHHP Work Plan and Budget in accordance with the requirements set forth in the SKHHP Interlocal Agreement (ILA).

Background Summary: The SKHHP Interlocal Agreement (ILA) requires the Executive Board to adopt an annual work plan and budget to direct SKHHP staff. The annual work plan and budget become effective only upon approval by the legislative body of each member jurisdiction. To fulfill this requirement, the Board adopts the annual work plan and budget each spring and transmits them to the King County Council by June 30 to ensure adoption by year-end. Development of the 2027 Work Plan and Budget began with an Executive Board survey on January 16, 2026, followed by a workshop on March 20, 2026. The draft was prepared in collaboration with the SKHHP Staff Work Group and the SoKiHo Planners Group.

Advisory Board Recommendation: The Advisory Board recommends the Executive Board adopt the 2027 Work Plan and Budget.

Staff: Dorsol Plants, Program Coordinator

RESOLUTION NO. 2026-03

A RESOLUTION OF THE EXECUTIVE BOARD OF THE SOUTH KING COUNTY HOUSING AND HOMELESSNESS PARTNERS(SKHHP), ADOPTING THE 2027 SKHHP WORK PLAN AND OPERATING BUDGET

WHEREAS, pursuant to the Interlocal Agreement, the SKHHP Executive Board approves an annual work plan and budget each year to guide the work of SKHHP staff; and

WHEREAS, pursuant to the Interlocal Agreement, the annual budget includes an itemization of all categories of budgeted expenses and itemization of each Party's contribution, including in-kind services; and

WHEREAS, upon adoption by the Executive Board, the annual work plan and budget will be transmitted to each participating jurisdiction for approval by their legislative body; and

WHEREAS, the budget will not become effective until approved by the legislative body of each jurisdiction and adopted by the SKHHP Executive Board; and

WHEREAS, if a party does not approve the work plan or budget in a timely manner, the Executive Board may adopt the budget and work plan with a two-thirds majority vote; and

WHEREAS, the purpose of the annual work plan and budget is to provide management and budget guidance, and implement the overarching SKHHP mission to work together and share resources to increase the available options for South King County residents to access affordable housing and to preserve the existing affordable housing stock; and

WHEREAS, the 2027 work plan includes four goals with corresponding action items that further SKHHP's mission.

NOW, THEREFORE, THE EXECUTIVE BOARD RESOLVES as follows:

Section 1. The Executive Board adopts the 2027 SKHHP Work Plan in Attachment A.

Section 2. The Executive Board adopts the 2027 SKHHP Operating Budget in Attachment B.

Section 3. Each party's contribution to SKHHP's operating budget will be transmitted on an annual basis during the first quarter of the calendar year.

Section 4. The Executive Manager shall conduct a comprehensive budget analysis and fiscal performance report prior to the development of the 2028 budget. This report will evaluate the financial efficiency of operations and establish cost-performance benchmarks to inform future funding requirements.

Section 5. The Executive Manager is authorized to implement those administrative procedures necessary to carry out the directives of this legislation.

Section 6. SKHHP staff is authorized to make necessary corrections to this Resolution including, but not limited to, the correction of scrivener's/clerical errors, references, Resolution numbering, section/subsection numbers, and any references thereto.

Section 7. This Resolution will take effect and be in full force on passage and signatures.

Dated and Signed this _____ day of _____, 2026.

SOUTH KING COUNTY HOUSING AND HOMELESSNESS PARTNERS

NANCY BACKUS, CHAIR

ATTEST:

**RESOLUTION 2026-03 – 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.	●●●
Indicators	
○ 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. Facilitate a review of inclusionary zoning models and feasibility requirements among member jurisdictions.	●●
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.	●
Indicators	
○ Subregional inclusionary zoning feasibility report prepared and presented	
○ 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.	●
Indicators	
○ 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.

Actions	Priority of Actions ●●● = 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. Facilitate membership outreach to interested South King County cities to engage potential partners and scale regional housing impact.	●●
22. Evaluate current staff capacity and establish comparative growth models to inform SKHHP's long-term expansion.	●●
23. Maintain and update the SKHHP website.	●●
Indicators	
○ 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	
○ Number of outreach meetings, informational briefings, or regional workshops conducted with non-member South King County cities.	
○ Staffing capacity report and growth models prepared and presented to Executive Board	
○ Website maintained	

**RESOLUTION 2026-03 – ATTACHMENT B
2027 SKHHP Operating Budget**

Estimated beginning fund balance - January 1, 2027	\$ 398,094
Estimated ending fund balance - December 31, 2027	\$ 331,185

REVENUES

Auburn	\$ 52,295
Burien	\$ 30,171
Covington	\$ 15,086
Des Moines	\$ 15,086
Federal Way	\$ 68,386
Kent	\$ 68,386
Maple Valley	\$ 15,086
Normandy Park	\$ 8,045
Renton	\$ 68,386
SeaTac	\$ 15,086
Tukwila	\$ 15,086
King County*	\$ 68,386
Additional King County*	\$ 6,614
Office space (in-kind donation)	\$ 12,000
TOTAL REVENUES	\$ 458,099
Spend down balance	\$ 66,909
TOTAL	\$ 525,008

EXPENSES

Salaries & Wages	\$ 269,648
Benefits	\$ 85,662
Professional Services	\$ 63,970
Interfund Allocations	\$ 44,000
Office Space (in-kind donation)	\$ 12,000
Supplies	\$ 2,000
Subtotal	\$ 477,280
Administering agency - 10% admin fee**	\$ 47,728
TOTAL	\$ 525,008

RESERVE

TOTAL	\$ 1,026,983
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*King County contribution based on the population of unincorporated King County is shown as increasing at the same rate as other partner jurisdictions and the additional allocation decreasing to maintain a total contribution of \$75,000 per year.

**10% administrative fee is calculated as a percentage of operating costs which excludes in-kind donations and carry-forwards.



AGENDA BILL APPROVAL FORM

Meeting Date: May 15, 2026

Agenda Subject: Resolution No 2026-04

Attachments:

Attachment A – 2026 Housing Capital Fund Guidelines

Budget Impact: (if none then please put none)

Background for Motion: This resolution adopts the 2026 SKHHP Housing Capital Fund Guidelines.

Background Summary: Since 2022, the SKHHP Housing Capital Fund has pooled local sales tax revenues authorized under RCW 82.14.540 (SHB 1406) and RCW 82.14.530 (HB 1590) to invest more than \$13 million in the construction and preservation of over 500 affordable housing units in South King County. Annually, the Advisory Board recommends Housing Capital Fund Guidelines for Executive Board adoption. These guidelines function as the official Notice of Funding Availability (NOFA) and Request for Proposals (RFP). For the 2026 funding cycle, SKHHP has pooled approximately \$5.5 million for affordable housing projects.

Advisory Board Recommendation: The Advisory Board recommends replacing the SKHHP Narrative Addendum with a Letter of Interest from a local community partner. Furthermore, the Advisory Board proposes amending the general evaluation criteria for housing access and stability to include households with a disability and expanding Housing Capital Fund eligibility to include transitional housing projects.

Staff: Dorsol Plants, Program Coordinator

RESOLUTION NO. 2026-04

A RESOLUTION OF THE EXECUTIVE BOARD OF THE SOUTH KING COUNTY HOUSING AND HOMELESSNESS PARTNERS ADOPTING THE 2026 HOUSING CAPITAL FUND GUIDELINES

WHEREAS, SKHHP was formed on January 1, 2019 by Interlocal Agreement among the jurisdictions of Auburn, Burien, Covington, Des Moines, Federal Way, Kent, Normandy Park, Renton, Tukwila, and King County ("SKHHP formation ILA"); and

WHEREAS, paragraph 14 of the SKHHP formation ILA stipulates the SKHHP Executive Board may authorize by resolution the Administering Agency to establish and maintain the SKHHP Housing Capital Fund; and

WHEREAS, on February 4, 2021 eight of the nine SKHHP cities entered into an Interlocal Agreement for the purpose of pooling local resources authorized by RCW 82.14.540(10) (SHB 1406) to create the SKHHP Housing Capital Fund; and

WHEREAS, on December 3, 2021 the SKHHP Executive Board approved Resolution 2021-06 to establish a SKHHP Housing Capital Fund and adopting procedures directing SKHHP staff to develop annual priorities prior to issuing a request for proposals for funding; and

WHEREAS, on September 18, 2023 the City of Kent entered into another Interlocal Agreement for the purpose of pooling local resources authorized by RCW 82.14.530 (HB 1590) to support the SKHHP Housing Capital Fund; and

WHEREAS, on September 26, 2023 the City of Covington entered into an Interlocal Agreement for the purpose of pooling local resources authorized by RCW 82.14.530 (HB 1590) to support the SKHHP Housing Capital Fund; and

WHEREAS, on April 22, 2024 the City of Maple Valley entered into an Interlocal Agreement for the purpose of pooling local resources authorized by RCW 82.14.530 (HB 1590) to support the SKHHP Housing Capital Fund.

