SKHHP Advisory Board
Special Meeting
Dec. 3, 2026 – 3:30 PM

Auburn City Hall Annex
Conference Room 2
1 East Main Street
Auburn, WA 98001

CALL TO ORDER

PUBLIC PARTICIPATION

A. The SKHHP Advisory Board Special Meeting scheduled for Thursday, December 3, 2026, at 3:30 PM will be held in person and virtually.

   Virtual Participation Link:
   To listen to the meeting by phone or Zoom, please call the number below or click the link:
   Telephone: +12532050468,,81584824668# US
   Toll Free: + 12532158782,,81584824668# US
   Zoom: https://us06web.zoom.us/j/81584824668
   Meeting ID: 815 8482 4668

ROLL CALL

AGENDA MODIFICATIONS

Public Comment
This is the place on the agenda where the public is invited to speak to the Board on any issue.

A. The public can participate in-person or submit written comments in advance. Participants can submit written comments via mail or email. All written comments must be received prior to 5:00 p.m. on the day before the scheduled meeting and must be 350 words or less.

   Please mail written comments to:
   City of Auburn
   Attn: SKHHP
   25 W Main St
   Auburn, WA 98001

   Email written comments to: info@skhhp.org

   If an individual requires accommodation to allow for remote oral comment because of a difficulty attending a meeting of the governing body, the SKHHP requests notice of the need for accommodation by 5:00 p.m. on the day before the scheduled meeting. Participants can request accommodation to be able to provide a remote oral comment by contacting SKHHP in person, by phone (253) 804.5089-3043, or by email (info@skhhp.org).

APPROVAL OF MINUTES

A. Approval of SKHHP Advisory Board November 5, 2026 Meeting Minutes

REPORTS

A. Report on the November 20, 2026 SKHHP Executive Board Meeting

BOARD ACTION

A. 2026 Housing Capital Fund Recommendation

ANNOUNCEMENTS

A. 2027 Advisory Board Meeting Schedule
B. Evergreen Sustainable Development Standards (ESDS) Draft feedback due by February 19, 2027
C. SKHHP Program Coordinator

ADJOURNMENT

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

SKHHP Advisory Board Monthly Meeting
November 5, 2026

MINUTES

CALL TO ORDER

Dorsol Plants called the meeting to order at 3:32 PM.

ROLL CALL

Advisory Board members present: Barney Herrera, Brady Nordstrom, Kathleen Hosfeld, Maria Arns, Marc Cote, Ryan Donahue, Reagen Wheelock, Amanda McElvaney, Rumi Takahashi, David Lieberman.

Other attendees: Dorsol Plants, SKHHP.

Ryan Donahue joined at 3:34 PM

AGENDA MODIFICATIONS

No modifications were made.

PUBLIC COMMENT

No public comment was received.

APPROVAL OF MINUTES

A. Rumi Takahashi moved to approve the October 1, 2026 minutes; the motion was seconded by Amanda McElvaney. Motion was approved. (10-1)

REPORTS

A. Report on the October 16, 2026 SKHHP Executive Board Meeting

   Dorsol Plants and Amanda McElvaney provided the Board with a brief update from the meeting which included a presentation on the June Listening Session the Advisory Board held along with an update on the Housing Capital Fund applications.

DISCUSSION ITEMS

A. 2026 Housing Capital Fund Application Review and Evaluations

   Dorsol Plants reviewed the six applications received for the 2026 Housing Capital Fund funding round.

   The Board discussed the projects and asked questions in preparation for their evaluation which are due November 23, 2026.

ANNOUNCEMENTS

Dorsol Plants confirmed that the December 3 Advisory Board meeting would be a special in-person meeting.

ADJOURNMENT

Dorsol Plants adjourned the meeting at 5:33 PM.

_____

Dorsol Plants, Executive Manager

South King Housing and Homelessness Partners

Agenda Report

Reports – A. Report on the November 20, 2026 SKHHP Executive Board Meeting
Background The November SKHHP Executive Board meeting featured a discussion between the Board and King County Executive Girmay Zahilay, as well as continued refinement of the draft 2027 SKHHP Legislative Priority Document. Additionally, the Executive Board received further information regarding the six projects applying for the SKHHP Housing Capital Fund and reviewed the Quarter 3 Progress Report.
Staff Recommendations Staff recommend reviewing the materials.
Attachments Updated 2027 SKHHP Legislative Priority Document – Draft SKHHP 2026 Quarter 3 Progress Report
Discussion Item – A. 2026 Housing Capital Fund Recommendation
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 1: Project Applicants with Funding Eligibility

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

Table 2: Advisory Board Evaluation Results

Franciscan Apts	Apollo @ Federal Way	African Diaspora Cultural Anchor Village	Federal Way TOD	Silverwood Park	Connection Burien
37.9	**35.9**	**44.8**	**43.4**	**38.9**	**47.0**

Note: Full results can be found for each project in the attached summary memo

Staff Recommendations

Staff recommend that the Board make a funding recommendation to the SKHHP Executive for adoption on December 11, 2027.

Attachments

SKHHP HCF Project Summaries November 25, 2026

Announcements – A. 2027 Advisory Board Meeting Schedule

Background

The Advisory Board meets on the first Thursday of each month to provide advice and recommendations to the Executive Board on land and financial resource allocation for affordable housing projects, input on policy needs related to housing stability, program design and development, and recommendations for emergency shelter and other immediate affordable housing needs, as well as to provide public education and community outreach services.

Table 3: 2027 Advisory Board Meeting Dates

January 7, 2027
February 4, 2027
March 4, 2027
April 1, 2027
May 6, 2027
June 3, 2027
July 1, 2027
August 5, 2027
September 2, 2027
October 7, 2027
November 4, 2027
December 2, 2027

Announcements – B. Evergreen Sustainable Development Standards (ESDS) Draft feedback

Background

The Washington State Department of Commerce is currently seeking feedback from affordable housing interest holders on its proposed update to the Evergreen Sustainable Development Standard (ESDS), a state program that establishes sustainability and green building requirements for affordable housing projects funded through the Washington State Housing Trust Fund. To help inform this draft update, the Advisory Board previously hosted a listening session and submitted an accompanying report to Commerce. The proposed standards can now be reviewed to verify whether the Board's input was included ahead of the February 19, 2027 public comment deadline.

Attachments

ESDS v5, New Construction Edition
ESDS v5, Rehab Edition
ESDS v5 January 6, 2027 Public Comment Webinar

South King Housing and Homelessness Partners (SKHHP)

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

Who We Are

Formed in 2019 by an Interlocal Agreement, we are a collaboration between 11 South King County cities and King County united under the common goal to ensure the availability of housing for all income levels of residents in South King County. We achieve this through a focus on the production and preservation of affordable housing, partnership with public and private organizations, pooling and sharing resources, and advancing housing policies.

