SKHHP Advisory Board
Monthly Meeting
Sept. 3, 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, September 3, 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: +12532050468,,81584824668# US
   Toll Free: + 12532158782,,81584824668# US
   Zoom: https://us06web.zoom.us/j/81584824668
   Meeting ID: 815 8482 4668

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 August 6, 2026 Meeting Minutes

REPORTS

A. Report on the August 21, 2026 SKHHP Executive Board Meeting

DISCUSSION ITEM

A. 2026 Housing Capital Fund Applications
B. 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/).

SKHHP Advisory Board Monthly Meeting
August 6, 2026

MINUTES

CALL TO ORDER

Dorsol Plants called the meeting to order at 3:33 PM.

ROLL CALL

Advisory Board members present: Kent Hay, Kathleen Hosfeld, Angela Weikel, Dr. Damarys Espinoza, Marc Cote, Rumi Takahasi, Maria Arns, David Lieberman, Jessica de Barros, Saja Ahmed.

Other attendees: Dorsol Plants, SKHHP; Nia Lawson, City of Auburn; Sam Tedford, King County; Jesse Warren, King County; Phoenica Zhang, King County.

AGENDA MODIFICATIONS

No modifications were made.

PUBLIC COMMENT

No public comment was received.

APPROVAL OF MINUTES

A. Jessica de Barros moved to approve the May 7 and June 4, 2026 minutes; the motion was seconded by Kathleen Hosfeld. Motion was approved. (11-0)

REPORTS

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

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

RESOLUTIONS

A. Executive Board Resolution No 2026-06

   Marc Cote moved to recommend the Executive Board adopt Resolution 2026-06; the motion was seconded by Kent Hay.

   Motion carried. (10-0-1)

   David Lieberman abstained.

DISCUSSION ITEMS

A. King County Housing Needs Assessment

Sam Tedford, Housing Policy, Planning, and Special Projects Manager from the King County Department of Community and Human Services, reviewed the King County Housing Needs Assessment results with the Board.

B. 2026 Housing Capital Fund Guidelines Update

Dorsol Plants presented the updated 2026 Housing Capital Fund Guidelines, as modified by the Executive Board.

The Board expressed concern regarding the language modifications, noting that the removed language more accurately reflected SKHHP's ongoing work and aligned closely with the regional housing needs demonstrated by current South King County data.

The Board requested that explanatory language be incorporated into the funding packet to clarify the rationale behind the modifications. Dorsol Plants agreed to review this request as a potential option, while noting that the funding packets have already been distributed.

C. Evergreen Sustainable Development Standards (ESDS) June Listening Session Report

Dorsol Plants informed the Board that the draft report was not complete. He will present the report at the September Advisory Board meeting.

ANNOUNCEMENTS

Dorsol Plants invited the Board to the SKHHP Executive Board meeting on September 18 which will be a tour of the Burien Family Housing project that SKHHP invested in 2022 and 2024.

ADJOURNMENT

Dorsol Plants adjourned the meeting at 5:27 PM.

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Dorsol Plants, Executive Manager

September Meeting

Dorsol Plants, SKHHP Executive Manager

September 3, 2026

SKHHP Advisory Board

Photo Credits: Computer Reconstruction of Ole Man House, Kitsap County (Suquamish Tribe)

SKHHP
South King Housing and Homelessness Partners

2026 Housing Capital Fund Timeline

SKHHP
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2026 SKHHP HCF Available Funds

SKHHP
South King Housing and Homelessness Partners

2026 HCF Applications

Developer	Development Type	Jurisdiction	Units	Funding Request
CCSWW	Rehabilitation – Rental	Burien	38	$4,704,133
Blackfish Capital LLC	New Construction - Rental	Federal Way	190	$3,000,000
African Community Housing & Development	New Construction - Rental	SeaTac	138	$2,994,067
Multi-Service Center	New Construction – Rental	Federal Way	233	$2,000,000
Stoneway Capital	Rehabilitation – Rental	Des Moines	64	$1,750,000
Mercy Housing NW	New Construction – Rental	Burien	83	$1,600,000
			746	**$16,048,200**

SKHHP
South King Housing and Homelessness Partners

Conflict of Interest

Photo Credits: Interior, Duwamish Longhouse and Cultural Center, Seattle (Joe Mabel)

"A potential conflict of interest arises when a board member stands to benefit from an action the Advisory Board takes or has another interest that impairs, or could be seen to impair, the independence or objectivity of the Advisory Board. The minutes of any board meeting at which a matter involving a conflict of interest or potential conflict of interest was discussed or voted upon shall include: the name of the interested party and the nature of the interest, and the decision as to whether the interest presented a conflict of interest."