NOW, THEREFORE, THE EXECUTIVE BOARD RESOLVES as follows:

Section 1. The Executive Board adopts the 2026 SKHHP Housing Capital Fund Guidelines.

Section 2. The Executive Manager is authorized to implement those administrative procedures necessary to carry out the directives of this legislation.

Section 3. SKHHP staff is authorized to make necessary corrections to this Resolution including, but not limited to, the correction of scrivener's/clerical errors, references, Resolution numbering, section/subsection numbers, and any references thereto.

Section 4. This Resolution will take effect and be in full force on passage and signatures.

Dated and Signed this _____ day of _____, 2026.

SOUTH KING COUNTY HOUSING AND HOMELESSNESS PARTNERS

NANCY BACKUS, CHAIR

ATTEST:



SOUTH KING HOUSING AND HOMELESSNESS PARTNERS
Housing Capital Fund – 2026 Funding Guidelines

INTRODUCTION AND PURPOSE

The Cities of Auburn, Burien, Covington, Des Moines, Federal Way, Kent, Maple Valley, Normandy Park, Renton, SeaTac, and Tukwila, plus King County have entered into an interlocal agreement to cooperatively plan for and provide affordable housing in South King County through an organization called the South King Housing and Homelessness Partners (SKHHP).

To accomplish this, SKHHP member cities provide funding to affordable housing projects through the SKHHP Housing Capital Fund. The general purpose of the Housing Capital Fund is to create and preserve affordable housing that meets the needs of low-income households earning up to 60% of area median income (AMI) for renters and up to 80% AMI for homeownership.

SKHHP welcomes all groups or agencies considering preserving or adding inventory of affordable housing available to low-income households. We encourage interested parties to contact SKHHP as early in the process as possible. SKHHP welcomes all inquiries, and our goal is to help project proponents connect to partners and leverage funding to move forward in as coordinated an approach as possible.

AVAILABLE FUNDING

Approximately **\$5.5 million** in funding is anticipated to be available for the 2026 application round. This total is comprised of revenue collected from SKHHP member city sales and/or use taxes authorized by [RCW 82.14.530](#) from House Bill (HB) 1590, [RCW 82.14.540](#) from Substitute House Bill (SHB) 1406, corresponding local enacting legislation, and pooled as authorized by RCW 82.14.540(10) and the SKHHP pooling interlocal agreements.

Table 1: Available Funding Amount by Source

Revenue Source	Amount
RCW 82.14.530 (HB 1590)	\$4,666,016
RCW 82.14.540 (SHB 1406)	\$919,772
Total	\$5,585,788

FUNDING PRIORITIES

SKHHP has established the following priorities for the Housing Capital Fund in 2026 which are listed in alphabetical order:

Collaboration. Project sponsors working in collaboration/partnership with local community-based organizations are a high priority.

Community Connections and Engagement. Project sponsors that demonstrate connections and direct experience with populations they are proposing to serve, and proven success in community engagement and involvement in decision-making are a high priority.

Housing Need and Access. Projects that ensure housing proactively meets the needs of and is available to populations most disproportionately impacted by housing costs experiencing significant housing instability, displacement risk, or barriers to housing access while complying with applicable tax revenue restrictions and with relevant federal, state, and local fair housing laws.

Economic Opportunity. Projects that support the advancement of economic opportunity are a high priority. This includes proximity to transit, commercial cores, and connections to workforce development and other services that promote upward mobility, including, but not limited to childcare centers, higher education institutions, and libraries.

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

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

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

Homeownership. Projects that are able to provide homeownership opportunities for individuals and families earning up to 80% AMI.

Leverage of Private and Public Investment. SKHHP encourages project sponsors to pursue private and public investment that provides maximum leverage of local resources. Projects that already have funding secured and/or leverage private and public investment are a high priority.

Preservation. Projects that preserve affordable housing through acquisition and/or rehabilitation are a high priority. This includes housing units with expiring affordability requirements, income-restricted properties, and residential rental properties that are affordable to households earning up to 60% AMI, but do not have affordability requirements (naturally occurring affordable housing).

Housing Access and Opportunity. SKHHP encourages proposals that expand access to affordable housing opportunities, reduce barriers to housing stability, and support communities experiencing high levels of housing cost burden, displacement risk, or limited access to homeownership opportunities. Strategies may include but are not limited to: preserving communities at risk of displacement; creating strong partnerships with community-based organizations; conducting broad outreach and marketing to households experiencing cost burden and housing insecurity; and expanding access to affordable homeownership opportunities.

Transit-Oriented Development. Projects located within ½ mile of an existing or planned high-capacity transit station, defined as fixed rail (light rail or Sounder train), bus rapid transit, or other high frequency bus stop are a high priority. Transit-oriented development is designed to support dense, walkable communities that increase access to employment, services, and other opportunities.

SCHEDULE

The following schedule is anticipated for the 2026 Housing Capital Fund application round:

May 18, 2026	Application package available
No later than August 5, 2026	Intent to apply form and pre-application meeting
September 2, 2026	Applications due by 3pm
December 11, 2026	SKHHP makes funding recommendations
February – March 2027	SKHHP recommendation reviewed by City Councils
April 2027	Award letters sent

INTENT TO APPLY FORM AND PRE-APPLICATION MEETING

Applicants are required to schedule a pre-application meeting held no later than August 5, 2026 and to submit an intent to apply form in advance of the required pre-application meeting to identify and discuss potential issues. An intent to apply form and pre-application meeting are required to be eligible to apply to the funding round.

Pre-application meetings will include SKHHP staff as well as staff from the jurisdiction where the project is proposed to be located. First-time applicants will benefit from meeting early and often with SKHHP. Applicants should be prepared to provide a project description identifying the population to be served, approximate number of units, income and affordability, type of construction (rehabilitation or new), neighborhood issues, whether relocation or displacement will be required, team members (developer, architect, property manager), likely funding sources, and demonstration of how the proposed project meets SKHHP’s goals and priorities. The intent to apply form will assist in providing this information in advance of the pre-application meeting.

For projects located in cities, SKHHP staff shall notify the Mayor and City Manager (if applicable) of the applicant’s intent to apply. For projects located in unincorporated King County, SKHHP staff shall notify the County’s SKHHP Board Member. Within thirty days of being notified, a jurisdiction may submit a statement on the project proposal to SKHHP staff as part of the project’s Housing Capital Fund

application. Should the jurisdiction not be supportive, the proposal shall not move forward for consideration in the current funding cycle.

Pre-application meetings will be held between May 18 and August 5, 2026. To set up a pre-application meeting, please email Dorsol Plants, SKHHP Program Coordinator, at dplants@skhhp.org.

ELIGIBLE APPLICANTS

Housing Capital Funds may be applied for by applicants or a group of applicants that are:

- Non-profit organizations
- Private for-profit organizations
- Public housing authorities
- Public development authorities
- Units of local government

Partnerships involving combinations of the above groups are encouraged, especially in the case where a private for-profit organization and/or applicants with less experience looking to strengthen affordable housing development skills and abilities applies for funding. Partnerships are seen as opportunities to build organizational capacity, achieve community outcomes, and reduce investment risk for the Housing Capital Fund.

ELIGIBLE BENEFICIARIES

The general purpose of the Housing Capital Fund is to create and preserve affordable housing that meets the needs of low-income households earning up to 60% AMI for renters and up to 80% AMI for homeownership. SKHHP uses the United States Department of Housing and Urban Development income limits and rent limits developed for the Seattle-Bellevue Metro Area.

