SKHHP Advisory Board Monthly Meeting
Oct. 1, 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, October 1, 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 September 3, 2026 Meeting Minutes

REPORTS

A. Report on the September 18, 2026 SKHHP Executive Board Special Meeting

DISCUSSION ITEM

A. Minimizing Bias in Application Reviews
B. 2026 Housing Capital Fund Application Review

ANNOUNCEMENTS

ADJOURNMENT

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

MINUTES

CALL TO ORDER

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

ROLL CALL

Advisory Board members present: Barney Herrrera, Brady Nordstrom, Kent Hay, Kathleen Hosfeld, Dr. Damarys Espinoza, Marc Cote, Maria Arns, Hamdi Abdulle, Jessica de Barros, Saja Ahmed, Ryan Donahue, Reagen Wheelock, Amanda McElvaney.

Other attendees: Dorsol Plants, SKHHP.

Marc Cote, Kathleen Hosfeld, and Damarys Espinoza joined at 3:41 PM

AGENDA MODIFICATIONS

No modifications were made.

PUBLIC COMMENT

No public comment was received.

APPROVAL OF MINUTES

A. Kent Hay moved to approve the August 6, 2026 minutes; the motion was seconded by Jessica de Barros. Motion was approved. (10-0)

REPORTS

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

   Dorsol Plants provided a brief summary of the August 21 Executive Board meeting.

DISCUSSION ITEMS

A. 2026 Housing Capital Fund Applications

   Dorsol Plants briefed the Board on the status of applications received for the 2026 Housing Capital Fund funding round. An overview of the evaluation process was provided, along with instructions for accessing application materials for review.

   Hamdi Abdulle recused herself from the evaluation process, as African Community Housing and Development is an applicant.

Ryan Donahue disclosed that Habitat for Humanity SKKC is working with African Community Housing and Development on other projects but has no connection to the project that applied.

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

Dorsol Plants reviewed the draft ESDS June Listening Session Report with the Board.

The Board approved the draft and discussed incorporating report feedback into the upcoming funding round evaluation, with a specific focus on ensuring staff summary reports detail the funds projects have set aside for ongoing maintenance and repairs.

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 4:41 PM.

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Dorsol Plants, Executive Manager

October Meeting

Dorsol Plants, SKHHP Executive Manager

October 1, 2026

SKHHP Advisory Board

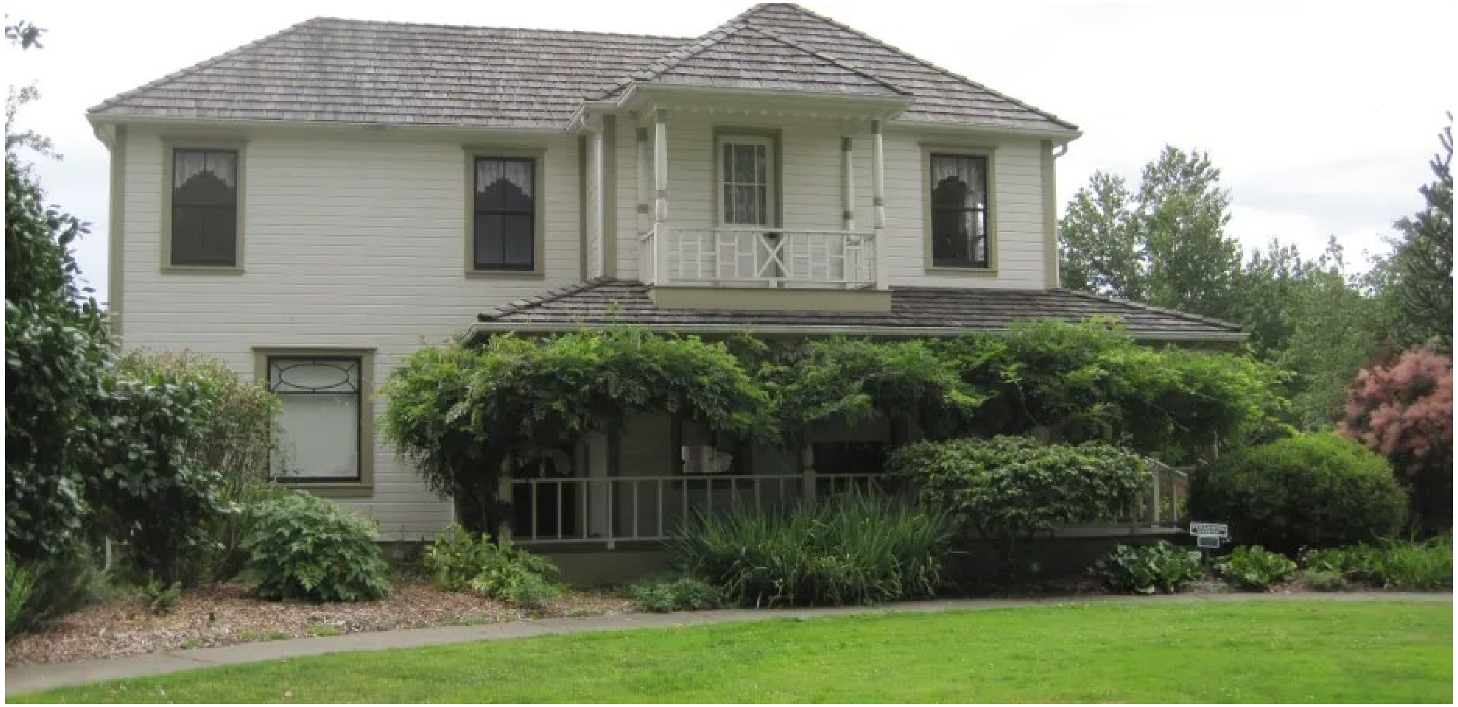

Photo Credits: Neely Homestead, Kent (Crows of Arroyos)

South King Housing and Homelessness Partners

2026 Housing Capital Fund Timeline

3 Sep 2026
Advisory Board receives applications

1 Oct 2026
Advisory Board evaluates applications

5 Nov 2026
Advisory Board evaluates applications

3 Dec 2026
Advisory Board makes funding recommendation

11 Dec 2026
Executive Board adopts recommendation

Feb - Mar 2027
SKHHP recommendation reviewed by City Councils

2026 SKHHP HCF Available Funds

SHB 1406
$919,772

+

HB 1590
$4,549,456

=

$5,469,228

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2026 HCF Applications

Developer	Project Name	Development Type	Jurisdiction	Units	Funding Request
Archdiocesan Housing Authority	Franciscan Apts	Rehabilitation – Rental	Burien	38	$4,704,133
Blackfish Capital LLC	Apollo @ Federal Way	New Construction - Rental	Federal Way	190	$3,000,000
African Community Housing & Development	African Diaspora Cultural Anchor Village	New Construction - Rental	SeaTac	138	$2,994,067
Multi-Service Center	Federal Way TOD	New Construction – Rental	Federal Way	233	$2,000,000
Stoneway Capital	Silverwood Park	Rehabilitation – Rental	Des Moines	64	$1,750,000
Mercy Housing NW	Connection Burien	New Construction – Rental	Burien	83	$1,600,000
				746	**$16,048,200**

