



**SKHHP Executive Board
Monthly Meeting
August 21, 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, August 21, 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 July 17, 2026 Meeting Minutes

RESOLUTIONS

A. Resolution No 2026-06

A Resolution of the Executive Board Extending the Use of Funds Deadline for the LIHI Skyway Project.

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

DISCUSSION ITEM

- A. King County Executive's Breaking the Cycle Investment & Revenue in Homelessness/Housing (IRHH) Workgroup
- B. 2027 Legislative Priorities Flyer and Subregional Credit Update
- C. 2026 Quarter 2 Progress Report

ANNOUNCEMENTS

- A. 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/executive-board/>).



CALL TO ORDER

Dana Ralph called the meeting to order at 1:01 PM.

ROLL CALL/ESTABLISHMENT OF QUORUM

Executive Board members present: Nancy Backus, City of Auburn; Dana Ralph, City of Kent; Victoria Schroff, City of Maple Valley; 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; Sam Tedford, King County (alternate).

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

Nancy Backus and Sam Tedford joined at 1:05 PM

AGENDA MODIFICATIONS

No modifications to the agenda were made.

PUBLIC COMMENT

No public comment was received.

APPROVAL OF MAY 15, 2026 MINUTES

Kristina Soltys moved and Dennis Martinez seconded to adopt the May 15, 2026 meeting minutes.

MOTION CARRIED. (7-0)

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).

Dennis Martinez moved and Dana Ralph seconded to adopt Resolution No 2026-05.

MOTION CARRIED. (9-0)

DISCUSSION ITEM

A. Local Impacts of the 21st Century ROAD to Housing Act

Thomas Mayo, Legislative Director for Representative Adam Smith, provided a briefing on Representative Smith's legislative priorities regarding the 21st Century ROAD to Housing Act.

B. 2027 Legislative Priorities Survey

Dorsol Plants reviewed the 2026 Legislative Priorities Flyer and provided a brief update on regional conversations regarding the crediting of subregional contributions by member cities to SKHHP.

The Board completed the survey and discussed modifying the 2026 priority language, with consensus to update the second bullet to include the preservation of existing income-restricted housing alongside naturally occurring affordable housing, and to revise the final bullet to read: 'Multi-bedroom units for low-income households and below.

ANNOUNCEMENTS

Dorsol Plants announced that the September 18 Executive Board meeting will be held in person and will feature a tour of a previously funded SKHHP affordable housing development. The specific site location will be announced at the August 21 meeting, pending notification of the developer's staff and community.

Dorsol Plants reported holding two pre-application meetings for the 2026 SKHHP Housing Capital Fund funding round, with two additional meetings scheduled for the following week.

Dorsol Plants reported that he has been representing SKHHP on the King County Executive's Breaking the Cycle Investment & Revenue in Homelessness/Housing (IRHH) Workgroup, with the next meeting scheduled for August 3.

Nancy Backus requested volunteers from the Executive Board and the Staff Work Group to participate in the second round of interviews for the open SKHHP Executive Manager position.

ADJOURNMENT

Nancy Backus adjourned the meeting at 2:12 PM.

Dorsol Plants, Program Coordinator



AGENDA BILL APPROVAL FORM

Meeting Date: August 21, 2026

Agenda Subject: Resolution No 2026-06

Attachments: None

Budget Impact: None

Background for Motion: This resolution extends the deadline for the Low Income Housing Institute (LIHI) to use the funds SKHHP awarded the project to February 20, 2028.

Background Summary: SKHHP requires Housing Capital Fund awardees to expend allocated funds within three years of the final SKHHP member council action.

The LIHI Skyway project received an award of \$2,800,000 on November 17, 2023, and currently has a deadline of February 20, 2027, to utilize these funds. Due to escalating construction costs and funding complexities, the project is scheduled to close in November 2026.

Granting a one-time extension to February 20, 2028, provides LIHI with adequate time to effectively utilize the SKHHP funds while enabling staff to maintain proper stewardship prior to final disbursement.

