



**SKHHP Advisory Board
Special Meeting
August 6, 2026 – 3:30 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 Thursday, August 6, 2026, at 3:30 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: +12532158782,,89734407973# US

Toll Free: +12532050468,,89734407973# US

Zoom: <https://us06web.zoom.us/j/89734407973>

Meeting ID: 897 3440 7973

ROLL CALL

AGENDA MODIFICATIONS

Public Comment

This is the place on the agenda where the public is invited to speak to the Board on any issue.

- 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

- A. Approval of SKHHP Advisory Board May 7 and June 4, 2026 Meeting Minutes

REPORTS

- A. Report on the July 17, 2026 SKHHP Executive Board Meeting

RESOLUTIONS

- A. Resolution No 2026-06
A Resolution recommending that the Executive Board extend the use of funds deadline for the LIHI Skyway Project.

(RECOMMENDED ACTION: Move to recommend Resolution No 2026-06)

DISCUSSION ITEM

- B. King County Housing Needs Assessment
- C. 2026 Housing Capital Fund Guidelines Update
- D. ESDS June Listening Session Report

ANNOUNCEMENTS

- A. SKHHP Affordable Housing Tour – September 18, 2026

ADJOURNMENT

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



CALL TO ORDER

Dorsol Plants called the meeting to order at 3:31 PM.

ROLL CALL

Advisory Board members present: Kent Hay, Kathleen Hosfeld, Brady Nordstrom, Barney Herrera, Ryan Donohue, Amanda McElvaney, Angela Weikel, Dr. Damarys Espinoza, Marc Cote, Grace Wood, Rumi Takahasi, Reagan Wheelock.

Other attendees: Dorsol Plants, SKHHP.

AGENDA MODIFICATIONS

No modifications were made.

PUBLIC COMMENT

No public comment was received.

APPROVAL OF MINUTES

- A. Kathleen Hosfeld moved to approve the April 2, 2026 minutes; the motion was seconded by Brady Nordstrom. Motion was approved. (12-0)

ANNOUNCEMENTS, REPORTS, AND PRESENTATIONS

- A. Report on the April 17, 2026 SKHHP Executive Board Meeting

Dorsol Plants provided a summary of the April 17 Executive Board meeting.

RESOLUTIONS

- A. Resolution No 2026-01

Kathleen Hosfeld moved to approve Advisory Board Resolution 2026-01; the motion was seconded by Ryan Donohue. Motion was approved. (12-0)

DISCUSSION ITEMS

- A. Community Partnership Framework

Dorsol Plants presented the draft Community Partnership Framework to the Board. Upon review, the Board determined that additional guidance from the Executive Board is required prior to the further development of the framework.

B. 2026 Housing Capital Fund Evaluation Process

Dorsol Plants presented the draft evaluation form for the 2026 Housing Capital Fund funding round to the Board for review.

C. 2026 Education and Engagement Opportunity: Lived Experience Listening Session Supporting the Evergreen Sustainable Development Standards (ESDS) update

Dorsol Plants provided an update to the Board regarding the final plan for the June 4, 2026 Listening Session.

ADJOURNMENT

Dorsol Plants adjourned the meeting at 5:04 PM.

Dorsol Plants, Program Coordinator

CALL TO ORDER

Dorsol Plants called the meeting to order at 3:36 PM.

ROLL CALL

Advisory Board members present: Kent Hay, Kathleen Hosfeld, Brady Nordstrom, Ryan Donohue, Amanda McElvaney, Angela Weikel, Dr. Damarys Espinoza, Rumi Takahasi, Reagan Wheelock, Maria Arns, Hamdi Abdulle, Jessica de Barros, and Saja Ahmed.

WELCOME AND INTRODUCTIONS

Dorsol Plants and Carli Hoki welcomed participants and provided an overview of the event.

EVERGREEN SUSTAINABLE DEVELOPMENT STANDARDS (ESDS) OVERVIEW

Sean Harrington, ESDS Manager for the Washington State Department of Commerce, provided an overview of the current version of the ESDS and the update process.

ROUNDTABLE DISCUSSION ON EVERGREEN SUSTAINABLE DEVELOPMENT STANDARDS (ESDS)

Participants divided into three in-person small groups and one virtual small group to discuss the following questions:

- 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?

SMALL GROUP REPORT OUT ON ROUNDTABLE DISCUSSION

Participants shared insights from their small group discussions to identify alignment and shared challenges across the groups. A full report of the discussion is available on the SKHHP website or upon request via info@skhhp.org.

ADJOURNMENT

Dorsol Plants adjourned the meeting at 5:03 PM.

Dorsol Plants, Program Coordinator

RESOLUTION NO. 2026-06

A RESOLUTION OF THE EXECUTIVE BOARD OF THE
SOUTH KING COUNTY HOUSING AND HOMELESSNESS
PARTNERS EXTENDING THE USE OF FUNDS DEADLINE
FOR THE LOW INCOME HOUSING INSTITUTE SKYWAY
PROJECT

WHEREAS, SKHHP awarded \$2,800,000 to the Low Income Housing Institute (LIHI) on November 17, 2023; and

WHEREAS, SKHHP funds are required to be utilized within three years of final member council action, which occurred on February 20, 2024; and

WHEREAS, market conditions have had a negative impact on housing construction and development across South King County, resulting in project delays;

NOW, THEREFORE, THE EXECUTIVE BOARD RESOLVES as follows:

Section 1. The deadline for the use of funds for the LIHI Sky Mixed Use Project is extended to February 20, 2028.

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

Dated and signed this _____ day of _____, 2026.

NANCY BACKUS, CHAIR

ATTEST:

King County Countywide Housing Needs Assessment

SKHHP Advisory Board
August 6, 2026

Sam Tedford (stedford@kingcounty.gov)
Policy, Planning, and Special Projects Manager
Housing and Community Development Division

[Link to Full Report](#)
[Link to Appendix](#)

 King County

DCHS
Department of Community
and Human Services

Overview

- **Housing Needs Related to Income**
- **Housing Needs Related to Location**
- **Housing Needs Related to Household Size**

2025 Countywide Housing Needs Assessment

- Directed by the King County Council
- Prepared by third-party consultants: Grow America and ECONorthwest
- Looks at housing needs and trends across city limits to shed light on dynamic housing and economic trends and shared challenges
- Analyzes housing needs countywide, by three subregions of near-equivalent population, by PSRC regional geographies, and by individual jurisdiction

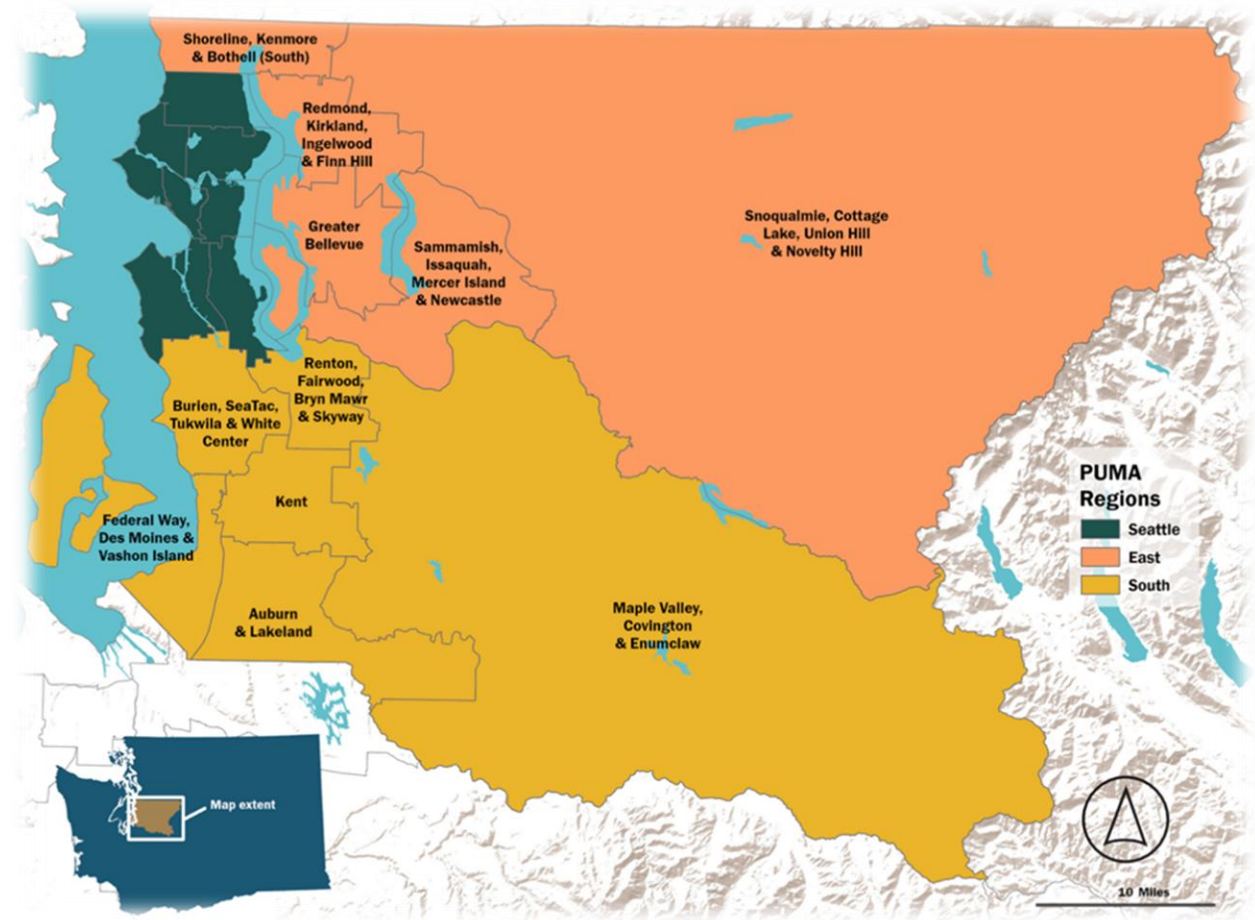




Image: Mercy Housing in Burien

Housing Needs in King County

- Housing is a fundamental building block of vibrant communities and resilient local economies.
- Some housing needs are universal, and some are unique.
- Black, Indigenous, and People of Color; low-income households; and people with disabilities face the highest barriers to accessing housing that meets their needs.



