



**SKHHP Executive Board
Monthly Meeting
October 16, 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, October 16, 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 the SKHHP Executive Board August 21, 2026 meeting minutes](#)

BOARD ACTION

- A. [A Joint Letter Providing Feedback to the Department of Housing Task Force.](#)

(RECOMMENDED ACTION: Move to approve the Chair signing the joint letter providing feedback to the Department of Housing Task Force)

DISCUSSION ITEM

- A. [2027 Legislative Priorities Flyer and Subregional Credit Update](#)
- B. [SKHHP Advisory Board 2026 Community Listening Session and Report](#)
- C. [2026 SKHHP Housing Capital Fund Applications](#)

ANNOUNCEMENTS

- A. [SKHHP September Affordable Housing Tour Update](#)
- B. SKHHP Executive Board November Meeting – KC Executive Zahilay
- C. SKHHP Executive Board Special Meeting – December 11, 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

Nancy Backus called the meeting to order at 1:03 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; Liz Stead, City of Burien; Kristina Soltys, City of Covington; Dennis Martinez, City of Tukwila; Carmen Rivera, City of Renton; James Lovell, City of SeaTac; Jelani Jackson, King County.

Others present: Dorsol Plants, SKHHP Program Coordinator; Rumi Takahashi, SKHHP Advisory Board; Laural Humphrey, City of Tukwila; Matt Torpey, City of Maple Valley; Angie Mathias, City of Renton; Anyah Zupancic, City of Burien; McCaela Daffern, King County; Megan Utemei, City of Auburn; Merina Hanson, City of Kent.

Dennis Martinez joined at 1:07 PM

AGENDA MODIFICATIONS

Dennis Martinez moved and Kristina Soltys seconded to add an Executive Session pursuant to RCW 42.30.110 (1)(g).

Motion carried. (11-0)

PUBLIC COMMENT

No public comment was received.

EXECUTIVE SESSION

Executive Session to discuss matters relating to RCW 42.30.110 (1)(g).

Please note that Executive Session is closed to the public.

BOARD ACTION

Brian Davis moved and Dennis Martinez seconded to add action from the Executive Session to the Agenda

Motion carried. (11-0)

Brian Davis moved and Dennis Martinez seconded that the City of Auburn enter negotiations with Dorsol Plants for the position of SKHHP Executive Manager.

Motion carried. (11-0)

APPROVAL OF JULY 17, 2026 MINUTES

Kristina Soltys moved and Jelani Jackson seconded to adopt the July 17, 2026 meeting minutes.

MOTION CARRIED. (11-0)

RESOLUTIONS

A. Resolution No 2026-06

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

Victoria Chow, Project Manager for the Low Income Housing Institute (LIHI) provided a brief project update to the Board and Dorsol Plants reviewed the resolution and next steps for moving into contracting for the Skyway Project.

Dana Ralph moved and Kristina Soltys seconded to adopt Resolution No 2026-06.

MOTION CARRIED. (11-0)

DISCUSSION ITEM

A. King County Executive's Breaking the Cycle Investment & Revenue in Homelessness/Housing (IRHH) Workgroup

Marissa Chávez, Director of Policy and Innovation for King County Executive Girmay Zahilay, provided an overview of the Breaking the Cycle Investment & Revenue workgroup, including the potential for a new revenue source to support affordable housing.

The Board expressed concerns regarding the potential impact of new property taxes on residents already facing affordability challenges and requested additional information on how existing revenues dedicated to affordable housing and homelessness are currently utilized.

B. 2027 Legislative Priorities Flyer and Subregional Credit Update

This item was moved to the October 16, 2026 Executive Board meeting to provide more time for Board discussion.

C. 2026 Quarter 2 Progress Report

Dorsol Plants briefly reviewed the 2026 Quarter 2 Progress Report and will send it to the Staff Work Group for distribution to the SKHHP member councils and other interested stakeholders.

ANNOUNCEMENTS

Nancy Backus had previously attended the ribbon-cutting ceremony for the Habitat for Humanity Seattle-King & Kittitas Counties Miller's Creek project, where she spoke with a family that recently purchased a home. She noted that she reconnected with the family last week at a FUSION event, which highlighted their transition from homelessness to homeownership, with funding from SKHHP serving as an essential catalyst for the affordable housing opportunity.