Advisory Board Recommendation: the Advisory Board recommends a one-time extension for LIHI to use the funds.

Staff: 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:



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

Dorsol Plants
Program Coordinator
Phone: 253.804.5089
dplants@skhnp.org



For more info
Scan QR Code or visit
skhnp.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) and existing income-restricted housing
- Land acquisition to secure permanent affordability
- Permanent supportive housing (PSH)
- Infrastructure around affordable housing developments
- Multi-bedroom units for low-income households and below

Since 2022, 11 SKHHP cities have joined together to invest over **\$18 million** to support **614 affordable homes** in South King County—highlighting how local governments enable affordable housing together. Our work demonstrates tangible proof that when municipalities pool resources and coordinate across borders, state and local investments go further. Recognizing and valuing this collaborative approach is essential to sustaining momentum as cities work to meet our region's housing needs.

Our Work



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

Construction completed January 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

Construction completed November 2026



Future Projects

- Kent Multicultural Village: 231-unit new construction, \$1,000,000 award
- 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
- African Diaspora Cultural Anchor Village: 129-unit new construction, \$1,200,000 award
- Steel Lake: 20-unit new construction for individuals with severe or persistent mental illness, \$922,000 award
- Steele House: 6-unit new construction for homeless families, \$1,820,850 award

2026 Quarter 2 Progress Report (April-June). The second quarter of 2026 was marked by the launch of the \$5.5 million Housing Capital Fund and a strong focus on regional collaboration and compliance. From advancing key housing contracts and exploring innovative tools like New Market Tax Credits to representing the region on crucial county-wide workgroups, SKHHP continues to amplify South King County's voice in affordable housing advocacy.

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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 made available for the 2026 Housing Capital Fund for the construction and preservation of affordable housing in South King County on May 18, 2026.

Executed Housing Capital Fund Contracts – Began process to amend Victorian Place II and White River Apt contracts to align utility calculations with the program model while ensuring AMI levels served did not change.



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

Small Investment Strategy - SKHHP staff coordinated a response to three developers interested in receiving small one-time investment to preserve affordable housing in four South King County cities including a review of the legality of the proposal, collaborating with other public funders, and presenting to the Executive Board.



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

Opportunity Zones 2.0 Support Letters - SKHHP staff held a briefing on the HUD Opportunity Zone 2.0 program and prepared letters of support for applications submitted by 6 SKHHP cities (Auburn, Des Moines, Federal Way, Kent, Renton, and SeaTac).

New Market Tax Credits for Affordable Homeownership - SKHHP staff facilitated a presentation by Smith NMTC Associates, LLC on the use of the New Market Tax Credits Program for the development of affordable housing and continue to host the training online.

King County Executive's Investment & Revenue Workgroup – To support regional advocacy, SKHHP staff was recruited to the King County Executive's Investment & Revenue Workgroup which is looking at options available in King County to increase the revenue available for the construction, preservation, and operation of affordable housing and homeless services.

SKHHP Advisory Board Community Engagement – The Advisory Board held a listening session to support the Department of Commerce's update of the Evergreen Sustainable Development Standard (ESDS). This session engaged affordable housing residents with disabilities and service providers to evaluate the real-world utility of features prioritized within the ESDS.

Affordable Housing Week Proclamations – The Advisory Board sent a representative to receive the City of Federal Way's proclamation for Affordable Housing Week from May 18 - 22, 2026.

Participation in Local Meetings and Forums – Represented SKHHP at 50+ regional meetings representing 27 unique groups including attendance at HDC's Public Funder's Panel, WA State Affordable Homeownership Forum, and the American Institute of Architects' Housing Design Forum.



GOAL 4. Manage operations and administration.

ILA Requirements – The Executive Board adopted the 2027 Work Plan and Budget on May 15. SKHHP received concurrence from eleven City Councils per the SKHHP ILA requirements and presented at 9 SKHHP City Councils.