AFFORDABILITY



**Housing
Needs**



HOUSEHOLD SIZE



LOCATION

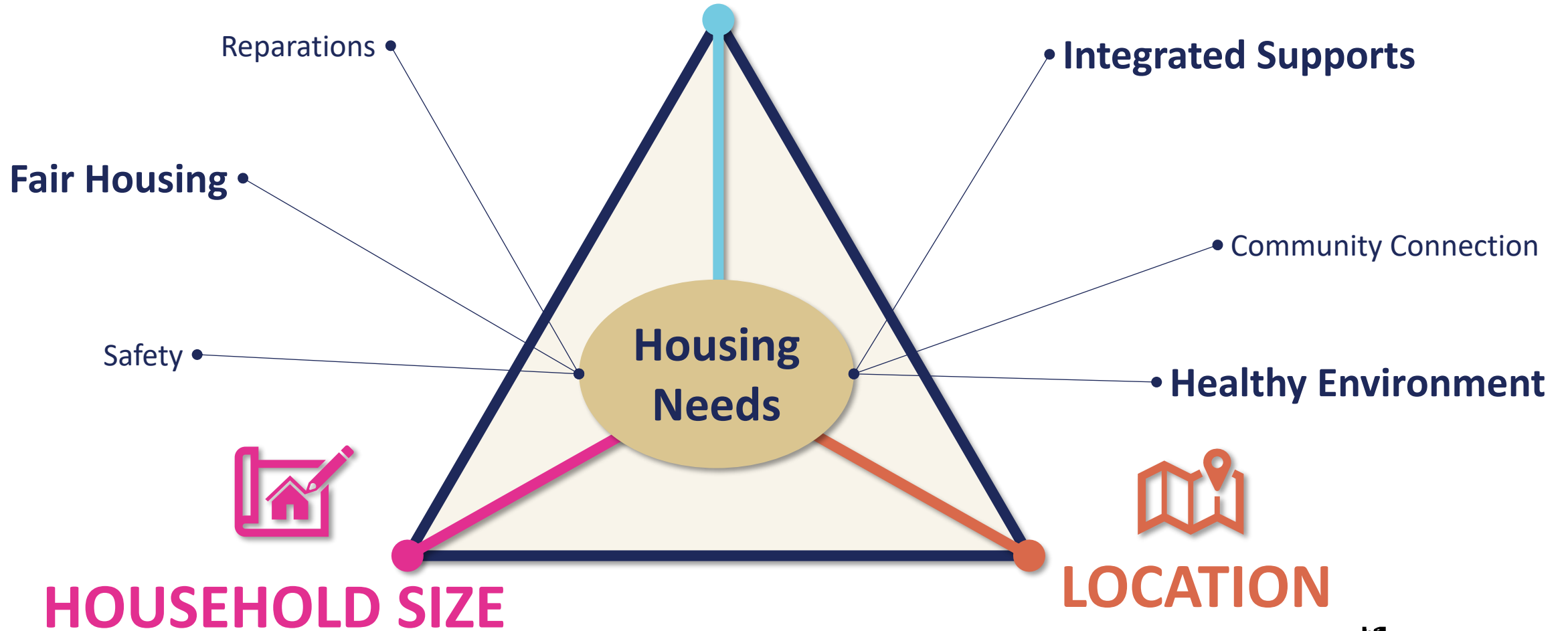
 King County

DCHS

Department of Community
and Human Services

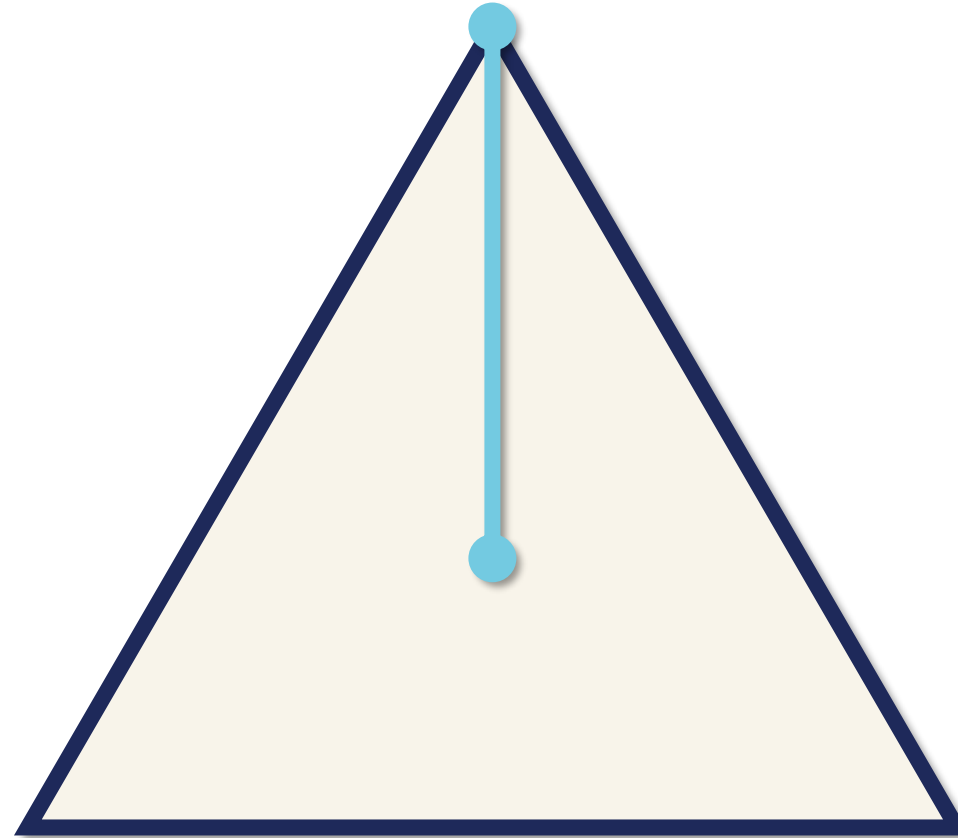


AFFORDABILITY





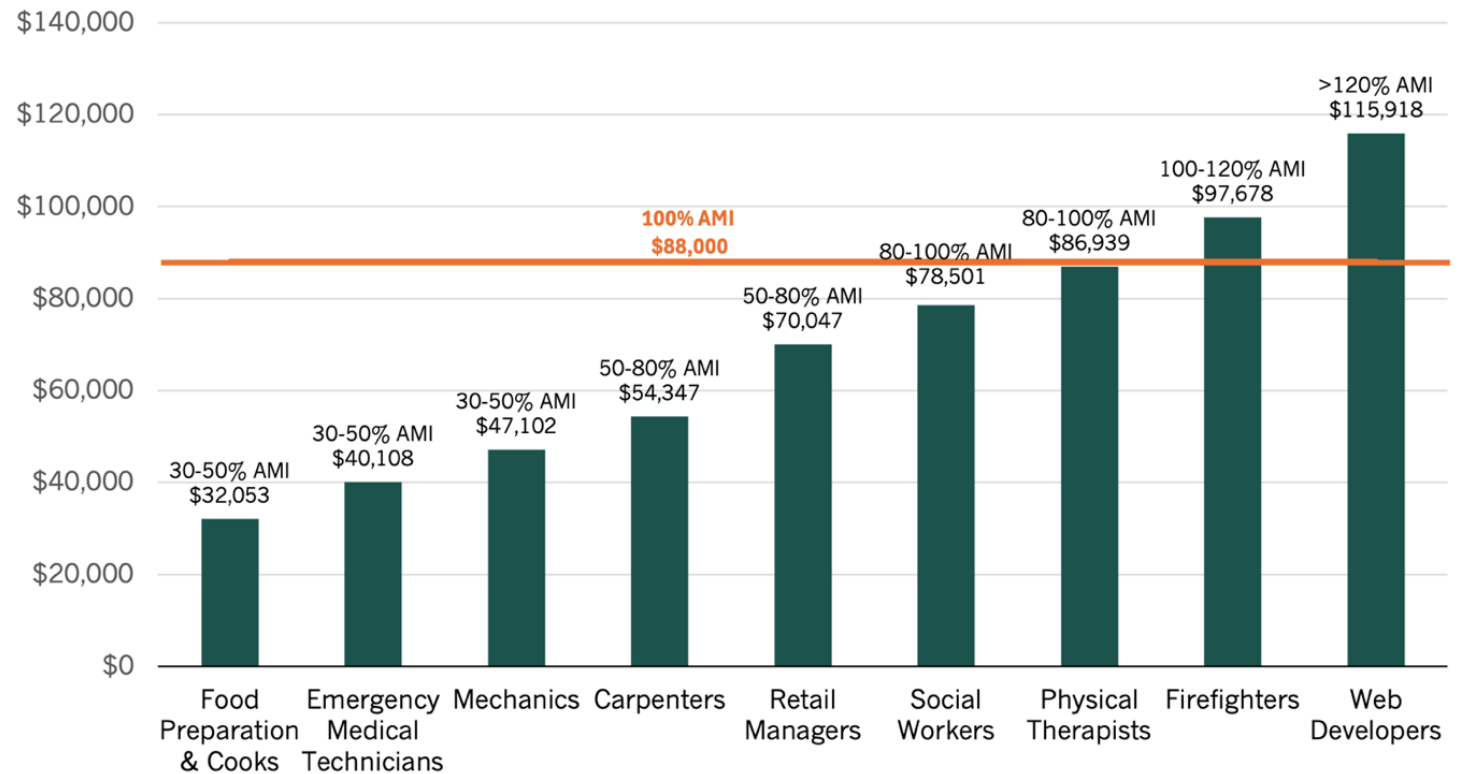
AFFORDABILITY



Incomes of King County Workforce

Disparities in wages stratify residents based on jobs and employment sectors.

Median Annual Wages by Occupation Compared to King County AMI, 2025

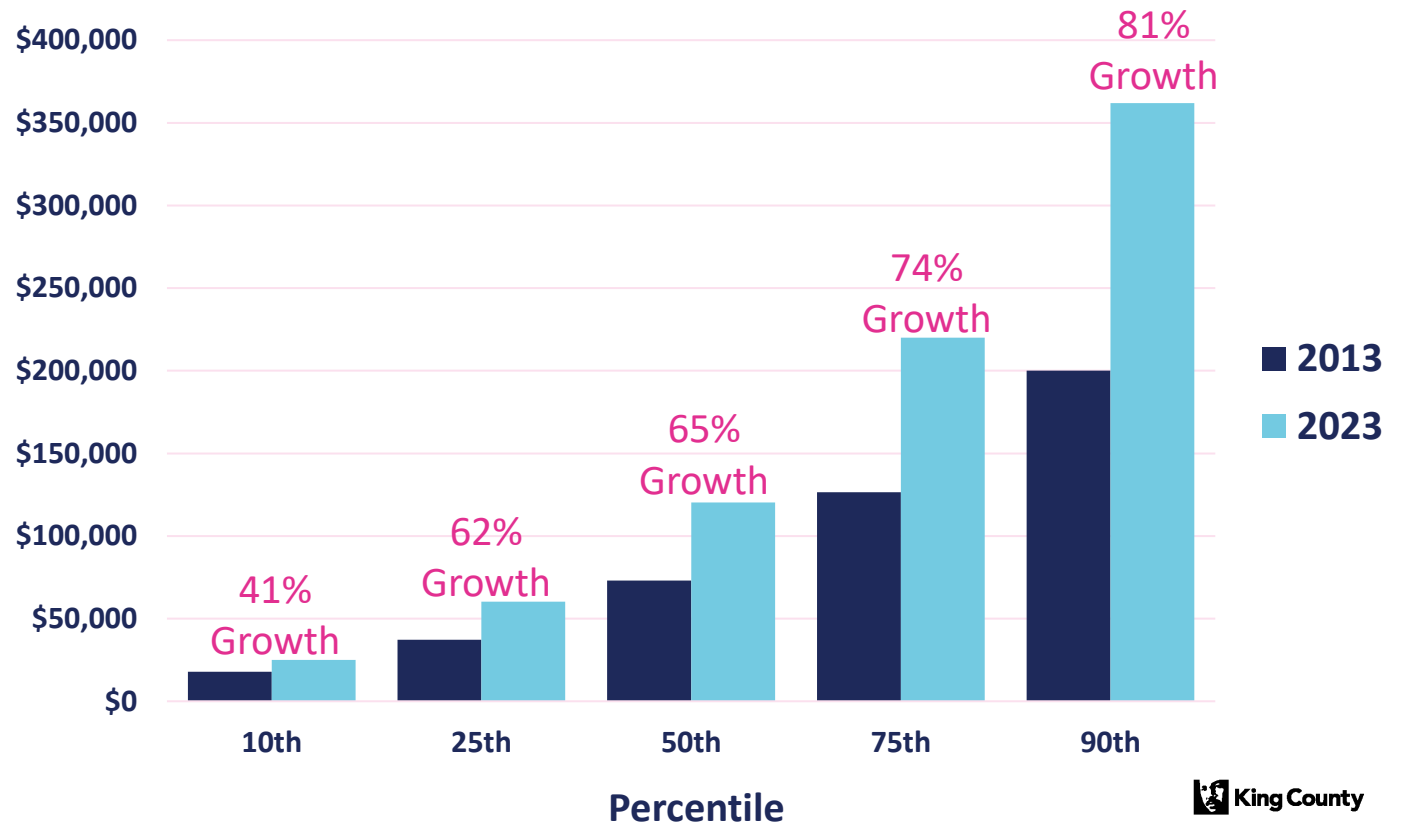


Source: U.S. Census Bureau, 2019–2023 ACS 5-Year PUMS, 2025 HUD AMI for single-person household

Rising Income Inequality

Income growth is concentrated in the highest income households.

Household Income by Percentile, King County, 2013 to 2023

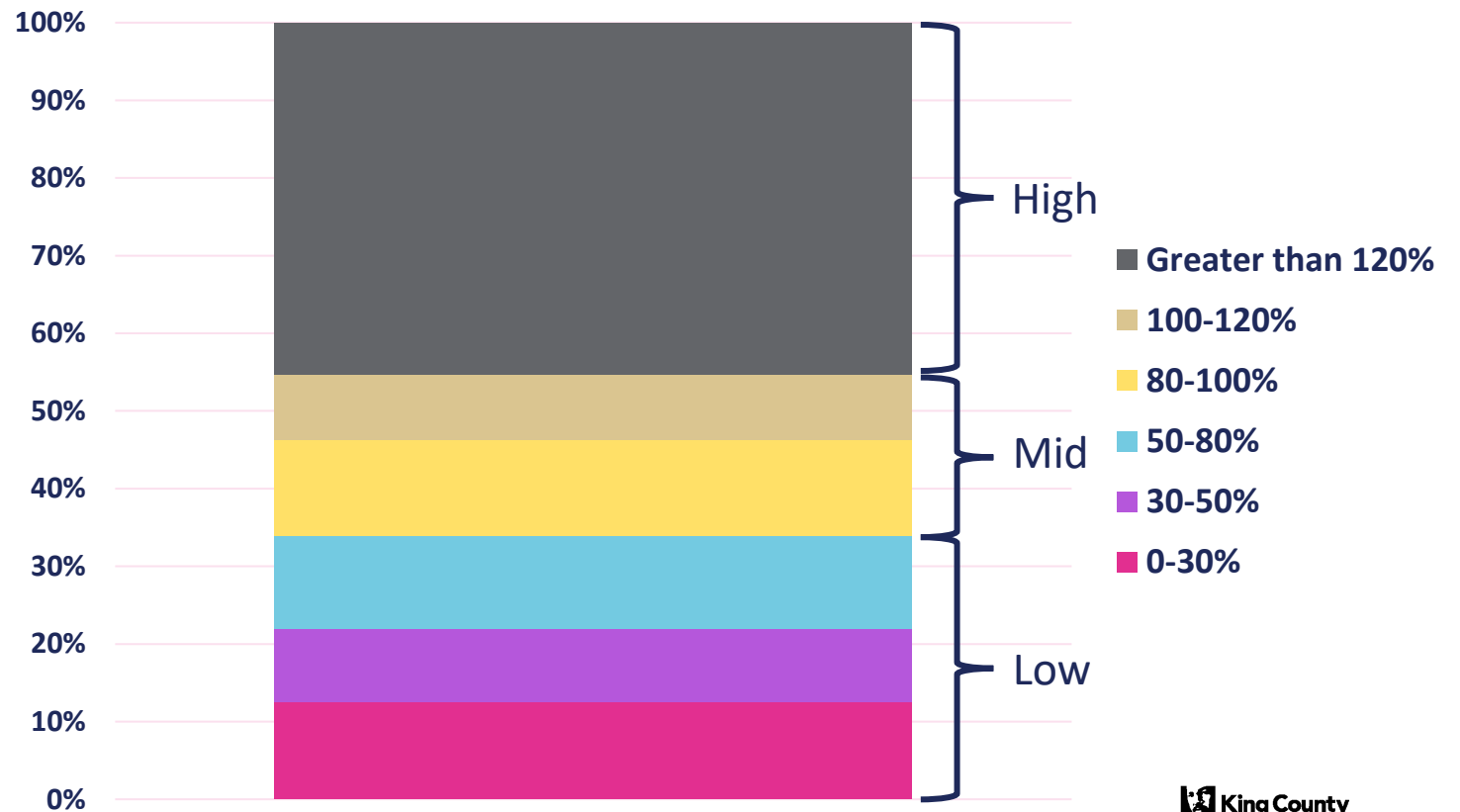


Source: U.S. Census Bureau, 2019–2023 ACS 5-Year PUMS

Income Distribution in King County

One in three households is considered low income.

