



**SKHHP Advisory Board
Special Meeting
June 4, 2026 – 3:30 PM**
Arc of King County
2650 S. 200th St
Suite 101
SeaTac, WA 98198

Virtual participation

Remote participants may engage in the small group breakout sessions via audio only. Virtual attendees are assigned to Small Group 2; please use the link provided below to join.

Zoom Link:

<https://us06web.zoom.us/j/89734407973?pwd=cnllSFU4dXFJaFN5TGlwTWIxZHINZz09>

Meeting ID: 897 3440 7973

CALL TO ORDER

WELCOME AND INTRODUCTIONS

EVERGREEN SUSTAINABLE DEVELOPMENT STANDARDS (ESDS) OVERVIEW

ROUNDTABLE DISCUSSION ON EVERGREEN SUSTAINABLE DEVELOPMENT STANDARDS (ESDS)

SMALL GROUP REPORT OUT ON ROUNDTABLE DISCUSSION

ADJOURNMENT

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

Roundtable Discussion Questions

Welcome to our roundtable discussion. The guiding questions below are designed to facilitate an open, collaborative conversation around accessible housing. We encourage everyone to share their expertise, challenge assumptions, and collaborate as we explore these key themes together.

- When navigating the common areas or your individual unit, where do you still feel a 'pinch point' or friction, despite the accessible design features?
- Beyond the ADA-mandated minimums, which ESDS Universal Design features (e.g., rocker switches, lever handles, or no-step entries) have made the biggest difference in your daily routine?
- ESDS focuses heavily on physical mobility. How well do the current features support residents with sensory, cognitive, or neurodivergent needs (e.g., lighting levels, acoustic dampening, or clear wayfinding)?
- What are the most common 'wear and tear' issues you see with accessible hardware (like automatic door openers or adjustable counters), and how quickly are they typically repaired?
- For those who have moved from a standard unit to a unit with accessible features, what is one thing you can do now that you couldn't do before? What is one thing that is surprisingly still difficult?
- If an accessible feature breaks (like a lift or a braille sign is damaged), what is the clear process for a resident to report it, and how is that timeline tracked and communicated?
- How can public funders better encourage developers to go beyond the 'Mandatory' ADA criteria to reach the 'Optional' Universal Design points?

Evergreen Sustainable Development Standards Section 1.03 Beyond ADA: Universal Design

Criteria for 8 Points: Developers must select one of the five main options below and implement at least three of its associated strategies (bullet points). For any selected strategy that impacts individual homes, that strategy must be applied to a minimum of 75% of the total homes in the project.

Option 1

Create welcoming and accessible spaces that encourage equitable use and social connections

- 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.

Option 2

Create spaces that are easy and intuitive to use and navigate.

- 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.

Evergreen Sustainable Development Standards Section 1.03
Beyond ADA: Universal Design

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)

Option 3

Promote safety and create spaces that allow for human error.

- 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).

Option 4

Create spaces that can be accessed and used with minimal physical effort.

- 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)

Evergreen Sustainable Development Standards Section 1.03
Beyond ADA: Universal Design

Option 5

Create spaces with the appropriate size and space to allow for use, whatever the user's form of mobility, size, or posture.

- 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).

Auditory Crossing Signals



Auditory Crossing Signals use a combination of audible tones, speech messages, and vibrotactile features to help blind or low-vision pedestrians navigate intersections. These are required by Public Right of Way Accessibility Guidelines if signal heads are newly installed or altered.

Median Refuge Islands



A cut-through or raised safety island separating traffic lanes and providing a safe refuge from traffic.

Logical Circulation Patterns throughout the Site



A logical circulation pattern throughout a site provides continuous, safe, and intuitive routes for all pedestrians, particularly those with disabilities. They prioritize a seamless connection between public spaces, transit stops, and crosswalks.

Clear Signage with Illustrations



Highly effective, universally understood signage is created by pairing minimalist text with clear, intuitive illustrations. This combination ensures quick comprehension, accommodates varying reading levels, and bridges language barriers. Critical images like the International Symbol of Access (ISA), safety and hygiene illustrations are required by accessibility standards.

