



**SKHHP Executive Board
Monthly Meeting
July 17, 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 Executive Board Meeting scheduled for Friday, July 17, 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 May 15, 2026 Meeting Minutes

RESOLUTIONS

A. Resolution No 2026-05

A Resolution allowing the Executive Manager to amend SKHHP Housing Capital Fund Contracts No. 24-02 (White River Apartments) and No. 23-01 (Victorian Place II).

(RECOMMENDED ACTION: Move to approve Resolution No 2026-05)

DISCUSSION ITEM

- A. Local Impacts of the 21st Century ROAD to Housing Act
- B. 2027 Legislative Priorities Survey

ANNOUNCEMENTS

- A. Affordable Housing Tour – September 18, 2026
- B. King County Executive's Breaking the Cycle Investment & Revenue in Homelessness/Housing (IRHH) Workgroup

ADJOURNMENT

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



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; Dana Ralph, City of Kent; Gene Achziger, City of Des Moines; Didem Pierson, City of Maple Valley (Alternate); Eric Zimmerman, City of Normandy Park; Brian Davis, City of Federal Way; Anyah Zupancic, City of Burien (Alternate); Kristina Soltys, City of Covington; Dennis Martinez, City of Tukwila; Carmen Rivera, City of Renton; Jelani Jackson, King County; James Lovell, City of SeaTac.

Others present: Dorsol Plants, SKHHP Program Coordinator; Reagan Wheelock, SKHHP Advisory Board; Merina Hanson, City of Kent (alternate); Matt Torpey, City of Maple Valley; Angie Mathias, City of Renton; McCaela Daffern, King County.

Brain Davis joined at 1:09 PM

Didem Pierson joined at 1:20 PM

AGENDA MODIFICATIONS

No modifications to the agenda were made.

PUBLIC COMMENT

No public comment was received.

APPROVAL OF APRIL 17, 2026 MINUTES

Kristina Soltys moved and Dana Ralph seconded to adopt the April 17, 2026 meeting minutes.

MOTION CARRIED. (10-0)

RESOLUTIONS

A. Resolution No 2026-02

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

Dana Ralph moved and Dennis Martinez seconded to adopt Resolution No 2026-02.

MOTION CARRIED. 10-0

B. Resolution No 2026-03

A Resolution adopting the 2027 SKHHP Work Plan and Budget.

James Lovell moved and Eric Zimmerman seconded to adopt the 2027 SKHHP Work Plan and Budget.

James Lovell moved and Eric Zimmerman seconded to amend the 2027 SKHHP Work Plan and Budget Action Item 6 to read," ...identify potential shared policy goals among member jurisdictions".

MOTION TO AMEND CARRIED. 11-0

MOTION CARRIED AS AMENDED. 11-0

C. Resolution No 2026-04

A Resolution adopting the 2026 SKHHP Housing Capital Fund Guidelines.

Dana Ralph moved and Kristina Soltys seconded to adopt the 2026 SKHHP Housing Capital Fund Guidelines.

Eric Zimmerman moved and Dana Ralph seconded to amend the 2026 SKHHP Housing Capital Fund Guidelines to strike the language from the debt coverage ratio benchmark in the underwriting standards, "Unless PSH, then 1.0".

MOTION TO AMEND CARRIED 6-4

Members Zupancic, Rivera, Lovell, and Jackson voted no.

Eric Zimmerman moved and Kristina Soltys seconded to amend the 2026 SKHHP Housing Capital Fund Guidelines Specific Criteria E. Displacement and Relocation to state," Any activity as a consequence of construction or site modification which would result in the displacement of existing residents, especially low-and/or moderate-income residents or residents of heightened risk of housing instability is discouraged".

MOTION TO AMEND CARRIED 6-4

Members Zupancic, Rivera, Lovell, and Jackson voted no.

MOTION CARRIED AS AMENDED. 10-0

DISCUSSION ITEM

A. SKHHP 2026 Quarter One Progress Report

Due to time constraints, this item was not discussed but is available in the July Executive Board meeting packet and on the SKHHP website.

ADJOURNMENT

Nancy Backus adjourned the meeting at 3:10 PM.

Dorsol Plants, Program Coordinator



AGENDA BILL APPROVAL FORM

Meeting Date: July 17, 2026

Agenda Subject: Resolution No 2026-05

Attachments: None

Budget Impact: None

Background for Motion: This resolution authorizes the SKHHP Executive Manager to amend the contracts for the White River Apartments and Victorian Place II, allowing the use of King County Housing Authority (KCHA) utility estimates to calculate affordable rents.

Background Summary: The existing SKHHP Housing Capital Fund contract uses the "HUD Method 8" process to calculate utility costs for affordable housing. While the Washington State Housing Finance Commission allows several calculation options, local housing programs frequently use Public Housing Authority (PHA) Utility Estimates, which are recommended for building renovation projects. This amendment is an administrative change that updates the contract to use these PHA estimates for the White River Apartments and Victorian Place II projects. This change only updates the method used to calculate utility costs; it does not alter the actual rent amounts or the Area Median Income (AMI) levels served by either project.