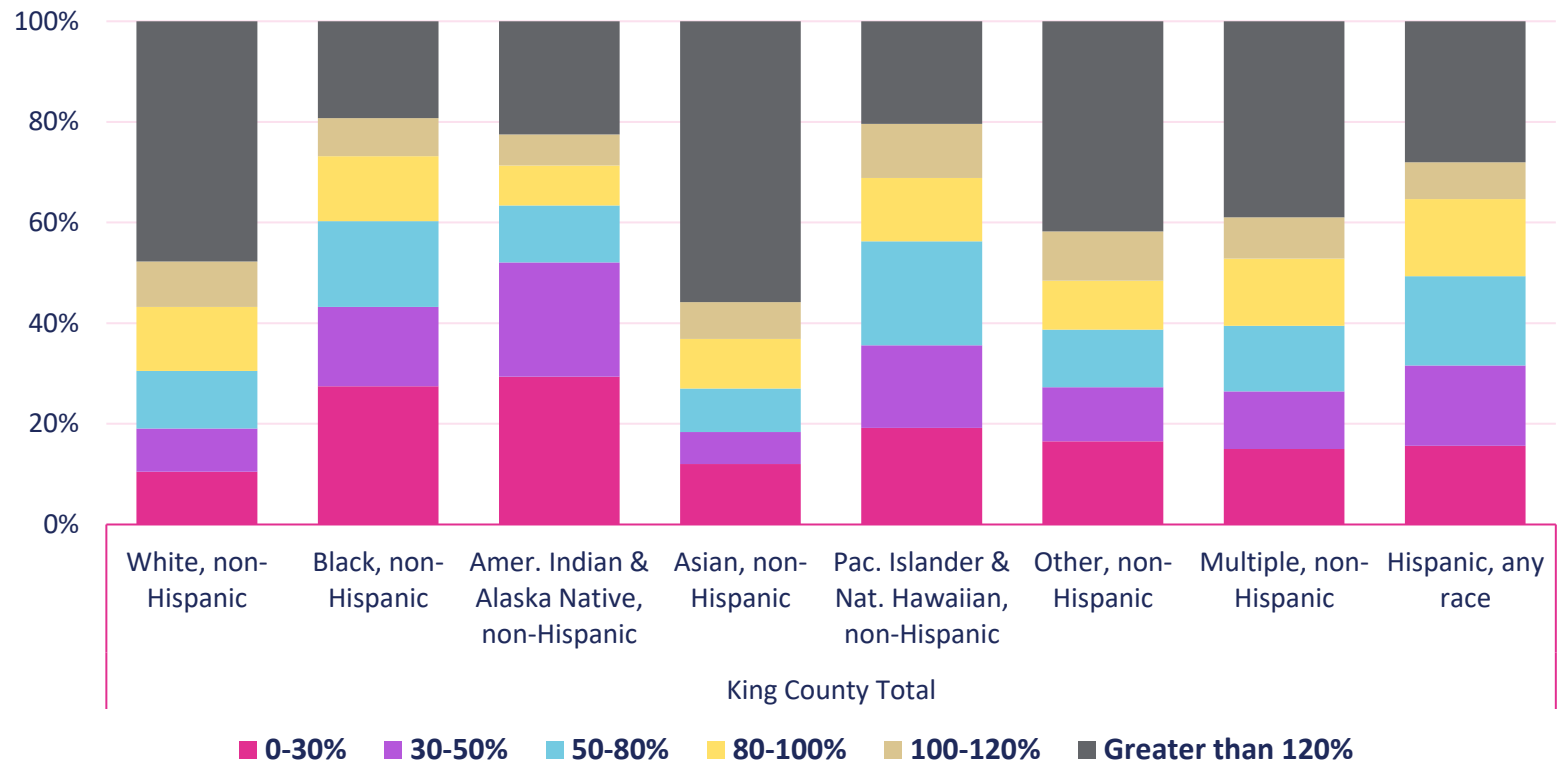
King County Income Distributions, 2023



Racial Disparities in Income and Wealth

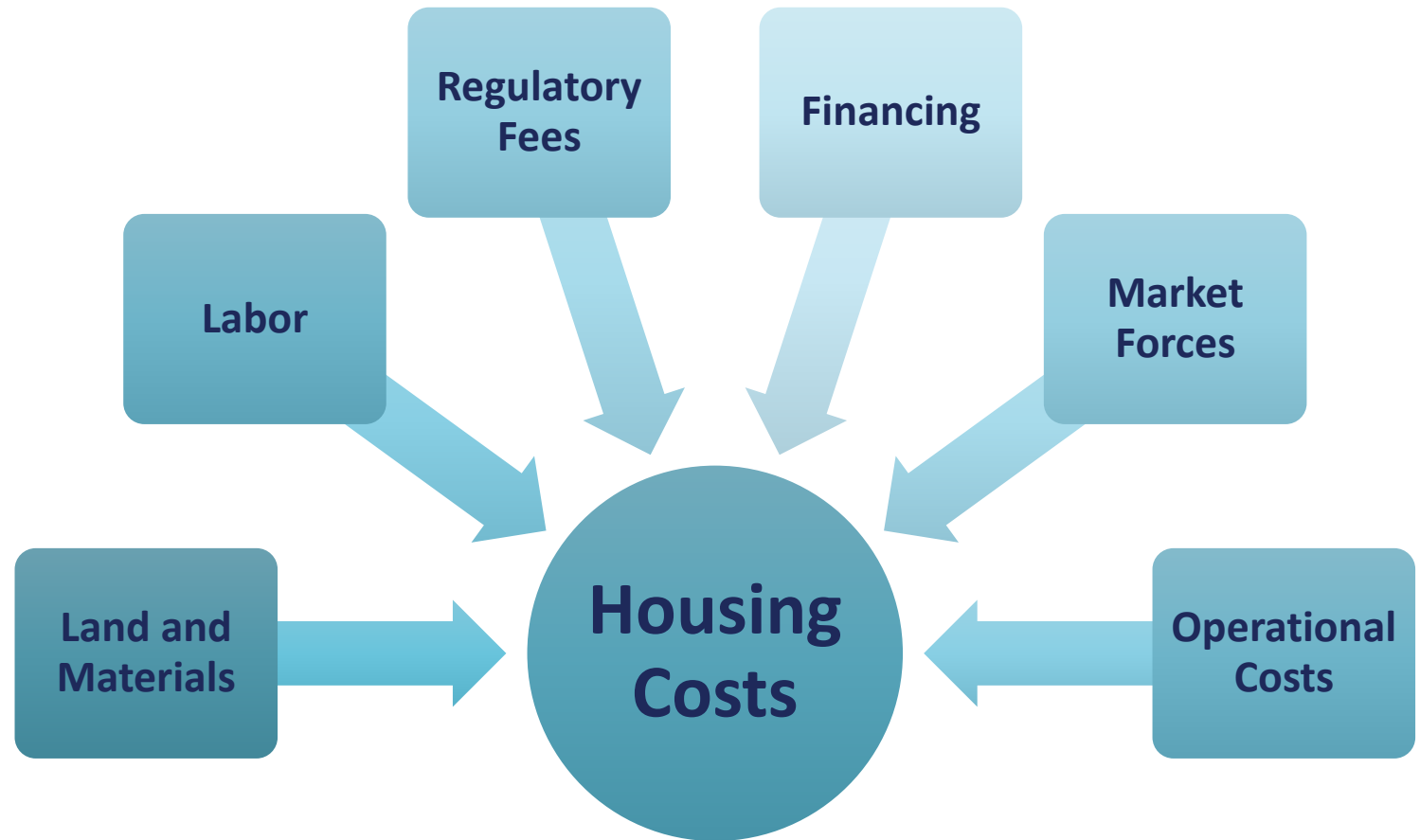
Racial disparities in incomes mean Black, Indigenous, and Native Hawaiian people are more likely to be low income.

Race and Ethnicity by AMI, King County, 2023



Rising Housing Costs

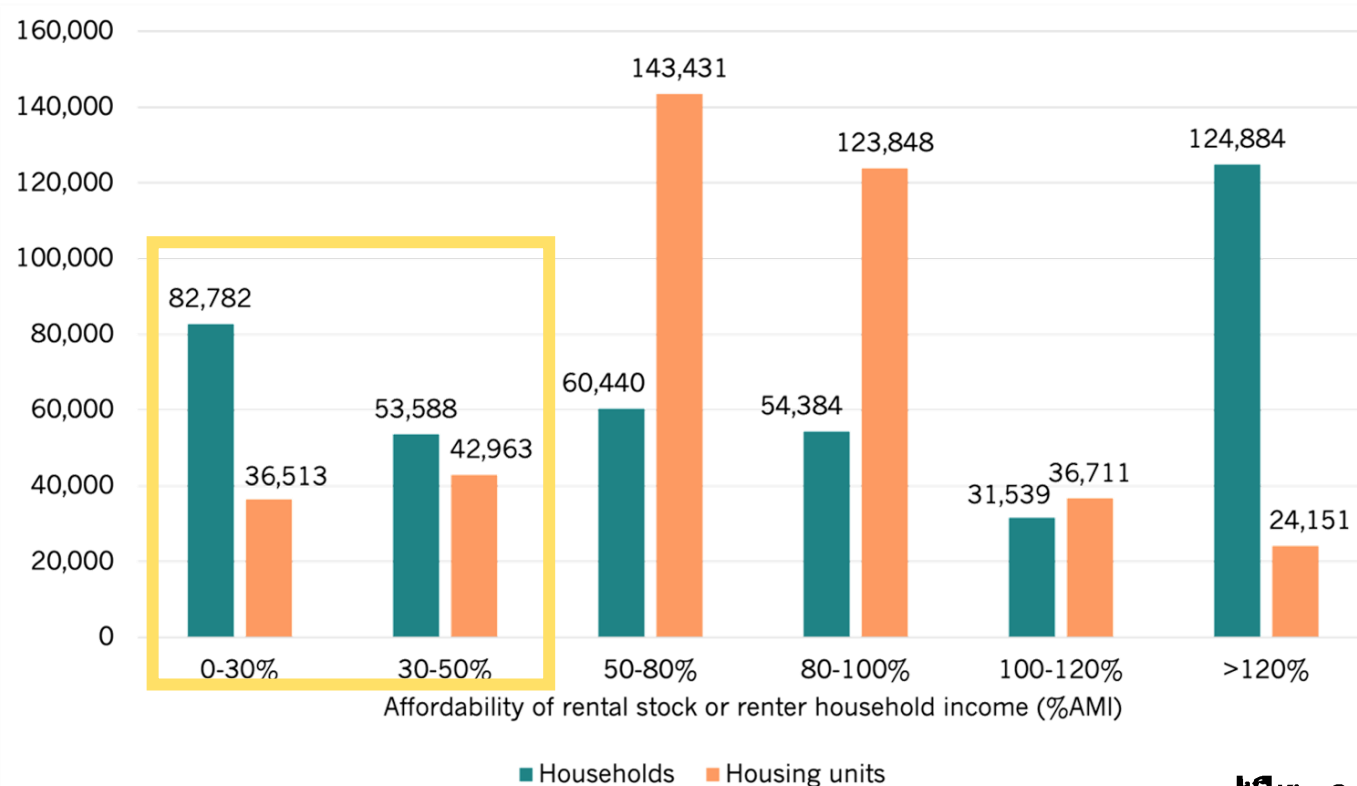
High interest rates compound with relatively high land and labor costs to significantly drive up housing costs.



Low Income Housing Shortage

There is a shortage of housing affordable to very low income households

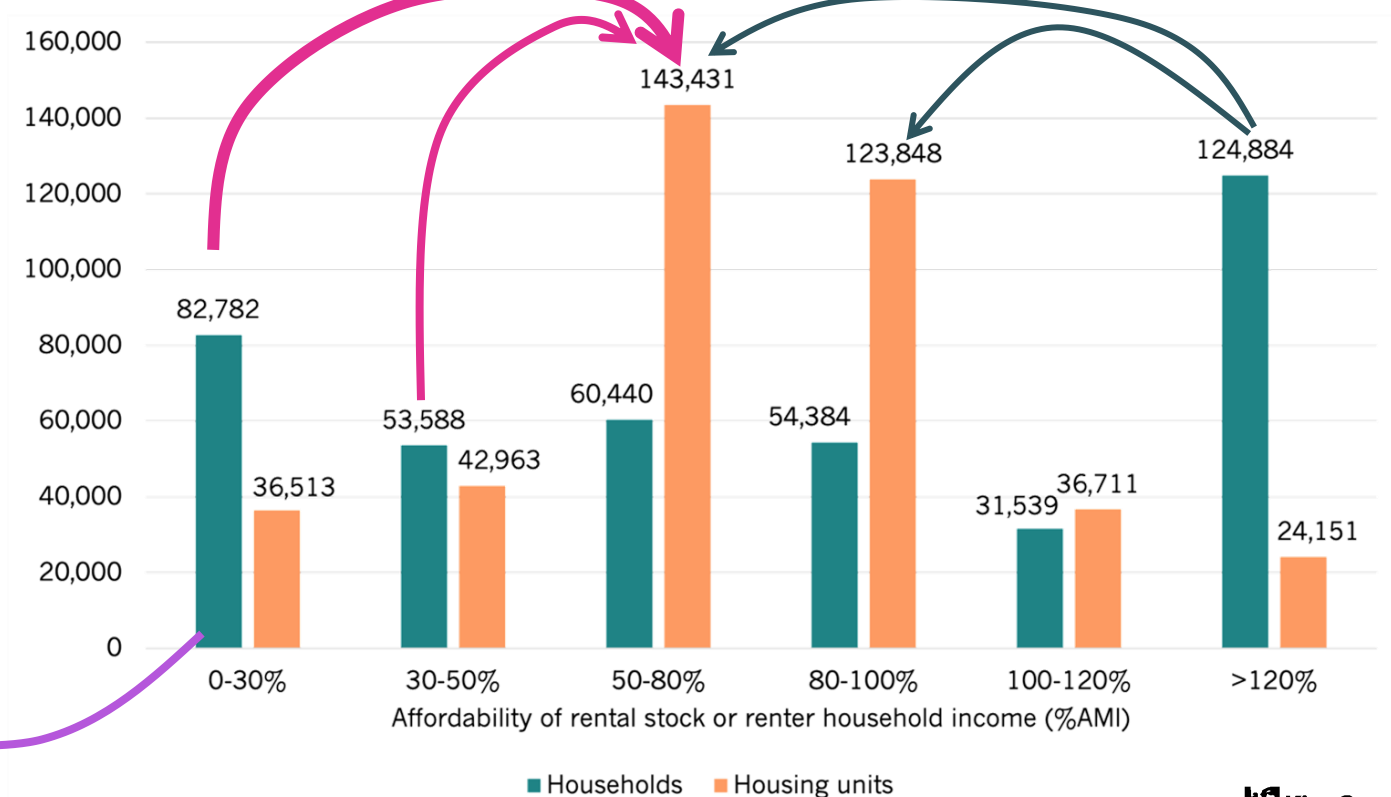
Number of Rental Housing Units and Renter Households by AMI, King County, 2023



Intensifying Housing Instability

There is a shortage of housing affordable to very low income households leading to housing cost burden, overcrowding, and homelessness.

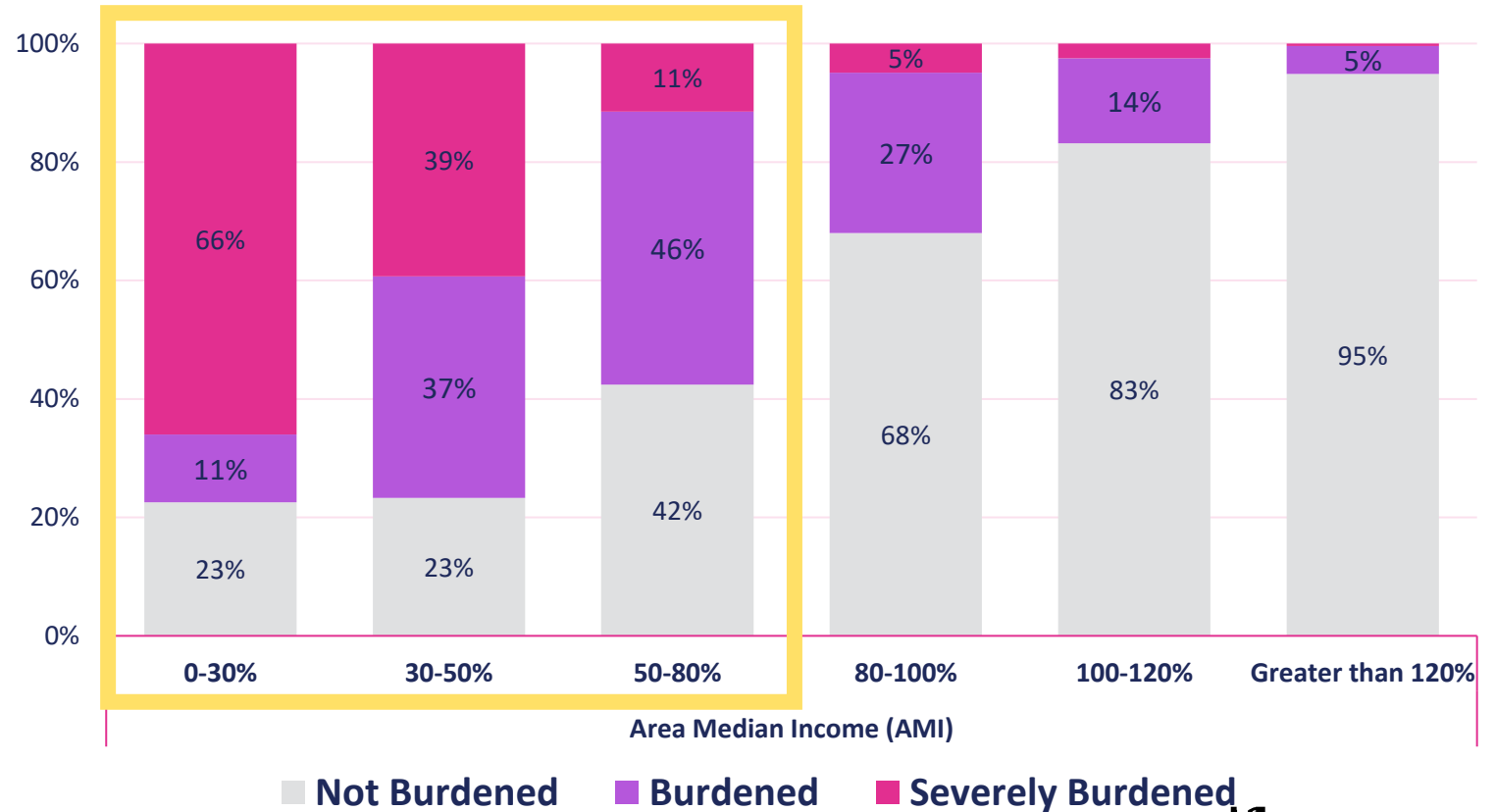
Number of Rental Housing Units and Renter Households by AMI, King County, 2023



Housing Outcomes: Cost-Burden

Low-income households are most impacted by housing cost burden.