Dorsol Plants informed the Board about an upcoming tour of the Burien Family Housing project on September 18, 2026, which highlights another nearly completed project utilizing SKHHP investments.

Dorsol Plants announced that King County will host a lunch-and-learn event about the Crisis Care Levy on September 11, 2026.

McCaella Daffern shared information about the [senior property tax exemption program](#).

ADJOURNMENT

Nancy Backus adjourned the meeting at 3:02 PM.

Dorsol Plants, Executive Manager

Board Action – A. Joint Letter Providing Feedback to the Department of Housing Task Force
Background In December 2025, Governor Bob Ferguson signed Executive Order 25-12, establishing the Washington State Task Force on the establishment of a Department of Housing. Composed of 19 members representing state leadership, the Legislature, local and Tribal governments, and housing sectors, the Task Force is charged with developing comprehensive recommendations for a new cabinet-level housing agency. Between February and November 2026, the Task Force is meeting to review research and stakeholder input, culminating in a final report and recommendations due to the Governor and Legislature by November 15, 2026. As the Task Force finalizes its structural and policy recommendations, SKHHP along with A Regional Coalition for Housing (ARCH), the Regional Housing Council, and the South Sound Housing Affordability Partners (SSHA3P)—collectively representing 43 cities, towns, and 3 counties across King, Pierce, and Thurston counties—have a critical opportunity to ensure local implementation realities are prioritized and ensure the new agency serves as a collaborative partner. To achieve this, staff have jointly drafted a formal letter to the Task Force leadership. The attached resolution seeks board authorization to sign onto this letter, which advocates for the new Department of Housing to serve as a streamlined, coordinating agency. Specifically, the letter urges the Task Force to: • Consolidate capital and operating resources with predictable funding timelines to eliminate current administrative fragmentation. • Establish an in-depth state policy evaluation mechanism to review the practical impacts and trade-offs of recent housing and land use laws. • Fully integrate homeless response services alongside housing investments. • Function as a collaborative, problem-solving partner that supports local governments rather than imposing punitive oversight.
Staff Recommendations Staff recommend that the Board authorize the SKHHP Chair to sign the joint letter.
Attachments Red-lined Joint Letter Housing Task Force Joint Letter Housing Task Force

Discussion Item – A. 2027 Legislative Priorities Flyer and Subregional Credit Update

Background

On June 22, 2026, SKHHP staff identified emerging discussions within the Cities of Maple Valley and Covington regarding compliance with the housing-related provisions of the Growth Management Act and perceived disincentives affecting continued sub-regional investments in affordable housing. In response, staff initiated conversations with King County, the Washington State Department of Commerce, A Regional Coalition for Housing (ARCH), and regional stakeholders to evaluate these concerns and assess potential challenges to the sub-regional collaborative model.

Subsequently, on July 2, 2026, SKHHP staff presented a preliminary data analysis covering funding awards from the 2022 through 2025 funding cycles—utilizing a methodology developed by ARCH—to the SoKiHo Long-Range Planners as a method to demonstrate local capital investment through the SKHHP Housing Capital Fund. Furthermore, on August 6, 2026, SKHHP staff coordinated a formal presentation delivered by representatives from King County and the Department of Commerce concerning monitoring and reporting frameworks for the King County Countywide Planning Policies, as well as methodologies for measuring progress toward local Comprehensive Plan implementation.

Key Considerations and Data Limitations

Several factors are important considerations when reviewing this data. While local funds play a key role in attracting other financing and helping projects get off the ground, local dollars alone cannot fund entire housing developments. On average, SKHHP funds make up less than 3% of a project's total cost, meaning other funding sources are essential for creating these affordable units. Additionally, money alone is not enough; affordable housing also requires supportive local land use and zoning policies.

Board members should also note that many of the units counted in this analysis are still in pre-development or under construction. As a result, some numbers may change over the next few years as project plans are finalized or additional funding is secured.

Data Inputs and Methodology

The quantitative analysis incorporates all SKHHP-funded projects between 2022 and 2025, supported through a combination of SHB 1406, HB 1590, and supplemental local general funds. The scope excludes local municipal funds, regulatory incentives,

and fee waivers not formally integrated into the SKHHP Housing Capital Fund, as well as financial contributions dedicated exclusively to SKHHP administrative operations by member jurisdictions. Additionally, the methodology attempts to capture solely those units directly supported by SKHHP capital allocations, meaning individual developments may encompass additional units outside the parameters of this specific evaluation framework. To estimate the proportional impact attributable to each jurisdiction's financial contribution, staff calculated each city's proportionate share of the aggregate local contribution per project and apportioned those shares across individual units at corresponding AMI levels.