Advisory Board Recommendation: The Advisory Board did not meet in July and a recommendation was not requested.

Staff: Dorsol Plants, Program Coordinator

RESOLUTION NO. 2026-05

A RESOLUTION OF THE EXECUTIVE BOARD OF THE SOUTH KING COUNTY HOUSING AND HOMELESSNESS PARTNERS TO AMEND SKHHP HOUSING CAPITAL FUND CONTRACT 24-02 (WHITE RIVER APARTMENTS) AND 23-01 (VICTORIAN PLACE II) TO ENABLE THE CONTRACTOR TO CALCULATE THE UTILITY ALLOWANCE FOR AFFORDABLE RENTS BASED ON THE PUBLIC HOUSING AUTHORITY ESTIMATES BY THE KING COUNTY HOUSING AUTHORITY

WHEREAS, SKHHP and the Multi-Service Center (“MSC”) entered into a contract on February 3, 2025, for the rehabilitation of the Victorian Place II Apartments; and

WHEREAS, SKHHP and MSC entered into a contract on December 5, 2025, for the rehabilitation of the White River Apartments; and

WHEREAS, the current SKHHP contract template mandates the use of the HUD Method 8 – Energy Consumption Model; and

WHEREAS, MSC has requested an amendment to the contracts to permit the use of King County Housing Authority Utility Estimates to determine affordable rental amounts, consistent with the specific nature of the contracted projects; and

NOW, THEREFORE, THE EXECUTIVE BOARD RESOLVES as follows:

Section 1. The Executive Manager is authorized to amend Section 3(a) of Exhibit B of SKHHP Housing Capital Fund Contracts No. 24-02 (White River Apartments) and No. 23-01 (Victorian Place II). These amendments shall permit the Contractor to calculate the utility allowance for affordable rents for the Regulated Units at the Projects based on the King County Housing Authority’s Public Housing Authority estimate, as set forth in Appendix O of the Washington State Housing Finance Commission’s (“WSHFC”) Tax Credit Compliance Procedures Manual.

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 (SKHHP)

Auburn • Burien • Covington • Des Moines • Federal Way • Kent • Maple Valley • Normandy Park • Renton • SeaTac • Tukwila • King County

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

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Executive Manager
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Dorsol Plants
Program Coordinator
Phone: 253.804.5089
dplants@skhhp.org



For more info
Scan QR Code or visit
skhhp.org

Legislative Priority

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

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

Our Work

SKHHP member cities pool funds to support the production and preservation of affordable housing in South King County through the SKHHP Housing Capital Fund. Funding supports the needs of low-income households up to 60% of area median income. Funding priorities include projects that advance racial equity, geographic distribution, economic opportunity, and more. Since 2022, SKHHP has funded the development or preservation of **584 units of affordable housing** in South King County through **pooling over \$14.5 million from 11 cities**.



Victorian Place II – Des Moines

- Rehabilitation of 20 rental units
- Serving households at 35-50% AMI
- \$777,306 SKHHP award

Rehabilitation completed July 2025



Burien Miller Creek – Burien

- Construction of 40 homes for owner-occupancy
 - 20 homes for households at an average 50% AMI
 - 20 homes for households at 80% AMI
- \$855,000 SKHHP award

Anticipated completion Q1 2026



Burien Family Housing – Burien

- Construction of 90 rental units at 30-60% AMI
 - 34 units set aside for families exiting homelessness
 - 9 units set aside for households with a physical disability
- \$3,093,308 SKHHP award

Groundbreaking September 2025



Future Projects

- White River Apartments: 24-unit rehab in Auburn, \$775,000 award
- Skyway Affordable Housing: 54-unit new construction for homeless families, \$2,800,000 award
- Pandion at Star Lake: 125-unit new construction in Kent, \$1,940,000 award
- Kent Multicultural Village: 231-unit new construction, \$1,000,000 award

July Meeting

Dorsol Plants, SKHHP Program
Coordinator

July 17, 2026

SKHHP Executive Board



Photo Credits: Gerry Crick Skate Park Community Mural, Covington, 2016 (Homes.com)

Multi-Service Center – Victorian Place II



Photo Credits: Victorian Place II, Des Moines, 2025 (MSC)

Developer: Multi-Service Center (MSC)

SKHHP Award: \$777,306

Number of Units: 20

Population Served: Households earning between 35% AMI and 50% AMI.

Location: Des Moines

Project Type: Preservation - Rental

Multi-Service Center – White River Apartments



Photo Credits: White River Apts, Auburn (MSC)

Developer: Multi-Service Center (MSC)

SKHHP Award: \$775,000

Number of Units: 24

Population Served: Households earning between 30% AMI and 60% AMI

Location: Auburn

Project Type: Preservation - Rental

Affordable Rent and Utilities

Tenant-paid utilities **must** be factored into maximum affordable rent calculations.

