



**SKHHP Executive Board
Special Meeting
Sept 18, 2026 – 1:00 PM
Burien Family Housing
12845 Ambaum Blvd SW
Burien, WA 98146**

PUBLIC PARTICIPATION

- A. The SKHHP Executive Board Special Meeting scheduled for Friday, September 18, 2026, will be an affordable housing tour.

To attend the affordable housing tour please contact SKHHP Executive Manager Dorsol Plants. 253.804.5089 / dplants@skhhp.org

AFFORDABLE HOUSING TOUR

- A. Mercy Housing NW – Burien Family Housing
- B. Mary's Place – Mary's Place Family Shelter
- C. City of Burien Planning Staff – Supporting Similar Projects in Your Jurisdiction

ADJOURNMENT

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

SKHHP Housing Capital Fund Projects



Multi-Service Center – Victorian Place II (Des Moines)

A rehabilitation project that preserved 20 three-bedroom apartments for households earning between 35% and 50% AMI. The rehabilitation efforts ensure the building's long-term viability and continued availability of affordable housing options for low-income tenants.

In 2025, SKHHP was the sole funder for this project, providing a \$777,306 award collectively funded by the cities of Auburn, Burien, Des Moines, Federal Way, Kent, Normandy Park, Renton, and Tukwila. Project completed in 2025.



Habitat for Humanity Seattle-King & Kittitas Counties – Burien Miller Creek (Burien)

A new construction homeownership project that provided 40 units (ranging from three to four-bedroom layouts). Of these, 20 units are designated for households earning an average of 50% AMI, and the remaining 20 units are for households earning up to 80% AMI.

SKHHP provided \$855,000 over two funding rounds, collectively funded by the cities of Auburn, Burien, Des Moines, Federal Way, Kent, Normandy Park, Renton, SeaTac, and Tukwila. Project completed in 2025.



Mercy Housing Northwest – Burien Family Housing (Burien)

A new construction rental project that will provide 90 affordable apartments (ranging from one to four-bedroom layouts) for households earning between 30% and 60% AMI. Of these, 38% are set aside for families exiting homelessness, and 10% are dedicated to individuals with physical disabilities.

SKHHP provided \$3,093,308 over two funding rounds, collectively funded by the cities of Auburn, Burien, Covington, Des Moines, Federal Way, Kent, Maple Valley, Normandy Park, Renton, and Tukwila. Project is currently under construction.



Mercy Housing Northwest – Kent Multicultural Village (Kent)

A new construction rental project that will provide 231 affordable apartments (ranging from one to four-bedroom layouts) for households earning between 30% and 60% AMI. Built on surplus Sound Transit property at the future Kent Des Moines Link light rail station, this transit-oriented development features dedicated set-asides of 25% of units for families with children and 17% for households with disabilities.

SKHHP provided a \$1,000,000 award, collectively funded by the cities of Covington and Kent. Project is currently under construction.



Multi-Service Center – White River Apartments (Auburn)

A rehabilitation project that will preserve 24 two-bedroom apartments for households earning between 30% and 60% AMI. The rehabilitation efforts ensure the building's long-term viability and continued availability of affordable housing options for low-income tenants.

SKHHP provided a \$775,000 award, collectively funded by the cities of Auburn, Burien, Des Moines, Federal Way, Kent, Normandy Park, Renton, and Tukwila.



LIHI – Skyway Affordable Housing and Early Learning Center (Skyway)

A new construction rental project that will provide 54 affordable apartments (ranging from studios to three-bedroom layouts) for households earning between 30% and 50% AMI. This development features a ground-floor early learning center to address local childcare needs, alongside a 75% set-aside for households transitioning out of homelessness.

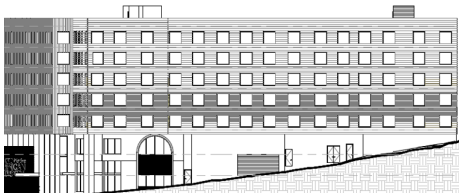
SKHHP provided a \$2,800,000 award, collectively funded by the cities of Covington and Kent.



St. Stephen Housing Association – Steele House (Renton)

A new construction rental project that will provide six three-bedroom townhomes for families earning up to 50% AMI who are exiting or at risk of homelessness.

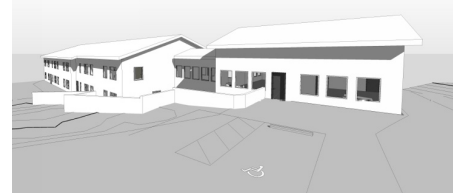
In 2024, the City of Renton awarded \$500,000 to the project. In 2025, SKHHP committed \$1,820,850, collectively funded by the cities of Covington, Kent, and Maple Valley.



African Community Housing and Development – African Diaspora Cultural Anchor Village (SeaTac)

A new construction rental project that will provide 129 apartments (ranging from studios to four-bedroom layouts) for households earning between 30% and 60% AMI. The project features dedicated set-asides for families with children and individuals with physical disabilities, serving as a cultural and residential hub for South King County's African Diaspora immigrant and refugee community.

In 2025, SKHHP provided \$1,200,000, collectively funded by the cities of Covington, Kent, and Maple Valley.



Mental Health Housing Foundation – Steel Lake (Federal Way)

A new construction rental project that will provide 20 one- and two-bedroom apartments for individuals experiencing severe or persistent mental illness earning between 30% and 50% AMI.

In 2025, SKHHP provided \$922,000, collectively funded by the cities of Auburn, Burien, Des Moines, Federal Way, Kent, Normandy Park, Renton, SeaTac, and Tukwila.