Table 1: Proportional Distribution of Affordable Units Across Member Jurisdictions (2022–2025)

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

Note: Colors indicate population tiers for contextual reference and do not reflect funding performance.

Staff Recommendations

Staff recommend incorporating flexible language into the 2027 SKHHP Legislative Priority Flyer to formally recognize and credit sub-regional contributions toward housing production and planning. This approach allows member cities to address local concerns individually while reinforcing the essential value of collaborative work through SKHHP.

Attachments

[SKHHP 2026 Legislative Priority](#)
[SKHHP 2027 Legislative Priority](#)

Discussion Item – B. SKHHP Advisory Board 2026 Community Listening Session and Report

Background

The 2026 SKHHP Work Plan includes Action Item 12 which directs the SKHHP Advisory Board to collaborate with housing organizations and stakeholder groups to provide education and community engagement opportunities. To fulfill this role, the Advisory Board partnered with Age Friendly Seattle and the NW Universal Design Council to host a hybrid listening session on June 4, 2026, accompanied by an online survey. The event drew 25 participants (19 in-person attendees and 6 via Zoom) alongside 6 additional survey responses, bringing together a diverse mix of housing professionals and individuals with lived experience, including residents with physical, sensory, and cognitive disabilities.

The primary purpose of this outreach was to solicit direct feedback to inform the Washington State Department of Commerce's upcoming update to Evergreen Sustainable Development Standards (ESDS) Section 1.3. This specific section encourages the development of affordable housing with accessible and universal design features by awarding points to public funding applications that exceed minimum ADA requirements, ultimately creating healthier and more adaptable homes for people of all ages and abilities. By centering the voices of those who rely daily on accessible housing, the initiative successfully bridged the gap between regulatory minimums and real-world experiences to ensure future standards are meaningfully shaped by the community.

Summary of Findings

Feedback collected from the listening session and survey highlights critical areas for improving ESDS Section 1.3, focusing heavily on physical design "pinch points," maintenance reliability, and sensory or cognitive needs. Participants identified recurring spatial and hardware barriers—such as heavy doors, narrow interior clearances, thresholds with minor transition lips, and right-handed switch placements—that complicate daily routines for residents with mobility devices. Beyond baseline physical dimensions, stakeholders emphasized the urgent need for enhanced reliability in core infrastructure like elevators, robust acoustic dampening for neurodivergent residents, and visual wayfinding aids to support cognitive accessibility.

Crucially, the findings underscore a severe scarcity of fully accessible housing units and advocate for stronger policy and funding incentives to encourage developers to exceed minimum ADA standards during initial construction rather than relying on

costly retrofits later. Participants stressed that integrating universal design principles—backed by clear ESDS point systems, financial incentives, and emergency backup power for vital medical devices—creates healthier, truly adaptable homes. The full report details these comprehensive findings, offering actionable recommendations to help elected officials and housing providers bridge the gap between regulatory minimums and the real-world experiences of residents.

Staff Recommendations

Staff encourage the Board to share the report with their planning departments to determine if the information can guide changes to local housing policy and provide input on future community education and engagement events the SKHHP Advisory Board can organize.

Attachments

[SKHHP Advisory Board ESDS Listening Session Report](#)

Discussion Item – C. 2026 SKHHP Housing Capital Fund Applications

Background

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.

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.

Table 2: 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

Staff Recommendations

Staff recommends that the Board receive this report and provide guidance to staff to share with the Advisory Board as it begins its review of the applications.

Attachments

[SKHHP HCF Project Summaries October 9, 2026](#)

Announcements – A. SKHHP September Affordable Housing Tour Update

Background

Coordinated Entry (CE) is a federally required system implemented locally across King County to streamline access to specialized, limited housing resources for individuals and families experiencing homelessness. For the Mercy Housing NW Burien Family Housing project, participation in CE is contractually required by King County. CE supports coordinated service delivery across providers, including Mercy Housing NW and Mary's Place, by ensuring families are matched to housing and services through a unified regional process rather than through individual provider referral pathways.

What is Coordinated Entry (CE)?