Purpose

Create a coordinated, comprehensive, and equitable approach to increasing housing stability, reducing homelessness, and producing and preserving quality affordable housing in South King County.

Contact

Dorsol Plants
Executive Manager
Phone: 253.804.5089
dplants@skhhp.org

For more info
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—proving that state and local housing dollars go further when municipalities pool resources across borders. To sustain this regional model, state frameworks must evolve to match how housing is actually built: by explicitly validating and crediting shared funding contributions alongside the vital, physical siting of housing within host communities.

2027 Legislative Action: Support amending RCW 82.14.530 to expand affordable homeownership funding to households earning up to 80% AMI.

Our Work



Victorian Place II – Des Moines

- Rehabilitation of 20 rental units
- Serving households at 35-50% AMI
- $777,306 SKHHP award

Rehabilitation completed July 2025



Burien Miller Creek – Burien

- Construction of 40 homes for owner-occupancy
  - 20 homes for households at an average 50% AMI
  - 20 homes for households at 80% AMI
- $855,000 SKHHP award

Construction completed January 2026



Burien Family Housing – Burien

- Construction of 90 rental units at 30-60% AMI
  - 34 units set aside for families exiting homelessness
  - 9 units set aside for households with a physical disability
- $3,093,308 SKHHP award

Construction completed November 2026



Future Projects

- Kent Multicultural Village: 231-unit new construction, $1,000,000 award
- White River Apartments: 24-unit rehab in Auburn, $775,000 award
- Skyway Affordable Housing: 54-unit new construction for homeless families, $2,800,000 award
- African Diaspora Cultural Anchor Village: 129-unit new construction, $1,200,000 award
- Steel Lake: 20-unit new construction for individuals with severe or persistent mental illness, $922,000 award
- Steele House: 6-unit new construction for homeless families, $1,820,850 award

SOUTH KING HOUSING AND HOMELESSNESS PARTNERS

2026 Quarter 3 Progress Report (July-September).

The third quarter of 2026 was marked by a strong focus on capital funding deployment, environmental health resilience, compliance, and expanding staff capacity. From advancing key housing contracts and collaborating on subregional housing credit modeling to championing regional policy advocacy, SKHHP continues to drive meaningful progress across South King County.

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PURPOSE

Create a coordinated, comprehensive, and equitable approach to increasing housing stability, reducing homelessness, and producing and preserving quality affordable housing in South King County.

CONTACT

Dorsol Plants
Executive Manager

Website:
http://skhhp.org

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(253) 804-5089

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dplants@skhhp.org

GOAL 1. Fund the expansion and preservation of affordable housing.

2026 Housing Capital Fund - Held 13 pre-application meetings with potential applicants, resulting in six submitted applications for SKHHP Advisory Board evaluation. Updated the Board's evaluation process and organized a presentation on avoiding implicit bias in application reviews.
Executed Housing Capital Fund Contracts – Coordinated a funding deadline extension request for the LIHI Skyway Affordable Housing project and engaged SKHHP legal counsel to begin contracting.
2026 Affordable Housing Tour – Organized a tour of the SKHHP funded Mercy Housing NW Burien Family Housing project (projected to open in Fall 2026) and the collocated Mary's Place homeless family emergency shelter.

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

Subregional Capital Contribution Credit Modeling – Engaged with the Washington State Department of Commerce, King County, and other subregional bodies to identify strategies ensuring that member city contributions to the SKHHP capital fund are accurately captured and reported toward individual cities' HB 1220 housing production targets.

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

Ensuring Environmental Benefit – Built on 2024 mapping work regarding the disproportionate impacts of hot weather in South King County by supporting Public Health - Seattle & King County in preparing extreme heat educational and training materials for community members. Topics include heat safety, heat-related illness prevention, occupational safety, and staying cool at home without air conditioning. Additionally, shared funding opportunities to support acquiring parks and greenspaces near affordable housing to enhance environmental benefits.
King County Executive's Investment & Revenue Workgroup – Continued representing SKHHP on the Workgroup—collaborating with the Sound Cities Association and ARCH to advocate that any new revenue sources use existing subregional bodies and serve the specific needs of South King County.
SKHHP Member City Highlight – Featured long-range planners from Auburn, Des Moines, Federal Way, Kent, Renton, and Tukwila at the September Joint Planners and Developer's Meeting to spotlight significant local progress in supporting affordable housing construction and preservation in 2026.
Participation in Local Meetings and Forums – Represented SKHHP at 40+ regional meetings, including the Housing Development Consortium (HDC) Policy Summit and the Washington Accelerator for Residential Production (WARP) sessions.

GOAL 4. Manage operations and administration.

Affordable and Supportive Housing Sales and Use Tax Annual Report – Completed annual SHB 1406 reporting to the Washington State Department of Commerce on behalf of member cities that pool their SHB 1406 funds with SKHHP.
Victorian Place II Annual Report – Reviewed the first annual report for a completed SKHHP-funded project and initiated the development of a standardized annual review process to ensure ongoing compliance.
Miller's Creek Contract Compliance – Successfully confirmed income eligibility for seven homebuyers.
Staff Capacity – Promoted Dorsol Plants to Executive Manager and initiated hiring for the Program Coordinator position. Also began participating in the Housing Development Consortium (HDC) Housing Development Internship Program to further expand team capacity.

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

REVENUES	OPERATING ACTUAL	HOUSING CAPITAL FUND CONTRIBUTIONS 2026	TOTAL CONTRIBUTIONS 2026
Auburn	$ 52,295	$ 137,259	$ 189,554
Burien	30,171	67,526	97,697
Covington	15,086	219,348	234,434
Des Moines	15,086	34,933	50,019
Federal Way	68,386	127,382	195,768
Kent	68,386	2,539,413	2,607,799
Maple Valley	15,086	168,275	183,361
Normandy Park	8,045	6,072	14,117
Renton	68,386	230,283	298,669
SeaTac	15,086	-	15,086
Tukwila	15,086	115,297	130,383
King County	68,386	-	68,386
King County additional contribution	6,614	-	6,614
INTEREST EARNINGS	382,357	-	382,357
Total	$ 828,456	$ 3,645,788	$ 4,474,244

EXPENDITURES	OPERATING ACTUAL	HOUSING CAPITAL FUND ACTUAL	TOTAL EXPENDITURES
Wages	$ 148,444	-	$ 118,911
Benefits	34,977	-	25,778
Interfund Allocations	30,000	-	20,000
Professional Services/Misc	13,359	-	12,107
Travel	201	-	201
Supplies	81	-	68
Administration Fee	33,407	-	33,407
Capital Projects	-	1,000,000	1,000,000
Total	**$ 260,469**	**1,000,000**	**$ 1,260,469**
Beginning Fund Balance – January 1, 2026	1,488,689	10,452,451	-
Estimated net change in fund balance – September 30, 2026	567,986	2,645,788	-
Unrestricted fund balance in reserve - December 31, 2025	(1,026,983)	-	-
Estimated Ending Fund Balance – September 30, 2026	$ 1,029,692	$ 13,098,239	-