South King Housing and Homelessness Partners

Conflict of Interest

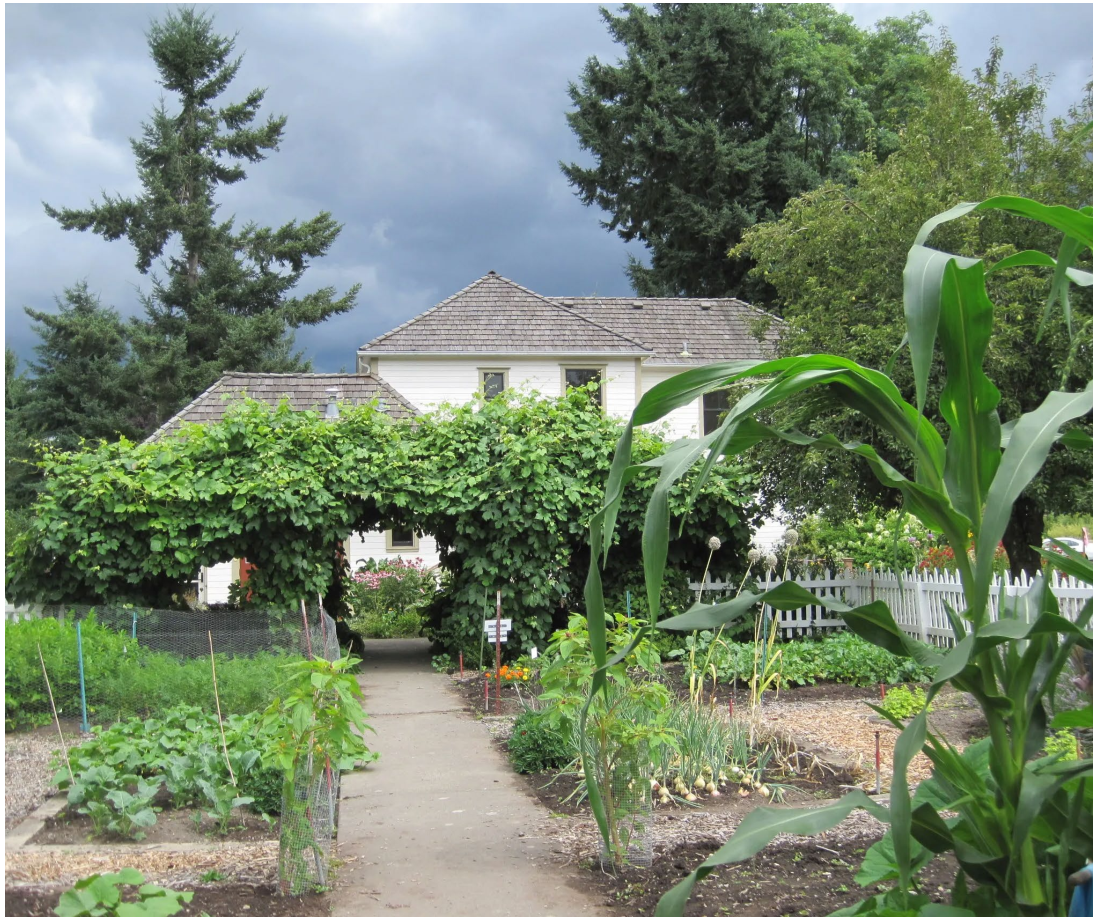

Photo Credits: Neely Homestead Garden, Kent (Crows of Arroyos

"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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Archdiocesan Housing Authority – Franciscan Apartments

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Franciscan Apartments - Summary

Developer: Archdiocesan Housing Authority

Amount Requested: $4,704,133

Number of Units: 38

Population Served and AMI level: Seniors aged 62 and over who earn up to 50% AMI

Eligible SKHHP Funding Source: Both

Location: Burien

Housing Type: Preservation - Rental

Franciscan Apartments – Units by Size & Affordability

AMI	1-bedroom	Total Units
50%	38	38
Total Units	38	38

Franciscan Apartments – Project Schedule

Activity	Date
Site Control	1981
Begin Construction	7/1/2027
Issued Certificate of Occupancy	Ongoing – as units are rehabilited
End of Construction	3/1/2029

South King Housing and Homelessness Partners

Franciscan Apartments – Funding Sources

Funding source	Proposed Amount	Status
SKHHP (2026)	$4,704,133	Applied
Lument	$6,000,000	Committed
Reserves	$413,959	On-Hand
TOTAL	$11,118,092	

SKHHP
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Franciscan Apartments – Funding Uses

Proposed use	Amount	Per Unit
Acquisition	$1,065,856	--
Construction	$8,099,739	--
Soft Costs	$878,330	--
Other Development Costs	$ 1,074,167	--
TOTAL	$11,118,092	$292,581

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Franciscan Apartments - Questions & Discussion

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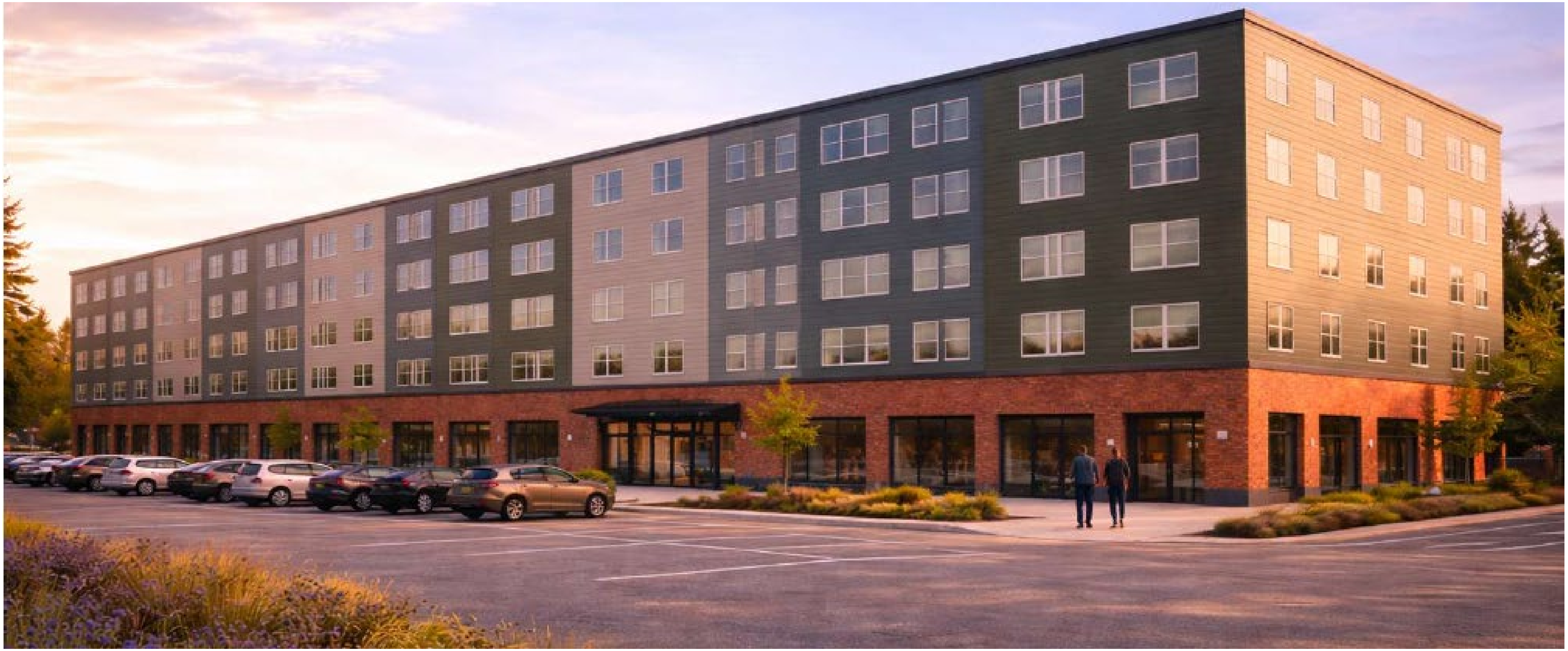
Blackfish Capital – Apollo @ Federal Way