2026 Income and Rent Limits – King County AMI \$164,400

Table 2: Maximum 2026 Household Income for Multifamily Rental Properties¹

% of AMI	Household Size							
	1-person	2-person	3-person	4-person	5-person	6-person	7-person	8-person
20%	\$23,020	\$26,320	\$29,600	\$32,880	\$35,520	\$38,160	\$40,780	\$43,420
30%	\$34,530	\$39,480	\$44,400	\$49,320	\$53,280	\$57,240	\$61,170	\$65,130
35%	\$40,285	\$46,060	\$51,800	\$57,540	\$62,160	\$66,780	\$71,365	\$75,985
40%	\$46,040	\$52,640	\$59,200	\$65,760	\$71,040	\$76,320	\$81,560	\$86,840
45%	\$51,795	\$59,220	\$66,600	\$73,980	\$79,920	\$85,860	\$91,755	\$97,695
50%	\$57,550	\$65,800	\$74,000	\$82,200	\$88,800	\$95,400	\$101,950	\$108,550
60%	\$69,060	\$78,960	\$88,800	\$98,640	\$106,560	\$114,480	\$122,340	\$130,260
70%	\$80,570	\$92,120	\$103,600	\$115,080	\$124,320	\$133,560	\$142,730	\$151,970
80%	\$92,080	\$105,280	\$118,400	\$131,520	\$142,080	\$152,640	\$163,120	\$173,680

¹ <https://www.huduser.gov/portal/datasets/mtsp.html>; [WSHFC Income and Rent Limits](#); and <https://www.huduser.gov/portal/datasets/il.html>

Table 3: Maximum Rent and Utilities for Projects Based on Unit Size*

% of AMI	Number of Bedrooms					
	Studio	1-bedroom	2-bedroom	3-bedroom	4-bedroom	5-bedroom
20%	\$575	\$616	\$740	\$855	\$954	\$1,052
30%	\$863	\$925	\$1,110	\$1,282	\$1,431	\$1,578
35%	\$1,007	\$1,079	\$1,295	\$1,496	\$1,669	\$1,841
40%	\$1,151	\$1,233	\$1,480	\$1,710	\$1,908	\$2,105
45%	\$1,294	\$1,387	\$1,665	\$1,923	\$2,146	\$2,368
50%	\$1,438	\$1,541	\$1,850	\$2,137	\$2,385	\$2,631
60%	\$1,726	\$1,850	\$2,220	\$2,565	\$2,862	\$3,157
70%	\$2,014	\$2,158	\$2,590	\$2,992	\$3,339	\$3,683
80%	\$2,302	\$2,467	\$2,960	\$3,420	\$3,816	\$4,210

*Maximum rent and utilities for projects based on unit size includes the cost of basic utilities paid by resident. Unless the property pays ALL utilities, property must allow for the estimated amount the resident pays for utilities when calculating rent charges, so that both together do not exceed the rent limits. Most properties use public housing authority utility allowances. [King County Housing Authority energy assistance supplements \(formerly called utility allowances\)](#).

Funds sourced from and authorized under [RCW 82.14.530](#) (HB 1590) must support at least one of the following population groups whose income is at or below 60% AMI:

- Persons with behavioral health disabilities
- Veterans
- Seniors
- Persons who are homeless or at-risk of being homeless², including families with children
- Unaccompanied homeless youth or young adults
- Persons with disabilities
- Survivors of domestic violence

ELIGIBLE ACTIVITIES

SKHHP funds provided from RCW 82.14.540 (SHB 1406) may be used for the following activities:

- Acquisition, and related costs such as appraisals, financing costs, and transaction costs
- Rehabilitation and new construction costs, including construction site development and off-site development if necessary to ensure utility service to the project site
- Mixed-income projects so long as Housing Capital Fund dollars only assist units affordable at or below 60% AMI or up to 80% AMI for homeownership projects

² At-risk of being homeless defined by HUD as earning less than 30% AMI with other conditions: https://files.hudexchange.info/resources/documents/AtRiskofHomelessnessDefinition_Criteria.pdf

SKHHP funds provided from RCW 82.14.530 (HB 1590) may be used for the following activities:

- Construction or acquisition of affordable housing, which may include supportive housing and new units of affordable housing within an existing structure
- Acquisition of land for affordable housing

Currently, SKHHP does not have funds to support early technical assistance or predevelopment costs. Applicants in preliminary stages are encouraged to apply to [Impact Capital](#) for predevelopment funding.

SKHHP member cities understand that certain County, State, and Federal housing programs require some level of matching by local resources. The SKHHP Housing Capital Fund is encouraged to be used as a local match for these programs.

It is SKHHP's preference not to be the sole public funder on a project. Applicants are encouraged to apply to other public funders in addition to SKHHP such as the Department of Commerce's Housing Trust Fund, King County's Housing Finance Program, and/or the Washington State Housing and Finance Commission's various programs.

INELIGIBLE ACTIVITIES

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

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

PROJECT LOCATION

All projects funded under this program must be located within the SKHHP sphere of influence (**see ATTACHMENT A**).

LOAN AND REGULATORY TERMS

Housing Capital Fund dollars will be made available as either secured grants or loans. SKHHP has flexible terms designed to accommodate a range of projects and loan terms will vary based on the financial needs of the project. Applicants should indicate in the application whether they are applying for a grant or loan, and what loan terms are proposed for the project. Loan applicants will not receive priority over grant applicants.

PERIOD OF AFFORDABILITY

SKHHP expects that projects will commit to providing long-term affordability in the form of a 50-year covenant. A covenant will be recorded against the property that requires continued use of the property for low-income housing for the period of affordability. During this period the owner or property manager will be required to do annual reporting of tenant incomes and rents to ensure that affordability requirements are met, and SKHHP will monitor those reports to ensure compliance. If the project is converted to an alternative use or is otherwise not meeting the agreed upon terms in the covenant any time during the project's agreed-to term of affordability, the SKHHP Housing Capital Fund contribution to the project will be subject to immediate repayment, and potentially a proportionate share of appreciation.

REPORTING REQUIREMENTS

Additional funding conditions will be spelled out in an award letter to successful applicants. At a minimum, the following reporting requirements shall apply during development and occupancy:

Quarterly Status Reports

Quarterly status reports are required for all Housing Capital Fund funded projects during the development stage (from the time funds are awarded until the project's completion and occupancy). The quarterly reports must at a minimum include the status of funds expended and progress to date. A final budget must be prepared and submitted at the time of construction start and project completion. SKHHP will rely on these quarterly reports to determine if satisfactory progress is being made on the project. SKHHP staff will be entitled to inspect the project site during the project's construction.

Ongoing Monitoring

After occupancy, the project sponsor will submit annual reports to SKHHP summarizing the number of project beneficiaries, housing expenses for the target population, and the proportion of those beneficiaries that are low- and/or moderate-income and that meet other eligibility criteria established in the SKHHP contract and covenant. In addition, the annual report shall include certifications to SKHHP that it is in compliance with the covenant, which shall include the most current occupancy information,

rent schedule (showing which units are in each income class), a calculation justifying any increases in rents from the previous rent schedule, consistent with the covenant and the contract, and the actual rents being charged to each unit. For projects supported by other public funders such as King County, the Washington State Department of Commerce, and/or the Washington Housing Finance Commission, SKHHP shall accept the same annual report produced for those agencies so long as it contains the necessary detail required by SKHHP to ensure compliance with the contract and covenant. The annual reports shall be submitted by June 30 of each year and will be required for the full duration of the affordability period. SKHHP will also periodically evaluate all projects for long term sustainability.

OTHER AWARD TERMS

The terms of the award will be detailed in the final contract and funding documents. For common questions SKHHP receives regarding award terms, the following are provided:

Timeframe for Funding Commitment

The funding commitment continues for thirty-six (36) months from the date of final Council approval and shall expire thereafter. An extension may be requested to SKHHP staff no later than sixty (60) days prior to the expiration date. At that time, the project sponsor will provide a status report on progress to date and expected schedule for start of construction and project completion. The SKHHP Executive Board will consider a twelve-month extension only on the basis of documented, meaningful progress in bringing the project to readiness or completion. At a minimum, the project sponsor will demonstrate that all capital funding has been secured or is likely to be secured within a reasonable period.

Compensation and Method of Payment

SKHHP only provides funding based on documented invoices and only for activities agreed to in the contract. SKHHP retains 5% of the funding award (“retention”) and shall release the retention only after construction is complete and all other obligations outlined in the contract have been satisfied.

Procurement Requirements

Project sponsors shall use and document an open and competitive bidding process for construction and related consultant services associated with the project, regardless of the source of funds used to pay their costs, and shall keep records of its process in the event of an audit. Awardees shall pay RCW 39.12 prevailing wages in all projects funded by SKHHP that include construction activities, unless federal funds awarded to the project mandate use of federal prevailing wage rates.