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Questions & Discussion

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Shaping the Future of Accessible Housing Evergreen Sustainable Development Standards (ESDS) Section 1.03 June 4 Listening Session Key Takeaways

SKHHP
South King Housing and Homelessness Partners

Physical Design "Pinch Points" & Spatial Friction

Hardware & Switches: Standard door and light switches frequently favor right-handed users, creating barriers for left-handed residents. Light switches can also be small, poorly illuminated, or placed in unintuitive locations. Participants recommended indicator lights and switches placed where they are easily found at night. Additionally, entry doors are often too heavy; closing speeds and opening forces must be properly maintained, and door locks need targeted lighting and small exterior shelves for items like purses.

Entries & Thresholds: Technically "no-step" entries by code standard often retain a small metal lip or transition bar, presenting obstacles for manual wheelchair users or individuals with limited foot-lift capacity. Affordable housing townhomes urgently need more units with true no-step entries and accessible main-level bathrooms.

Automatic Doors: Mechanical inconsistencies and high closing speeds pose serious safety risks. Instances were reported where heavy automatic doors closed with enough force to knock residents down or trap individuals.

Spatial Dimensions (Units & Common Areas): Interior doors are too narrow for wheelchairs, bathrooms lack space for caregiver support, laundry and hallway areas are cramped enough to risk injury, and mailboxes are difficult to reach from a seated position.

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Maintenance, Hardware Wear & Tear, and Reliability

Elevator Failures: Frequent and prolonged elevator breakdowns severely impact residents in upper-floor accessible units, effectively stranding mobility device users for weeks. Participants noted that single-elevator multi-family properties are exceptionally vulnerable.

Grab Bars & Hardware: Bathroom safety rails often loosen over time and require proactive checks, as maintenance teams frequently fail to address issues until explicitly forced to witness structural failures. Other wear-and-tear challenges include unmanaged loose rugs, missing range hood remotes, and recurring water damage from hand showers soaking cabinet bases due to a lack of proper bathroom floor drains.

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Sensory, Cognitive, and Neurodivergent Needs

Acoustic Dampening: Sound transmission is a major concern not only for aging in place but also for neurodivergent residents. Better noise-reduction materials and higher acoustic separation standards are urgently needed as a baseline.

Wayfinding & Dementia Support: Visual aids—such as contrasting floor colors, clear signage, pictograms instead of text, and adjustable lighting—help residents with dementia and cognitive needs navigate spaces safely.

Behavioral Health Design: Facilities designed for extreme durability can inadvertently feel institutional or hostile due to poor acoustics, detracting from a true "home-like" environment.

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Availability, Policy, and Funding Incentives

Scarcity of Accessible Units: Many community members report being unable to find or secure accessible units when needed, highlighting an overall shortage in the housing supply.

Emergency Preparedness: Accessible units should feature outlets on emergency power to support vital medical devices (such as oxygen concentrators) during power outages.

Market Solutions & Funding: Incorporating universal design into the initial construction phase is significantly more cost-effective than retrofitting later. Public funders can encourage developers to exceed minimum ADA standards by offering financial incentives (tax credits, fee waivers, tax cuts), utilizing a clear ESDS point system, and providing comprehensive equity guidebooks. Direct lived-experience storytelling should also be leveraged to demonstrate why these features matter.

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Questions & Discussion

SKHHP
South King Housing and Homelessness Partners

Shaping the Future of Accessible Housing Evergreen Sustainable Development Standards (ESDS) Section 1.03 Listening Session

SKHHP Advisory Board

NW Universal Design Council

Age Friendly Seattle

Prepared by
Dorsol Plants

Special Acknowledgments: Special thanks to Sean Harrington from the WA State Department of Commerce, and to everyone who participated in the in-person event, joined online, or completed the online survey. Your time, insights, and lived experiences are invaluable to shaping this report.

Executive Summary

On June 4, 2026, from 3:30 to 5:00 PM, the SKHHP Advisory Board—in partnership with Age Friendly Seattle and the NW Universal Design Council—hosted a hybrid listening session. The event brought together 25 participants, including 19 in-person attendees and 6 online via Zoom, and collected 6 survey responses. This diverse group featured a mix of Advisory Board members, government and affordable housing professionals, and individuals with lived experience, including residents with physical, sensory, and cognitive disabilities.

The primary purpose of the session and its accompanying online survey was to solicit feedback and ideas to inform the Department of Commerce update to ESDS Section 1.3. This section encourages the development of housing with accessible and universal design features by awarding points to public funding applications that exceed minimum ADA requirements, ultimately creating healthier and more accessible homes.