Housing Capital Fund Expenditures	Year To Date	Inception To Date
Victorian Place II (Des Moines)	-	777,306
Burien Miller Creek (Burien)	-	840,000
Burien Family Housing (Burien)	-	2,938,643
Kent MCV (Kent)	950,000	950,000
Project Retainage – Miller Creek	-	15,000
Project Retainage – Burien Family	-	154,665
Project Retainage – Kent MCV	50,000	50,000
Total	**1,000,000**	**5,725,614**

SKHHP Housing Capital Fund Awarded Project Status

Multi-Service Center – Victorian Place II	
	Rehabilitation completed June 2025. The scope included a full exterior renovation featuring comprehensive replacement of siding, insulation, windows, and all entry and sliding doors. Additionally, the project involved soffit and gutter replacement, deck recoating, new railing installation, and a complete repainting of both buildings.

Habitat for Humanity Seattle-King & Kittitas Counties – Burien Miller's Creek	
	Construction reached completion in Q1 2026, and home sales have officially commenced. All on-site work regarding common areas and residential units is finalized. The project has transitioned to the operational phase, with buyer identification and income certification currently underway.

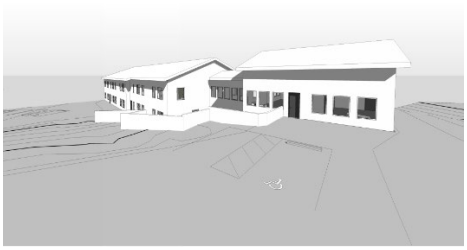
Mercy Housing Northwest – Burien Family Housing	
	As of November 2026, the project is 98% complete and anticipates having a temporary certification of occupancy by November 2026.

Mercy Housing Northwest – Kent Multicultural Village	
	As of October 2026, the project is 30% complete and on schedule for a Summer 2028 opening. Recent work includes the commencement of exterior framing and wall construction alongside site utility work. Additionally, wood framing is actively progressing on levels 2 through 5. Structural and infrastructural progress continues with concrete work at 98% complete, waterproofing at 75% complete, and plumbing at 26% complete.

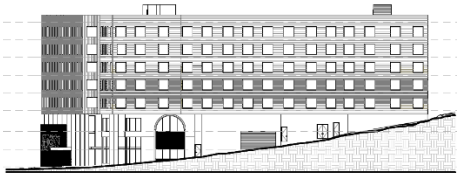
Multi-Service Center – White River Apartments	
	SKHHP closed in December 2025. The rehabilitation is on holding pending additional funding commitments.

SKHHP Housing Capital Fund Awarded Project Status

Low Income Housing Institute (LIHI) – Skyway Affordable Housing	
	The Skyway Mixed-Use project is currently in pre-construction, with completion targeted for early Spring 2028, pending a December 2026 financial closing. The project was awarded a tax credit swap in October 2026 to close its remaining construction funding gap and is seeking additional funds from King County for the early learning center. Additionally, the project has identified a new provider to operate the on-site childcare space and is finalizing partnership terms ahead of the December closing.

Mental Health Housing Foundation – Steel Lake	
	SKHHP issued a Notice of Intent to Award on April 24, 2026. However, a wetland was recently discovered onsite alongside a blocked stormwater drain, resulting in standing water. This issue must be resolved in spring 2027 before the project can proceed.

St Stephen Housing Association – Steele House	
	SKHHP issued an intent to award letter on June 2, 2026. The project anticipates beginning construction in Spring 2027.

African Community Housing & Development – African Diaspora Cultural Anchor Village	
	SKHHP issued an intent to award letter on April 21, 2026. The project is now working to secure additional funding commitments to finalize the capital stack.

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 Avenue 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 Housing and Urban Development (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.

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 was for $2,500,000 and 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.

PROJECT OBSERVATIONS AND CONTEXT

- Operating expenses are budgeted at $5,612 per unit per year (PUPY), which is below the $10,000 PUPY benchmark. The applicant notes that the project tends to incur lower expenses due to the specific population being served.
- HUD sets the required reserve deposit based on approved rents.
- The project will utilize a "rolling rehabilitation" model. Rather than temporarily relocating tenants and returning them to their original units, the sponsor will start with a vacant unit stack, renovate those units, and permanently relocate tenants into newly modernized spaces. The sponsor has successfully deployed this methodology in past projects.
- The applicant has not sought funding from other sources since the 2025 application cycle.
- The residential vacancy rate is 3%. The recommended benchmark is a 7% vacancy rate.
- The existing property loan from Catholic Communities Foundation (CCF)—originated to prepay a high-interest 1980s HUD Section 202 loan—must be paid off before rehabilitation. Due to corpus-protection policies prohibiting subordinate, cash-flow-dependent debt, the CCF loan cannot be subordinated; consequently, the HUD loan will maintain a senior position in the recapitalization stack.
- Planned modernizations include the community room, laundry facilities, kitchen, and library.
- There are no known environmental encumbrances, and any unforeseen issues identified during construction will be remediated as part of the renovation scope. While the third-party reviewer identified a potential need for hazardous material abatement, the sponsor has successfully executed similar projects utilizing standard project allowances.
- The building serves seniors with an average resident age of 78 and an average annual income of $18,545.
- The property experiences minimal turnover (one to two units annually) and maintains a five-to-six-year waitlist.
- While HUD regulations allow existing tenants who exceed income requirements to remain in place at full unassisted rent, the applicant acknowledges SKHHP income-eligibility requirements and will maintain the units at 50% AMI.
- The project is subject to Davis-Bacon prevailing wage requirements, which are triggered by the Section 221(d)(4) financing structure.
- Final approval of the rehabilitation scope of work remains subject to HUD review pursuant to the Section 221(d)(4) financing.
- Property management uses HUD-approved house rules, which include eligibility criteria set by HUD as well as ineligibility provisions for potential tenants who have been evicted from other HUD housing programs.
- The applicant has reported that a partial award would not benefit the project and that full funding is required to move forward.

- The City of Burien operates a rental inspection program and inspected 20% of the units (8 units) in 2025. Six of the units were found to need seismic straps, and the City of Burien has confirmed this finding was corrected. The property has no open code enforcement cases.
- The project aligns with SKHHP Housing Capital Fund priorities adopted priorities including:
    - Community Connection and Engagement
    - Economic Opportunity
    - Environmental Benefits
    - Housing Need and Access
    - Housing Access and Opportunity
    - Preservation

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

Cost Per Unit-by-Unit Size

Unit Size	Cost Per Unit
1-bedroom	$ 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

ADVISORY BOARD EVAULATION RESULTS

Note: The evaluation criteria are included at the end of this report.