Light Switches and Power Outlets that Contrast in Color and have Indicator Lights



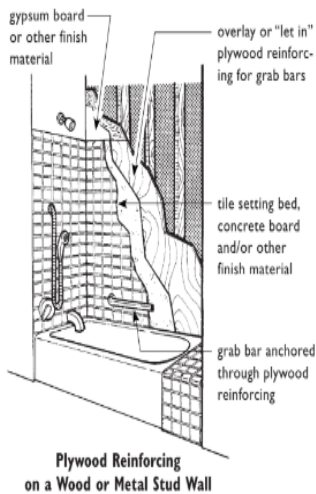
High contrast is essential for readability and accessibility, accommodating individuals with low vision, color blindness, or varying environmental lighting.

Slip-resistant flooring



Anti-slip flooring enhances traction and reduces fall risks in high-traffic or wet areas.

Backing for Grab Bars



A larger reinforced area provides greater flexibility in placement and easier installation of grab bars.

Weight Supporting Towel Bars



The installed grab bar provides reliable physical weight support while offering a convenient place to hang towels. Because traditional towel bars look sturdy but cannot handle weight, they can often create a dangerous false sense of safety.

Thermostatic or Anti-Scald Control Faucets



This valve automatically mixes hot and cold water to a safe, steady temperature and is required by building codes for new tub and shower installations. By preventing sudden, dangerous spikes in water temperature, it protects users from burns and thermal shock.

Sloped Surface with Proper Supports



Handrails at slopes greater than 5% (ramps) provide essential support. Edge protection is necessary to keep mobility aids on the ramp. Guidelines require that whenever a ramp run has a rise greater than 6 inches handrails must be installed on both sides. This feature is required by other accessibility standards.

Lever Handles on Doors



Lever handles allow anyone to open doors effortlessly with a simple push of the hand, elbow, or forearm. They eliminate the need for tight grasping or painful wrist twisting. This feature is required by other accessibility standards.

Accessible Bathtubs



An accessible tub removes common bathing obstacles by incorporating safety features, grab bars, non-slip surfaces, and transfer benches, moveable or built in. Only a minimum number of accessible tubs in a facility are required by other accessibility standards.

Roll-in Shower with Hand-held Adjustable Shower Head



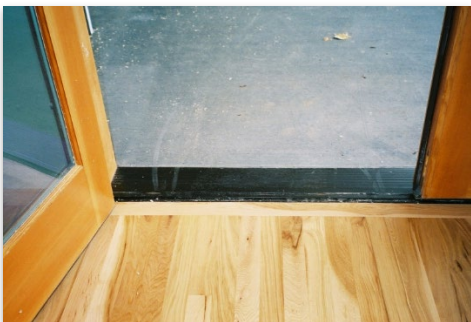
A roll-in shower is a curbsless or low-profile shower designed without a threshold. It allows individuals using wheelchairs, walkers, or mobility aids to roll or walk straight into the stall without stepping over a high ledge. Only a minimum number of roll in showers in a facility are required by other accessibility standards.

Rocker Switches



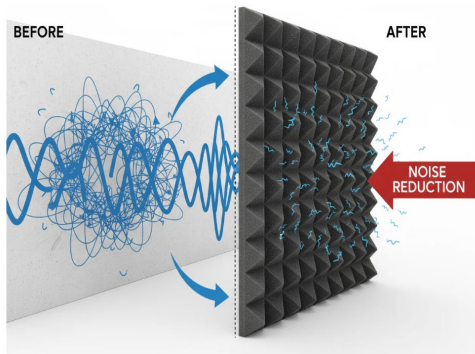
The switch rocks back and forth like a seesaw when pressed to offer an easy, intuitive way to control power. It is designed to be easy to use with a fist, elbow, or arm and does not require finger dexterity.

No-step Entries



A "no step" or flush door threshold eliminates tripping hazards, improves accessibility for mobility aids or strollers at the entry to a home or building.

Acoustic Dampening



Acoustic dampening (or sound absorption) is the process of reducing echo and reverberation *within* a room. By converting sound energy into heat using porous materials, it improves speech clarity and makes spaces feel calmer.

Wayfinding Features



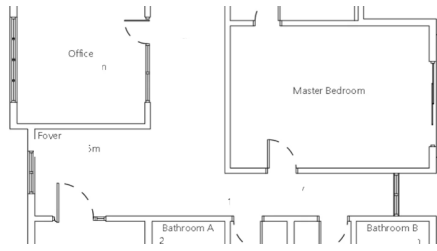
Wayfinding is the strategic use of signs, maps, architecture, and visual cues to guide people through a physical environment. Life safety signage is required by building codes, for example, exit signs, stairwell identification and area of refuge.