Introduction & Methodology

The primary goal of this engagement was to center the voices and lived experiences of individuals who regularly use and rely on accessible housing features. By directly engaging residents, advocates, and housing professionals, the host organizations sought to ensure that future design standards are shaped by the people most impacted by them. Grounding these updates in real-world perspectives helps bridge the gap between regulatory minimums and the actual, daily lived experiences of individuals navigating affordable housing across our community.

Event Structure

The hybrid session followed a structured engagement format designed to maximize participant input:

1. **Introductory Presentations:** Provided an overview of Universal Design principles and a detailed review of how the ESDS framework operates.
2. **Breakout Discussions:** Participants split into three focused groups (two in-person, one online) to discuss targeted questions regarding design friction points, maintenance, sensory needs, and funding incentives.
3. **Report-Out & Synthesis:** All groups reconvened in a large-group format to summarize and share their primary takeaways.
4. **Online Survey:** Mirrored the breakout session questions to capture broader community feedback from those unable to attend the live session. *(Note:*

Participants noted that technical phrasing like "pinch point or friction" can be jargon-heavy; future engagement should prioritize simpler language).

Key Feedback & Results

Feedback gathered from both the session discussions and survey responses has been categorized into major thematic areas regarding design, maintenance, and policy updates.

1. Physical Design "Pinch Points" & Spatial Friction

- **Hardware & Switches:** Standard door and light switches frequently favor right-handed users, creating barriers for left-handed residents. Light switches can also be small, poorly illuminated, or placed in unintuitive locations. Participants recommended indicator lights and switches placed where they are easily found at night. Additionally, entry doors are often too heavy; closing speeds and opening forces must be properly maintained, and door locks need targeted lighting and small exterior shelves for items like purses.
- **Entries & Thresholds:** Technically "no-step" entries by code standard often retain a small metal lip or transition bar, presenting obstacles for manual wheelchair users or individuals with limited foot-lift capacity. Affordable housing townhomes urgently need more units with true no-step entries and accessible main-level bathrooms.
- **Automatic Doors:** Mechanical inconsistencies and high closing speeds pose serious safety risks. Instances were reported where heavy automatic doors closed with enough force to knock residents down or trap individuals.
- **Spatial Dimensions (Units & Common Areas):**
    - ***Doors:*** Requiring a 36-inch minimum width for *all* interior doors (not just entry doors) is vital for mobility equipment and caregivers.
    - ***Bathrooms & Kitchens:*** Bathrooms are frequently too small for caregivers or power wheelchairs to maneuver. Walk-in showers without doors are preferred over tubs, which present severe lifting challenges. Kitchens—as natural gathering spaces—need better task lighting and adequate workspace.
    - ***Laundry & Hallways:*** Laundry rooms are often too cramped to open washer/dryer doors straight-on, forcing awkward angles that lead to injuries. In hallways, residents noted a lack of small seating areas to rest or chat with neighbors near their floors.

- ***Mailboxes:*** The minimum clear area around mailboxes for seated residents is currently too restricted.

2. Maintenance, Hardware Wear & Tear, and Reliability

- **Elevator Failures:** Frequent and prolonged elevator breakdowns severely impact residents in upper-floor accessible units, effectively stranding mobility device users for weeks. Participants noted that single-elevator multi-family properties are exceptionally vulnerable.
- **Grab Bars & Hardware:** Bathroom safety rails often loosen over time and require proactive checks, as maintenance teams frequently fail to address issues until explicitly forced to witness structural failures. Other wear-and-tear challenges include unmanaged loose rugs, missing range hood remotes, and recurring water damage from hand showers soaking cabinet bases due to a lack of proper bathroom floor drains.

3. Sensory, Cognitive, and Neurodivergent Needs

- **Acoustic Dampening:** Sound transmission is a major concern not only for aging in place but also for neurodivergent residents. Better noise-reduction materials and higher acoustic separation standards are urgently needed as a baseline.
- **Wayfinding & Dementia Support:** Visual aids—such as contrasting floor colors, clear signage, pictograms instead of text, and adjustable lighting—help residents with dementia and cognitive needs navigate spaces safely.
- **Behavioral Health Design:** Facilities designed for extreme durability can inadvertently feel institutional or hostile due to poor acoustics, detracting from a true "home-like" environment.

4. Availability, Policy, and Funding Incentives

- **Scarcity of Accessible Units:** Many community members report being unable to find or secure accessible units when needed, highlighting an overall shortage in the housing supply.
- **Emergency Preparedness:** Accessible units should feature outlets on emergency power to support vital medical devices (such as oxygen concentrators) during power outages.
- **Market Solutions & Funding:** Incorporating universal design into the initial construction phase is significantly more cost-effective than retrofitting later. Public funders can encourage developers to exceed minimum ADA standards by offering

financial incentives (tax credits, fee waivers, tax cuts), utilizing a clear ESDS point system, and providing comprehensive equity guidebooks. Direct lived-experience storytelling should also be leveraged to demonstrate why these features matter.