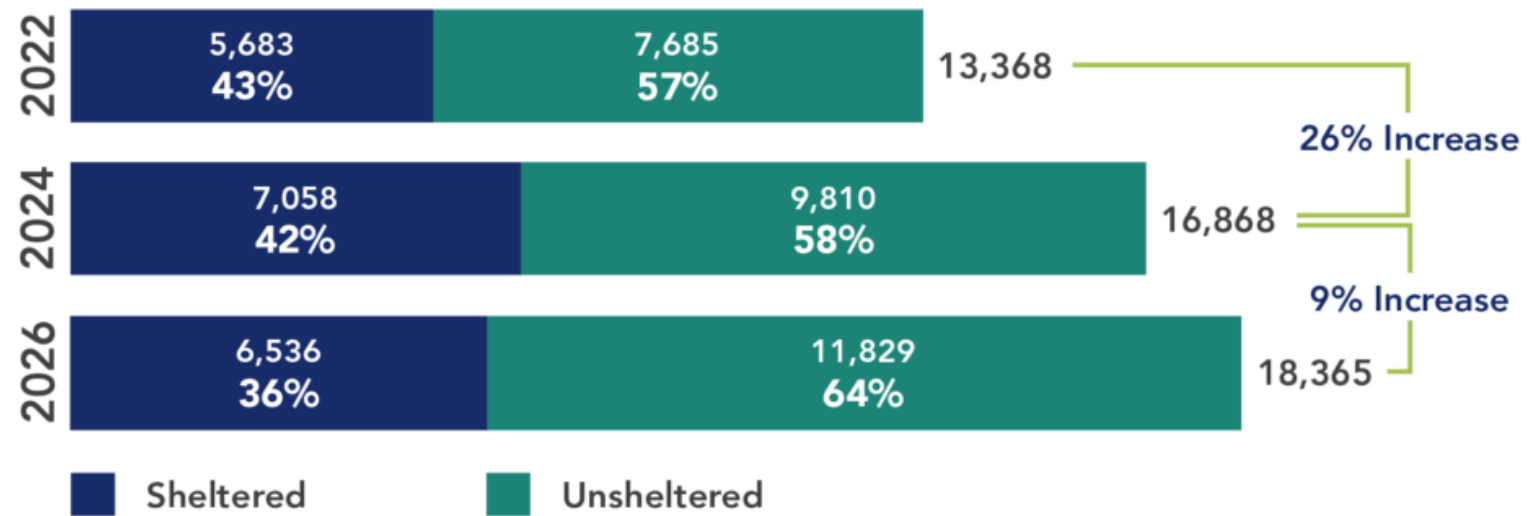
Housing Cost Burden by AMI, King County, 2023



Housing Outcomes: Homelessness

Over 18,000 people are experiencing homelessness, most of whom are unsheltered.

People Experiencing Homelessness, King County, 2026

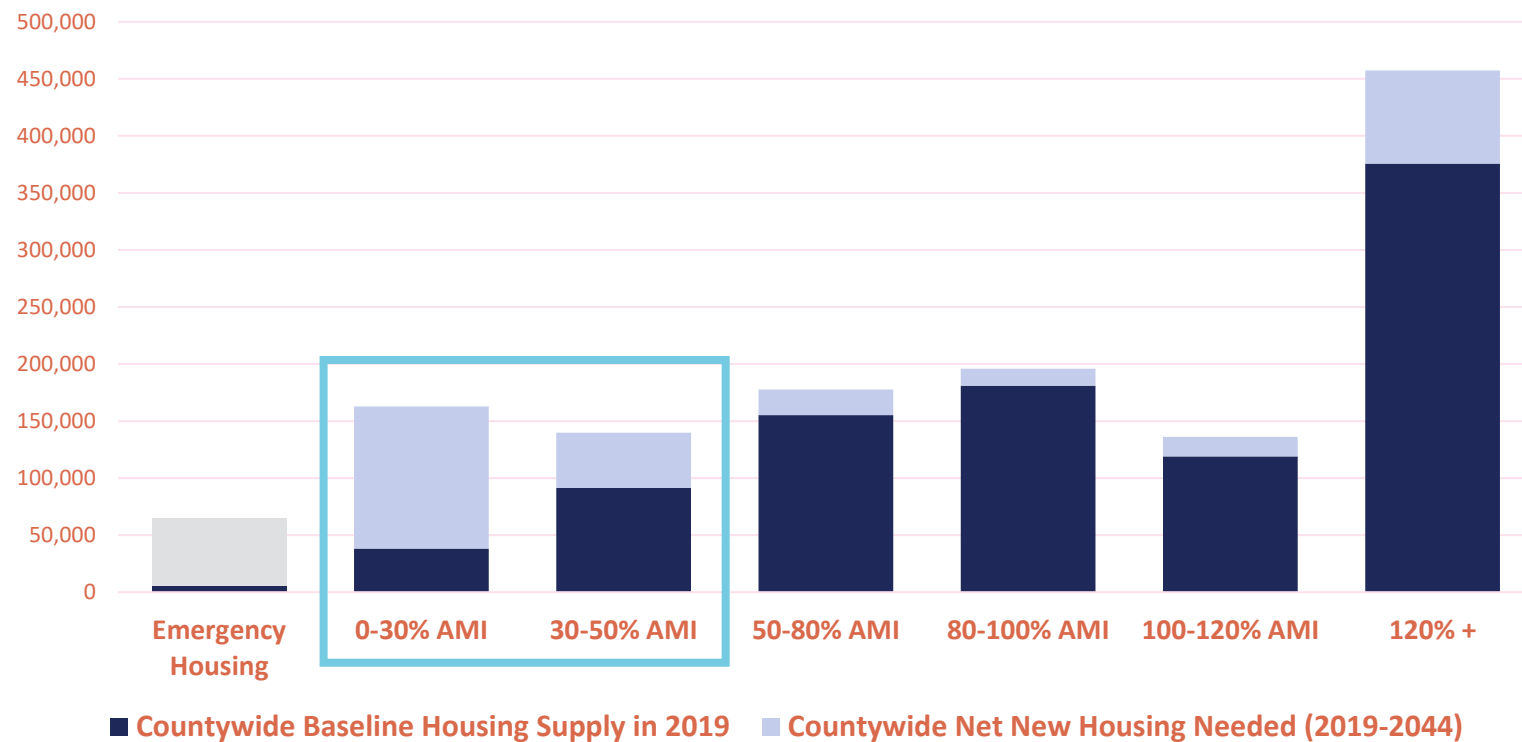


Housing Policy Implications: Net New Housing Needs

“Housing needs” are an expression of the housing units needed to end homelessness and housing cost-burden and keep up with population growth.

Preservation of existing housing that is affordable at these incomes levels is required to maintain *net* progress.

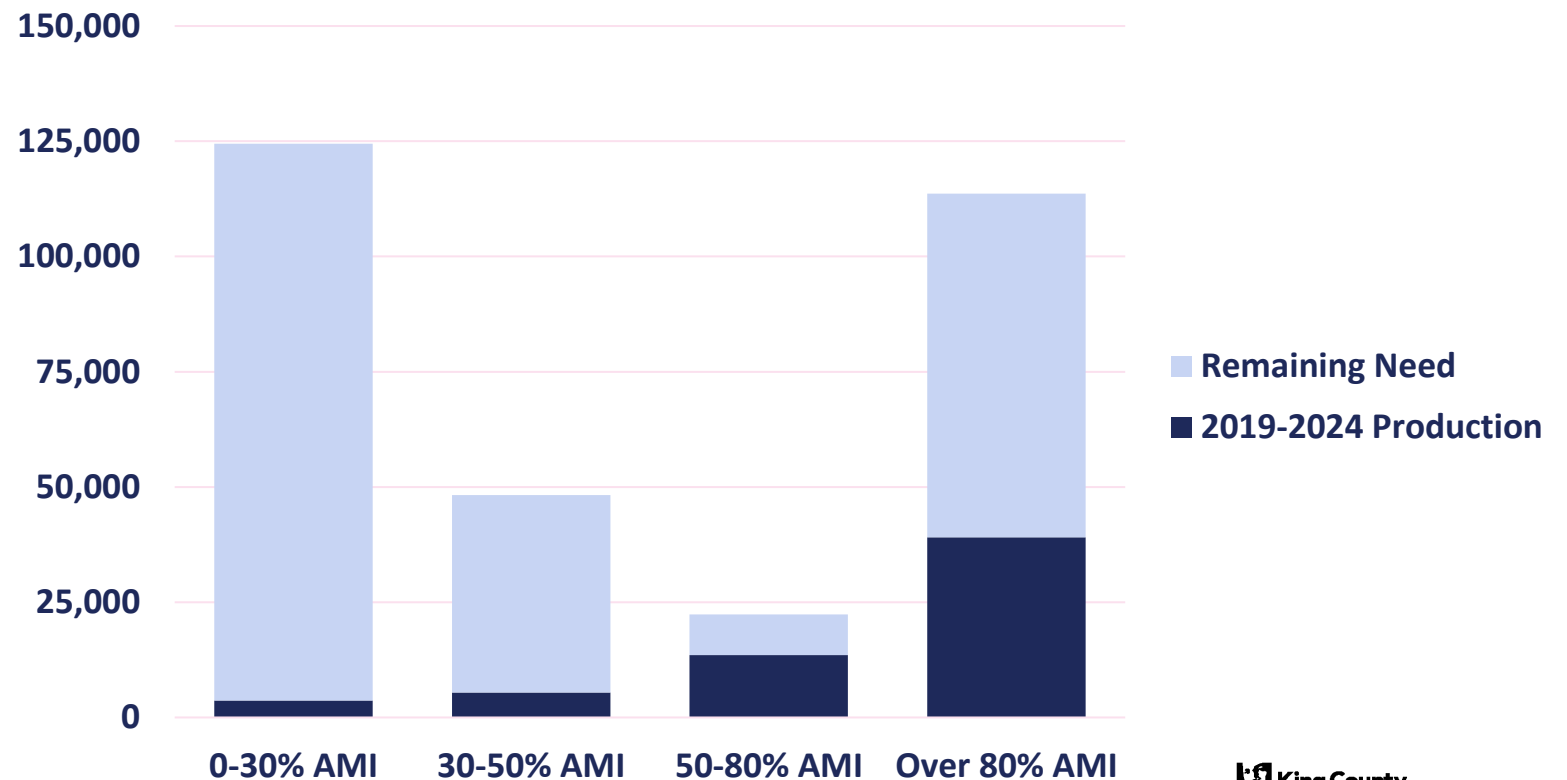
Countywide Net New Housing Needed by AMI: 2019-2044



Housing Progress Not Reaching Deepest Needs

We are off track to meet housing needs for very low-income households

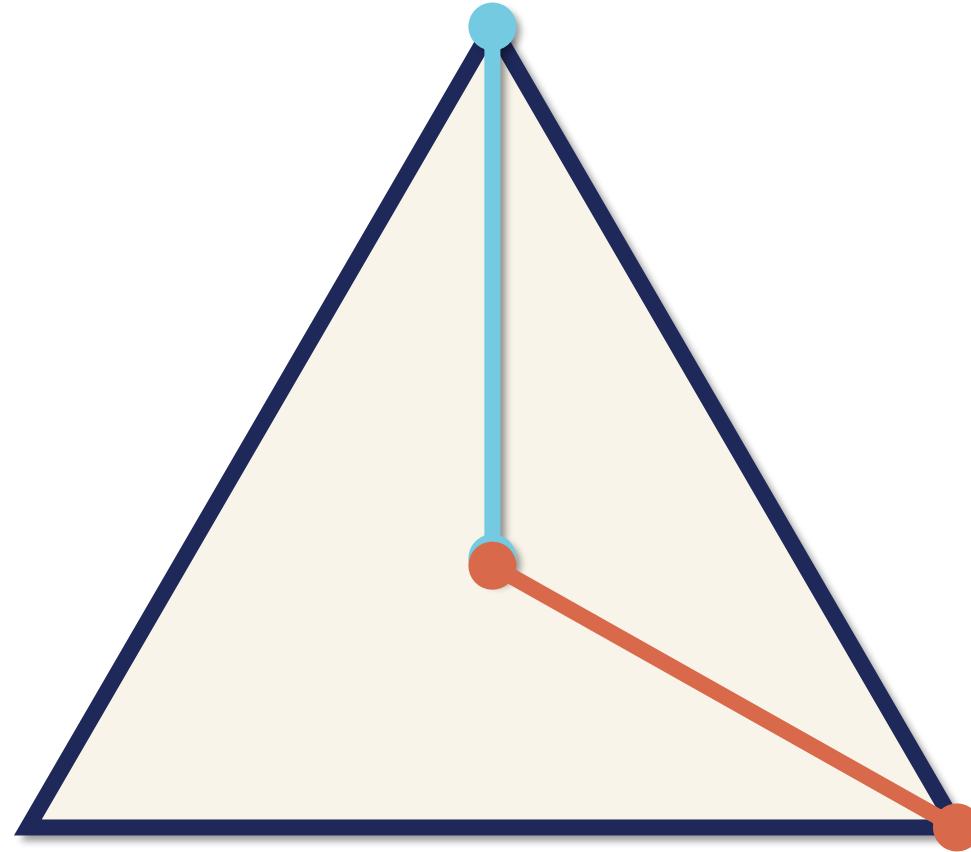
Housing Production Relative to Need by AMI, King County, 2024



Source: King County Countywide Planning Policies, King County Income-Restricted Housing Database