Criteria #1	3.1
Criteria #2	2.8
Criteria #3	3.7
Criteria #4	3.3
Criteria #5	2.8
Criteria #6	3.1
Criteria #7	3.1
Criteria #8	3.6
Criteria #9	2.7
Criteria #10	3.7
Criteria #11	2.9
Criteria #12	3.4
Average Score	37.9

Collaboration	Yes: 50%
Community Connection and Engagement	Yes: 67%
Disproportionate Impact	Yes: 92%
Economic Opportunity	Yes: 42%
Environmental Benefit	Yes: 75%
Extremely low-income and supportive housing	Yes: 42%
Geographic Distribution	Yes: 75%
Homeownership	Yes: 0%
Leverage of Private and Public Investment	Yes: 67%
Preservation	Yes: 92%
Racial Equity	Yes: 33%
Transit-Oriented Development	Yes: 33%

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.

PROJECT OBSERVATIONS AND CONTEXT

- Tenants are required to have a minimum net monthly income of twice the rent, alongside the ability to demonstrate a residual income of at least $200 following the payment of rent and other bills.
- House rules for residents have not yet been drafted.
- While the applicant provided a letter of interest reflecting an equity pricing rate of $0.82, calculations within the application utilize a conservative rate of $0.81.

- Operating expenses are budgeted at $6,865 per unit per year (PUPY), which is below the $10,000 PUPY benchmark. The applicant notes that this figure was based on a detailed budget prepared by Allied Residential.
- Replacement reserves are budgeted at $300 per unit.
- The third-party reviewer noted that the budgeted sales tax assumed an effective rate of 9.5% (below the local 10.4% rate); the applicant responded that the tax amount should instead be adjusted to $3,770,000.
- The third-party review flagged the proposed construction budget as significantly below historical averages for comparable developments, noting a 2% construction contingency (below the 10% benchmark) and a lack of a dedicated cost escalation allowance. The project was not utilizing Davis-Bacon or prevailing wage requirements; however to comply with SKHHP funding requirements, will use prevailing wage requirements.
- The financing structure incorporates a deferred developer fee totaling $6,994,162. The applicant intends to pay the deferred developer fee from project cash flow by the eleventh year of operation, with subordination terms described as industry standard for Low-Income Housing Tax Credit (LIHTC) transactions.
- The applicant is an emerging developer, with their current portfolio of similar projects remaining in the active development and financing phases.
- The project aligns with SKHHP Housing Capital Fund adopted priorities including:
    - Economic Opportunity
    - Environmental Benefits
    - Leverage of Private and Public Investment

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

Cost Per Unit-by-Unit Size

Unit Size	Cost Per Unit
Studio	$ 275,496
1-bedroom	$ 367,329
2-bedroom	$ 459,161

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

ADVISORY BOARD EVAULATION RESULTS

Note: The evaluation criteria are included at the end of this report.

Criteria #1	3.1
Criteria #2	2.2
Criteria #3	3.6
Criteria #4	2.8
Criteria #5	2.2
Criteria #6	2.5
Criteria #7	2.4
Criteria #8	2.8
Criteria #9	2.8
Criteria #10	4.1
Criteria #11	3.6
Criteria #12	3.9
Average Score	35.9

Collaboration	Yes: 85%
Community Connection and Engagement	Yes: 85%
Disproportionate Impact	Yes: 85%
Economic Opportunity	Yes: 100%
Environmental Benefit	Yes: 85%
Extremely low-income and supportive housing	Yes: 0%
Geographic Distribution	Yes: 92%
Homeownership	Yes: 23%
Leverage of Private and Public Investment	Yes: 77%
Preservation	Yes: 8%
Racial Equity	Yes: 92%
Transit-Oriented Development	Yes: 92%

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 rental housing development, financed in part through 4% Low-Income Housing Tax Credit (LIHTC). The project proposes 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. According to the applicant, the project was designed in response to the community's interest 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. The project encompasses 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 is positioned near regional transit in a TOD area. Existing structures, including two houses and commercial buildings, will be demolished. ACHD has submitted a Development Agreement to the City of SeaTac to allow the parcels to be treated as a single development site to increase cost-efficiency and request modifications to certain development standards.

The proposed 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

The 2025 application was for $3,500,000 and received a partial award of $1,200,000. Since applying in 2025, the project has removed the studios from the original design to provide more family-sized units.

PROJECT OBSERVATIONS AND CONTEXT

- Operating expenses are budgeted at $9,405 per unit per year (PUPY), below the $10,000 PUPY benchmark. The applicant reports that this estimate is based on data provided by Mercy Housing Northwest for comparable projects.
- Replacement reserves are budgeted at $350 per unit.
- In 2025, a third-party construction report determined that the construction budget was 28% below the average cost of similar-sized projects. A new third party report was not obtained for this application. Staff noted that current construction estimates are $5,677,021 below the previous year's estimates.
- The construction contingency was budgeted at 5%, compared with a 10% benchmark identified for this type of project. The applicant reports that the proposed contingency is based on performance data for similar projects developed by Mercy Housing Northwest.
- A Joint Development Agreement between ACHD and Mercy Housing is currently being developed to further outline the roles and responsibilities of the partnership, with completion targeted for November 2026.
- A limited survey was conducted and confirmed the presence of asbestos in all existing structures on site; remediation is anticipated to be completed by the end of 2026.
- This will be ACHD's first major development project. ACHD also has four homeownership projects currently in predevelopment. The partnership with Mercy Housing Northwest is intended to further build ACHD's capacity for real estate development.
- The applicant reports that prospective residents will be subject to background checks. Outstanding debt associated with a Public Housing Authority may affect eligibility, subject to the applicable screening criteria. The application indicated that applicants may request a waiver and appeal a denied waiver.
- The City of SeaTac serves as a central hub for the African Diaspora immigrant and refugee community, a population facing increasing displacement pressures. The vision for this project emerged from a series of community meetings held between 2018 and 2021.
- The African Diaspora immigrant and refugee community experiences a variety of barriers to housing. ACHD reports that experiences of discrimination have led to inequitable treatment when accessing housing opportunities and have contributed to negative interactions with landlords and property managers. Additionally, large average family sizes combined with a regional lack of affordable family-sized units in King County mean families are often forced to rent multiple units or send older children to live with relatives.
- The project plans for 20 ADA-compliant units, comprising five 1-bedroom, five 2-bedroom, five 3-bedroom, and five 4-bedroom units.