Discussion Questions Utilized

The following questions guided the breakout sessions and online survey:

1. *When navigating common areas or individual units, where do you still feel a 'pinch point' or friction?*
2. *Beyond ADA minimums, which ESDS Universal Design features make the biggest difference?*
3. *How well do current features support residents with sensory, cognitive, or neurodivergent needs?*
4. *What are the most common 'wear and tear' issues with accessible hardware, and how quickly are they repaired?*
5. *For those who moved to an accessible unit, what can you do now that you couldn't do before—and what is still difficult?*
6. *If an accessible feature breaks, what is the clear process for reporting, tracking, and communicating repairs?*
7. *How can public funders better encourage developers to exceed mandatory ADA criteria for optional Universal Design points?*

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.

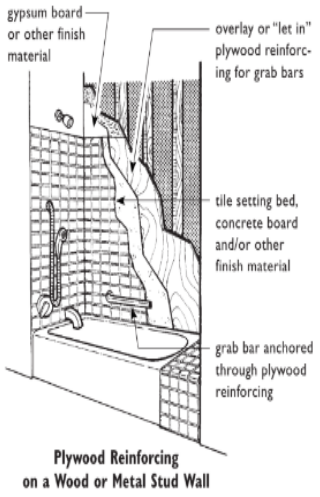
Light Switches and Power Outlets that Contrast in Color and have Indicator Lights

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.

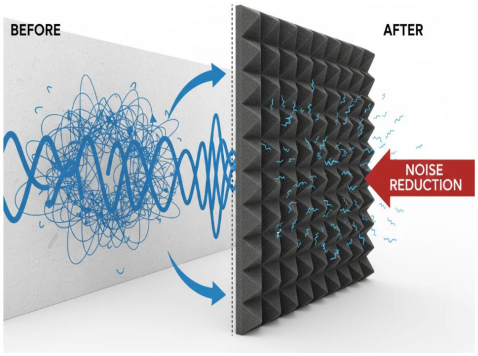
Roll-in Shower with Hand-held Adjustable Shower Head	
	A roll-in shower is a curbless or low-profile shower designed without a threshold. It allows individuals using wheelchairs, walkers, or mobility aids to roll or walk straight into the stall without stepping over a high ledge. Only a minimum number 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.

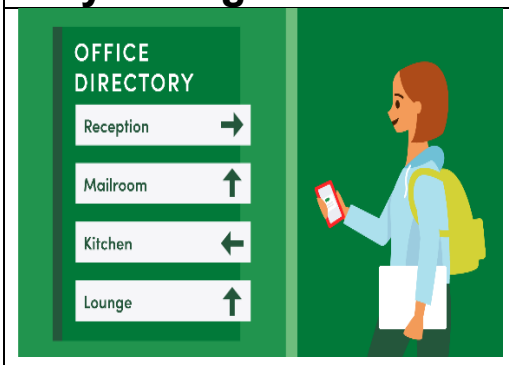
Evergreen Sustainable Development Standards (ESDS) Accessible and Universal Design Features Examples

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

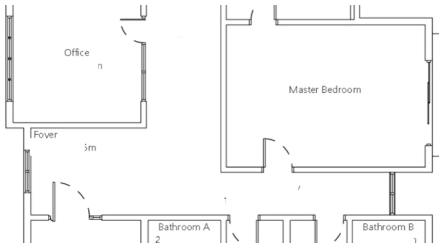


Wayfinding is the strategic use of signs, maps, architecture, and visual cues to guide people through a physical environment. Life safety signage is required by building codes, for example, exit signs, stairwell identification and area of refuge.

At least 36 inch wide cased openings throughout

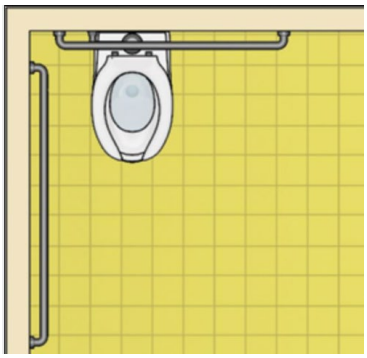
This width provides a clear opening of at least 32 inches wide. Which accommodates mobility aids, assists with bulky deliveries, and allows users to age in place effortlessly. No current standard requires this wide of an opening at all doors in a residential unit.

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.