AFFORDABILITY



LOCATION

 King County

DCHS

Department of Community
and Human Services

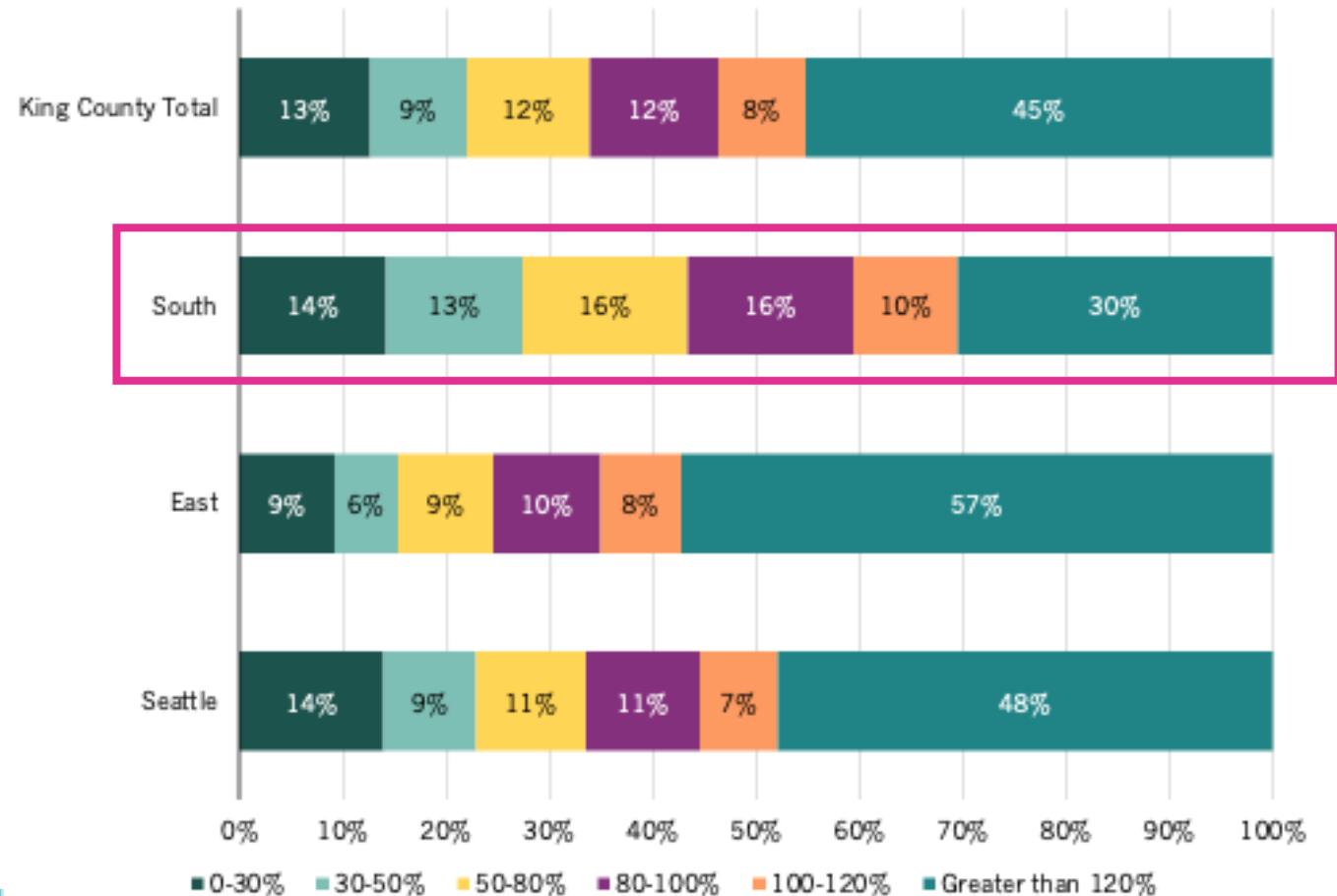
Income Distribution in King County Subregions

South King has the largest share of low- and middle-income households and most balanced income distribution

East King County is most affluent and exclusive subregion—more than half of households earn above 120% AMI

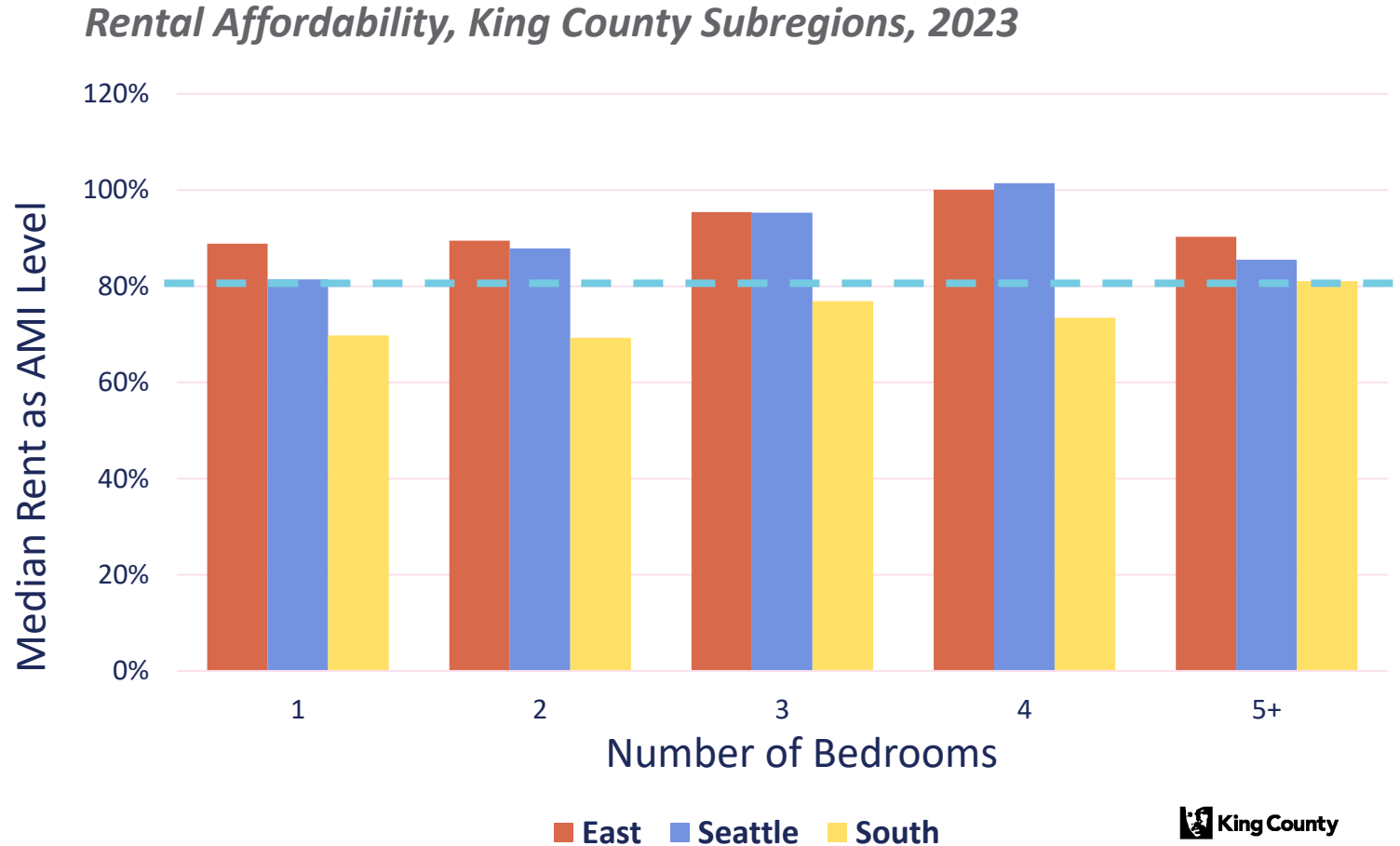
Seattle is polarized, with both high- and very low-income households.

Income Distribution by AMI, 2023



Rental Housing Affordability

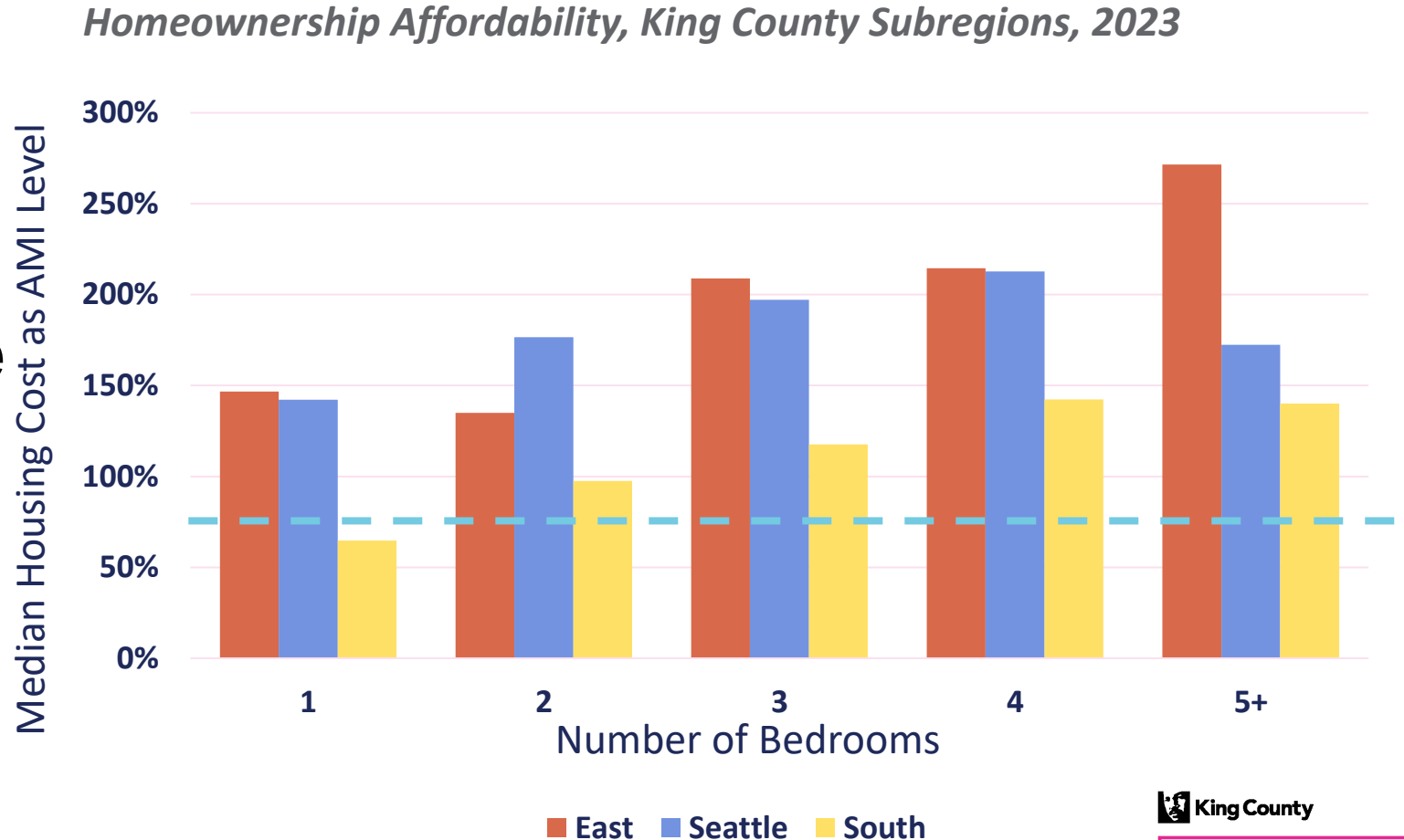
**South County
offers relative
rental
affordability for
smaller
households**



Source: U.S. Census Bureau, 2019-2023 American Community Survey 5-year Public Use Microdata Sample (PUMS)

Ownership Housing Affordability

Homeownership is out of reach for low- and moderate-income households.

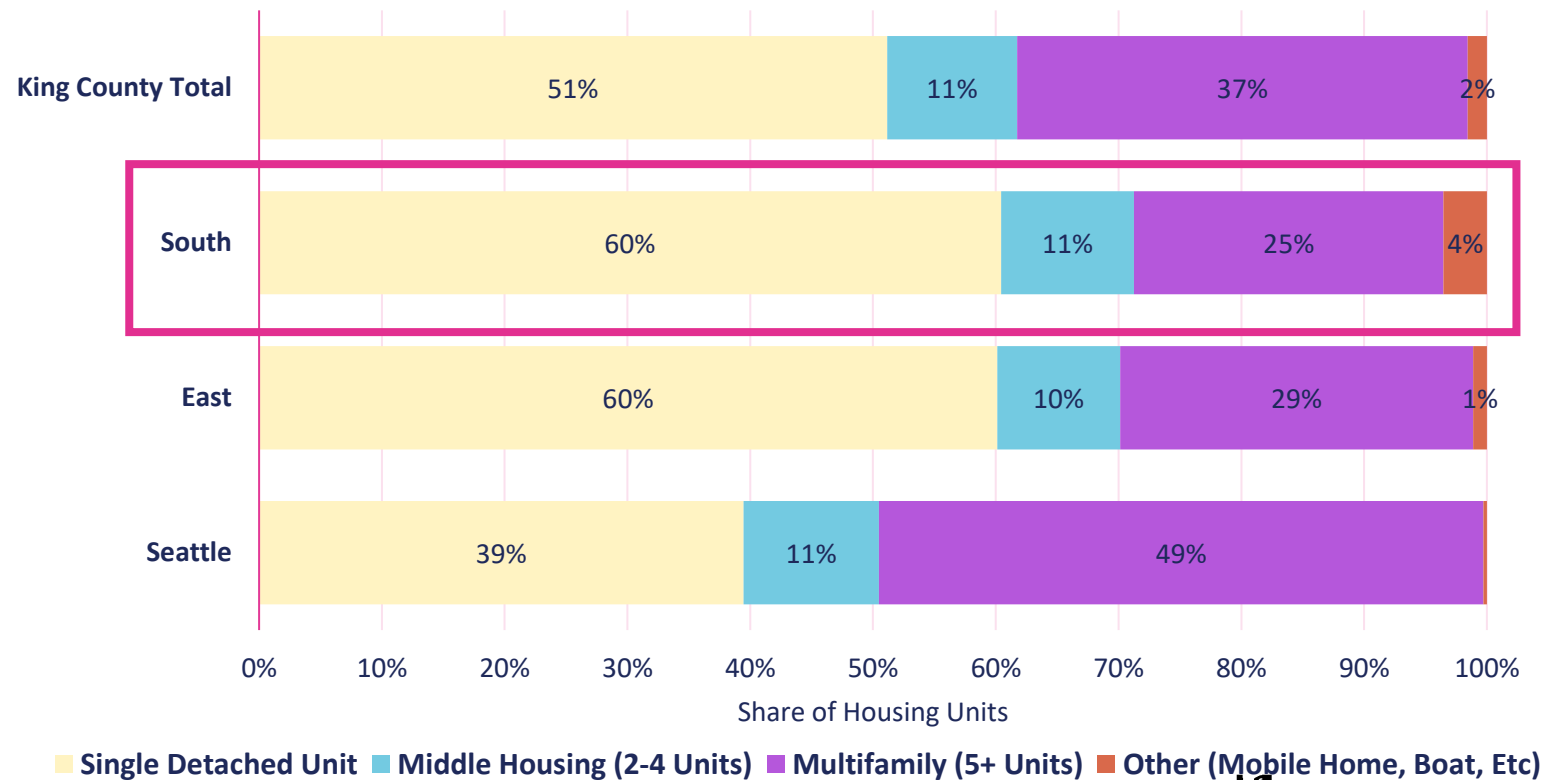


Source: U.S. Census Bureau, 2019-2023 American Community Survey 5-year Public Use Microdata Sample (PUMS)