- The applicant has requested a development agreement with the City of SeaTac that would modify several development standards: including the 20-foot maximum setback requirement, the extent of required overhead weather protection, the minimum parking requirement, and the permitted building height. The proposal includes reducing the required parking stalls from t 157 stalls to a proposed 88 stalls. The application anticipates a decision on the requested modifications in February 2027. These modifications remain subject to the applicable City review and approval processes.
- Property management will be provided by the Mercy Housing Management Group.
- ACHD is a "By-and-For" organization as defined by the Washington State Department of Commerce, meaning it is operated by and for the community it serves, with a primary mission centered on that community. These organizations are culturally based, directed, and substantially controlled by individuals from the target population, embodying the community's core cultural values. In the affordable housing context, these communities must demonstrate disproportionate representation in homelessness, housing instability, and affordability challenges.[1]
- The financing structure incorporates a deferred developer fee totaling $1,885,111. The applicant explains that a deferred developer fee is a common mechanism for 4% Low-Income Housing Tax Credit (LIHTC) projects that can help drive additional equity. The deferred fee is scheduled to be paid through project cash flow over the 15-year LIHTC compliance period, with the intent to repay the fee within the first 13 years of operations.
- The project is requesting $10 million from the Commerce Housing Trust Fund, representing the maximum allowable request amount. The applicant states that if the project were to receive only a partial award, they would pursue a direct appropriation from the State Legislature to maintain the project schedule.
- The project aligns with SKHHP Housing Capital Fund adopted priorities including:
    - Collaboration
    - Community Connections and Engagement
    - Economic Opportunity
    - Extremely Low Income and Supportive Housing
    - Housing Need and Access
    - Housing Access and Opportunity
    - Leverage of Private and Public Investment
    - Transit-Oriented Development

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

[1] Capacity Building, Outreach and Support Program (CBOS)

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

Cost Per Unit-by-Unit Size

Unit Size	Cost Per Unit
1-bedroom	$ 415,936
2-bedroom	$ 642,810
3-bedroom	$ 831,872
4-bedroom	$ 1,058,746

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

ADVISORY BOARD EVAULATION RESULTS

Note: The evaluation criteria are included at the end of this report.

Criteria #1	4.7
Criteria #2	3.1
Criteria #3	4.4
Criteria #4	3.5
Criteria #5	3.0
Criteria #6	3.0
Criteria #7	3.3
Criteria #8	3.7
Criteria #9	3.7
Criteria #10	3.4
Criteria #11	4.4
Criteria #12	4.7
Average Score	44.8

Collaboration	Yes: 100%
Community Connection and Engagement	Yes: 100%
Disproportionate Impact	Yes: 92%
Economic Opportunity	Yes: 100%
Environmental Benefit	Yes: 75%
Extremely low-income and supportive housing	Yes: 75%
Geographic Distribution	Yes: 92%
Homeownership	Yes: 0%
Leverage of Private and Public Investment	Yes: 100%
Preservation	Yes: 8%
Racial Equity	Yes: 100%
Transit-Oriented Development	Yes: 100%

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: 31910 23rd Avenue South, 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.

PROJECT OBSERVATIONS AND CONTEXT

- MSC was awarded $777,306 in 2023 by SKHHP to support the rehabilitation of Victorian Place II. The rehabilitation was successfully completed, and the project submitted its annual report on time.
- MSC was awarded $775,000 in 2024 by SKHHP to support the rehabilitation of the White River Apartments. The project is currently on hold pending additional funding and awaits the result of an application to the Washington State Housing Finance Commission (WSHFC) for a 4% bond tax credit allocation, which would enable additional onsite rehabilitation. The applicant anticipates hearing from WSHFC in November and states that the project will move forward regardless of whether additional funds are awarded.
- The project intends to provide grab bar blocking in all bathrooms, including Type B units.
- The financing structure incorporates a deferred developer fee totaling $12,322,903. The applicant explained that the deferred fee will be paid through project cash flow over the first 15 years.
- The project is requesting $10 million from the Commerce Housing Trust Fund, representing the maximum allowable request amount. The applicant stated that one option to continue moving forward if a partial award is received would be to construct the project in phases; however, this approach has not been fully developed and would likely result in project inefficiencies or additional cost increases.
- The project includes a plan for community laundry rooms, while also intending to install in-unit washer and dryer hookups to allow tenants or future operations to install in-unit appliances.
- The project originally intended to partner with FUSION, a local Federal Way provider, but this partnership may be on hold or require re-evaluation as FUSION undergoes a leadership transition.
- The project requires verifiable income and criminal history screening
- The construction contingency was budgeted at 10%, which is considered appropriate for this type of project.
- The budget provided by Allied Residential estimates the total operating cost of the project to be $1,768,533, resulting in projected per unit per year (PUPY) operating expenses of $7,590, which is below the $10,000 benchmark. The applicant notes that this estimate is based on data collected from similar projects.
- Replacement reserves are budgeted at $350 per unit.
- The applicant utilized budget information related to the Redondo Heights building elevators to develop the projected operating expenses for the Federal Way TOD project, which includes four elevators in its current design.
- The project aligns with SKHHP Housing Capital Fund adopted priorities including:
    - Community Connections and Engagement
    - Economic Opportunity
    - Environmental Benefit
    - Extremely Low Income and Supportive Housing
    - Housing Need and Access
    - Housing Access and Opportunity
    - Leverage of Private and Public Investment
    - Transit-Oriented Development

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

Cost Per Unit-by-Unit Size

Unit Size	Cost Per Unit
Studio	$ 286,218
1-bedroom	$ 393,549
2-bedroom	$ 572,435
3-bedroom	$ 787,099
4-bedroom	$ 965,985

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

ADVISORY BOARD EVAULATION RESULTS

Note: The evaluation criteria are included at the end of this report.

Criteria #1	3.8
Criteria #2	2.8
Criteria #3	4.4
Criteria #4	3.8
Criteria #5	3.4
Criteria #6	2.9
Criteria #7	2.4
Criteria #8	3.8
Criteria #9	3.3
Criteria #10	4.8
Criteria #11	3.8
Criteria #12	4.3
Average Score	43.4

Collaboration	Yes: 92%
Community Connection and Engagement	Yes: 100%
Disproportionate Impact	Yes: 92%
Economic Opportunity	Yes: 100%
Environmental Benefit	Yes: 83%
Extremely low-income and supportive housing	Yes: 83%
Geographic Distribution	Yes: 83%
Homeownership	Yes: 0%
Leverage of Private and Public Investment	Yes: 83%
Preservation	Yes: 8%
Racial Equity	Yes: 75%
Transit-Oriented Development	Yes: 100%

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 Avenue 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.