CE provides streamlined access points to specialized housing resources, including permanent supportive housing, rapid re-housing, and transitional housing, serving as a primary entry point for those facing a housing crisis. CE does not create new housing units. Instead, it acts as an equitable triage and referral system to connect individuals and families to a limited inventory of available resources. Referrals are



guided by standardized eligibility criteria (e.g., veteran status, family size) and an assessment, prioritization, and unit matching policy established by the WA-500 Continuum of Care and project funders.

Why CE is Required for This Project

While the King County Regional Homelessness Authority (KCRHA) maintains the regional system, CE is required for this project because King County's housing capital and Operating Support, Rental Assistance and Supportive Services (ORS) funding contracts require the 34 permanent supportive housing units to be filled through CE, serving households experiencing homelessness that include a member with a disability.

When the County funds housing units for this population, it is a standard requirement for those units to be filled through the CE system. Providers with contractually obligated units maintain availability within the Homeless Management Information System (HMIS), with the intent for units to be quickly filled via referrals for households exiting homelessness or housing instability.

How the CE Process Supports the Burien Family Housing Project

Through the CE process, partner case managers (such as those at Mary's Place Burien Emergency Shelter) can match families and directly advocate for them during provider meetings occurring 3 times a week. If a family is not ready or interested in a placement, the regular provider meeting allows other case managers to recommend qualified clients immediately, preventing units from sitting empty. The process upholds client choice in where they live and helps keep families within the geographic regions of King County where they have established community ties and support networks.

Staff Recommendations

Staff recommends that the Board receive this report and advise whether a future presentation on the CE system should be scheduled.

Attachments

[Pictures SKHHP Executive Board September 18, 2026](#)

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. [We also recommend maintaining the GMA's planning functions together within a single state agency, recognizing that housing is interconnected with the broader GMA planning framework, while allowing the new Department of Housing to coordinate closely with the agency responsible for GMA - on housing policy.](#) 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,



MONTH DAY, 2026

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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.

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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. We also recommend maintaining the GMA's planning functions together within a single state agency, recognizing that housing is interconnected with the broader GMA planning framework, while allowing the new Department of Housing to coordinate closely with the agency responsible for GMA - on housing policy. 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.

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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.

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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.

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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,

Robyn Denson
SSHA³P Executive Board, Chair
Council Member, Pierce County

Nancy Backus
SKHHP Executive Board, Chair
Mayor, City of Auburn

Nathan McCommon
ARCH Executive Board, Chair
Deputy City Manager, City of Bellevue

Robert Vanderpool
Regional Housing Council, Chair
Council Member, City of Olympia



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

Claire Vanessa Goodwin
Executive Manager
Phone: 253.931.3042
cvgoodwin@skhhp.org

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

Our Work

SKHHP member cities pool funds to support the production and preservation of affordable housing in South King County through the SKHHP Housing Capital Fund. Funding supports the needs of low-income households up to 60% of area median income. Funding priorities include projects that advance racial equity, geographic distribution, economic opportunity, and more. Since 2022, SKHHP has funded the development or preservation of **584 units of affordable housing** in South King County through **pooling over \$14.5 million from 11 cities**.



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

Anticipated completion Q1 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

Groundbreaking September 2025



Future Projects

- 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
- Pandion at Star Lake: 125-unit new construction in Kent, \$1,940,000 award
- Kent Multicultural Village: 231-unit new construction, \$1,000,000 award



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

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Scan QR Code or visit
skhhp.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
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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



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 additional 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 Evergreen Sustainable Development Standards (ESDS) Section 1.3. This section encourages the development of affordable 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 for people of all ages and abilities.

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



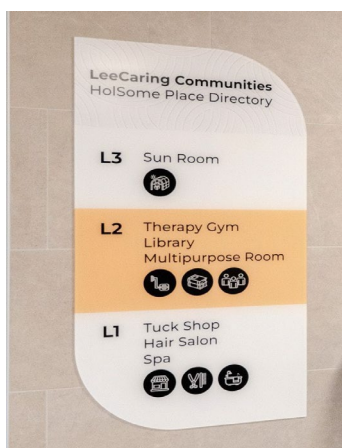
A cut-through or raised safety island separating traffic lanes and providing a safe refuge from traffic.