At least 36 inch wide cased openings throughout



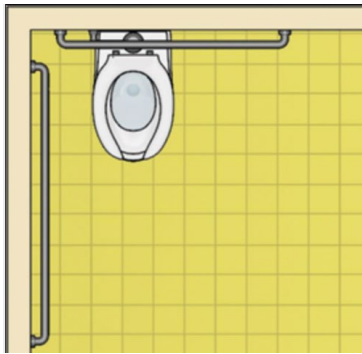
This width provides a clear opening of at least 32 inches wide. Which accommodates mobility aids, assists with bulky deliveries, and allows users to age in place effortlessly. No current standard requires this wide of an opening at all doors in a residential unit.

At least 42 inch wide hallways



This width comfortably accommodates mobility aids, assists with bulky deliveries, and allows users to age in place effortlessly. This exceeds the minimum required 36 inches and provides even more comfortable passage for mobility equipment or caregivers.

At least 60 x 56 inches clear floor space around the toilet



This enables safe, independent transfers and provides critical maneuvering space for mobility equipment like wheelchairs, walkers and caregivers. This is only required in fully accessible resident units.

Adjustable-height handheld



An adjustable height handheld showerhead, mounted on securely fastened vertical grab bar with controls that are conveniently placed and easy to operate.

Adjustable or Multi-height Countertops



In kitchens or bathrooms countertops with varying heights makes preparation comfortable for users of all heights, standing or seated.

Laundry and Kitchen Appliances with front or side controls



This makes appliances easy to reach and operate.

Waist-level outlets and lowered switches



Placing electrical outlets 18-30 inches off the floor and thermostats within a 44 inches off the floor eliminates the need for uncomfortable bending or stretching. This exceeds the minimum required standards.

Under cabinet lighting in Kitchens



Sufficient illumination throughout to perform tasks safely. Place task lighting in appropriate work areas.

Share Your Voice!

Know someone who couldn't make it today? They can still share their thoughts with us online!

Scan the QR code below to answer today's discussion questions.



<https://www.menti.com/al7q1mgixqvn>

Please share this link with friends, neighbors, or coworkers!

Closes on June 18, 2026.



Washington State
Department of
Commerce

Evergreen Sustainable Development Standard v4.x

Overview

Seán Harrington
ESDS PROGRAM MANAGER

06/04/2026

Invest. Build. Serve.



We foster resilient communities



HOUSING AND HOMELESSNESS



INFRASTRUCTURE AND BROADBAND



SMALL BUSINESS ASSISTANCE



ENERGY



PLANNING AND TECH ASSISTANCE



COMMUNITY SERVICES



CRIME VICTIMS AND PUBLIC SAFETY



ECONOMIC DEVELOPMENT

ESDS Basics

- “Localization” of Enterprise Green Communities (EGC)
- Applies to all projects funded through MHU and HOU
- Except in certain circumstances, an Evergreen Project Plan (“EPP”) must be approved prior to Contract Execution
- Does not preempt state or local codes
- E.g. Washington State Energy Code (WSEC), Seattle Energy Code (SEC)