APPLICATION CONTENTS

SKHHP uses the Combined Funders Application, developed jointly with other public funders including the Washington State Department of Commerce and King County. The Combined Funders Application forms, SKHHP application addendums, and SKHHP notice of intent to apply are available on SKHHP’s website at: <http://skhhp.org/home/housing-capital-fund/>

Letter of consistency

Projects that are selected for funding must demonstrate consistency with community priorities and plans. Applicants must include a letter of consistency from the jurisdiction where the project is located affirming the project is consistent with the Consolidated Plan, local comprehensive plan and its housing element, and any local housing action plans. The jurisdiction will be provided a template from SKHHP which can be used to provide the needed information to the applicant.

Letter of community support

Projects that are selected for funding must demonstrate community support. Applicants must include at least one letter of support from a community organization, faith-based institution, community center, or school that serves the community where the project is proposed to be located.

The following materials are to be submitted for each application:

1. A letter of consistency from the jurisdiction where the project is proposed (PDF format)
2. A letter of community support (PDF format)
3. **A formal letter of interest from a community partner based within the jurisdiction of the proposed project. (PDF format)**
4. Underwriting Standards Addendum – Rental Projects Only (PDF format)
5. Combined Funders Application that meets the following:
 - Attachments under each Tab should be placed in a separate folder labeled with the Tab number.
 - The Project Workbook must be in Excel format with linked sheets unlocked and formulas visible.

To submit an application please send an email with a link from OneDrive, Dropbox, Google Drive, or other file sharing services to Dorsol Plants, SKHHP Program Coordinator, at dplants@skhhp.org no later than 3pm Pacific Standard Time on Wednesday, September 2, 2026.

If you applied for funding in a previous funding round of the SKHHP Housing Capital Fund, were not selected for funding, and were provided feedback on your application, please include a letter in your application describing how any previously identified issues have been resolved.

If you were awarded funding from SKHHP in a previous funding round and are returning for an additional award, please include a letter in your application describing why additional funds are needed.

If you have any questions about application requirements, please contact Dorsol Plants, SKHHP Program Coordinator, at (253) 804-5089 or email dplants@skhhp.org.

REVIEW PROCESS

Proposals will be reviewed using the following process:

Step 1. An initial screening will be conducted by SKHHP staff to determine the completeness of each application. Staff reserves the right to deny applications that are incomplete.

Step 2. SKHHP will evaluate the applications at the Advisory and Executive Board meetings in October and November and develop a recommendation to the respective City Councils by December. SKHHP's initial recommendation will be made by its Advisory Board with the final recommendation provided by the SKHHP Executive Board.

Step 3. SKHHP member City Councils that have contributed funding will review and approve the funding recommendation submitted by SKHHP, or will return the recommendation, with comments, for further investigation before a final decision is made.

EVALUATION CRITERIA

General

Evaluation of applications will focus on an overall evaluation of all of the following key areas:

- **Advancing housing access and stability goals**, including the extent that projects are community-driven and/or address barriers to housing opportunity and displacement pressures affecting extremely low-income households with incomes at or below 30% AMI, households with disabilities, and households experiencing housing instability or limited access to affordable housing.
- **Feasibility, timeliness, and cost effectiveness**, including total development cost per unit/square feet, reasonableness and feasibility of schedule, budgets, and proforma, adequacy of resources and ongoing sustainability, and site control to ensure timely completion. Project sponsor should be in good standing with other public funders.
- **Relevance of the project to local housing needs and funding priorities**, including the extent to which the project is consistent with the local plans (e.g., Consolidated Plan, Housing Element, or area plans), and the extent to which housing need will be met and help to achieve SKHHP's stated priorities.
- **Suitability of the project sponsor and development team**, including any track record and/or housing development for success, adequacy of management plans, duration of affordability, ongoing sustainability, adequacy of support services, and firmness of financial commitments or likelihood of receiving those commitments.
- **Consistency with underwriting standards**, including proposed maximum rents being a minimum of 10% below market rent, a debt coverage credit ratio of at least 1.2 (Unless PSH, then 1.0), and construction escalation of at least 10% for new construction and 15% for rehabilitation. The underwriting standards are consistent across King County public funders and should be incorporated into applications. A detailed list is included as an addendum to the SKHHP application and should be completed as part of the application package.

Specific

The following specific information areas will be evaluated for data to support the key focus areas described above.

A. Development and Operating Budgets

Projects will be evaluated for cost effectiveness based on both immediate impact and long-term benefit. Higher up-front development costs may be justified to create long-term operational efficiencies (e.g., through use of high-efficiency building systems), provided that those increased costs have a relatively short payback period. Higher land costs may be justified to account for strategic location such as proximity to transit or other local amenities. SKHHP may use third party reviewers to evaluate estimated construction costs and feasibility of the overall project. Development and operating budget forms should provide detailed explanation to support estimated expenses. If support services are identified as an integral part of the project, a detailed services budget must also be submitted as part of the Combined Funders Application. Proposed financing will be evaluated for feasibility based on expressed interest from lenders and investors, and applicant (or applicant team, including more-experienced consultants and partners) should have experience in obtaining financing, and other competitive criteria (e.g., estimated tax credit score if LIHTC equity is proposed).

B. Project Readiness

Projects will be evaluated for their readiness to proceed. Applications should be complete and thoroughly reviewed and vetted prior to submission to ensure accuracy of reported information. For projects not proposing land acquisition, applicants should demonstrate full site control. Projects that propose significant fundraising should demonstrate steps taken to prepare for and implement a capital campaign, including a plan and timeline for the proposed capital fundraising and, preferably, a track record of past or current capital fundraising ability. Projects that will rely on public funding to cover the costs of ongoing operations or services should identify and describe the availability of such funding, and report on the project's competitiveness for such funds based on discussions with likely funders.

C. Development Team Track Record

Project review will take into consideration how experienced development teams have performed on previously funded projects and, in the interest in **of supporting a broad range of housing and community development organizations and expanding organizational capacity**, how less experienced developers (or partners/consultants on their team) demonstrate an understanding of the steps and structures needed for success. When there is an applicable track record (for the applicant or partner/consultants), the application should identify lessons learned from those projects and describe how performance/actions have been modified as a result.

D. Property and Asset Management Capacity

The proposed property and asset management entities will be evaluated on their experience, performance, or developing capacity in managing comparable developments. Successful asset managers will have a detailed understanding of the physical and financial condition of their properties, regularly updated capital needs assessments, and thoughtful policies for balancing the objective of maintaining affordable rents and planning for healthy reserves and operating income to cover current and future expenses. If a project is in its preliminary stages, a boiler plate management plan may be submitted with the application. A final management plan will be required prior to contracting.

A successful management plan will include the following information:

- **Occupancy:** Information in the occupancy management plan must include lease information (length, tenant eligibility and selection standards, standards for termination of lease, eviction, lease renewal) and marketing strategies including local outreach.
- **Facility:** The facility management plan should include provisions for both routine and long-term building maintenance.
- **Supportive services:** If applicable, the applicant must describe how any supportive services identified as an integral part of the project will be provided, either directly or through linkages with an existing network of service agencies and describe how those services will be in accordance with best practices for the intended population including number of staff providing the supportive services and hours dedicated solely to service provision at the project location.

E. Displacement and Relocation

Any activity which would result in the displacement of existing residents, especially low- and/or moderate-income residents **or residents at heightened risk of housing instability, is discouraged.** If displacement may occur, the applicant must submit, as part of the application for capital funds, a plan for providing relocation assistance to the displaced residents. Relocation costs should be included in the project budget. Projects funded with federal dollars (e.g., CDBG funds) must meet all applicable federal relocation requirements.