Equitable Distribution of Housing Needs

**Exclusionary
zoning and land
use practices
restrict more
affordable
housing access
and choice**

Housing Types, King County Subregions, 2023



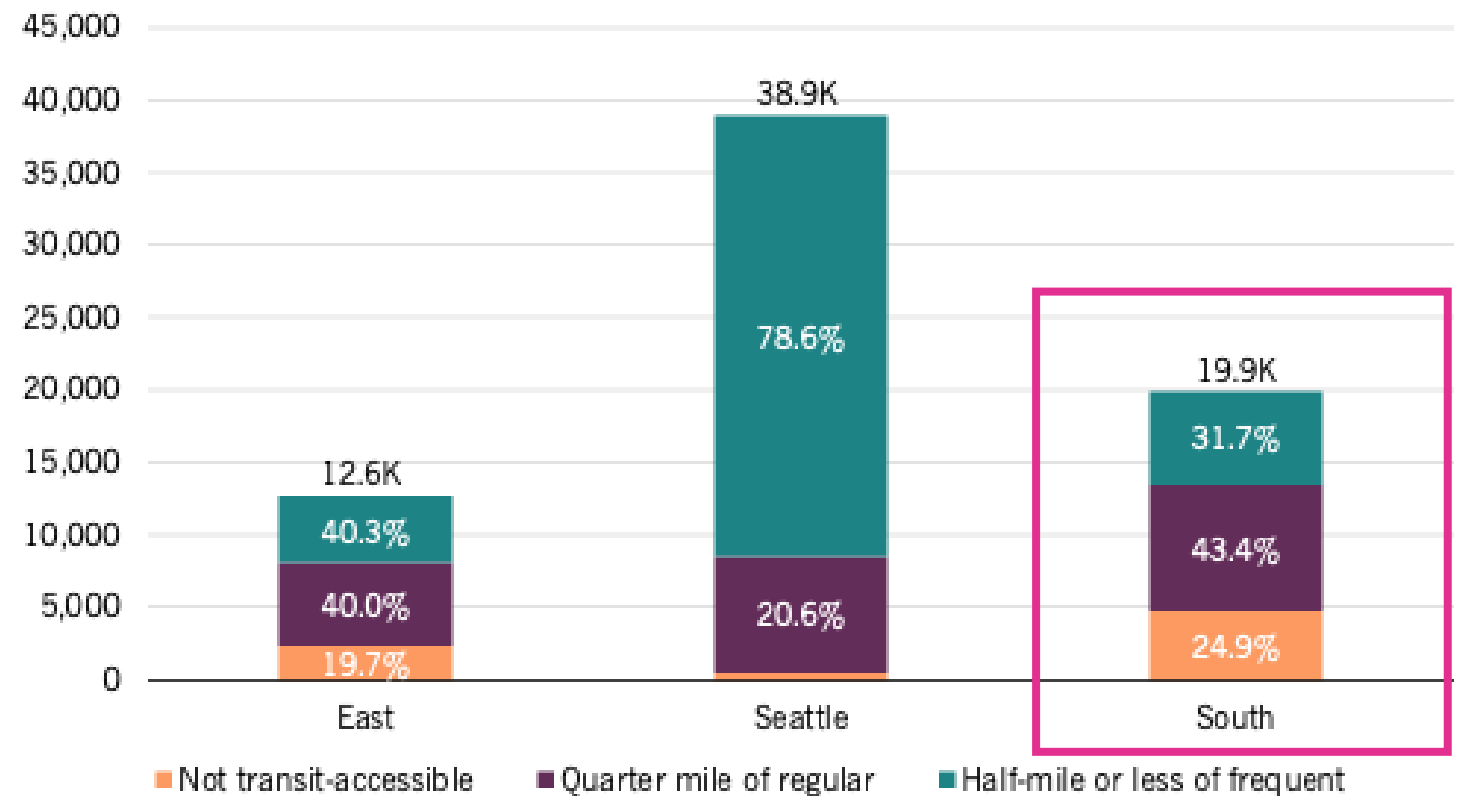
Source: U.S. Census Bureau, 2019-2023 American Community Survey 5-year Public Use Microdata Sample (PUMS)

Connecting Housing to Transit

More than 75% the income-restricted housing stock in King County is connected to transit

South Seattle has the highest share of housing not accessible to transit

Income-Restricted Housing Proximity to Frequent Transit, King County Subregions, 2024



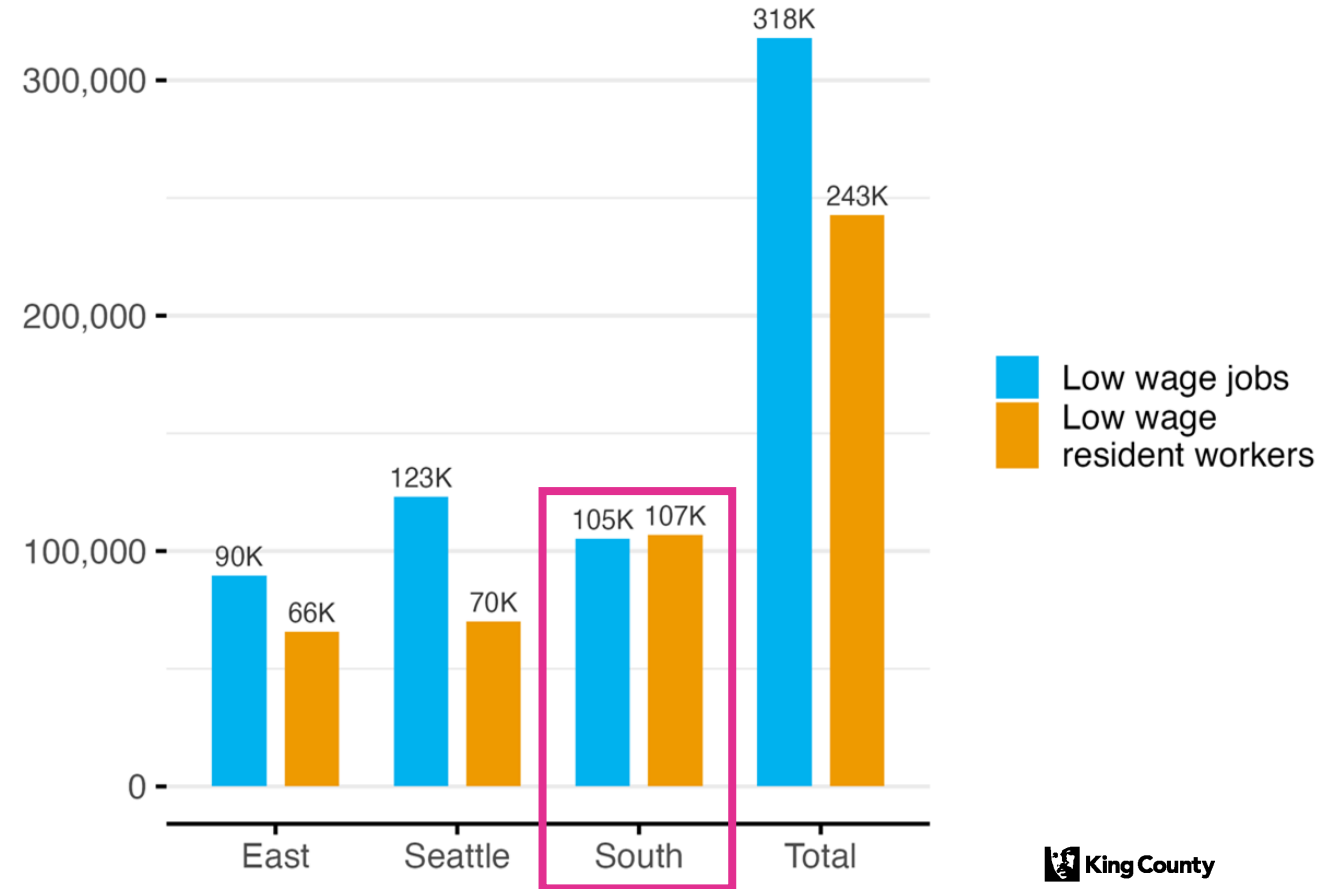
Source: Sound Transit Puget Sound Consolidated GTFS, OpenStreetMap, King County Income-restricted Housing Database, data extracted 23 July 2025. Data Current as of December 31, 2023.

Housing Outcomes: Longer Commutes

Low-Wage Jobs and Low-Wage Residents, King County Subregions, 2023

Low-wage jobs are distributed throughout the county, but housing for low-wage workers is not

Low-wage workers commute across subregions and from outside the County



Source: US Census Bureau, 2023 Longitudinal Employer Household Dynamics (LEHD) Origin Destination Employment Statistics

Housing Outcomes: Segregation

There are persistent disparities in economic and housing outcomes for King County residents based on race, ethnicity, and disability

Percent of King County Neighborhoods Affordable to the Median Household by Race or Ethnicity

American Indian and Alaska Native	7.5%
Black	14.6%
Native Hawaiian/Pacific Islander	49.4%
Hispanic	55.9%
Multiple Races	83.0%
White Alone, Not Hispanic	92.3%
Asian	98.6%

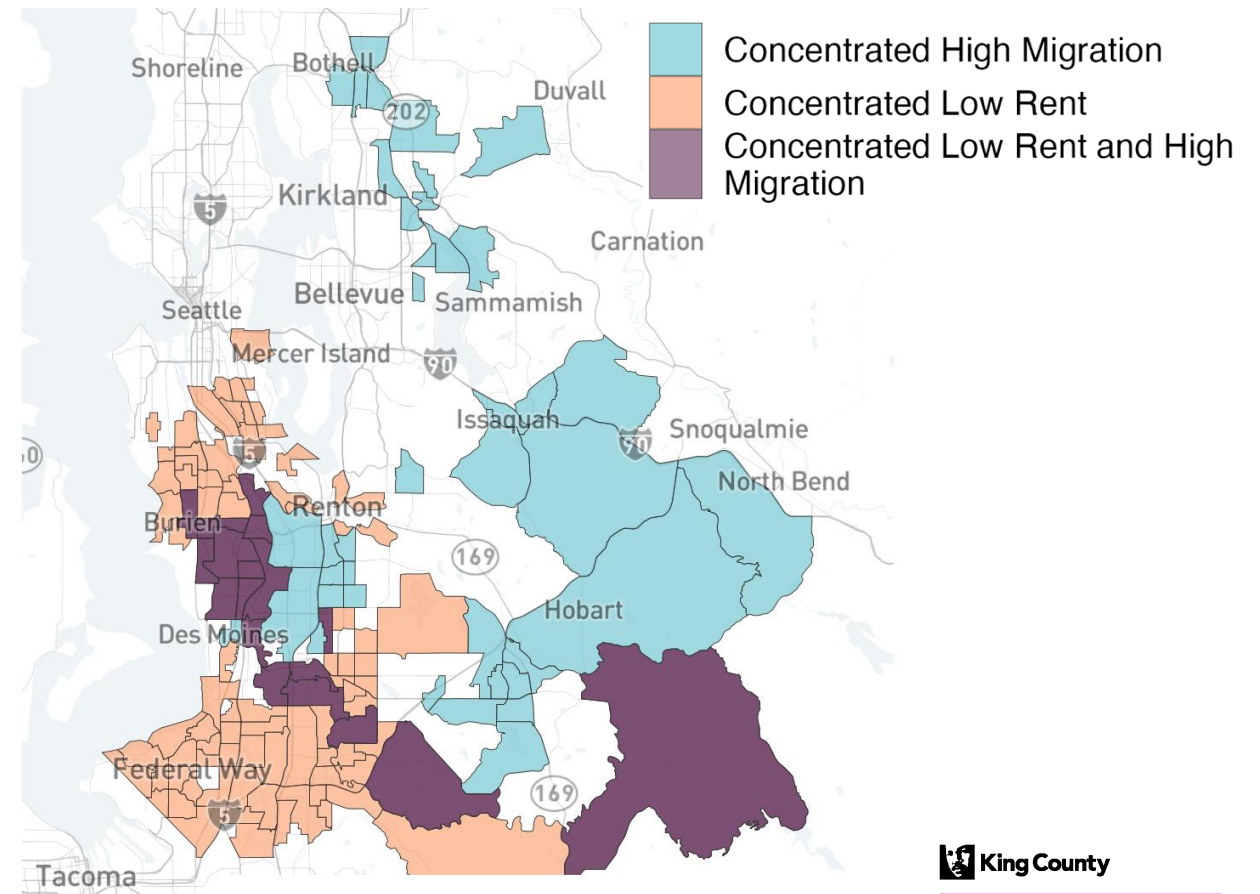
Source: 2025 King County Consortium Analysis of Impediments to Fair Housing Choice; US Census Bureau, 2018-2022 5-year ACS