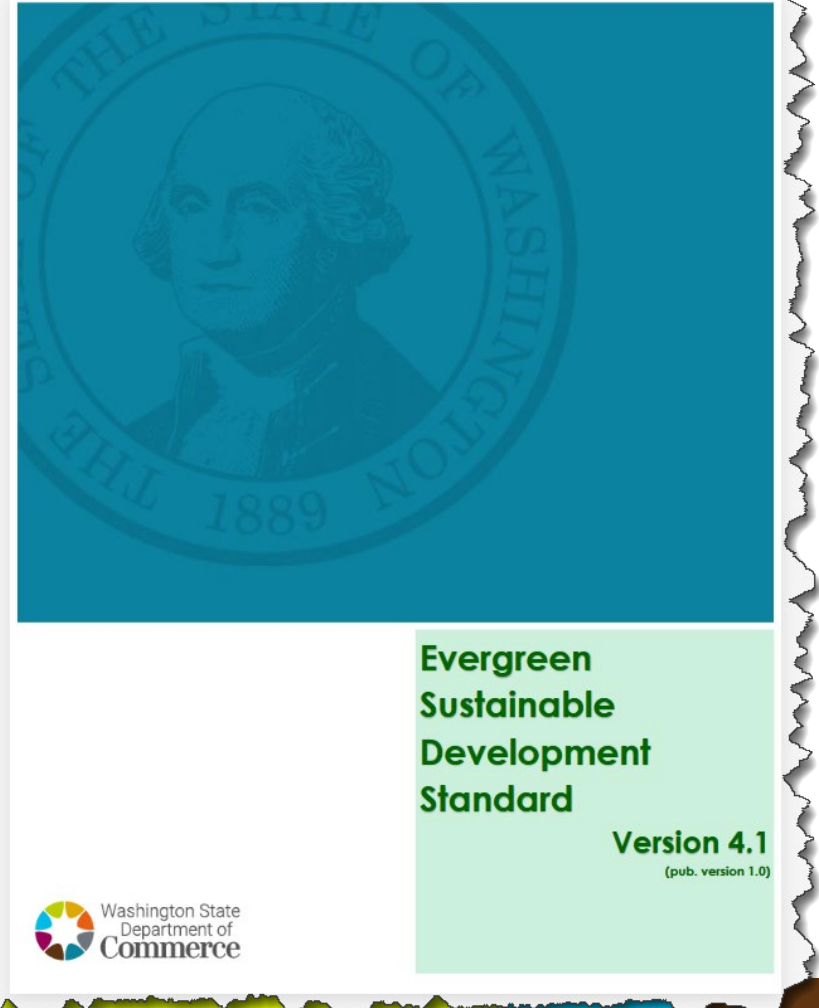
The Standard – Where to Find It

Evergreen Sustainable Development Standard (ESDS)

Multifamily Rental Housing > Evergreen Sustainable Development Standard (ESDS)

The **Evergreen Sustainable Development Standard (ESDS)** is a performance standard that all affordable housing projects that receive capital funds through the state Housing Trust Fund program must comply with. ESDS is based on the nationally-recognized Green Communities standard created by Enterprise Community Partners, with modifications to reflect Washington State priorities and building codes. ESDS contains criteria that safeguard health and safety, increase durability, promote sustainable living, preserve the environment, and increase energy and water efficiency.

Multifamily Rental Housing
HOME
Housing



Sections

8 total

1. Integrative Process
2. Location & Neighborhood Fabric
3. Site Improvements
4. Water Conservation
5. Energy Efficiency
6. Materials
7. Healthy Living Environment
8. Operations & Maintenance and Resident Engagement

Sections

8 total

1. Integrative Process
 - 1.03 Beyond ADA: Universal Design
2. Location & Neighborhood Fabric
3. Site Improvements
4. Water Conservation
5. Energy Efficiency
6. Materials
7. Healthy Living Environment
8. Operations & Maintenance and Resident Engagement

Mandatory vs Optional Criteria

Requirement Types within ESDS

- Mandatory – must do, if applicable
- Optional – criteria worth varying amounts, based on a combination of difficulty and prioritization
 - Discrete points
 - Point Ranges
 - Generally no “partial credit”

❖ Points are not *currently* used in application review scoring

Waivers

- Distinct from “Not Applicable”
- Process In Appendix C of ESDS

The project sponsor must demonstrate:

1. That the criterion creates an excessive hardship or is inadvisable for a specific project,

AND...

2. That an alternative path is identified and will be implemented that meets the intent of the criteria.

Requirements per Project Type

- **New Construction**
 - All relevant Mandatory Criteria
 - At least **50** points from Optional Criteria

- **Rehabilitation**
 - All Mandatory Criteria that apply to Scope
 - At least **40** points from Optional Criteria

- **Minor/Minimal-Scope Rehab**
 - All Mandatory Criteria that apply to Scope
 - Maximize points that apply to Scope