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Apollo @ Federal Way – Summary

Developer: Blackfish Capital

Amount Requested: $3,000,000

Number of Units: 190

Population Served and AMI level: Households earning between 50-60% AMI with 38 units set aside for households with a physical disability

Eligible SKHHP Funding Source: Both

Location: Federal Way

Housing Type: New Construction - Rental

Apollo @ Federal Way – Units by Size & Affordability

AMI	Studio	2-bedroom	1-bedroom	Total Units
50%	1	3	3	7
60%	34	77	72	183
Total Units	35	80	75	190

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Apollo @ Federal Way – Project Schedule

Activity	Date
Site Control	3/11/2026
Building Permits Issued	2/1/2027
Begin Construction	3/31/2027
Issued Certificate of Occupancy	2/15/2029

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Apollo @ Federal Way – Funding Sources

Funding source	Proposed Amount	Status
SKHHP (2026)	$3,500,000	Applied
Senior Permanent Debt	$34,446,062	
Tax Credit Equity	$25,046,030	Applied
Seller Note	$1,000,000	Committed
Deferred Developer Fee	$6,994,162	Committed
TOTAL	$70,986,254	

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Apollo @ Federal Way – Funding Uses

Proposed use	Amount	Per Unit
Acquisition	$4,200,000	--
Construction	$41,065,500	--
Soft Costs	$12,302,309	--
Other Development Costs	$ 13,418,445	--
TOTAL	$70,986,254	$ 373,612

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Apollo @ Federal Way - Questions & Discussion

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African Community Housing & Development – African Diaspora Cultural Anchor Village

African Diaspora Cultural Anchor Village - Summary

Developer: African Community Housing & Development

Amount Requested: $2,994,067

Number of Units: 138

Population Served and AMI level: Households earning between 30-60% AMI with 55 units set aside for families with children and 13 units set aside for households with a physical disability

Eligible SKHHP Funding Source: Both

Location: SeaTac

Housing Type: New Construction - Rental

African Diaspora Cultural Anchor Village – Units by Size & Affordability

AMI	1-bedroom	2-bedroom	3-bedroom	4-bedroom	Total Units
30%	6	4	5	1	16
40%	9	12	12	3	36
50%	13	14	14	4	45
60%	11	14	13	2	40
Manager Units	--	1	--	--	1
Total Units	39	45	44	10	138

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African Diaspora Cultural Anchor Village – Project Schedule

Activity	Date
Site Control	12/1/2023
Building Permits Issued	7/27/2027
Begin Construction	10/12/2027
Issued Certificate of Occupancy	6/1/2029
Begin Lease-Up	6/2/2029
Projected First LIHTC Year Start	6/1/2029

African Diaspora Cultural Anchor Village – Funding Sources

Funding source	Proposed Amount	Status
SKHHP (2026)	$2,994,067	Applied
SKHHP (2025)	$1,200,000	Committed
4% LIHTC	$35,185,722	
King County (2025)	$8,450,055	Committed
King County (2026)	$2,200,000	Applied
Commerce HTF	$10,000,000	Applied
CHIP	$2,000,000	Applied
Perm Debt	$11,371,104	
State Appropriation	$2,732,023	Committed
Amazon	$10,240,000	Committed
Deferred Fee	$1,885,111	Committed
Contributed Fee	$2,000,000	Committed
Mercy Note	$2,079,706	Committed
RESIDENTIAL TOTAL	$92,337,788	
TOTAL	$111,865,978	

African Diaspora Cultural Anchor Village – Funding Uses

Proposed use	Amount	Per Unit
Acquisition	$7,275,406	--
Construction	$60,085,875	--
Soft Costs	$14,494,176	--
Other Development Costs	$10,482,331	--
RESIDENTIAL TOTAL	$92,337,788	$669,114
Non-Residential Costs	$19,528,190	--
TOTAL	$111,865,978	$810,623

African Diaspora Cultural Anchor Village - Questions & Discussion

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Multi-Service Center (MSC) – Federal Way TOD

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Federal Way TOD – Summary

Developer: Multi-Service Center (MSC)

Amount Requested: $2,000,000

Number of Units: 233

Population Served and AMI level: Households earning between 30-60% AMI with 23 units set aside for households with a physical disability

Eligible SKHHP Funding Source: Both

Location: Federal Way

Housing Type: New Construction - Rental

South King Housing and Homelessness Partners

Federal Way TOD – Units by Size & Affordability

AMI	Studio	1-bedroom	2-bedroom	3-bedroom	4-bedroom	Total Units
30%	10	12	2	--	--	24
60%	--	--	97	92	19	208
Manager Units	--	--	1	--	--	1
Total Units	10	12	100	92	19	233

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Federal Way TOD – Project Schedule

Activity	Date
Site Control	3/15/2028
Building Permits Issued	3/1/2028
Begin Construction	3/15/2028
Begin Lease-up	7/1/2029
Issued Certificate of Occupancy	11/5/2029

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Federal Way TOD – Funding Sources

Funding source	Proposed Amount	Status
SKHHP	$2,000,000	Applied
First Mortgage	$40,450,000	Applied
King County TOD	$20,000,000	Applied
CHIP	$2,000,000	Applied
Investment Income	$5,303,515	Planned
LIHTC Equity	$63,518,659	Applied
Deferred Fee	$12,322,903	Committed
Commerce HTF	$10,000,000	Applied
TOTAL	$155,595,077	

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Federal Way TOD – Funding Uses

Proposed use	Amount	Per Unit
Acquisition	$638,000	--
Construction	$104,649,943	--
Soft Costs	$24,530,581	--
Other Development Costs	$25,776,553	--
TOTAL	$155,595,077	$667,790