F. Supporting Housing Stability and Access

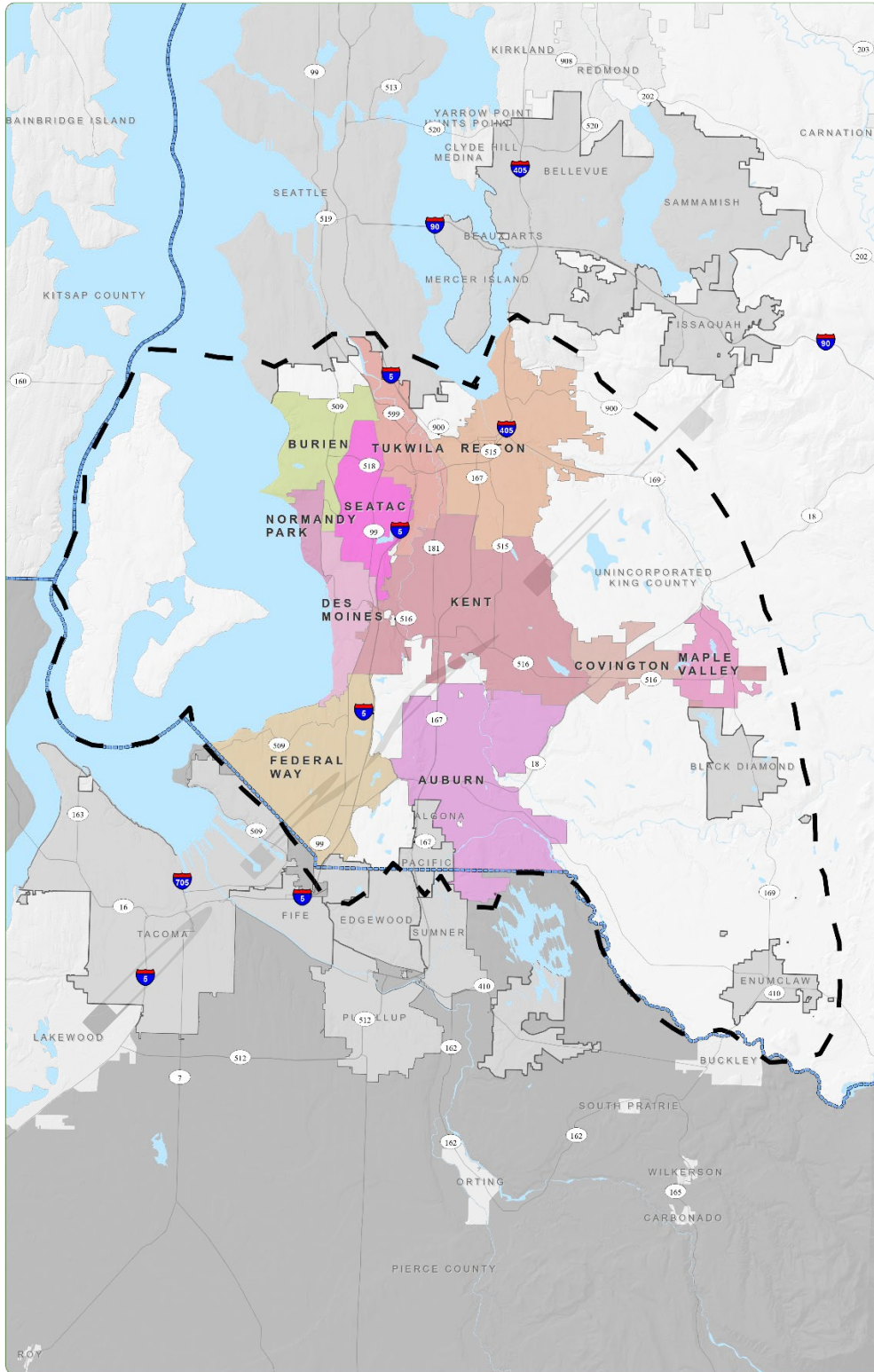
The proposed project will be evaluated based on whether the development will advance SKHHP's goals related to housing stability, access, and long-term affordability, including preserving existing communities at risk of displacement (which includes manufactured housing communities); increasing opportunities for extremely low-income households (households with incomes at or below 30% AMI); creating meaningful project partnerships with community-based organizations; conducting outreach and marketing to households less likely to access affordable housing opportunities in South King County; providing affordable housing as a public investment in areas with limited affordable housing options or historical underinvestment; and expanding access to homeownership opportunities.

G. Nature of Location

As part of the decision process, reviewers will want to understand how the proposed development fits into the neighborhood and would help further any number of public policy goals. Examples of furthering public policy goals could include:

- Locating in a “high opportunity” location, with proximity to or easy access to jobs, grocery stores, pharmacies, schools, childcare, transportation, and community or cultural centers.
- Providing affordable housing in areas at high-risk of displacement or experiencing a loss of naturally occurring affordable housing.
- Investing public dollars in areas with limited access to affordable housing investment, infrastructure, or essential services or as a catalyst for further investments and development.

ATTACHMENT A: SKHHP SPHERE OF INFLUENCE



2026 Quarter 1 Progress Report (January-March). The first quarter was defined by a shift from high-level planning to direct regional impact. By finalizing major project contracts and confirming a robust \$5.5 million for the upcoming funding cycle, SKHHP has solidified its pipeline for affordable housing. Beyond capital investments, SKHHP continues to serve as a vital regional bridge, aligning member cities on state policy updates and ensuring South King County has a leading voice in county-wide funding and advocacy discussions.

WHO WE ARE

Formed in 2019 by an Interlocal Agreement, we are a collaboration between 11 South King County cities and King County united under the common goal to ensure the availability of housing for all income levels of residents in South King County. We achieve this through a focus on the production and preservation of affordable housing, partnership with public and private organizations, pooling and sharing resources, and advancing housing policies.

PURPOSE

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

CONTACT

Dorsol Plants
Program Coordinator

Website:

<http://skhhp.org>

Phone:

(253) 804-5089

Email:

dplants@skhhp.org



GOAL 1. Fund the expansion and preservation of affordable housing.

2026 Housing Capital Fund - \$5.5 million was confirmed to be available for the 2026 Housing Capital Fund for the construction and preservation of affordable housing in South King County.

2025 Housing Capital Fund - Presented to 10 City Councils and received concurrence on the Executive Board's recommendation to support three affordable housing projects in South King County.

Executed Housing Capital Fund Contracts – Contract and loan documents were executed for Mercy Housing Northwest's Kent Multicultural Village located in Kent on February 18, 2026.



GOAL 2. Develop policies to expand and preserve affordable housing.

SoKiHo Planner's Meeting - SKHHP staff coordinated presentations from the Washington State Departments of Commerce and Fish and Wildlife on critical regulatory updates, including Critical Areas Ordinances and Unit Lot Subdivisions. This coordination enabled member jurisdictions to share best practices and collaborate when adapting local policies to state-level changes.



GOAL 3. Serve as an advocate for South King County.

SKHHP Advisory Board Community Engagement – The Advisory Board has initiated planning for a listening session to support the Department of Commerce's update of the Evergreen Sustainable Development Standard (ESDS). This session will engage affordable housing residents with disabilities to evaluate the real-world utility of features prioritized within the ESDS.

Legislative Updates – To support regional advocacy, SKHHP staff delivered monthly updates on the state legislative session and shared the SKHHP Legislative Priority with all member jurisdictions to ensure regional alignment and enable members to incorporate these priorities into their individual advocacy efforts.

Public Funders Collaboration – Continued collaborating with statewide and regional public funders to align on housing goals including developing shared underwriting standards for the 2026 Housing Capital Fund.

Regional Funding Coordination – Joined initial regional discussions exploring a dedicated revenue source for affordable housing. Staff represented South King County interests to help inform early planning efforts alongside King County partners.

Participation in Local Meetings and Forums – Represented SKHHP at 40+ regional meetings representing 28 unique groups including attendance at HDC's Annual Celebration of Affordable Housing.



GOAL 4. Manage operations and administration.

ILA Requirements – Administrated a survey and held an in-person workshop to support the development of the 2027 work plan and budget for the Executive Board to adopt by May 15, 2026.

Rescinded Award – Coordinated with TWG Development to rescinded \$1.9 million awarded by SKHHP for the Pandion at Star Lake Project to include in the 2026 Housing Capital Fund.


Miller's Creek Contract Compliance – Successfully finalized income eligibility for one homebuyer. Initiated certification reviews for two additional households to ensure contract compliance.