➤ Criterion 1.03 is worth 8 points

Rural & Urban

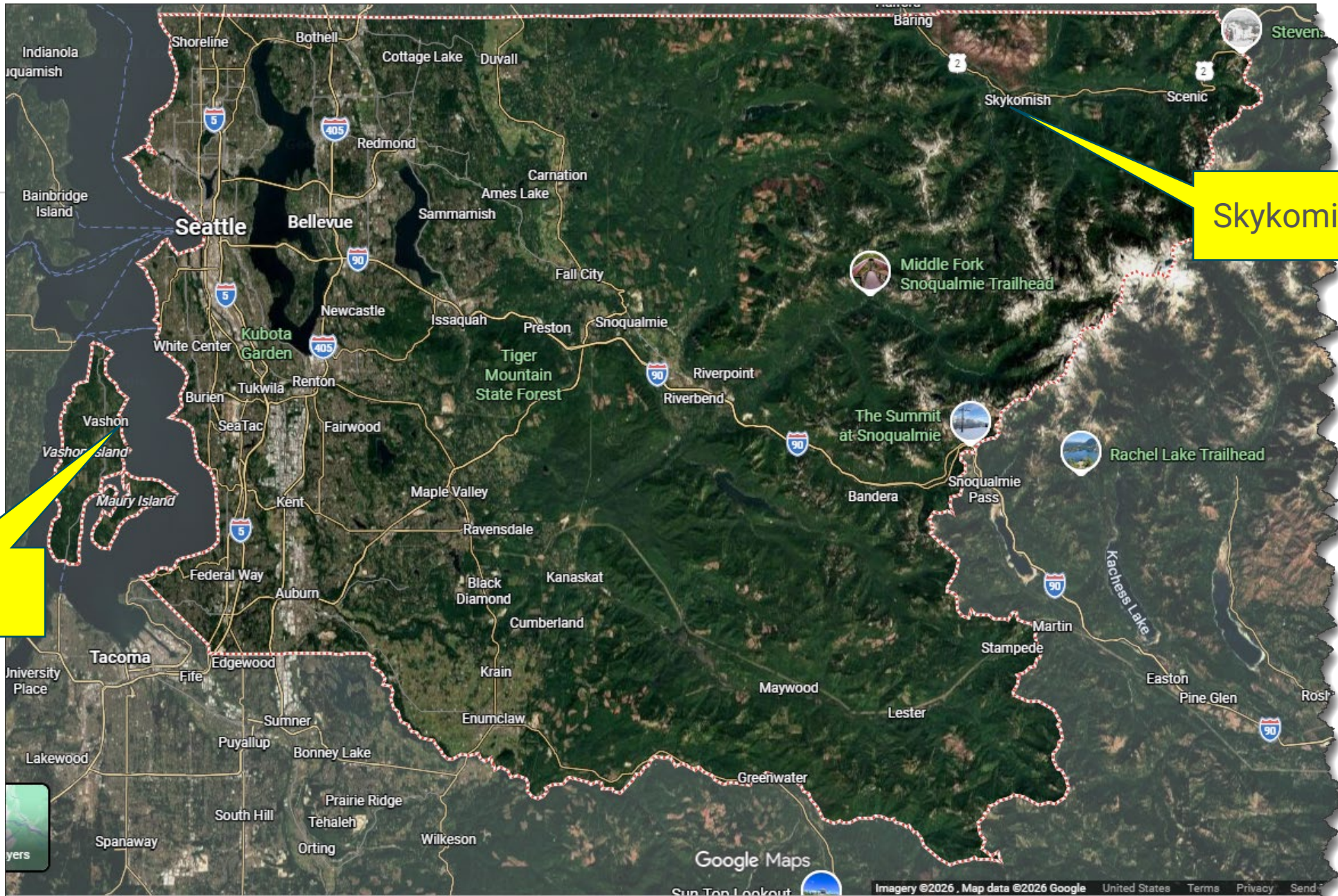
Rural:

- Small County
- Medium County outside of the big city
- Big County, but isolated area*

Urban

- Specific metro areas listed (e.g. “Olympia-Lacey-Tumwater”)
- anything that doesn’t fall under Rural