Federal Way TOD - Questions & Discussion

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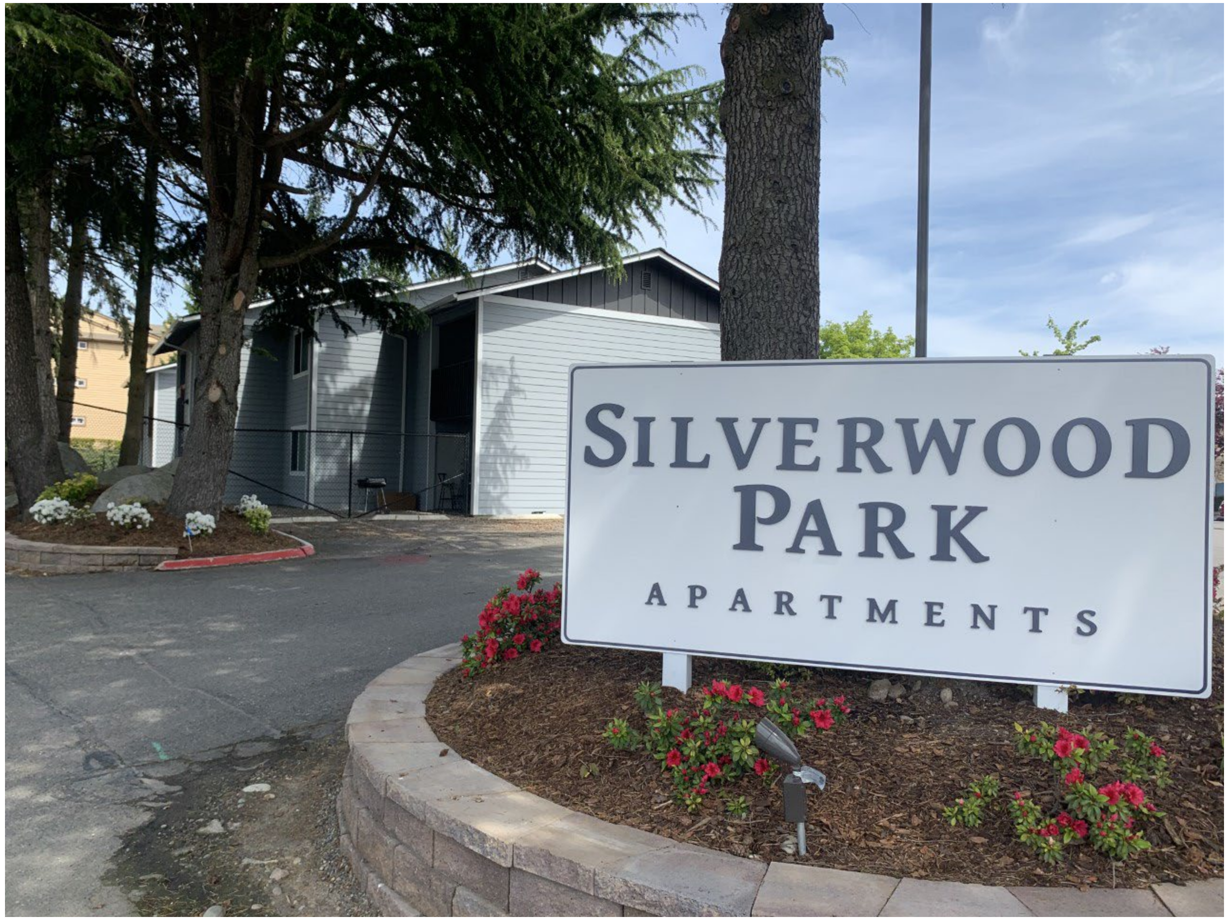
Stoneway Capital – Silverwood Park



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Silverwood Park – Summary

Developer: Stoneway Capital

Amount Requested: $1,750,000

Number of Units: 64

Population Served and AMI level: Households earning between 30-60% AMI with 9 units set aside for seniors

Eligible SKHHP Funding Source: Both

Location: Des Moines

Housing Type: Preservation - Rental

Silverwood Park – Units by Size & Affordability

AMI	Studio	1-bedroom	Total Units
50%	1	2	3
60%	11	37	48
Market Rate	3	10	13
Total Units	15	49	64

Silverwood Park – Project Schedule

Activity	Date
Site Control	2/23/2026
Begin Construction	6/1/2027

Silverwood Park – Funding Sources

Funding source	Proposed Amount	Status
SKHHP (2025)	$1,750,000	Applied
Senior Loan	$7,500,000	Applied
Sponsor Equity	$2,674,444.42	Committed
TOTAL	$11,924,444.42	

Silverwood Park – Funding Uses

Proposed use	Amount	Per Unit
Acquisition	$10,279,080	--
Construction	$1,645,364	--
Soft Costs	$0	--
Other Development Costs	$0	--
TOTAL	$11,924,444	$186,319

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Silverwood Park - Questions & Discussion

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Mercy Housing NW – Connection Burien

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Connection Burien – Summary

Developer: Mercy Housing NW

Amount Requested: $1,600,000

Number of Units: 83

Population Served and AMI level: Households earning between 30-60% AMI with 17 units set aside for families with children that are homeless or at risk of homelessness

Eligible SKHHP Funding Source: Both

Location: Burien

Housing Type: New Construction - Rental

SKHHP South King Housing and Homelessness Partners

Connection Burien – Units by Size & Affordability

AMI	1-bedroom	2-bedroom	3-bedroom	Total Units
30%	3	8	6	17
40%	3	3	2	8
50%	12	13	8	33
60%	--	19	5	24
Manager Units	--	1	--	1
Total Units	18	44	21	83

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Connection Burien – Project Schedule

Activity	Date
Site Control	11/1/2027
Building Permits Issued	8/28/2027
Begin Construction	12/1/2027
Begin Lease-up	2/1/2029

Connection Burien – Funding Sources

Funding Source	Proposed Amount	Status
SKHHP	$1,600,000	Applied
Commerce HTF	$10,000,000	Applied
4% LIHTC	$24,317,386	Applied
KC HFP	$10,000,000	Committed
KC Discount Land	$1,670,000	Applied
Permanent Loan	$7,525,582	
Deferred Fee	$1,454,163	Committed
Contributed Fee and Sponsor Loan	$3,800,000	Committed
CHIP	$2,000,000	Applied
RESIDENTIAL TOTAL	$62,367,131	
TOTAL	$65,130,947	

Connection Burien – Funding Uses

Proposed use	Amount	Per Unit
Acquisition	$2,450,000	--
Construction	$41,936,664	--
Soft Costs	$10,827,777	--
Other Development Costs	$7,152,690	--
RESIDENTIAL TOTAL	$62,367,131	$751,411
Non-Residential Costs	$2,763,816	--
TOTAL	$65,130,947	$784,710

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Connection Burien - Questions & Discussion

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Projected Construction Start Date

31 Mar. 2027
Blackfish Capital - Apollo @ Federal Way

6 Jan. 2027
Stoneway Capital - Silverwood Park

15 July 2027
CCSWW - Franciscan Apts

10 Dec. 2027
ACHD - African Diaspora Cultural Anchor Village

12 Jan. 2027
Mercy Housing NW - Connection Burien

15 Mar. 2028
MSC - Federal Way TOD

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Geographic priority

SKHHP has at least one project in each of the jurisdictions with applications in 2026.