(2-Bedroom at 35% AMI): If the gross rent limit is \$1,186, the actual rent charged must be lower to account for tenant-paid utilities.

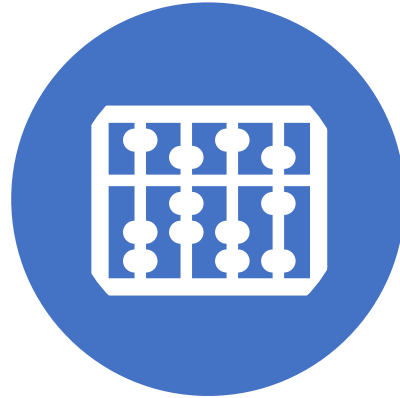


Photo Credits: Single Family Homes, Covington (Covington Comp Plan Housing Element)

Energy Consumption Model (Method 8)



Providers must hire a 3rd-party consultant to run a consumption analysis model for energy and water/sewage usage.



The analysis must account for building design, materials, orientation, size, appliances, mechanical systems, and location.



This method is discouraged for active rehabilitation projects, and HUD waives this requirement for 12 months post-rehab completion.

King County Housing Authority Multi-Family Unit Utility Estimates

Who Provides Electricity	Does tenant pay for sewer/water/trash	0-1 Bed	2 Bed	3 Beds	4+ Bed
Seattle City Light	Yes	\$121	\$150	\$190	\$236
Seattle City Light	No	\$42	\$59	\$78	\$104
Puget Sound Energy	Yes	\$142	\$172	\$212	\$260
Puget Sound Energy	No	\$64	\$82	\$101	\$129
None	Yes	\$78	\$91	\$112	\$132

Staff Recommendation

The Executive Board adopt Resolution 2026-05 permitting the Executive Manager to amend SKHHP contracts 24-02 (White River Apartments) and 23-01 (Victorian Place II).

Questions & Discussion

2027 SKHHP Legislative Priority Survey



Photo Credits: Apartment Complex, Covington (Covington Comprehensive Plan: Land Use Element)

Crediting SKHHP Member Investments in Housing



Some East King County cities are considering advocacy to modify state law (RCW 36.70A.070). The proposed change would allow cities to receive credit for subregional financial contributions when assessing if they have met local housing provisions.



King County is currently working to track and display these subregional financial contributions on the Regional Affordable Housing Dashboard.



ARCH is drafting a methodology to calculate how pooled financial contributions translate into individual housing units for its members. SKHHP staff, the Staff Work Group, and SoKiHo reviewed this draft methodology in July.

2026 SKHHP Legislative Priority

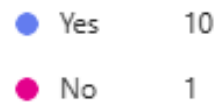
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- Land acquisition to secure permanent affordability
- Permanent supportive housing (PSH)
- Infrastructure around affordable housing developments
- Workforce housing; especially smaller sized units below 60% AMI and family sized units at all income levels

2027 SKHHP Legislative Priority Survey

2. Does the 2026 Priority still accurately reflect your jurisdiction's priorities for the 2027 legislative session?

[More details](#)

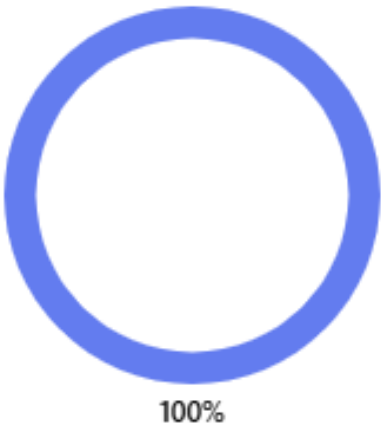


2027 SKHHP Legislative Priority Survey

3. Last year, SKHHP staff modified the format of the legislative priority flyer to highlight SKHHP funded projects along with our legislative priority. Does this format still best represent SKHHP in Olympia?

[More details](#)

● Yes 11
● No 0

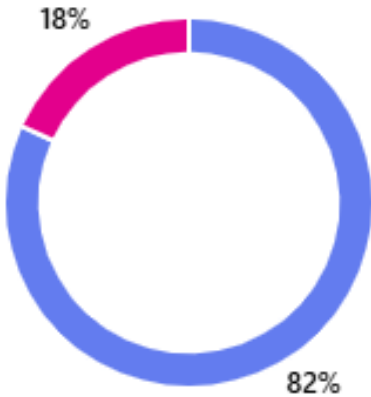


2027 SKHHP Legislative Priority Survey

4. Should SKHHP coordinate a subregional response to evolving state-level conversations regarding the recognition and funding of subregional collaborations.

[More details](#)

● Yes	9
● No	2
● Other	0



Questions & Discussion