*ESDS **may** depart from MHU

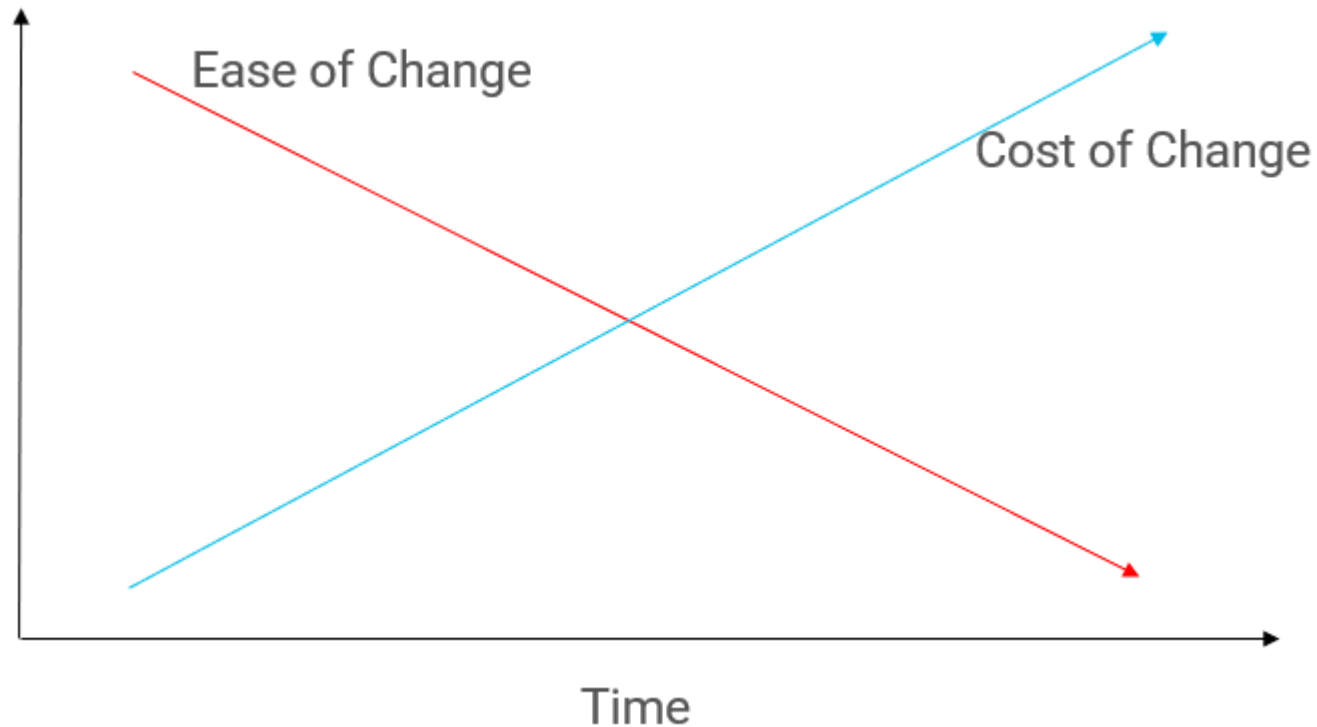


Skykomish

Vashon

The “Big Ideas”

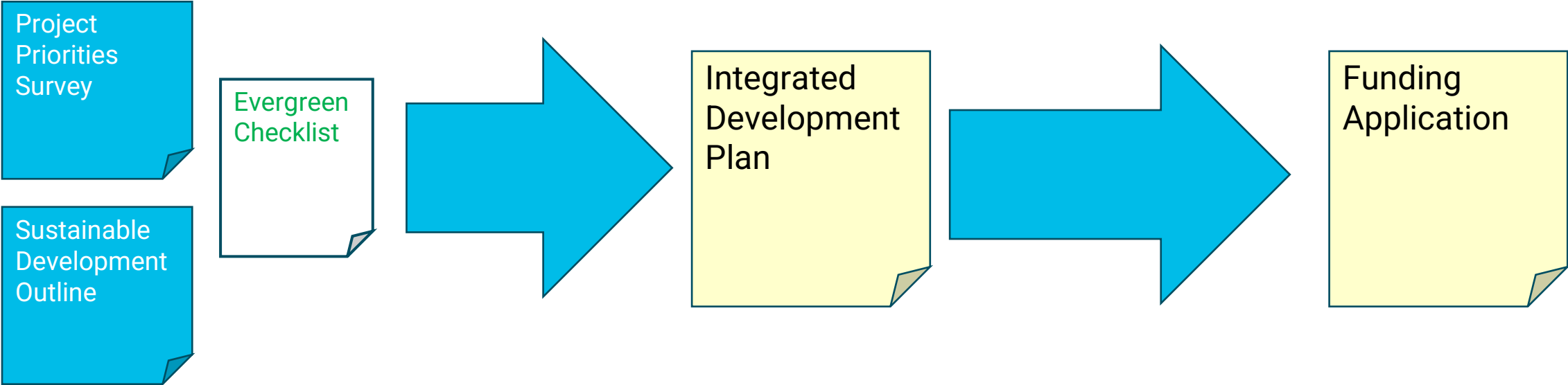
- “Late” decisions are far more expensive than “early” decisions



Timing

*“If you are planning to apply for funding from MHU, engage with ESDS **now.**”*

Timing



Future Engagement

**Submit Questions, Comments,
Suggestions, *etc.* to:**

ESDSHelp@commerce.wa.gov

That's it!

Thank you!

Seán Harrington
ESDS PROGRAM MANAGER

Sean.Harrington@commerce.wa.gov

360-725-2995



www.commerce.wa.gov

Invest. Build. Serve.