Housing Outcomes: Displacement

**East King attracts
high-income movers
(above 120% AMI)**

**South draws the most
low- and moderate-
income movers and 4+
person households**

Intra-County Migration Trends, King County, 2023

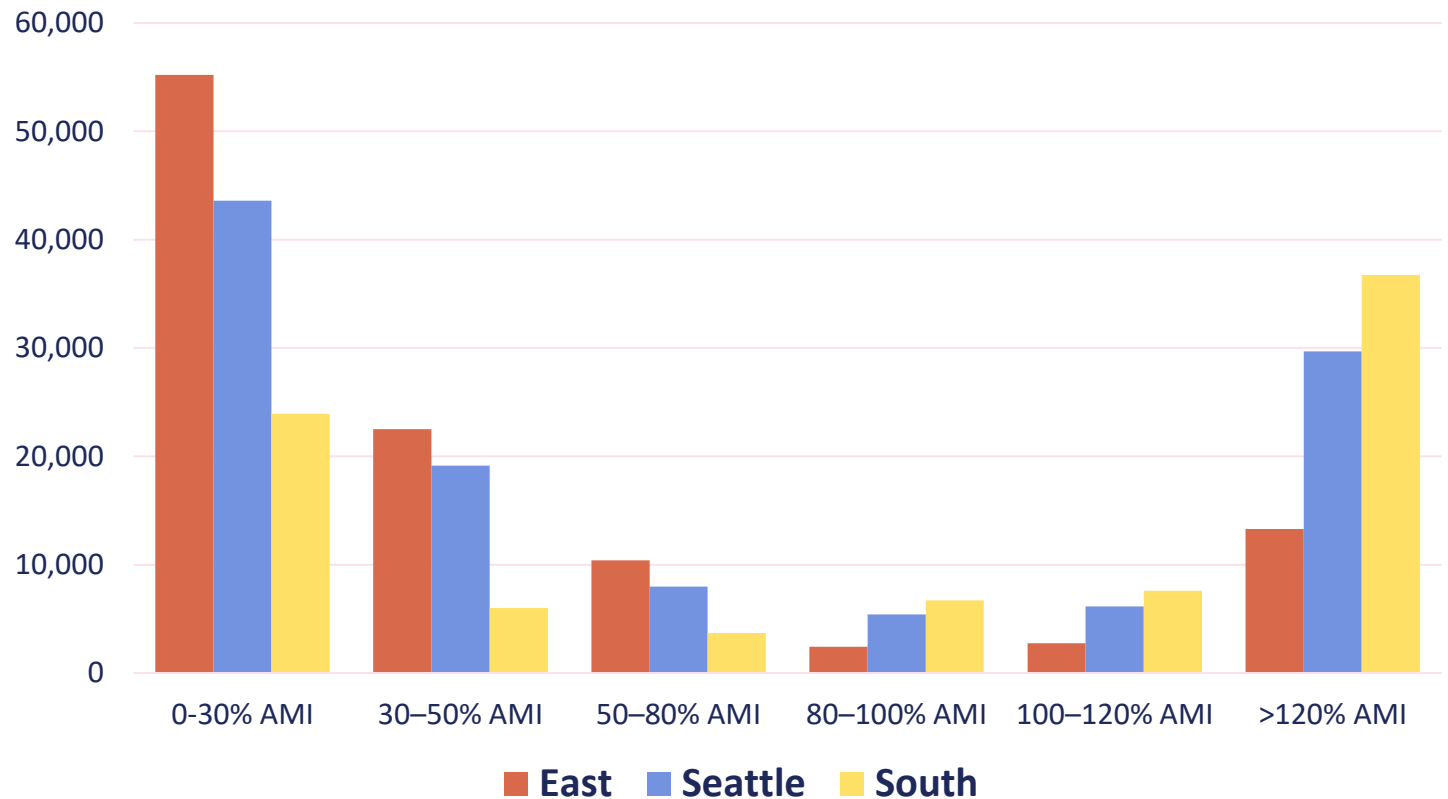


Source: US Census Bureau, 2019–2023 ACS 5-Year

Housing Need: Equitable Distribution of Housing

Low-income housing needs are higher in East County and Seattle to improve the balance of low-wage jobs to affordable housing