- Burien: Burien Family Housing and Miller’s Creek
- Des Moines: Victorian Place II
- Federal Way: Steel Lake
- SeaTac: African Diaspora Cultural Anchor Village

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Additional Considerations

- Spreading the peanut butter
- Preserving vs Building
- Preserving vs Improving
- HB 1590 Fund Limitations
- Public Benefit

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Average Market Rent

Jurisdiction	Studio	1-Bed	2-bed	3-bed
Burien	$1,171	$1,555	$1,933	$2,438
Des Moines	$1,237	$1,504	$1,775	$2,052
Federal Way	$1,318	$1,569	$1,886	$2,318
SeaTac	$1,612	$1,755	$2,196	$2,801

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Questions & Discussion

Memorandum

South King Housing and Homelessness Partners

TO: SKHHP Executive Board and Advisory Board

FROM: Dorsol Plants, SKHHP Executive Manager

DATE: September 24, 2026

RE: 2026 SKHHP Housing Capital Fund – Project Application Summaries

OVERVIEW

2026 marks the fifth annual funding round of the SKHHP Housing Capital Fund, made possible through the pooled resources of SKHHP member jurisdictions. This year, ten member cities contributed a combined total of $3,477,513, consisting of $919,772 sourced from Substitute House Bill (SHB) 1406 and $2,557,741 from House Bill (HB) 1590. This total was further supplemented by $1,940,000 in HB 1590 funds reallocated from a previously awarded project that was unable to move forward. Combined with remaining unused funds from the 2025 funding cycle and 2025 interest earnings, SKHHP is making a total of $5,469,228 available for the 2026 funding round. To help meet regional needs, SKHHP received six applications requesting over $16 million to develop or preserve 746 units of housing. A summary of each application along with an attachment comparing the construction start dates is included as part of this memorandum. with project summaries detailed throughout this memo

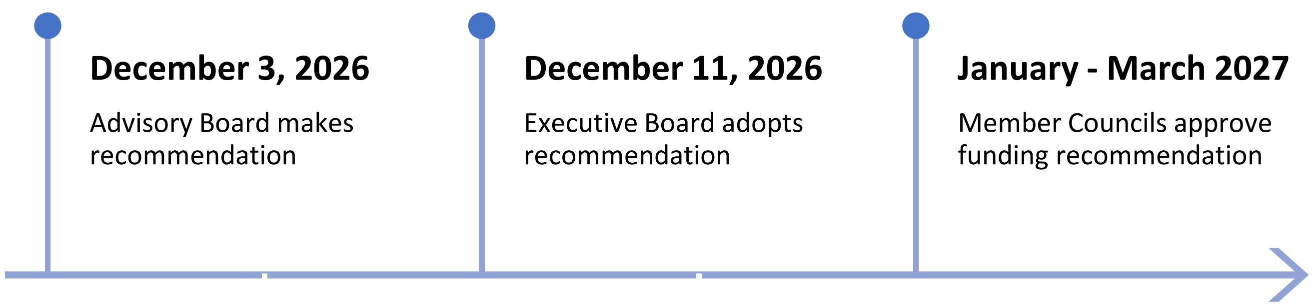
Table 1: Project Applicants with Funding Eligibility

Project sponsor and name	Location	# of units	Project type	Amount requested	HB 1590 eligibility	SHB 1406 eligibility
Archdiocesan Housing Authority – Franciscan Apartments	Burien	38	Rehabilitation Rental	$4,704,133	✓	✓
Blackfish Capital LLC – Apollo @ Federal Way	Federal Way	190	New Construction Rental	$3,000,000	✓	✓
African Community Housing & Development – African Diaspora Cultural Anchor Village	SeaTac	138	New Construction Rental	$2,994,067	✓	✓
Multi-Service Center – Federal Way TOD	Federal Way	233	New Construction Rental	$2,000,000	✓	✓
Stoneway Capital – Silverwood Park	Des Moines	64	Rehabilitation Rental	$1,750,000	✓	✓
Mercy Housing NW – Connection Burien	Burien	83	New Construction Rental	$1,600,000	✓	✓
TOTAL REQUEST BY ELIGIBILITY				**$16,048,200**	**$16,048,200**	**$16,048,200**
TOTAL AVAILABLE				**$5,469,228**	**$4,549,456**	**$919,772**

BACKGROUND

The SKHHP Advisory Board began its review of the six project applications submitted for the 2026 Housing Capital Fund during its September 3, 2026 meeting. The Advisory Board anticipates issuing its funding recommendations at the December 3, 2026 meeting, which will then be sent to the Executive Board for final consideration on December 11, 2026.

PROCESS



ATTACHMENTS

1. Comparison of construction start dates

1. **Archdiocesan Housing Authority – Franciscan Apartments**

Funding request: $4,704,133

Eligibility of SKHHP Funding Sources (1590/1406): HB 1590 and SHB 1406

Address: 15237 21st Ave SW, Burien, 98166

PROJECT SUMMARY

Franciscan Apartments consists of a three-story residential building containing 38 one-bedroom units of rental housing for seniors aged 62 and over who earn up to 50% Area Median Income (AMI). Originally constructed in 1983 under HUD's Section 202 Supportive Housing for the Elderly program, the property is now in need of comprehensive rehabilitation. All housing units are supported by a Section 8 Housing Assistance Payments (HAP) contract extending through July 1, 2033. To minimize disruption for residents, the project utilizes a "rolling rehab" relocation model. The project is located within 0.2 miles of shopping, a post office, public transit, and community spaces like Lake Burien.

The Archdiocesan Housing Authority (AHA)—acting as a Washington nonprofit and the Real Estate Development Center for Catholic Community Services of Western Washington (CCS)—serves as the developer. AHA is applying for financing under HUD's Section 221(d)(4) program to fund the building's modernization, with additional financing requested through SKHHP.

SKHHP HB 1590 funds can support all 38 units.

SCOPE OF WORK

This project involves a comprehensive modernization and capital repair of the Franciscan residential property to extend its lifespan, improve energy efficiency, and enhance the living experience for its senior residents. The exterior envelope will be secured through roof replacement, gutter enhancements, and the replacement of aging wood and stucco siding with durable fiber-cement materials. Critical building infrastructure will also be overhauled, featuring a full plumbing repipe with modern materials, seismic safety upgrades, and the introduction of a new mechanical cooling corridor and return air ducting system to correct long-standing indoor air quality and temperature regulation issues.

Inside the building, common spaces and individual apartments will be completely refreshed to modern safety and accessibility standards. Common areas will be reconfigured for better operational flow, highlighted by an updated community room, energy-efficient LED lighting, and new security features such as enhanced site lighting, secure exterior doors, and hardwired smoke alarms. All residential units will receive new finishes, cabinetry, energy-efficient appliances, and upgraded plumbing and electrical fixtures. Furthermore, select units will undergo dedicated ADA redesigns and incorporate specialized sensory features, ensuring the facility remains safe, accessible, and comfortable for current and future residents.

PROGRAM AND SERVICES

The project does not provide services on-site.

CHANGES FROM PREVIOUS SKHHP FUNDING APPLICATIONS

The 2025 application included plans to create an additional unit, but this has been removed from the scope of work to focus entirely on the rehabilitation of the existing 38 units. Additionally, property management transitioned to Allied Residential at the beginning of 2026, and the site no longer provides direct services due to a lack of funding.