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



Contact

Dorsol Plants • Executive Manager

Phone: 253.804.5089 • dplants@skhnp.org



Learn more about SKHHP

Scan QR Code or visit

skhnp.org

MONTH DAY, 2026

Subject: Feedback for EO 25-12 Department of Housing Task Force

Dear Members of the Department of Housing Task Force:

On behalf of the interlocal regional housing agencies serving communities across King, Pierce, and Thurston counties, thank you for the opportunity to provide input on the proposed creation of a statewide Department of Housing.

Our agencies collectively represent 43 cities and towns and 3 counties, and we work daily with local elected officials, planning and housing staff, nonprofit and for-profit developers, housing authorities, service providers, and community partners to respond to Washington's housing affordability crisis. Our perspective is grounded in practical experience: analyzing policy, administering local and regional housing resources, supporting project development, and implementing state housing priorities in communities that vary widely by size, market conditions, infrastructure capacity, geography, and fiscal resources.

Core Mission Focus on Supporting Affordable Housing Development and Operations

The state has made significant investments in affordable and supportive housing development and operations. However, the effectiveness of those investments is limited when programs operate on different timelines, with different requirements, insufficient support, changing points of contact, and inconsistent decision-making processes. A new department should solve that fragmentation.

We recommend that the Department of Housing serve first and foremost as a central coordinating agency for the deployment of housing capital and related infrastructure resources, and operating funds. This role should complement the core functions of the Washington State Housing Finance Commission, while working to identify clearer lanes for areas where the Commission overlaps with the state (e.g., downpayment assistance programs). Better alignment across funding programs and more consistency in funding priorities helps public funders, local governments, and project sponsors move viable projects from concept to construction more efficiently, maximize leverage, and reduce avoidable delays.

In recent years, the state has moved away from more predictable and coordinated funding processes. Funding rounds, award timelines, program guidance, and administrative expectations have shifted across several programs, often because of legislative direction or program-specific changes. Those challenges have been compounded by staffing transitions and inconsistent administration across key funding streams, including Housing Trust Fund (HTF) multifamily and homeownership funds, the Connecting Housing to Infrastructure Program (CHIP), preservation resources, and Apple Health and Homes.

For local governments and project sponsors, these inconsistencies have real consequences. They make it harder to assemble capital stacks, align local and state resources, maintain project momentum, and provide clear direction to elected officials and community partners. They can also increase predevelopment costs, create uncertainty for development teams, and slow the production and preservation of affordable homes.

A Department of Housing should therefore be structured around the following priority objectives:

- Coordinate affordable housing investments (capital, operations and services) so that programs work together rather than in parallel.
- Provide predictable funding calendars, clear program guidance, consistent points of contact, and transparent decision-making processes.
- Measure outcomes, identify barriers, and improve program performance.

State Policy Evaluation

In addition to a core focus on funding affordable housing, we believe a department of housing could help the state focus on more strategic policy moves that will have the greatest impact over a longer term. In recent years, the state has taken on an increasingly large role in mandating land use and housing policies for local governments to implement. While several state actions have helped to accelerate necessary land use changes that unlock more housing opportunities, there are also inevitable unintended consequences from the patchwork of laws that have been enacted at a rapid pace, and few systems in place to evaluate the effectiveness or tradeoffs of these policies.

Before continuing to add more complexity to the policy and regulatory environment for local governments, the state could benefit from a department that is tasked with in-depth and ongoing evaluation of recently adopted laws so that legislators can understand their impact and consider future policy choices based on data and analysis. This should leverage existing institutional expertise within Growth Management Services as well as outside research partners like the University of Washington, with a focus on the state's role in supporting a robust and equitable housing market.

Integration of Homeless Response Services

The Task Force must recognize that integrating homeless response programs into a Department of Housing is critical to the success of capital investments in housing. For many of the most vulnerable in our communities and those working to find permanent housing, the services required to obtain and maintain housing is integrated into that housing. The Department of Housing should not limit itself to only serving a segment of the population based on income-level but must address the housing and shelter needs for all Washingtonians, regardless of income or current housing status.

Reducing barriers and increasing pathways to housing requires coordination and alignment between housing and homeless services and the capital programs that help create that housing. A Department of Housing can only be successful if it is able to achieve this alignment and fully embraces homeless response programs as part of its mission and not as a secondary or lesser purpose.

Partnership with Local Governments

We also urge the Task Force to recognize that local governments are essential implementation partners. Cities and counties are responsible for land use, permitting, infrastructure planning, local revenue tools, community engagement, and, in many cases, direct funding of affordable housing. A successful Department of Housing should help local governments implement state policy, not simply enforce mandates. It should be a partner that can troubleshoot, align resources, and help communities turn policy goals into built housing.

In that spirit, we support a department focused on problem-solving rather than punitive enforcement. Washington does not need another layer of disconnected oversight. It needs a housing agency with expertise and service orientation to align state resources, support local action, and accelerate the delivery of affordable homes.

The creation of a Department of Housing is an opportunity to bring greater coherence to a complex system. If designed well, the department can improve the state's ability to deploy resources strategically, support local partners, and deliver measurable housing outcomes for Washington residents.

Thank you for considering our perspective. We look forward to continuing to work with the Task Force, the Governor's Office, the Legislature, and state agency partners as this proposal is developed.

Sincerely,

2026 HCF Applications

Developer	Project Name	Development Type	Jurisdiction	Units	Funding Request
CCSWW	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



PLEASE ONLY PARK IN THE DESIGNATED AREAS SHOWN BELOW NOT ON ANY NEIGHBORING STREETS