Housing Needs Allocations by Income, King County Subregions

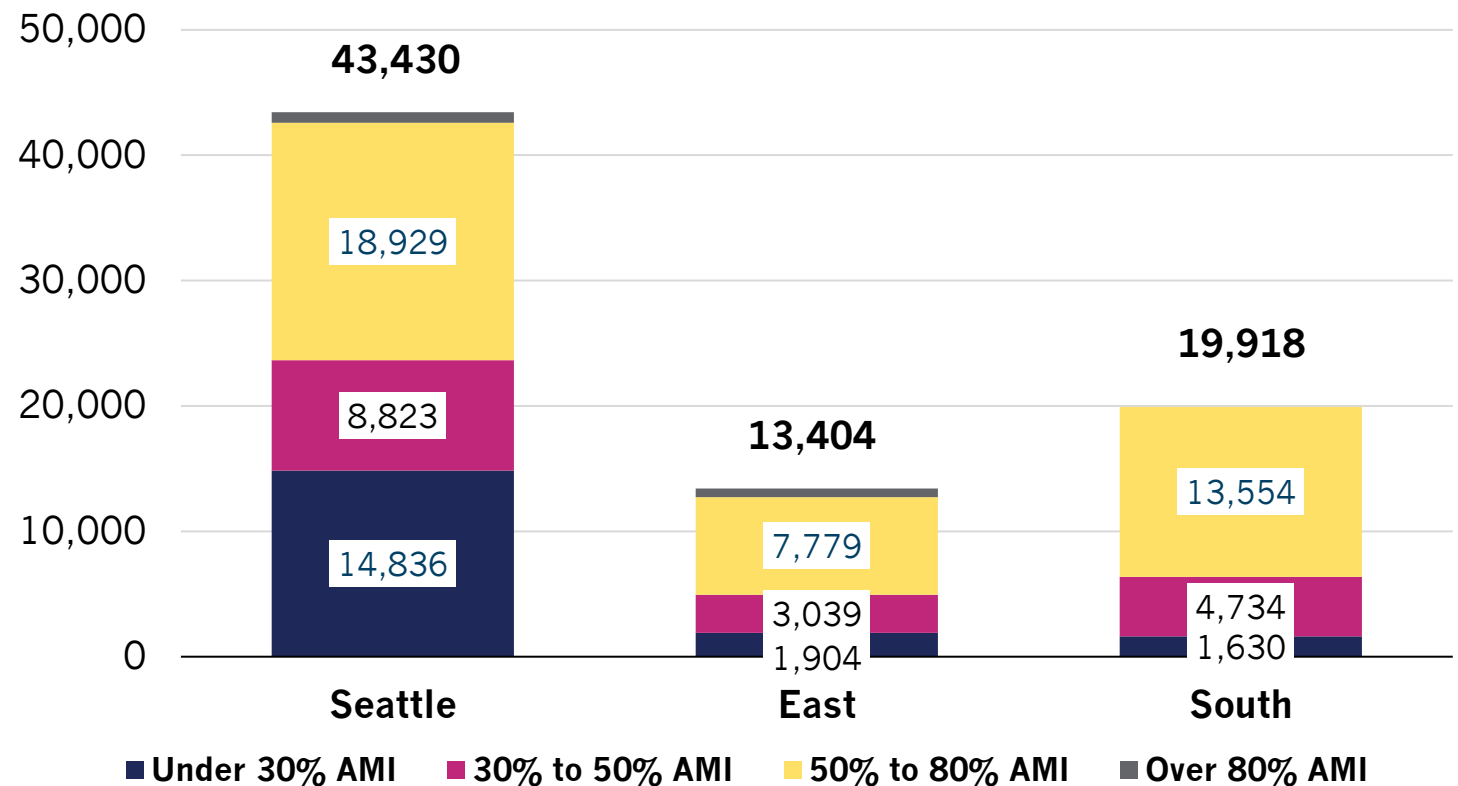


Housing Progress

Deeply affordable housing production is concentrated in Seattle

South County producing more income-restricted housing at 80% AMI

Income-Restricted Housing Inventory, King County Subregions, 2024





AFFORDABILITY



HOUSEHOLD SIZE



LOCATION

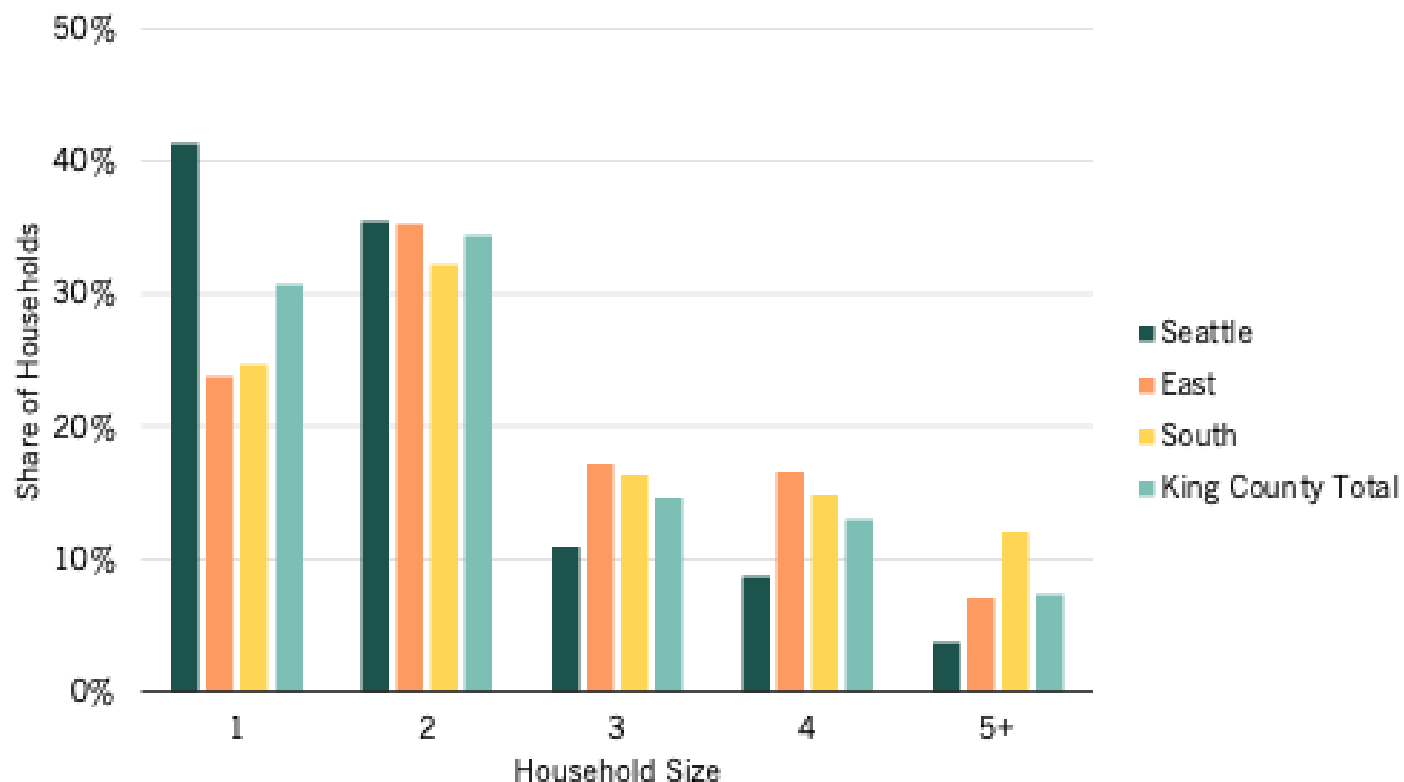
Household Sizes in King County

Seattle has the smallest households—41% of households are single-person

South King has the largest households, especially 5+

East shows more mid-sized households (3–4 person) compared to other subregions

Household Size, King County Subregions, 2023



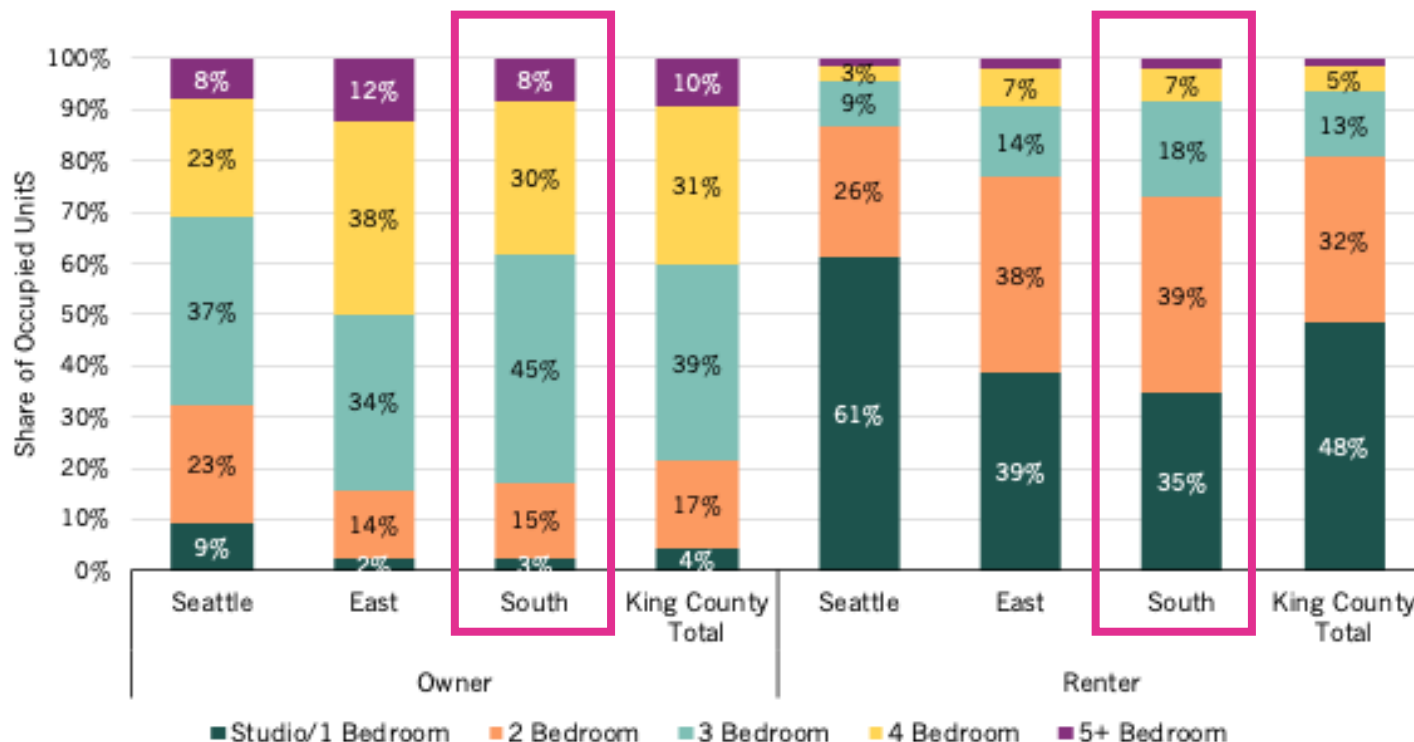
Number of Bedrooms in Housing Supply

Seattle rentals skew small—61% are studios or 1-bedrooms

East ownership units are large—most are 4–5+ bedrooms

South and East rentals are slightly larger, with more 2-bedrooms

Housing Units by Type and Number of Bedrooms, 2023



\$
More
Affordable

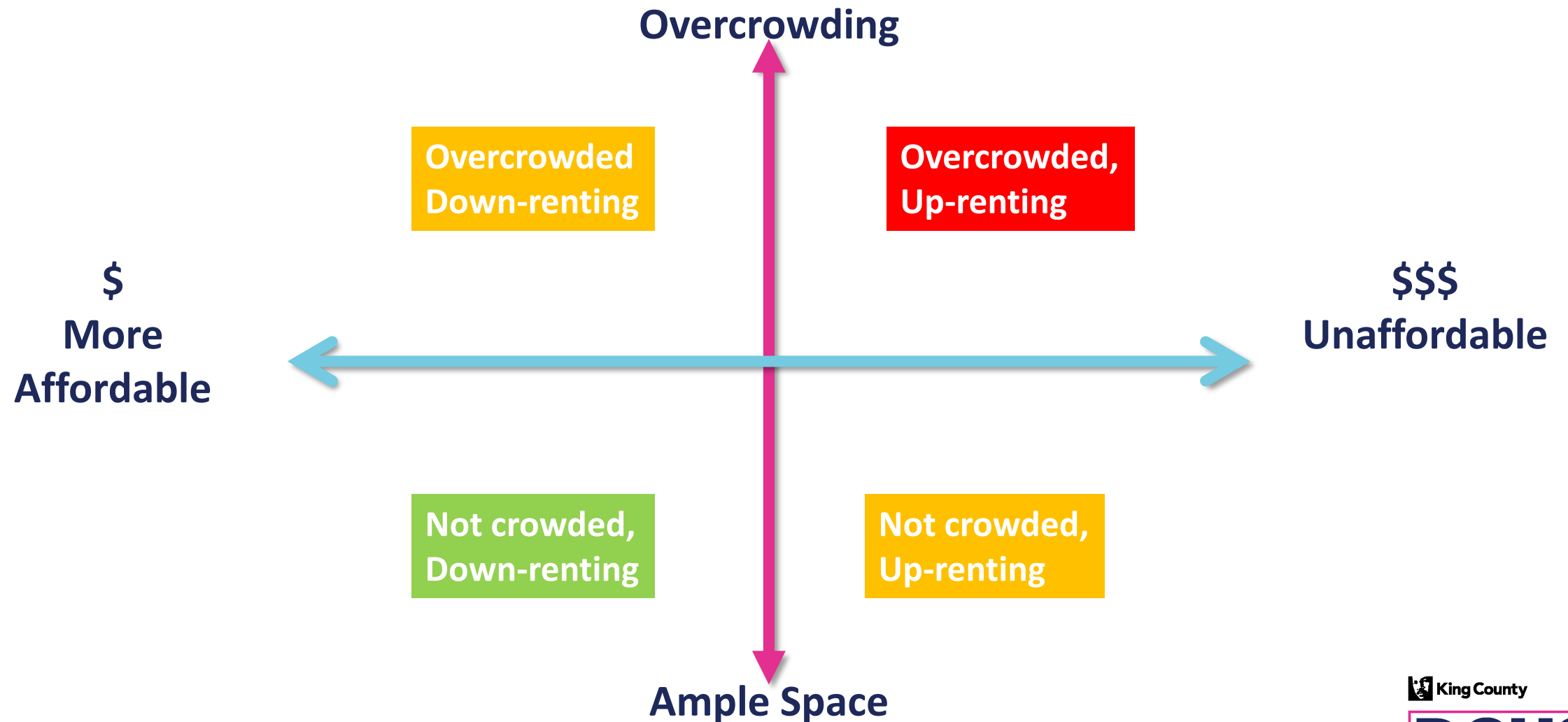


\$\$\$
Unaffordable

Overcrowding

Space

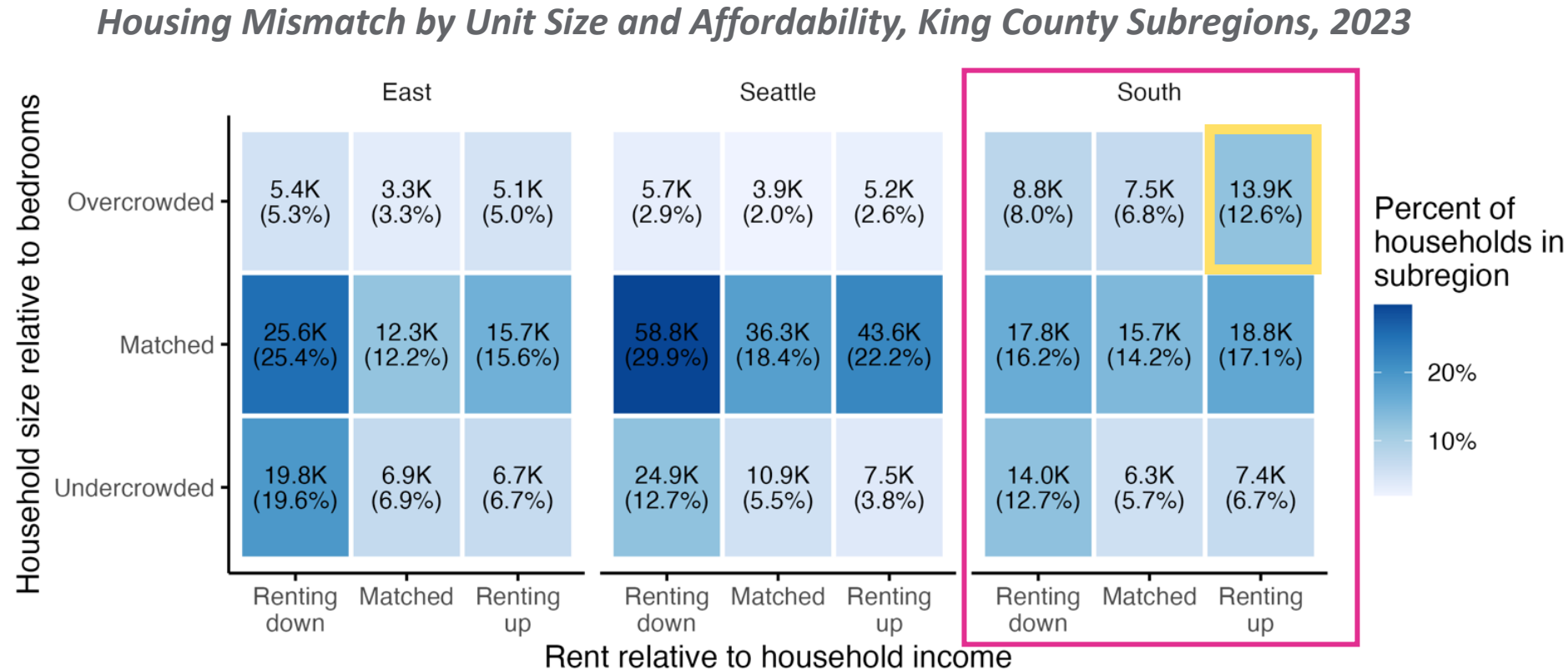
Ample Space



Uprenting and Overcrowding

Up-renting is common in all subareas

Overcrowding and up-renting is most prevalent in South County



Source: U.S. Census Bureau, 2019-2023 American Community Survey 5-year Public Use Microdata Sample (PUMS)

King County

DCHS

Department of Community
and Human Services

Shortage of 2+ Bedroom Housing

Low-income households experience the largest gaps in housing that meets their space needs

Severe supply shortages for 2+ bedroom units

Housing Needs by Unit Size and Affordability, King County, 2023

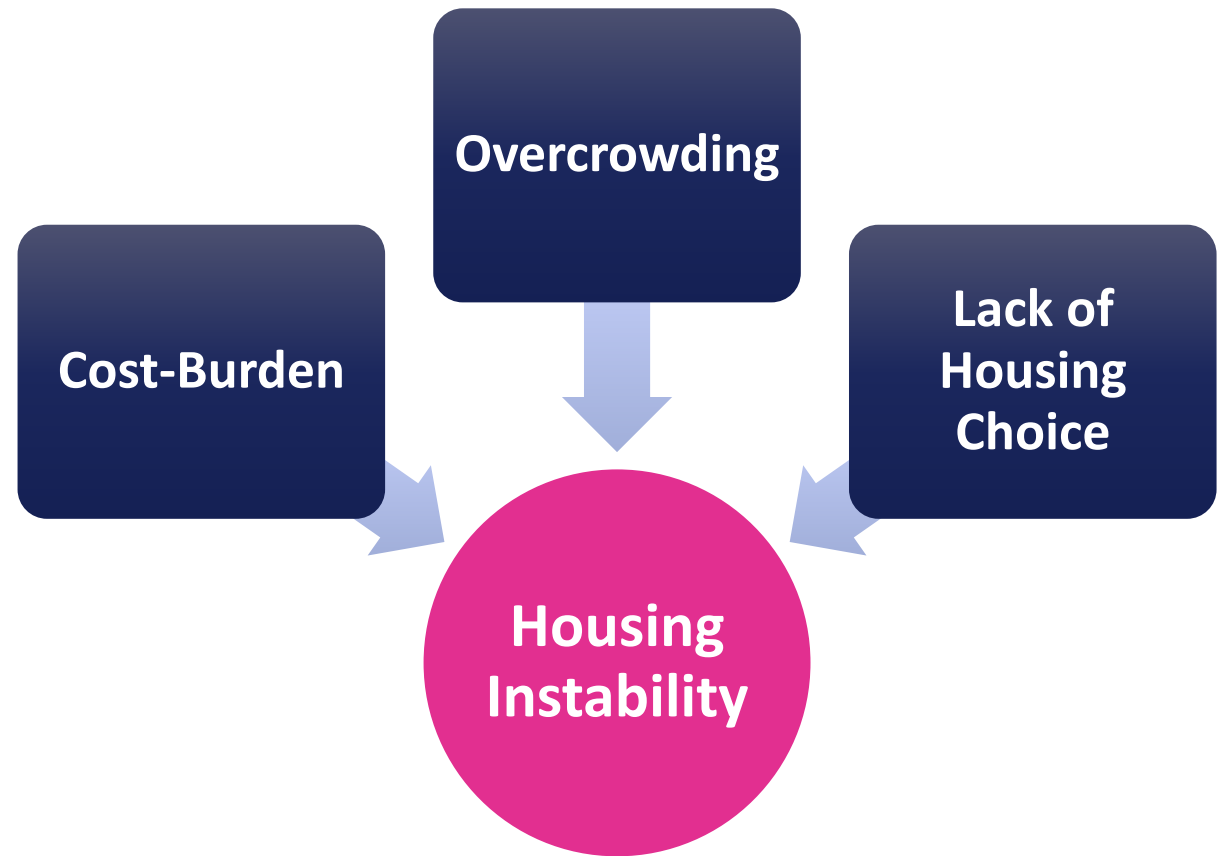
Bedrooms per Unit	Household income					
	0-30%	30-50%	50-80%	80-100%	100-120%	>120%
4+	3,840 (311% of existing stock)	1,797 (228% of existing stock)	1,784 (118% of existing stock)	581 (34% of existing stock)	204 (36% of existing stock)	459 (64% of existing stock)
3	3,384 (159% of existing stock)	2,394 (98% of existing stock)	1,781 (36% of existing stock)	593 (9% of existing stock)	0 (0% of existing stock)	394 (18% of existing stock)
2	4,631 (78% of existing stock)	4,038 (73% of existing stock)	4,218 (27% of existing stock)	1,008 (7% of existing stock)	185 (3% of existing stock)	252 (8% of existing stock)
1	2,444 (31% of existing stock)	1,969 (15% of existing stock)	1,709 (3% of existing stock)	942 (2% of existing stock)	68 (1% of existing stock)	157 (2% of existing stock)

Source: U.S. Census Bureau, 2019-2023 American Community Survey 5-year Public Use Microdata Sample (PUMS)

Housing Outcomes: **Overcrowding**

An estimated 15% of King County renter households are overcrowded

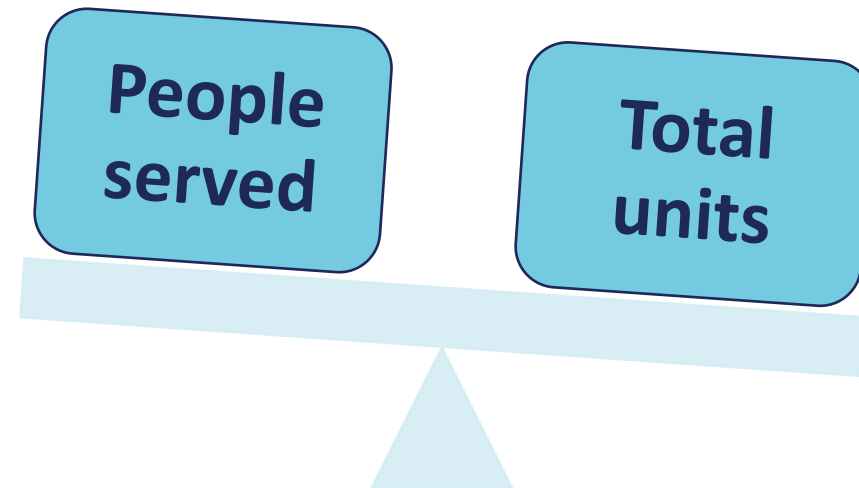
Over 90% of low income 3+ person renter households are either overcrowded, renting up, or both



Housing Policy Implications: Investing in Multibedroom Units



Housing needs are more than just the total units produced – the affordability, location, and size of the units matter





AFFORDABILITY

SEGREGATION

INACCESSIBILITY

TRAFFIC

OVERCROWDING

ENVIRONMENTAL
INJUSTICE

NEGATIVE HEALTH
OUTCOMES

Outcomes from
Housing System
Failures



HOUSEHOLD SIZE



LOCATION

HOMELESSNESS

FINANCIAL INSTABILITY

COST BURDEN

King County

DCHS

Department of Community
and Human Services

Focus where the need is
greatest: <50% AMI



Invest in larger
housing units

Equitably distribute
affordable housing
near jobs and transit

King County Housing Needs Review

Affordability: Housing needs are greatest for households with incomes below 50% AMI and for populations that need deeply affordable and supportive housing

Location: We need an equitable distribution of affordable housing production near jobs and transit

Household Size: There is an outstanding need for larger rental units to reduce overcrowding faced by larger, low-income households

Equity: There are persistent and systemic disparities in housing outcomes based on race and disability



Department of Community
and Human Services



Instagram



Blog



YouTube



Website



Data Dashboard

August Meeting

Dorsol Plants, SKHHP Program
Coordinator

August 6, 2026

SKHHP Advisory Board



Photo Credits: Marmes Rockshelter site, Franklin County, 1968 (Washington State University, Museum of Anthropology)

Estimated 2026 Fund Amount



2026 HCF Pre-Application Meetings

Developer	Development Type	Jurisdiction	Units	Funding Request
Blackfish Capital LLC	New Construction - Rental	Federal Way	190	\$3,000,000
African Community Housing & Development	New Construction - Rental	SeaTac	138	\$2,787,838
CCSWW	Rehabilitation – Rental	Burien	38	\$2,500,000
Multi-Service Center	New Construction – Rental	Federal Way	233	\$2,000,000
NW Cooperative Development Center	Acquisition – Ownership	Burien	42	\$2,000,000
Stoneway Capital	Rehabilitation – Rental	Des Moines	64	\$1,750,000
Mercy Housing NW	New Construction – Rental	Burien	83	\$1,600,000
Great Expectations	Acquisition - Rental	Unincorporated KC	208	\$1,000,000
			996	\$16,637,838

2026 HCF Potential Unit Mix by Affordability Level

Bedroom Size	30% AMI	40% AMI	50% AMI	60% AMI	80% AMI	Manager's Unit	Total
Studio	10	-	50	-	-	-	60
1-Bedroom	59	12	105	60	9	-	245
2-Bedroom	14	15	102	130	27	1	289
3-Bedroom	11	14	22	110	6	-	163
4-Bedroom	1	3	4	21	-	-	29
Total	95	44	283	321	42	1	786

*Data excludes one applicant who did not specify the unit mix by bedroom size.

2026 Housing Capital Fund 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. 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.

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**

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.

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.

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.

2026 Funding Priorities

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.

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).

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

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

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