OBSERVATIONS, ISSUES, AND CONCERNS

- XXX

Total Units By Size and Affordability

AMI	1-bedroom	Total Units
50%	38	38
Total Units	38	38

PROJECT SCHEDULE

Activity	Date
Site Control	1981
Begin Construction	7/1/2027
Issued Certificate of Occupancy	Ongoing – as units are rehabilitated
End of Construction	3/1/2029

FUNDING SOURCES AND USES

Proposed Funding Sources by Amounts and Status

Funding source	Proposed Amount	Status
SKHHP (2026)	$4,704,133	Applied
Lument	$6,000,000	Committed
Reserves	$413,959	On-Hand
TOTAL	$11,118,092	

Proposed Use of Funds and Total Residential Cost Per Unit

Proposed use	Amount	Per Unit
Acquisition	$1,065,856	--
Construction	$8,099,739	--
Soft Costs	$878,330	--
Other Development Costs	$ 1,074,167	--
TOTAL	$11,118,092	$ 292,581

DEVELOPMENT TEAM

Sponsor: Archdiocesan Housing Authority
Developer: Real Estate Development Center for Catholic Community Services Western WA
Architect: Blue Brook Architecture
Property Management: Allied Residential

2. **Blackfish Capital – Apollo @ Federal Way**

Funding request: $3,500,000

Eligibility of SKHHP Funding Sources (1590/1406): HB 1590 and SHB 1406

Address: 30200 Pacific Highway S. Federal Way 98003

PROJECT SUMMARY

Apollo @ Federal Way is a 190-unit affordable housing development located in Federal Way, Washington, structured as a transit-oriented community serving households earning between 50% and 60% AMI, with 38 units set aside for households with physical disabilities. The property provides public transit access, located 0.2 miles from the RapidRide A Line, which offers express service to major transit hubs. Residents also have access to the Federal Way Transit Center (1.4 miles) and the Link Light Rail Station (1.6 miles), with the development situated within walking distance of Federal Way High School, Sacajawea Middle School, and Sacajawea Park.

Blackfish Capital LLC leads the development, a 100% BIPOC-owned affordable housing developer focused on delivering workforce and affordable housing throughout the Puget Sound region, including the 256-unit Apollo Edmonds project. Additionally, Resource Equity WA—a BIPOC-led non-profit focused on financial literacy and homeownership for the Black community in the Puget Sound area—will be provided on-site space to conduct training sessions, along with funding to build organizational capacity and growth.

SKHHP HB 1590 funds can be used to support the 38 units set aside for households with a physical disability.

SCOPE OF WORK

The project involves the new construction of a 6-story apartment building, encompassing all aspects of vertical construction, structural elements, interior finishes, building systems, and common area amenities.

PROGRAM AND SERVICES

Resource Equity will provide on-site training and coaching to support household financial literacy, budgeting, and pathways toward housing stability.

CHANGES FROM PREVIOUS SKHHP FUNDING APPLICATIONS

This is the project's first application to SKHHP.

OBSERVATIONS, ISSUES, AND CONCERNS

- XXX

Total Units By Size and Affordability

AMI	Studio	1-bedroom	2-bedroom	Total Units
50%	1	3	3	7
60%	34	77	72	183
Total Units	35	80	75	190

PROJECT SCHEDULE

Activity	Date
Site Control	3/11/2026
Building Permits Issued	2/1/2027
Begin Construction	3/31/2027
Issued Certificate of Occupancy	2/15/2029

FUNDING SOURCES AND USES

Proposed Funding Sources by Amounts and Status

Funding source	Proposed Amount	Status
SKHHP (2026)	$3,500,000	Applied
Senior Permanent Debt	$34,446,062	
Tax Credit Equity	$25,046,030	Applied
Seller Note	$1,000,000	Committed
Deferred Developer Fee	$6,994,162	Committed
TOTAL	$70,986,254	

Proposed Use of Funds and Total Residential Cost Per Unit

Proposed use	Amount	Per Unit
Acquisition	$4,200,000	--
Construction	$41,065,500	--
Soft Costs	$12,302,309	--
Other Development Costs	$ 13,418,445	--
TOTAL	$70,986,254	$ 373,612

DEVELOPMENT TEAM

Sponsor: Blackfish Capital LLC
Development Consultant: Rooney Partners
Architect: BF Design Build
Legal: Kantor Taylor
Property Management: Allied Residential
General Contractor: ACG Builds

3. African Community Housing & Development – African Diaspora Cultural Anchor Village

Funding request: $2,994,067

Eligibility of SKHHP Funding Sources (1590/1406): HB 1590 and SHB 1406

Address: 15005 Military Road S, SeaTac, 98188

PROJECT SUMMARY

The African Diaspora Cultural Anchor Village is a 138-unit new construction, 4% Low-Income Housing Tax Credit (LIHTC) rental project offering a mix of one- to four-bedroom homes for households earning between 30% and 60% AMI. The project includes 55 units set aside for families with children and 13 units set aside for households with physical disabilities, responding to the community's request for a central anchor for South King County's African Diaspora immigrant and refugee community.

The development is a partnership between African Community Housing & Development (ACHD) and Mercy Housing Northwest across four parcels spanning 2.2 acres acquired by ACHD in 2023. Located in SeaTac 0.4 miles north of the Tukwila International Boulevard Link Light Rail Station, the site functions as a transit-oriented development. Existing structures, including two houses and commercial buildings, will be demolished. ACHD submitted a Development Agreement to the City of SeaTac to treat the parcels as a single development site to increase cost-efficiency and expand housing capacity beyond current zoning limits.

The seven-story building will house residential units on levels three through seven. The first two levels will feature a four-classroom early learning center alongside community-serving retail and event space, with structured parking incorporated into a portion of Level 1.

SKHHP 1590 funds could support the 13 units set aside for households with a physical disability.

SCOPE OF WORK

The project involves the new construction of a 7-story apartment building, encompassing all aspects of vertical construction, structural elements, interior finishes, building systems, and common area amenities.

PROGRAM AND SERVICES

ACHD will provide on-site services designed to support the diverse needs of residents through comprehensive housing programs and wraparound case management, including systems navigation, public benefits enrollment, and financial coaching. To foster economic mobility and long-term stability, the facility will host workforce development initiatives—such as resume assistance, career coaching, and employer connections—alongside specialized educational programs, including out-of-school-time STEAM learning for students and family engagement support. Additionally, residents will have access to on-site health and wellness activities, culturally responsive healthcare connections, civic engagement workshops, drug record expungement navigation, senior programming, and dedicated programs preventing youth and family homelessness.

CHANGES FROM PREVIOUS SKHHP FUNDING APPLICATIONS

Since applying in 2025, the project has removed the studios from the original design to provide more family-sized units.