OPMA Requirements – Reviewed SKHHP meeting procedures and materials to ensure compliance with OPMA including establishing an in-person meeting location for all SKHHP Boards and refining the SKHHP resolution process.

Miller's Creek Contract Compliance – Successfully confirmed income eligibility for 17 homebuyers.

**South King Housing and Homelessness Partners
Fund Status as of June 30, 2026**

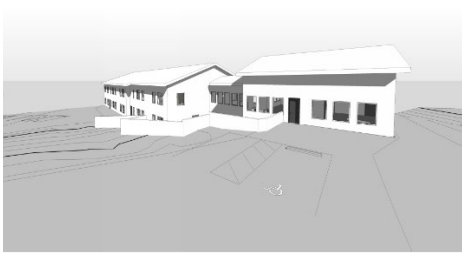
REVENUES	OPERATING ACTUAL	HOUSING CAPITAL FUND CONTRIBUTIONS 2026	TOTAL CONTRIBUTIONS 2026
Auburn	\$ 52,295	\$ -	\$ 52,295
Burien	30,171	67,526	97,697
Covington	15,086	219,348	234,434
Des Moines	15,086	34,933	50,019
Federal Way	68,386	127,382	195,768
Kent	68,386	2,539,413	2,607,799
Maple Valley	15,086	168,275	183,361
Normandy Park	8,045	6,072	14,117
Renton	68,386	230,283	298,669
SeaTac	15,086	-	15,086
Tukwila	15,086	115,297	130,383
King County	68,386	-	68,386
King County additional contribution	6,614	-	6,614
INTEREST EARNINGS	149,418	-	149,418
Total	\$ 595,517	\$ 3,508,529	\$ 4,104,046
EXPENDITURES	OPERATING ACTUAL	HOUSING CAPITAL FUND ACTUAL	TOTAL EXPENDITURES
Wages	\$ 118,911	-	\$ 118,911
Benefits	25,778	-	25,778
Interfund Allocations	20,000	-	20,000
Professional Services/Misc	12,107	-	12,107
Travel	201	-	201
Supplies	68	-	68
Administration Fee	11,136	-	11,136
Capital Projects	-	1,000,000	1,000,000
Total	\$ 188,201	1,000,000	\$ 1,188,201
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 Expenditures		
	Year To Date	Inception To Date
Victorian Place II (Des Moines)	-	777,306
Burien Miller Creek (Burien)	-	840,000
Burien Family Housing (Burien)	-	2,938,643
Kent MCV (Kent)	950,000	950,000
Project Retainage – Miller Creek	-	15,000
Project Retainage – Burien Family	-	154,665
Project Retainage – Kent MCV	50,000	50,000
Total	1,000,000	5,725,614

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 July 2026, the project is 82% complete and on schedule for opening in Fall 2026. Recently completed work includes the installation of behind-the-wall plumbing, electrical, and mechanical systems for the kitchens and bathrooms on all four floors. Additionally, Mary's Place has begun construction on the adjacent shelter facility for unhoused families.
Mercy Housing Northwest – Kent Multicultural Village	
	As of June 2026, the project is 10% complete and on schedule for opening in Summer 2028. Recently completed work includes installation of underground storm and plumbing pipes, as well as the main electrical power connection. Building concrete work has begun.
Multi-Service Center – White River Apartments	
	SKHHP closed in December 2025. The rehabilitation is on holding pending additional funding commitments.

SKHHP Housing Capital Fund Awarded Project Status

Low Income Housing Institute (LIHI) – Skyway Affordable Housing	
	The Skyway Mixed-Use project is currently in pre-construction, with construction completion targeted for early Summer 2028 pending an October 2026 financial closing. The project is navigating a \$4.2 million budget deficit resulting from rising construction costs, a major civil scope redesign during permitting, and unfavorable tax credit equity pricing. To close the gap, the team is seeking a tax credit swap to 2026 from the State, negotiating increased rental subsidies with the local housing authority, and pursuing supplemental public capital. Additionally, the project is seeking a new early learning provider to operate the on-site childcare space following the withdrawal of the previous operator.
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 issued an intent to award letter on June 2, 2026. Formal contracting is anticipated to commence in Q1 2027.
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.