PROJECT OBSERVATIONS AND CONTEXT

- Originally developed as a Low-Income Housing Tax Credit (LIHTC) property, the income-restriction covenant expired in December 2025, and there is currently no active affordability covenant in place to secure long-term affordability.
- The current rents fall within 11% to 15% of the local market rate rents. The recommended benchmark is a minimum of 10% below market rate rents and the applicant did not provide a response to the discrepancy.
- The project requires verifiable income sufficient to sustain the rent, a credit history free of recent evictions or housing-related collections, and criminal history screening conducted through individualized assessment consistent with HUD fair housing guidance.
- The residential vacancy rate is 7% which is the recommended benchmark.
- The proposed work scope incorporates a $50,000 allocation for the installation of a secured parking gate to enhance resident safety and property security and $94,500 for critical and priority repairs from the Property Condition Assessment (PCA).
- Projected operating expenses are budgeted at $6,865 per unit per year (PUPY) which is below the $10,000 PUPY benchmark. The applicant states that this is based on current operations data.
- Replacement Reserves are $250/unit.
- CFA Tab 8a lists identical rent limits for both the 50% and 60% Area Median Income (AMI) unit categories.
- CFA Form 6A does not account for standard soft costs (such as architectural and engineering fees, legal fees, permits, financing expenses, appraisals, and environmental reports).
- The general contractor's cost estimate appears to omit both the proposed access-control gate and the broader deferred maintenance scope.
- The City of Des Moines does not have a rental inspection program, but there are no current code compliance cases tied to the property.
- The interior rehabilitation scope includes electrical panel upgrade, laundry plumbing and electrical, GE Energy Star washer/dryer, ductless mini-split heat pump and installation, and drywall/paint repairs.
- The project aligns with SKHHP Housing Capital Fund adopted priorities including:
    - Economic Opportunity
    - Housing Access and Opportunity
    - Preservation
    - Transit-Oriented Development

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

Cost Per Unit-by-Unit Size

Unit Size	Cost Per Unit
Studio	$ 141,517
1-bedroom	$ 200,034

DEVELOPMENT TEAM

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

ADVISORY BOARD EVAULATION RESULTS

Note: The evaluation criteria are included at the end of this report.

Criteria #1	2.9
Criteria #2	2.8
Criteria #3	3.7
Criteria #4	3.1
Criteria #5	2.6
Criteria #6	3.3
Criteria #7	3.5
Criteria #8	3.1
Criteria #9	3.4
Criteria #10	3.9
Criteria #11	3.1
Criteria #12	3.6
Average Score	38.9

Collaboration	Yes: 83%
Community Connection and Engagement	Yes: 33%
Disproportionate Impact	Yes: 75%
Economic Opportunity	Yes: 58%
Environmental Benefit	Yes: 50%
Extremely low-income and supportive housing	Yes: 8%
Geographic Distribution	Yes: 92%
Homeownership	Yes: 0%
Leverage of Private and Public Investment	Yes: 75%
Preservation	Yes: 92%
Racial Equity	Yes: 33%
Transit-Oriented Development	Yes: 67%

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 SW, 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.

PROJECT OBSERVATIONS AND CONTEXT

- Mercy Housing Northwest was awarded $3,093,308 by SKHHP across two funding rounds to support the new construction of the Burien Family Housing project. The project is anticipated to be completed in November 2026, and the budget is reported to be in balance, with 75.4% of the hard cost contingency used to date.
- Mercy Housing Northwest was awarded $1,000,000 in 2023 by SKHHP to support the new construction of the Kent Multicultural Village project. The project is 26% complete, and the budget is reported to be in balance, with 16% of the contingency committed.
- Mercy Housing Northwest is supporting ACHD's Cultural Anchor Village project in addition to applying for Connection Burien, and has indicated a preference that funding be prioritized for the Cultural Anchor Village project if sufficient funds are not available for both.
- The applicant has completed pre-application meetings with the City of Burien and incorporated all known city requirements.
- This project is considered a priority for the King County Executive's Office and was included in the "500 new units in 500 days" initiative, which includes committed funding support from King County but requires the project to close by the end of 2027.
- The current design includes a ground-level play area oriented toward the Burien Transit Center, which will incorporate fencing or other safety features.
- The project intends to hold community meetings to guide the design, including sessions at other Mercy Housing Northwest properties and with Mary's Place to help inform the design of units set aside for homeless families.
- Mary's Place is the intended referral partner for the project, and the project would not require the use of Coordinated Entry (CE) at this time.
- Parking for the project is intended to be provided through a partnership with King County Metro to utilize spaces at the transit center. Initial conversations have been favorable, and this approach is similar to the model used at the Angle Lake project connected to the Sound Transit Link Light Rail.
- The initial application included incorrect language related to tenant selection, but was revised. The project will require applicants to complete a background check, and debt connected to a Public Housing Authority may render a potential tenant ineligible, though a waiver can be requested alongside an appeal process if the waiver is declined.
- Operating expenses are budgeted at $8,985 per unit per year (PUPY), which is below the $10,000 PUPY benchmark. The applicant notes that the figure is based on estimates developed from data contributed by Mercy Housing Northwest for similarly sized projects.
- Replacement reserves are factored into the 1-year direct capitalization model at $350 per unit.
- The construction estimates include $600,000 for tenant improvements for the ELC and $315,000 for tenant improvements for the King County Metro comfort station.
- The project enforces a minimum income requirement of two times the monthly rent.

- The project aligns with SKHHP Housing Capital Fund adopted priorities including:
    - Collaboration
    - Community Connections and Engagement
    - Economic Opportunity
    - Environmental Benefit
    - Extremely Low Income and Supportive Housing
    - Housing Need and Access
    - Housing Access and Opportunity
    - Leverage of Private and Public Investment
    - Transit-Oriented Development

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

Cost Per Unit-by-Unit Size

Unit Size	Cost Per Unit
1-bedroom	$ 612,661
2-bedroom	$ 702,632
3-bedroom	$ 972,545

DEVELOPMENT TEAM

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

ADVISORY BOARD EVAULATION RESULTS

Note: The evaluation criteria are included at the end of this report.