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



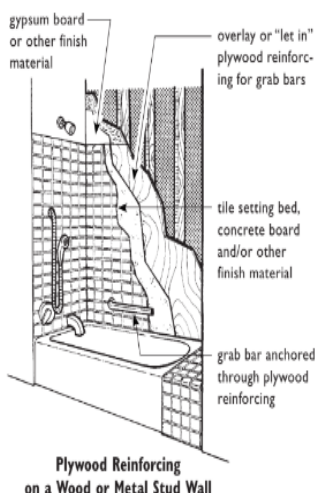
High contrast is essential for readability and accessibility, accommodating individuals with low vision, color blindness, or varying environmental lighting.

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



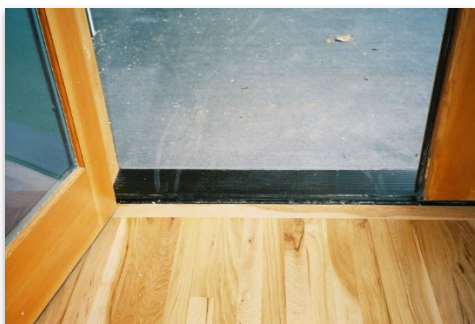
A roll-in shower is a curbless or low-profile shower designed without a threshold. It allows individuals using wheelchairs, walkers, or mobility aids to roll or walk straight into the stall without stepping over a high ledge. Only a minimum number of roll in showers in a facility are required by other accessibility standards.

Rocker Switches



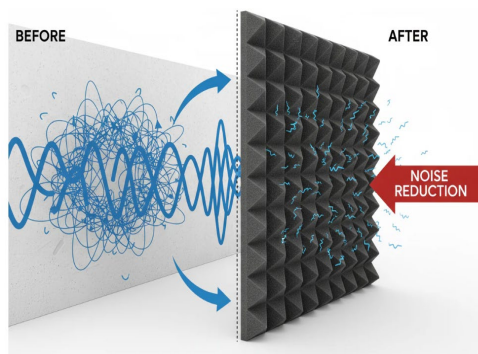
The switch rocks back and forth like a seesaw when pressed to offer an easy, intuitive way to control power. It is designed to be easy to use with a fist, elbow, or arm and does not require finger dexterity.

No-step Entries



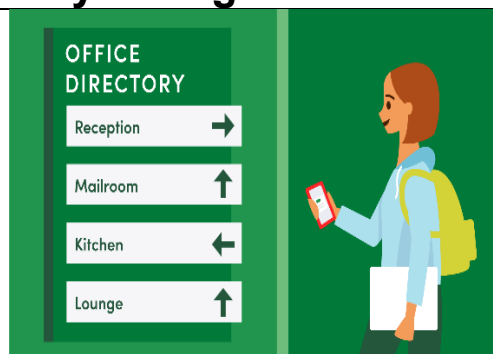
A "no step" or flush door threshold eliminates tripping hazards, improves accessibility for mobility aids or strollers at the entry to a home or building.

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



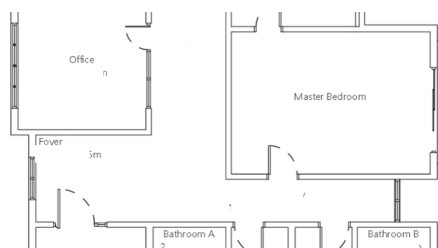
Wayfinding is the strategic use of signs, maps, architecture, and visual cues to guide people through a physical environment. Life safety signage is required by building codes, for example, exit signs, stairwell identification and area of refuge.

At least 36 inch wide cased openings throughout



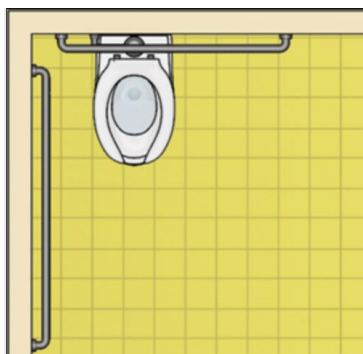
This width provides a clear opening of at least 32 inches wide. Which accommodates mobility aids, assists with bulky deliveries, and allows users to age in place effortlessly. No current standard requires this wide of an opening at all doors in a residential unit.