**South King Housing and Homelessness Partners
Fund Status as of March 31, 2026**

REVENUES	OPERATING ACTUAL	HOUSING CAPITAL FUND CONTRIBUTIONS 2026	TOTAL CONTRIBUTIONS 2026
Auburn	\$ 52,295	-	\$ 52,295
Burien	30,171	-	30,171
Covington	15,086	-	15,086
Des Moines	15,086	-	15,086
Federal Way	68,386	-	68,386
Kent	68,386	-	68,386
Maple Valley	15,086	-	15,086
Normandy Park	8,045	-	8,045
Renton	68,386	-	68,386
SeaTac	15,086	-	15,086
Tukwila	15,086	-	15,086
King County	68,386	-	68,386
King County additional contribution	6,614	-	6,614
INTEREST EARNINGS	112,319	-	112,319
Total	\$ 558,418	-	\$ 558,418
EXPENDITURES	OPERATING ACTUAL	HOUSING CAPITAL FUND ACTUAL	TOTAL EXPENDITURES
Wages	\$ 85,672	-	\$ 85,672
Benefits	16,120	-	16,120
Interfund Allocations	10,000	-	10,000
Professional Services/Misc	11,722	-	11,722
Travel	182	-	182
Supplies	-	-	-
Administration Fee	11,136	-	11,136
Capital Projects	-	-	-
Total	\$ 134,832	-	\$ 134,832
Beginning Fund Balance – January 1, 2026	1,488,689	10,452,451	-
Estimated net change in fund balance – March 31, 2026	423,586	-	-
Unrestricted fund balance in reserve - December 31, 2025	(1,026,983)	-	-
Estimated Ending Fund Balance – March 31, 2026	\$ 885,292	\$ 10,452,451	-

Housing Capital Fund: Inception-to-Date	
EXPENDITURES	
Victorian Place II (Des Moines)	777,306
Burien Miller Creek (Burien)	840,000
Burien Family Housing (Burien)	2,938,643
Project Retainage – Miller Creek	15,000
Project Retainage – Burien Family	154,665
Life-to-Date Total	4,725,614

SKHHP Housing Capital Fund Awarded Project Status

Multi-Service Center – Victorian Place II	
	Rehabilitation completed June 2025. The scope included a full exterior renovation featuring comprehensive replacement of siding, insulation, windows, and all entry and sliding doors. Additionally, the project involved soffit and gutter replacement, deck recoating, new railing installation, and a complete repainting of both buildings.
Habitat for Humanity Seattle-King & Kittitas Counties – Burien Miller’s Creek	
	Construction reached completion in Q1 2026, and home sales have officially commenced. All on-site work regarding common areas and residential units is finalized. The project has transitioned to the operational phase, with buyer identification and income certification currently underway.
Mercy Housing Northwest – Burien Family Housing	
	As of May 2026, the project is 54% complete and on schedule for a November opening. Construction began in June 2025 and recently completed work includes framing of the entire building, roofing, window installation, retaining walls around the site, and initial unit plumbing + electrical rough-in. Mary’s Place is under construction on the adjacent shelter facility for unhoused families.”
Multi-Service Center – White River Apartments	
	SKHHP closed in December 2025. The rehabilitation is on holding pending additional funding commitments.
Mercy Housing Northwest – Kent Multicultural Village	
	Financing was finalized in January 2026, followed by the SKHHP contract closing in February 2026. Construction is currently underway with an anticipated 30-month duration, placing the projected opening in Summer 2028.

SKHHP Housing Capital Fund Awarded Project Status

Low Income Housing Institute (LIHI) – Skyway Affordable Housing



The project is currently in the permitting phase, with a third round of responses—including a major civil scope redesign due to pre-construction feasibility issues—scheduled for submission by June 8, 2026. Although tax credits were secured and an equity RFP was issued in late 2025, a budget gap remains due to soft investor pricing and new operating reserve requirements. To mitigate this, LIHI is negotiating increased rental subsidies with KCHA, pursuing supplemental capital through CHIP and SKHHP, and exploring cost-reduction measures with the contractor. Concurrently, LIHI is seeking Washington State Early Learning Funding (ELF) to cover a tenant improvement gap for the Early Learning Center (ELC) and is actively searching for a new ELC provider following Akin’s withdrawal.

TWG – Pandion at Star Lake

On March 24, 2026, SKHHP issued a formal rescission of the \$1.9 million award. This action followed a determination that the project was unable to proceed as originally scheduled.

Mental Health Housing Foundation – Steel Lake



SKHHP issued an intent to award letter on April 24, 2026. Formal contracting is anticipated to commence in Q1 2027.

St Stephen Housing Association – Steele House



SKHHP confirmed a funding award on April 1, 2026. SKHHP is currently coordinating a meeting to establish the contracting timeline.

African Community Housing & Development – African Diaspora Cultural Anchor Village



SKHHP issued an intent to award letter on April 21, 2026. The project is now working to secure additional funding commitments to finalize the capital stack.

May Meeting

Dorsol Plants, SKHHP Program
Coordinator

May 15, 2026

SKHHP Executive Board



Photo Credits: Miller's Creek, Burien, 2025 (Habitat for Humanity Seattle-King, & Kittitas Counties)

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

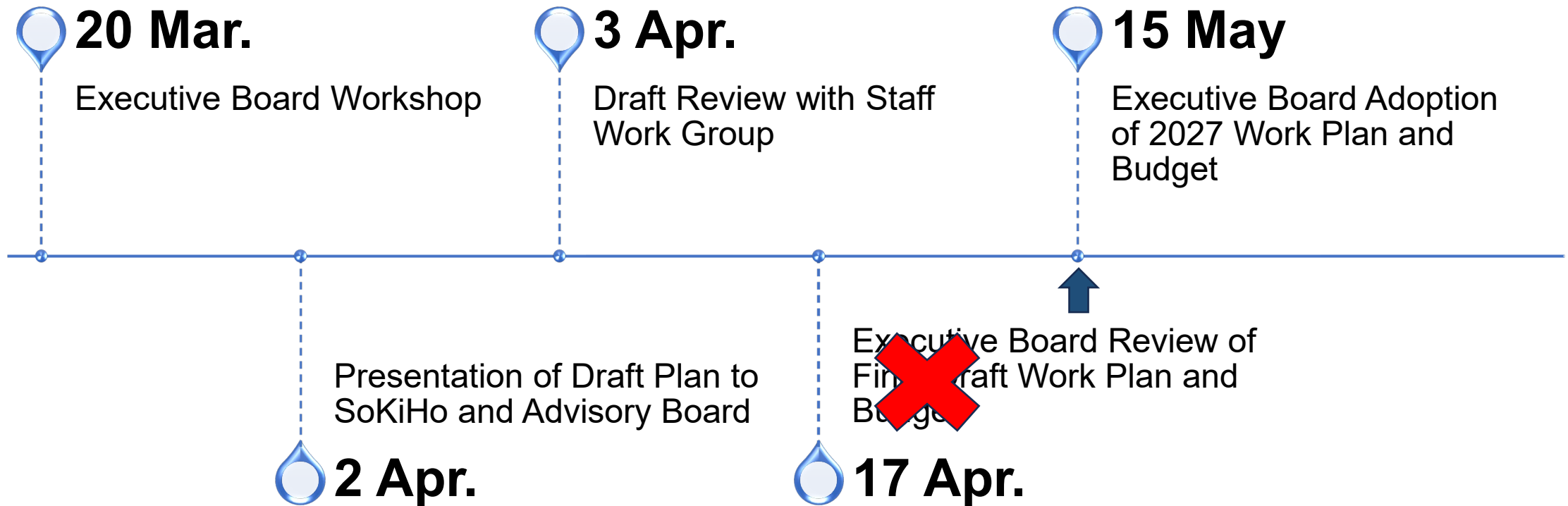
All Parties to this Agreement have **responsibility** for local and regional planning for the provision of housing affordable to residents that work and/or live in South King County. The Parties agree to **act cooperatively** to formulate affordable housing policies that address **housing stability** 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 Timeline



Mid-year Check-in



Photo Credits: Crowd around a fire truck, Burien, 1938 (MOHAI (1986.5.1323))

SKHHP Interlocal Agreement (ILA)

13.a) No recommended budget or work plan will become effective until approved by the legislative body of each Party and adopted by the Executive Board...

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: Facilitate membership outreach to interested South King County cities to engage potential partners and scale regional housing impact.
- Action Item 22: 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.

Special Focus Area Action Item



Action Item 6: Facilitate a review of inclusionary zoning models and feasibility requirements to identify shared policy goals among member jurisdictions.



Indicator: Subregional inclusionary zoning shared policy goals and feasibility report prepared and presented

Special Focus Area Action Item



Action Item 6: Facilitate a review of inclusionary zoning models and feasibility requirements among member jurisdictions.



Indicator: Subregional inclusionary zoning feasibility report prepared and presented

2027 Fund Balance & Reserve Outlook

Spend Down Balance

Projected Balance: \$398,094

Accumulation of salary savings and underspent items (e.g., Advisory Board compensation).

Reserve (Res. 25-02)

Projected Balance: \$1,026,983

Strategic reserve maintained via annual interest earnings. Maintains 100% of the annual operating expenses and adds the remainder to the SKHHP Housing Capital Fund.