Criteria #1	4.2
Criteria #2	3.0
Criteria #3	4.6
Criteria #4	4.3
Criteria #5	3.3
Criteria #6	3.3
Criteria #7	3.0
Criteria #8	4.3
Criteria #9	4.2
Criteria #10	4.2
Criteria #11	4.2
Criteria #12	4.5
Average Score	47.0

Collaboration	Yes: 100%
Community Connection and Engagement	Yes: 100%
Disproportionate Impact	Yes: 92%
Economic Opportunity	Yes: 100%
Environmental Benefit	Yes: 67%
Extremely low-income and supportive housing	Yes: 92%
Geographic Distribution	Yes: 83%
Homeownership	Yes: 0%
Leverage of Private and Public Investment	Yes: 100%
Preservation	Yes: 8%
Racial Equity	Yes: 75%
Transit-Oriented Development	Yes: 100%

SKHHP Advisory Board Evaluation Criteria

Criteria #1 - Advancing the goals of equity, including the extent that projects are community-driven and/or reduce or undo disproportionate harm to communities most impacted by historic injustice and displacement, including extremely low-income households with incomes at or below 30% AMI, households with disabilities, and Black, Indigenous, and People of Color (BIPOC) communities.	
Criteria #2 - Feasibility, timeliness, and cost effectiveness, including total development cost per unit/square feet, reasonableness and feasibility of schedule, budgets, and proforma, adequacy of resources and ongoing sustainability, and site control to ensure timely completion. Project sponsor should be in good standing with other public funders.	
Criteria #3 - Relevance of the project to local housing needs and funding priorities, including the extent to which the project is consistent with the local plans (e.g., Consolidated Plan, Housing Element, or area plans), and the extent to which housing need will be met and help to achieve SKHHP's stated priorities.	
Criteria #4 - Suitability of the project sponsor and development team, including any track record and/or housing development for success, adequacy of management plans, duration of affordability, ongoing sustainability, adequacy of support services, and firmness of financial commitments or likelihood of receiving those commitments.	
Criteria #5 - Consistency with underwriting standards, including proposed maximum rents being a minimum of 10% below market rent, a debt coverage credit ratio of at least 1.2, and construction escalation of at least 10% for new construction and 15% for rehabilitation. The underwriting standards are consistent across King County public funders and should be incorporated into applications. A detailed list is included as an addendum to the SKHHP application and should be completed as part of the application package.	

Criteria #6 - Projects will be evaluated for cost effectiveness based on both immediate impact and long-term benefit. Higher up-front development costs may be justified to create long-term operational efficiencies (e.g., through use of high-efficiency building systems), provided that those increased costs have a relatively short payback period. Higher land costs may be justified to account for strategic location such as proximity to transit or other local amenities. SKHHP may use third party reviewers to evaluate estimated construction costs and feasibility of the overall project. Development and operating budget forms should provide detailed explanation to support estimated expenses. If support services are identified as an integral part of the project, a detailed services budget must also be submitted as part of the Combined Funders Application. Proposed financing will be evaluated for feasibility based on expressed interest from lenders and investors, and applicant (or applicant team, including more-experienced consultants and partners) should have experience in obtaining financing, and other competitive criteria (e.g., estimated tax credit score if LIHTC equity is proposed).	
Criteria #7 - Projects will be evaluated for their readiness to proceed. Applications should be complete and thoroughly reviewed and vetted prior to submission to ensure accuracy of reported information. For projects not proposing land acquisition, applicants should demonstrate full site control. Projects that propose significant fundraising should demonstrate steps taken to prepare for and implement a capital campaign, including a plan and timeline for the proposed capital fundraising and, preferably, a track record of past or current capital fundraising ability. Projects that will rely on public funding to cover the costs of ongoing operations or services should identify and describe the availability of such funding, and report on the project's competitiveness for such funds based on discussions with likely funders.	

Criteria #8 - Project review will take into consideration how experienced development teams have performed on previously funded projects and, in the interest in increasing the diversity of housing and community developers, how less experienced developers (or partners/consultants on their team) demonstrate an understanding of the steps and structures needed for success. When there is an applicable track record (for the applicant or partner/consultants), the application should identify lessons learned from those projects and describe how performance/actions have been modified as a result.	
Criteria #9 - The proposed property and asset management entities will be evaluated on their experience, performance, or developing capacity in managing comparable developments. Successful asset managers will have a detailed understanding of the physical and financial condition of their properties, regularly updated capital needs assessments, and thoughtful policies for balancing the objective of maintaining affordable rents and planning for healthy reserves and operating income to cover current and future expenses. If a project is in its preliminary stages, a boiler plate management plan may be submitted with the application. A final management plan will be required prior to contracting.	
Criteria #10 - Any activity which would result in the displacement of existing residents, especially low- and/or moderate-income residents and/or BIPOC residents is discouraged. If displacement may occur, the applicant must submit, as part of the application for capital funds, a plan for providing relocation assistance to the displaced residents. Relocation costs should be included in the project budget. Projects funded with federal dollars (e.g., CDBG funds) must meet all applicable federal relocation requirements.	

Criteria #11 - The proposed project will be evaluated based on whether the development will advance SKHHP's goals of equity, including preserving existing communities at risk of displacement (which includes manufactured housing communities); increasing opportunities for extremely low-income households (households with incomes at or below 30% AMI); creating meaningful project partnerships (including with BIPOC-lead organizations) that give voice and ownership to residents and communities of color; affirmatively marketing new housing opportunities to communities less likely to access opportunities in South King County; providing affordable housing as a public investment – and potential catalyst – in areas that have traditionally received less services and/or public investments; and addressing historic inequities in access to homeownership.	
Criteria #12 - As part of the decision process, reviewers will want to understand how the proposed development fits into the neighborhood and would help further any number of public policy goals. Examples of furthering public policy goals could include: • Locating in a "high opportunity" location, with proximity to or easy access to jobs, grocery stores, pharmacies, schools, childcare, transportation, and community or cultural centers. • Providing affordable housing in areas at high-risk of displacement or experiencing a loss of naturally occurring affordable housing. • Investing public dollars in areas traditionally/historically underserved or as a catalyst for further investments and development.	

December Meeting

Dorsol Plants, SKHHP Executive Manager

December 3, 2026

SKHHP Advisory Board



Photo Credits: Miners' houses, Lawson Mine, Black Diamond, February 19, 1902 (Photo by Curtis & Romans (Courtesy Washington State Historical Society (1943.42.1049))