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



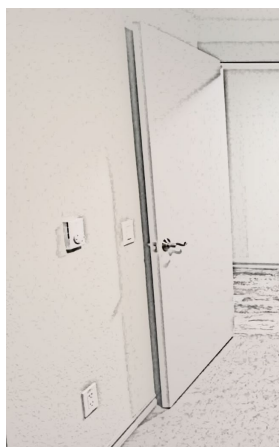
In kitchens or bathrooms countertops with varying heights makes preparation comfortable for users of all heights, standing or seated.

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.

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.

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.

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.

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.

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.

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.

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

September 18, 2026 Burien Family Housing Tour Photos





October Meeting

Dorsol Plants, SKHHP Executive
Manager

October 16, 2026

SKHHP Executive Board



Photo Credits: The Big Catch, Des Moines (Dorsol Plants)

2027 SKHHP Legislative Priority



Photo Credits: Des Moines Beach Park., Des Moines(Seattle Southside (Alabastro Photography))

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:

- Homeownership for moderate income households and below
- Preservation of naturally occurring affordable housing (NOAH)
- Land acquisition to secure permanent affordability
- Permanent supportive housing (PSH)
- Infrastructure around affordable housing developments
- Workforce housing; especially smaller sized units below 60% AMI and family sized units at all income levels

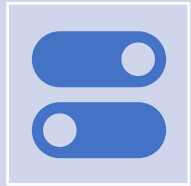
2027 SKHHP Legislative Priority

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:

- 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
- ~~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

—

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 (Emergency Housing/Shelter, 0-30%, 31-50%, 51-80%, 81-120%, 120%+ AMI).

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

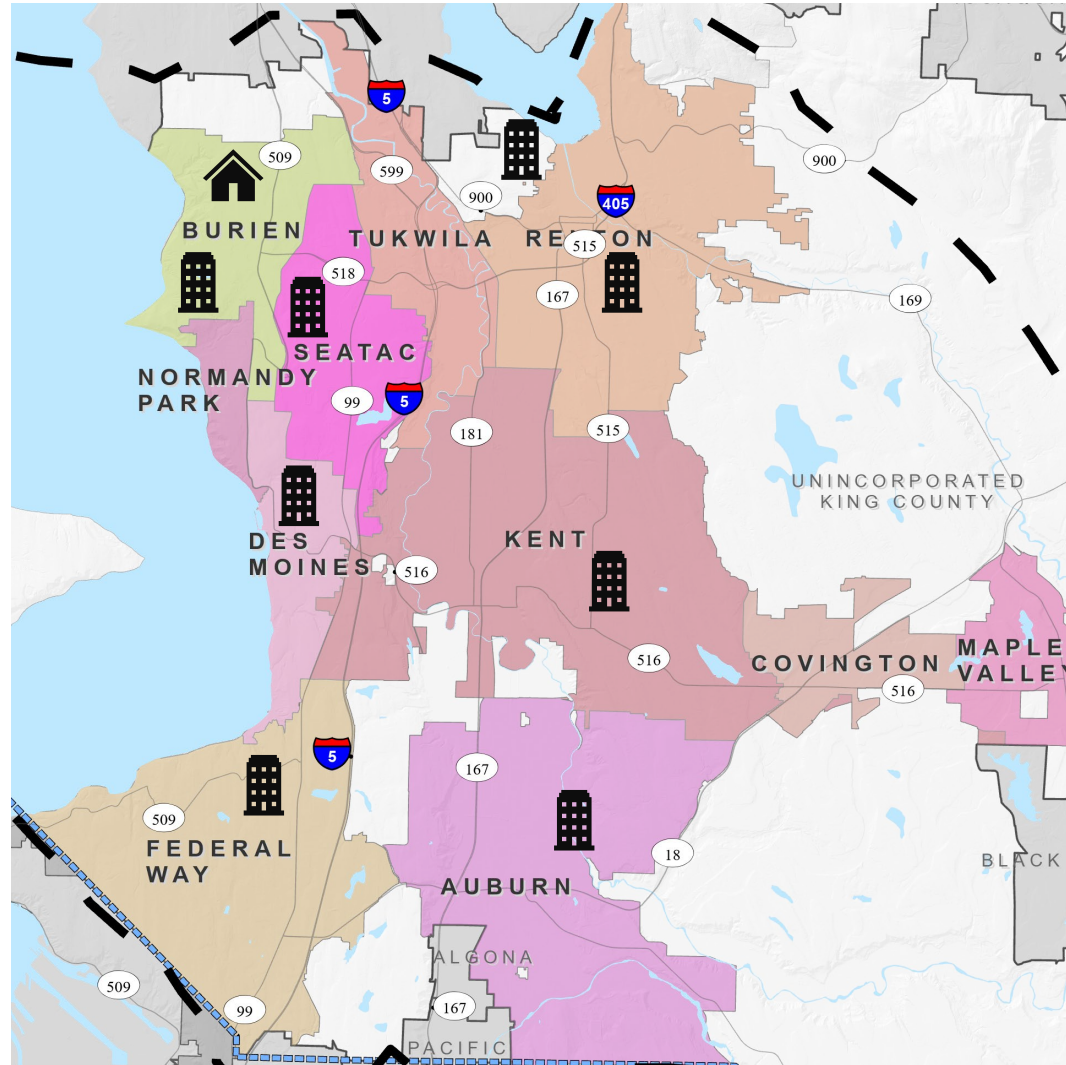
Subregional Credit Background: Continued Concerns