2027 Budget: Revenues

Auburn	\$52,295
Burien	\$30,171
Covington	\$15,086
Des Moines	\$15,086
Federal Way	\$68,386
Kent	\$68,386
Maple Valley	\$15,086
Normandy Park	\$8,045
Renton	\$68,386
SeaTac	\$15,086
Tukwila	\$15,086
King County*	\$68,386
Additional King County*	\$6,614
Office Space (in-kind donation)	\$12,000
Subtotal	\$458,099
Spend Down Balance	\$66,909
Total	\$525,008

* King County contribution based on the population of unincorporated King County is shown as increasing at the same rate as other partner jurisdictions and the additional allocation decreasing to maintain a total contribution of \$75,000 per year.

2027 Budget: Expenses

Salaries & Wages	\$269,648
Benefits	\$85,662
Professional Services	\$63,970
Interfund Allocations	\$44,000
Office Space (in-kind donation)	\$12,000
Supplies	\$2,000
Subtotal	\$477,280
Administering agency – 10% admin fee**	\$47,728
Total	\$525,008

**10% administrative fee is calculated as a percentage of operating costs which excludes in-kind donations and carry-forwards.

Professional Services in 2027

Service	Budget
Housing Capital Fund Contract and Legal Work	\$30,000
Advisory Board Compensation	\$14,400
Professional Development	\$6,800
Third Party Capital Fund Application Review	\$6,000
Travel	\$6,000
Housing Development Consortium Membership Dues	\$750
Annual License Fee	\$20

Questions & Discussion

2026 Housing Capital Fund Guidelines Development

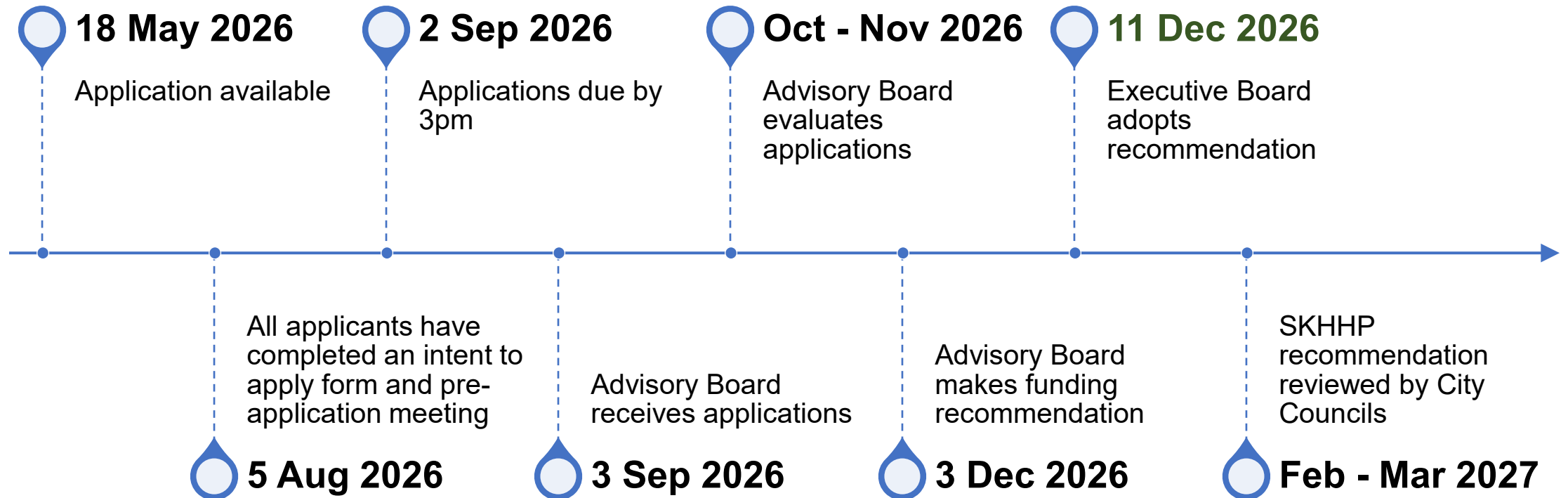


Photo Credits: Miller's Creek, Burien, 2026 (Habitat for Humanity Seattle-King, & Kittitas Counties)

Estimated 2026 Fund Amount



HCF Tentative Timeline



Review Process

Step 1. An initial screening will be conducted by SKHHP staff to determine the completeness of each application. Staff reserves the right to deny applications that are incomplete.

Step 2. SKHHP will evaluate the applications at the Advisory and Executive Board meetings in October and November and develop a recommendation to the respective City Councils by December. SKHHP's initial recommendation will be made by its Advisory Board with the final recommendation provided by the SKHHP Executive Board.

Step 3. SKHHP member City Councils that have contributed funding will review and approve the funding recommendation submitted by SKHHP, or will return the recommendation, with comments, for further investigation before a final decision is made.

Application Materials

1. A letter of consistency from the jurisdiction where the project is proposed (PDF format)
2. A letter of community support (PDF format)
- ~~3. SKHHP Addendum with narrative responses (Word format)~~
4. Underwriting Standards Addendum – Rental Projects Only (PDF format)
5. Combined Funders Application that meets the following:
 - Attachments under each Tab should be placed in a separate folder labeled with the Tab number.
 - The Project Workbook must be in Excel format with linked sheets unlocked and formulas visible.

2025 SKHHP Addendum with Narrative Responses

1. Describe how your proposal proactively addresses the housing needs of populations most disproportionately impacted by housing costs in South King County, with a particular focus on historically underserved, vulnerable, or marginalized communities. Detail your strategy for engaging these directly impacted communities in this project.
2. Outline specific collaborative efforts and partnerships with local community-based organizations related to this project.
3. Describe your project team's direct experience and connections to the populations you propose to serve.
4. Detail your project team's experience in community engagement and involvement in decision-making. Provide examples of instances where community input has led to changes in your organization's policies, program implementation, staffing/hiring practices, or service delivery.
5. List other development projects your organization is currently under contract for in Washington State.
6. List all projects for which you will be seeking funding this year, and indicate their order of development priority.

Advisory Board Feedback on SKHHP Addendum

Alignment with Priorities: Addendum questions should focus on how each project specifically meets SKHHP's funding priorities.

Partner Transparency: A deeper understanding of project partners would help the Advisory Board better understand an applicant's local community ties.

Coordination Verification: Use a simple sign-off document to confirm that community partners have been consulted and are involved with the project.

What is a Community Partnership Framework (CPF)

A **Community Partnership Framework (CPF)** would be a structured, tiered approach to fostering proactive communication and coordination between developers, jurisdictions, and residents. Unlike traditional agreements, it uses a criteria-based system to define partnership levels early in the pre-application phase, ensuring project success and community integration without creating new regulatory barriers or local impediments to housing development.

Application Materials

1. A letter of consistency from the jurisdiction where the project is proposed (PDF format)
2. A letter of community support (PDF format)
3. **A formal letter of interest from a community partner based within the jurisdiction of the proposed project. (PDF format)**
4. Underwriting Standards Addendum – Rental Projects Only (PDF format)
5. Combined Funders Application that meets the following:
 - Attachments under each Tab should be placed in a separate folder labeled with the Tab number.
 - The Project Workbook must be in Excel format with linked sheets unlocked and formulas visible.

SHB 1406 Eligibility

SKHHP funds provided from [RCW 82.14.540](#) (SHB 1406) may be used for the following activities:

- Acquisition, and related costs such as appraisals, financing costs, and transaction costs
- Rehabilitation and new construction costs, including construction site development and off-site development if necessary to ensure utility service to the project site
- Mixed-income projects so long as Housing Capital Fund dollars only assist units affordable at or below 60% AMI or up to 80% AMI for homeownership projects

HB 1590 Eligibility

SKHHP funds provided from [RCW 82.14.530](#) (HB 1590) may be used for the following activities:

- Construction or acquisition of affordable housing, which may include supportive housing and new units of affordable housing within an existing structure
- Acquisition of land for affordable housing

Funds sourced from and authorized under RCW 82.14.530 (HB 1590) must support at **least one of the following population groups** whose income is at or below 60% AMI:

- Persons with behavioral health disabilities
- Veterans
- Seniors
- Persons who are homeless or at-risk of being homeless, including families with children
- Unaccompanied homeless youth or young adults
- Persons with disabilities
- Survivors of domestic violence

Ineligible Activities

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

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

What is Transitional Housing?