OBSERVATIONS, ISSUES, AND CONCERNS

- XXX

Total Units By Size and Affordability

AMI	1-bedroom	2-bedroom	3-bedroom	4-bedroom	Total Units
30%	6	4	5	1	16
40%	9	12	12	3	36
50%	13	14	14	4	45
60%	11	14	13	2	40
Manager Units	--	1	--	--	1
Total Units	39	45	44	10	138

PROJECT SCHEDULE

Activity	Date
Site Control	12/1/2023
Building Permits Issued	7/27/2027
Begin Construction	10/12/2027
Issued Certificate of Occupancy	6/1/2029
Begin Lease-Up	6/2/2029
Projected First LIHTC Year Start	6/1/2029

FUNDING SOURCES AND USES

Proposed Funding Sources by Amounts and Status

Funding source	Proposed Amount	Status
SKHHP (2026)	$2,994,067	Applied
SKHHP (2025)	$1,200,000	Committed
4% LIHTC	$35,185,722	
King County (2025)	$8,450,055	Committed
King County (2026)	$2,200,000	Applied
Commerce HTF	$10,000,000	Applied
CHIP	$2,000,000	Applied
Perm Debt	$11,371,104	
State Appropriation	$2,732,023	Committed
Amazon	$10,240,000	Committed
Deferred Fee	$1,885,111	Committed
Contributed Fee	$2,000,000	Committed
Mercy Note	$2,079,706	Committed
RESIDENTIAL TOTAL	$92,337,788	
Direct Appropriation	$1,217,977	Committed
Direct Appropriation	$3,593,275	Applied
Best Starts for Kids	$1,500,000	Committed
Best Starts for Kids	$3,500,000	Applied
Sponsor Contributions	$5,070,000	Committed
Sponsor Contributions	$2,087,228	Applied
PSTAA	$356,800	Committed
4Culture	$1,202,910	Committed
4Culture	$1,000,000	Applied
TOTAL	$111,865,978	

Proposed Use of Funds and Total Residential Cost Per Unit

Proposed use	Amount	Per Unit
Acquisition	$7,275,406	--
Construction	$60,085,875	--
Soft Costs	$14,494,176	--
Other Development Costs	$10,482,331	--
RESIDENTIAL TOTAL	$92,337,788	$669,114
Non-Residential Costs	$19,528,190	--
TOTAL	$111,865,978	$810,623

DEVELOPMENT TEAM

Sponsor: African Community Housing & Development
Developer: Mercy Housing Northwest
Architect: SMR Architects
Construction: WG Clark
Legal: Perkins Coie
Property Management: Mercy Housing Management Group

4. **Multi-Service Center (MSC) – Federal Way Transit Oriented Development (TOD)**

Funding request: $2,000,000

Eligibility of SKHHP Funding Sources (1590/1406): HB 1590 and SHB 1406

Address: 21st Avenue S. and S. 319th Street, Federal Way 98003

PROJECT SUMMARY

The Federal Way TOD Project was awarded by Sound Transit in 2025 to Multi-Service Center (MSC) and Blue Cascade, Inc. to develop approximately 230 units of affordable housing on surplus property adjacent to the Federal Way Downtown Light Rail Station. The project will serve households earning between 30% and 60% AMI, including 23 units set aside for households with physical disabilities. Designed as a mixed-use community, the project integrates family-friendly affordable housing, an early learning center, indoor and outdoor play spaces, food-service social enterprises, culinary training for immigrants and refugees, and small business support spaces. The project is located in downtown Federal Way and is within walking distance to numerous retail and community spaces including Town Square Park and the Commons at Federal Way.

Established in 1971, MSC has successfully developed affordable housing projects since 1994. MSC currently owns and operates 1,152 units of affordable housing—including 521 units in Federal Way—and provides a continuum of housing programs ranging from rental assistance and emergency shelter to transitional and permanent supportive housing. In recent years, MSC has advanced several development projects, including Redondo Heights, the Pierce County Preservation Portfolio, and the William J. Wood Veterans House.

SKHHP HB 1590 can be used to support the 23 units set aside for households with a physical disability.

SCOPE OF WORK

The project involves the new construction of a 5-story apartment building, encompassing all aspects of vertical construction, structural elements, interior finishes, building systems, and common area amenities.

PROGRAM AND SERVICES

MSC will provide on-site support at the property that will be coordinated by a dedicated Community Access Coordinator (0.5 to 1.0 FTE). The Coordinator will work directly with residents to deliver wraparound support by connecting them with internal MSC programs, as well as external community resources. In addition, the position will establish partnerships with local organizations to offer on-site educational and support opportunities, including financial literacy and wellness classes, resources for immigrants and refugees, and legal education and counseling.

CHANGES FROM PREVIOUS SKHHP FUNDING APPLICATIONS

This is the project’s first application to SKHHP.

OBSERVATIONS, ISSUES, AND CONCERNS

- XXX

Total Units By Size and Affordability

AMI	Studio	1-bedroom	2-bedroom	3-bedroom	4-bedroom	Total Units
30%	10	12	2	--	--	24
60%	--	--	97	92	19	208
Manager Units	--	--	1	--	--	1
Total Units	10	12	100	92	19	233

PROJECT SCHEDULE

Activity	Date
Site Control	3/15/2028
Building Permits Issued	3/1/2028
Begin Construction	3/15/2028
Begin Lease-up	7/1/2029
Issued Certificate of Occupancy	11/5/2029

FUNDING SOURCES AND USES

Proposed Funding Sources by Amounts and Status

Funding source	Proposed Amount	Status
SKHHP	$2,000,000	Applied
First Mortgage	$40,450,000	Applied
King County TOD	$20,000,000	Applied
CHIP	$2,000,000	Applied
Investment Income	$5,303,515	Planned
LIHTC Equity	$63,518,659	Applied
Deferred Fee	$12,322,903	Committed
Commerce HTF	$10,000,000	Applied
TOTAL	$155,595,077	

Proposed Use of Funds and Total Residential Cost Per Unit

Proposed use	Amount	Per Unit
Acquisition	$638,000	--
Construction	$104,649,943	--
Soft Costs	$24,530,581	--
Other Development Costs	$25,776,553	--
TOTAL	$155,595,077	$667,790

DEVELOPMENT TEAM

Sponsor: Multi-Service Center (MSC)
Developer: Blue Ridge Cascade
Architect: Perkins Eastman
Legal: Rodriguez Wright
Property Management: Allied Residential
General Contractor: Walsh Construction

5. **Stoneway Capital – Silverwood Park**

Funding request: $1,750,000

Eligibility of SKHHP Funding Sources (1590/1406): HB 1590 and SHB 1406

Address: 23006 30th Ave S Des Moines 98198

PROJECT SUMMARY

Silverwood Park Apartments is a 64-unit, garden-style apartment community located in Des Moines, Washington. Originally built in 1979, the property consists of six two-story residential buildings spread across 3.72 acres. Having operated for nearly 30 years under the LIHTC program, its extended-use period expired on December 31, 2025, placing all 64 units at risk of market-rate conversion and tenant displacement. In May 2026, Stoneway Capital and Brighton Jones partnered with the Opportunity Council—a nonprofit organization—to acquire the property and preserve it as long-term affordable housing. The project will feature 51 income-restricted units serving households earning between 50% and 60% AMI, including 9 units set aside for seniors earning at or below 60% AMI, alongside 13 market-rate units. The project is located 0.6 miles from the Kent Des Moines Link Light Rail Station and is 1 mile away from Midway Elementary School, Pacific Middle School, and Mount Rainer High School.