[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

Current SKHHP Projects by Jurisdiction



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

SKHHP Advisory Board 2026 Community Listening Session and Report



Photo Credits: Universal Design Graphic (88 Creative (Claudine Casabonne))

Informing ESDS Section 1.3: Beyond ADA Minimums

2026 Work Plan Action Item 12: Coordinate with the Advisory Board in collaboration with housing organizations and stakeholder groups to provide education and engagement opportunities for elected officials and community members.

SKHHP Advisory Board co-hosted a hybrid listening session and online survey with Age Friendly Seattle and the NW Universal Design Council to gather feedback from affordable housing providers and households with a disability for the Evergreen Sustainable Development Standards (ESDS) Section 1.3 update.

ESDS incentivizes housing developers to go beyond ADA minimums by awarding points in state-level funding decisions.

Key Feedback and Results



Physical Design and Spatial Friction



Maintenance and Reliability



Sensory, Cognitive, and Neurodivergent Needs



Availability, Policy, and Funding Incentives

2026 SKHHP Housing Capital Fund Applications

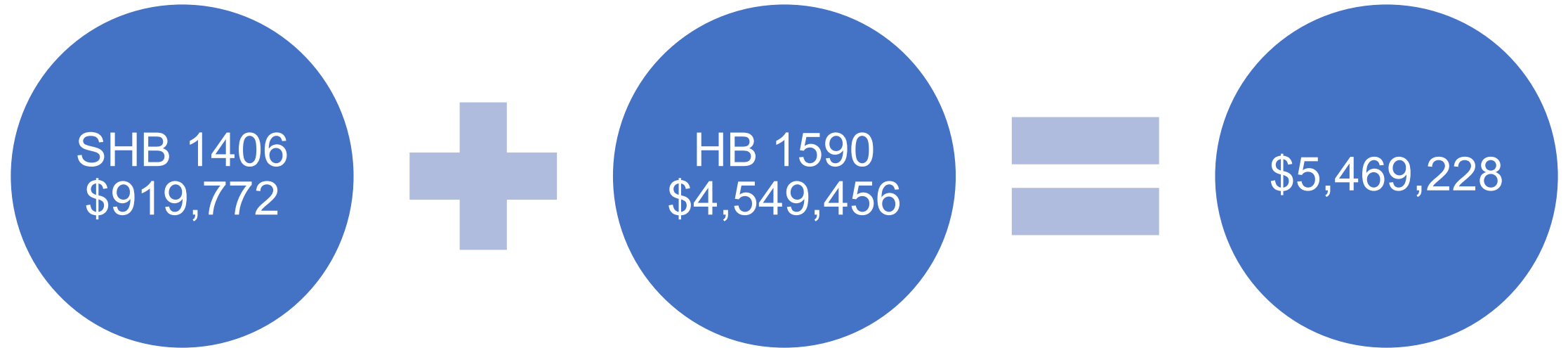


Photo Credits: Steamer Daring, Des Moines, ca 1909 (Des Moines Historical Society Museum (I-15-001.00))

2026 Housing Capital Fund Timeline



2026 SKHHP HCF Available Funds



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

Archdiocesan Housing Authority – Franciscan Apartments



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

Blackfish Capital – Apollo @ Federal Way



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

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

Multi-Service Center (MSC) – Federal Way TOD



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

Stoneway Capital – Silverwood Park



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

Mercy Housing NW – Connection Burien



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

Questions & Discussion