August Meeting

Dorsol Plants, SKHHP Program Coordinator

August 21, 2026

SKHHP Executive Board

2027 SKHHP Legislative Priority



Photo Credits: Federal Shopping, Federal Way (Crows of Arroyos)

2026 SKHHP 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:

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

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- ~~Workforce housing; especially smaller sized units below 60% AMI and family sized units at all income levels~~ Multi-bedroom units for low-income households and below

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Subregional Credit Background



Policy Shift: HB 1220 transformed Washington's Growth Management Act (GMA) requirements.



From Guidance to Mandate: Moved from simply *encouraging* affordable housing to legally requiring cities to "**plan for and accommodate**" housing for all income levels.

Subregional Credit Background: Futurewise v. City of Mercer Island

The Mercer Island Ruling & Competing Interpretations

The "Funding Reading"

- *Interpretation:* Cities must guarantee funding or build the housing directly if they cannot otherwise prove affordable units will appear.

The "Capacity Reading"

- *Interpretation:* The ruling was specific to Mercer Island's unique Comprehensive Plan approach; the law only requires honest, detailed planning—not a guarantee of actual construction.

Subregional Credit Background: Turner & Munce v. Anacortes

The Challenge

- Plaintiffs argued Anacortes had to prove funding was fully secured.

The Ruling

- GMA The Board disagreed, confirming cities comply simply by analyzing needs, coordinating regionally, and adopting regulations.

Subregional Credit Background: Continued Concerns

[RCW 36.70A.070\(2\)\(d\)\(ii\)](#): Documenting programs and actions needed to achieve housing availability including **gaps in local funding**, barriers such as development regulations and other limitations;

SKHHP Unit Credit Allocation Model (ARCH Method)

City	Fund Type	Fund	30% AMI	40% AMI	50% AMI	60% AMI	70% AMI	80% AMI	Total Affordable Units
Federal Way	SHB 1406	\$0.63M	4.5	3.9	2.7	2.8	0.0	0.0	13.9
Kent	SHB 1406 & HB 1590	\$8.20M	110.3	31.9	128.1	133.5	0.0	0.0	403.9
Renton	SHB 1406	\$1.04M	7.4	7.0	4.5	4.5	0.0	0.0	23.4
Auburn	SHB 1406	\$0.73M	5.2	4.3	3.2	3.2	0.0	0.0	15.9
Burien	SHB 1406	\$0.35M	2.5	2.0	1.5	1.5	0.0	0.0	7.5
Covington	HB 1590	\$0.71M	10.1	2.5	12.0	12.5	0.0	0.0	37.1
Des Moines	SHB 1406	\$0.15M	1.1	1.0	0.6	0.7	0.0	0.0	3.4
Maple Valley	HB 1590	\$0.86M	5.6	5.6	10.1	6.1	0.0	0.0	27.3
SeaTac	General Funds	\$0.30M	0.0	0.0	0.0	7.0	0.0	0.0	7.0
Tukwila	SHB 1406	\$0.26M	2.2	1.6	1.2	1.1	0.0	0.0	6.1
Normandy Park	SHB 1406	\$0.02M	0.2	0.2	0.1	0.1	0.0	0.0	0.5

2027 Legislative Flyer Subregional Credit Draft Language

“Since 2022, 11 SKHHP cities have joined together to invest over \$18 million to support 614 affordable homes in South King County—highlighting how local governments enable affordable housing together. Our work demonstrates tangible proof that when municipalities pool resources and coordinate across borders, state and local investments go further. Recognizing and valuing this collaborative approach is essential to sustaining momentum as cities work to meet our region’s housing needs.”

Questions & Discussion