Stoneway Capital is a privately held limited liability company governed by its managing members. Governance combines Stoneway Capital's acquisition and asset management expertise, Brighton Jones's institutional investment oversight, and the board-governed nonprofit participation of the Opportunity Council, whose directors bring decades of housing and community services experience. Stoneway Capital possesses direct experience acquiring, owning, and operating affordable and workforce housing, including properties subject to LIHTC, HOME, and other regulatory affordability restrictions. The firm's portfolio includes the ongoing acquisition of two LIHTC communities totaling 93 units in Oregon with existing HOME loans, as well as a 56-unit community in Tacoma subject to a Land Use Restriction Agreement (LURA).

SKHHP HB 1590 funds can be used to support the 9 units set aside for seniors.

SCOPE OF WORK

This project involves replacing existing Cadet wall heaters with high-efficiency mini-split heat pumps to provide both reliable heating and much-needed air conditioning for year-round comfort. Additionally, the project will introduce high-efficiency, in-unit washers and dryers to offer greater daily convenience and eliminate reliance on shared laundry facilities. Finally, a controlled-access parking gate will be installed to establish a more secure environment for residents.

PROGRAM AND SERVICES

The project does not provide services on-site.

CHANGES FROM PREVIOUS SKHHP FUNDING APPLICATIONS

This is the project's first application to SKHHP.

OBSERVATIONS, ISSUES, AND CONCERNS

- XXX

Total Units By Size and Affordability

AMI	Studio	1-bedroom	Total Units
50%	1	2	3
60%	11	37	48
Market Rate	3	10	13
Total Units	15	49	64

PROJECT SCHEDULE

Activity	Date
Site Control	2/23/2026
Begin Construction	6/1/2027

FUNDING SOURCES AND USES

Proposed Funding Sources by Amounts and Status

Funding source	Proposed Amount	Status
SKHHP (2025)	$1,750,000	Applied
Senior Loan	$7,500,000	Applied
Sponsor Equity	$2,674,444.42	Committed
TOTAL	$11,924,444.42	

Proposed Use of Funds and Total Residential Cost Per Unit

Proposed use	Amount	Per Unit
Acquisition	$10,279,080	--
Construction	$1,645,364	--
Soft Costs	$0	--
Other Development Costs	$0	--
TOTAL	$11,924,444	$186,319

DEVELOPMENT TEAM

Sponsor: Silverwood Park Apartments LLC
Developer: Guide
Architect: SMR Architects
Legal: Winthrop
Property Management: Olympic Management

6. Mercy Housing NW – Connection Burien

Funding request: $1,600,000

Eligibility of SKHHP Funding Sources (1590/1406): SHB 1406 and HB 1590

Address: 14900 4th Avenue S.W. Burien 98166

PROJECT SUMMARY

Connection Burien is a new, mixed-use, transit-oriented affordable housing development serving households earning between 30% and 60% AMI, featuring a strong emphasis on two- and three-bedroom apartments across 169 total units. Ground-floor uses, including a licensed Early Learning Center to support both resident and neighborhood needs, while multiple outdoor play and recreation areas provide vital open space and strong urban design. The project is adjacent to the Burien Transit Center and includes numerous retail and community spaces within walking distance including the Burien Community Center and Burien Town Plaza.

Mercy Housing Northwest serves as the developer, having been awarded a portion of the Burien Transit Center property by King County through Request for Proposal (RFP) #KC001487 for the Burien Equitable Transit-Oriented Development. MHNW has operated resident services programming for over 30 years and adopted its evidence-based Family Program Model over 10 years ago, which is adapted to meet the specific needs of each community it serves.

SKHHP 1590 funds could support the 17 units set aside for families with children at risk or exiting homelessness.

SCOPE OF WORK

The project involves the new construction of a six-story apartment building, encompassing all aspects of vertical construction, structural elements, interior finishes, building systems, and common area amenities. Additionally, SKHHP funds will be used to support costs associated with insurance, permits, fees, and utility hook-ups.

PROGRAM AND SERVICES

Mercy Housing Northwest delivers onsite programming through its Family Services and Supportive Services models, offering accessible resources to all residents, including formerly homeless households. The Family Program Model focuses on housing stability, health and wellness, financial stability, community participation, and out-of-school-time support. Services include individualized assistance with budgeting, employment, continuing education, and benefit enrollment, delivered through culturally responsive practices and ongoing resident feedback. As part of this framework, the Mercy Scholars program partners with local schools to provide out-of-school-time activities. This initiative works to improve academic performance, attendance, and grade advancement while strengthening engagement between families and educational institutions.

Additionally, the application includes a letter of intent from Mary's Place to coordinate resident services and share office and community space to support the 17 units set aside for families with children at risk or exiting homelessness.

Seed of Life will operate the 4-classroom Early Learning Facility.

CHANGES FROM PREVIOUS SKHHP FUNDING APPLICATIONS

This is the project's first application to SKHHP.

OBSERVATIONS, ISSUES, AND CONCERNS

- XXX

Total Units By Size and Affordability

AMI	1-bedroom	2-bedroom	3-bedroom	Total Units
30%	3	8	6	17
40%	3	3	2	8
50%	12	13	8	33
60%	--	19	5	24
Manager Units	--	1	--	1
Total Units	18	44	21	83

PROJECT SCHEDULE

Activity	Date
Site Control	11/1/2027
Building Permits Issued	8/28/2027
Begin Construction	12/1/2027
Begin Lease-up	2/1/2029

FUNDING SOURCES AND USES

Proposed Funding Sources by Amounts and Status

Funding Source	Proposed Amount	Status
SKHHP	$1,600,000	Applied
Commerce HTF	$10,000,000	Applied
4% LIHTC	$24,317,386	Applied
KC HFP	$10,000,000	Committed
KC Discount Land	$1,670,000	Applied
Permanent Loan	$7,525,582	
Deferred Fee	$1,454,163	Committed
Contributed Fee and Sponsor Loan	$3,800,000	Committed
CHIP	$2,000,000	Applied
RESIDENTIAL TOTAL	$62,367,131	
4% LIHTC	$501,873	Applied
Commerce ELC/BSK/PSTAA	$1,503,164	Applied
Mercy Community Impact Fund	$758,779	Committed
TOTAL	$65,130,947	

Proposed Use of Funds and Total Residential Cost Per Unit

Proposed use	Amount	Per Unit
Acquisition	$2,450,000	--
Construction	$41,936,664	--
Soft Costs	$10,827,777	--
Other Development Costs	$7,152,690	--
RESIDENTIAL TOTAL	$62,367,131	$751,411
Non-Residential Costs	$2,763,816	--
TOTAL	$65,130,947	$784,710

DEVELOPMENT TEAM

Sponsor: Mercy Housing NW
Architect: Runberg Architecture Group
Legal: Kantor Taylor
Property Management: Mercy Housing NW Management Group
General Contractor: Walsh Construction

Attachment 1: Comparison of Construction Start Dates by Project