Photo Credits: Burien Co-operative Store, Burien, 1920 (Highline Historical Society and UW Special Collections (56))

[WAC 458-16-320 \(e\)](#)

"Transitional housing" means a facility that provides housing and supportive services to homeless individuals or families for up to two years and whose primary purpose is to enable homeless individuals or families to move into independent living and permanent housing.

2026 Funding Priorities

Collaboration. Project sponsors working in collaboration/partnership with local community-based organizations are a high priority.

Community Connections and Engagement. Project sponsors that demonstrate connections and direct experience with populations they are proposing to serve, and proven success in community engagement and involvement in decision-making are a high priority.

Housing Need and Access. Projects that ensure housing proactively meets the needs of and is available to populations most disproportionately impacted by housing costs experiencing significant housing instability, displacement risk, or barriers to housing access while complying with applicable tax revenue restrictions and with relevant federal, state, and local fair housing laws.

Economic Opportunity. Projects that support the advancement of economic opportunity are a high priority. This includes proximity to transit, commercial cores, and connections to workforce development and other services that promote upward mobility, including, but not limited to childcare centers, higher education institutions, and libraries.

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

2026 Funding Priorities

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

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

Homeownership. Projects that are able to provide homeownership opportunities for individuals and families earning up to 80% AMI.

Leverage of Private and Public Investment. SKHHP encourages project sponsors to pursue private and public investment that provides maximum leverage of local resources. Projects that already have funding secured and/or leverage private and public investment are a high priority.

2026 Funding Priorities

Preservation. Projects that preserve affordable housing through acquisition and/or rehabilitation are a high priority. This includes housing units with expiring affordability requirements, income-restricted properties, and residential rental properties that are affordable to households earning up to 60% AMI, but do not have affordability requirements (naturally occurring affordable housing).

Housing Access and Opportunity. SKHHP encourages proposals that expand access to affordable housing opportunities, reduce barriers to housing stability, and support communities experiencing high levels of housing cost burden, displacement risk, or limited access to homeownership opportunities. Strategies may include but are not limited to: preserving communities at risk of displacement; creating strong partnerships with community-based organizations; conducting broad outreach and marketing to households experiencing cost burden and housing insecurity; and expanding access to affordable homeownership opportunities.

Transit-Oriented Development. Projects located within ½ mile of an existing or planned high-capacity transit station, defined as fixed rail (light rail or Sounder train), bus rapid transit, or other high frequency bus stop are a high priority. Transit-oriented development is designed to support dense, walkable communities that increase access to employment, services, and other opportunities.

2026 General Criteria

Advancing housing access and stability goals, including the extent that projects are community-driven and/or address barriers to housing opportunity and displacement pressures affecting extremely low-income households with incomes at or below 30% AMI, households with disabilities, and households experiencing housing instability or limited access to affordable housing.

Feasibility, timeliness, and cost effectiveness, including total development cost per unit/square feet, reasonableness and feasibility of schedule, budgets, and proforma, adequacy of resources and ongoing sustainability, and site control to ensure timely completion. Project sponsor should be in good standing with other public funders.

Relevance of the project to local housing needs and funding priorities, including the extent to which the project is consistent with the local plans (e.g., Consolidated Plan, Housing Element, or area plans), and the extent to which housing need will be met and help to achieve SKHHP's stated priorities.

Suitability of the project sponsor and development team, including any track record and/or housing development for success, adequacy of management plans, duration of affordability, ongoing sustainability, adequacy of support services, and firmness of financial commitments or likelihood of receiving those commitments.

Consistency with underwriting standards, including proposed maximum rents being a minimum of 10% below market rent, a debt coverage credit ratio of at least 1.2 (Unless PSH, then 1.0), and construction escalation of at least 10% for new construction and 15% for rehabilitation. The underwriting standards are consistent across King County public funders and should be incorporated into applications. A detailed list is included as an addendum to the SKHHP application and should be completed as part of the application package.

2026 Specific Criteria

A. Development and Operating Budgets

Projects will be evaluated for cost effectiveness based on both immediate impact and long-term benefit. Higher up-front development costs may be justified to create long-term operational efficiencies (e.g., through use of high-efficiency building systems), provided that those increased costs have a relatively short payback period. Higher land costs may be justified to account for strategic location such as proximity to transit or other local amenities. SKHHP may use third party reviewers to evaluate estimated construction costs and feasibility of the overall project. Development and operating budget forms should provide detailed explanation to support estimated expenses. If support services are identified as an integral part of the project, a detailed services budget must also be submitted as part of the Combined Funders Application. Proposed financing will be evaluated for feasibility based on expressed interest from lenders and investors, and applicant (or applicant team, including more-experienced consultants and partners) should have experience in obtaining financing, and other competitive criteria (e.g., estimated tax credit score if LIHTC equity is proposed).

2026 Specific Criteria

B. Project Readiness

Projects will be evaluated for their readiness to proceed. Applications should be complete and thoroughly reviewed and vetted prior to submission to ensure accuracy of reported information. For projects not proposing land acquisition, applicants should demonstrate full site control. Projects that propose significant fundraising should demonstrate steps taken to prepare for and implement a capital campaign, including a plan and timeline for the proposed capital fundraising and, preferably, a track record of past or current capital fundraising ability. Projects that will rely on public funding to cover the costs of ongoing operations or services should identify and describe the availability of such funding, and report on the project's competitiveness for such funds based on discussions with likely funders.

C. Development Team Track Record

Project review will take into consideration how experienced development teams have performed on previously funded projects and, in the interest **in of supporting a broad range of housing and community development organizations and expanding organizational capacity**, how less experienced developers (or partners/consultants on their team) demonstrate an understanding of the steps and structures needed for success. When there is an applicable track record (for the applicant or partner/consultants), the application should identify lessons learned from those projects and describe how performance/actions have been modified as a result.

2026 Specific Criteria

D. Property and Asset Management Capacity

The proposed property and asset management entities will be evaluated on their experience, performance, or developing capacity in managing comparable developments. Successful asset managers will have a detailed understanding of the physical and financial condition of their properties, regularly updated capital needs assessments, and thoughtful policies for balancing the objective of maintaining affordable rents and planning for healthy reserves and operating income to cover current and future expenses. If a project is in its preliminary stages, a boiler plate management plan may be submitted with the application. A final management plan will be required prior to contracting.

A successful management plan will include the following information:

- **Occupancy:** Information in the occupancy management plan must include lease information (length, tenant eligibility and selection standards, standards for termination of lease, eviction, lease renewal) and marketing strategies including local outreach.
- **Facility:** The facility management plan should include provisions for both routine and long-term building maintenance.
- **Supportive services:** If applicable, the applicant must describe how any supportive services identified as an integral part of the project will be provided, either directly or through linkages with an existing network of service agencies and describe how those services will be in accordance with best practices for the intended population including number of staff providing the supportive services and hours dedicated solely to service provision at the project location.

2026 Specific Criteria

E. Displacement and Relocation

Any activity which would result in the displacement of existing residents, especially low- and/or moderate-income residents **or residents at heightened risk of housing instability**, is discouraged. If displacement may occur, the applicant must submit, as part of the application for capital funds, a plan for providing relocation assistance to the displaced residents. Relocation costs should be included in the project budget. Projects funded with federal dollars (e.g., CDBG funds) must meet all applicable federal relocation requirements.

F. Supporting Housing Stability and Access

The proposed project will be evaluated based on whether the development will advance SKHHP's goals related to housing stability, access, and long-term affordability, including preserving existing communities at risk of displacement (which includes manufactured housing communities); increasing opportunities for extremely low-income households (households with incomes at or below 30% AMI); creating meaningful project partnerships with community-based organizations; conducting outreach and marketing to households less likely to access affordable housing opportunities in South King County; providing affordable housing as a public investment in areas with limited affordable housing options or historical underinvestment; and expanding access to homeownership opportunities.

2026 Specific Criteria

G. Nature of Location

As part of the decision process, reviewers will want to understand how the proposed development fits into the neighborhood and would help further any number of public policy goals. Examples of furthering public policy goals could include:

- Locating in a “high opportunity” location, with proximity to or easy access to jobs, grocery stores, pharmacies, schools, childcare, transportation, and community or cultural centers.
- Providing affordable housing in areas at high-risk of displacement or experiencing a loss of naturally occurring affordable housing.
- **Investing public dollars in areas with limited access to affordable housing investment, infrastructure, or essential services or as a catalyst for further investments and development.**

Questions & Discussion