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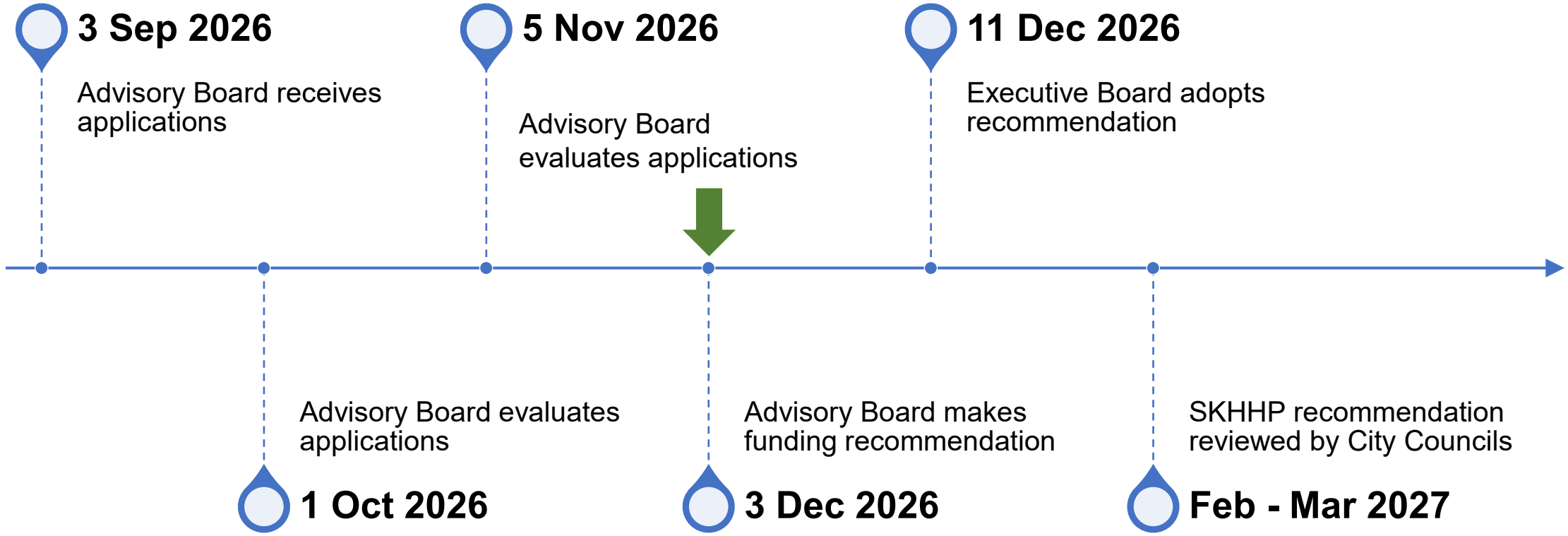
2026 Housing Capital Fund Timeline



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2026 SKHHP HCF Available Funds



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2026 HCF Applications

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

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Conflict of Interest



Photo Credits: Luigi and Aurora Pagani House, Black Diamond (By Joe Mabel, CC BY-SA 3.0, https://commons.wikimedia.org/wiki/Special:Redirect/page/6844055)

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

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Archdiocesan Housing Authority – Franciscan Apartments



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Franciscan Apartments - Summary

Developer: Archdiocesan Housing Authority

Amount Requested: $4,704,133

Number of Units: 38

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

Eligible SKHHP Funding Source: Both

Location: Burien

Housing Type: Preservation - Rental

SKHHP
South King Housing and Homelessness Partners

Franciscan Apartments – Units by Size & Affordability

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

SKHHP
South King Housing and Homelessness Partners

Franciscan Apartments – Project Schedule

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

SKHHP
South King Housing and Homelessness Partners

Franciscan Apartments – Funding Sources

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

SKHHP
South King Housing and Homelessness Partners

Franciscan Apartments – Funding Uses

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

SKHHP
South King Housing and Homelessness Partners

Franciscan Apartments – Cost Per Unit

Unit Size	Cost Per Unit
1-bedroom	$ 292,581

SKHHP
South King Housing and Homelessness Partners

Franciscan Apartments – Evaluation Results

Criteria #1	3.1
Criteria #2	2.8
Criteria #3	3.7
Criteria #4	3.3
Criteria #5	2.8
Criteria #6	3.1
Criteria #7	3.1
Criteria #8	3.6
Criteria #9	2.7
Criteria #10	3.7
Criteria #11	2.9
Criteria #12	3.4
Average Score	37.9

Collaboration	Yes: 50%
Community Connection and Engagement	Yes: 67%
Disproportionate Impact	Yes: 92%
Economic Opportunity	Yes: 42%
Environmental Benefit	Yes: 75%
Extremely low-income and supportive housing	Yes: 42%
Geographic Distribution	Yes: 75%
Homeownership	Yes: 0%
Leverage of Private and Public Investment	Yes: 67%
Preservation	Yes: 92%
Racial Equity	Yes: 33%
Transit-Oriented Development	Yes: 33%

SKHHP
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Blackfish Capital – Apollo @ Federal Way



SKHHP
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Apollo @ Federal Way – Summary

Developer: Blackfish Capital

Amount Requested: $3,000,000

Number of Units: 190

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

Eligible SKHHP Funding Source: Both

Location: Federal Way

Housing Type: New Construction - Rental

SKHHP
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Apollo @ Federal Way – Units by Size & Affordability

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

SKHHP
South King Housing and Homelessness Partners

Apollo @ Federal Way – Project Schedule

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

SKHHP
South King Housing and Homelessness Partners

Apollo @ Federal Way – Funding Sources

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

SKHHP
South King Housing and Homelessness Partners

Apollo @ Federal Way – Funding Uses

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

SKHHP
South King Housing and Homelessness Partners

Apollo @ Federal Way – Cost Per Unit

Unit Size	Cost Per Unit
Studio	$ 275,496
1-bedroom	$ 367,329
2-bedroom	$ 459,161

SKHHP
South King Housing and Homelessness Partners

Apollo @ Federal Way – Evaluation Results

Criteria #1	3.1
Criteria #2	2.2
Criteria #3	3.6
Criteria #4	2.8
Criteria #5	2.2
Criteria #6	2.5
Criteria #7	2.4
Criteria #8	2.8
Criteria #9	2.8
Criteria #10	4.1
Criteria #11	3.6
Criteria #12	3.9
Average Score	35.9

Collaboration	Yes: 85%
Community Connection and Engagement	Yes: 85%
Disproportionate Impact	Yes: 85%
Economic Opportunity	Yes: 100%
Environmental Benefit	Yes: 85%
Extremely low-income and supportive housing	Yes: 0%
Geographic Distribution	Yes: 92%
Homeownership	Yes: 23%
Leverage of Private and Public Investment	Yes: 77%
Preservation	Yes: 8%
Racial Equity	Yes: 92%
Transit-Oriented Development	Yes: 92%

SKHHP
South King Housing and Homelessness Partners

African Community Housing & Development – African Diaspora Cultural Anchor Village



SKHHP
South King Housing and Homelessness Partners

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

SKHHP
South King Housing and Homelessness Partners

African Diaspora Cultural Anchor Village – Units by Size & Affordability

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

SKHHP
South King Housing and Homelessness Partners

African Diaspora Cultural Anchor Village – Project Schedule

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

SKHHP
South King Housing and Homelessness Partners

African Diaspora Cultural Anchor Village – Funding Sources

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

African Diaspora Cultural Anchor Village – Funding Uses

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

SKHHP
South King Housing and Homelessness Partners

African Diaspora Cultural Anchor Village – Cost Per Unit

Unit Size	Cost Per Unit
1-bedroom	$ 415,936
2-bedroom	$ 642,810
3-bedroom	$ 831,872
4-bedroom	$ 1,058,746

SKHHP
South King Housing and Homelessness Partners

African Diaspora Cultural Anchor Village – Evaluation Results

Criteria #1	4.7
Criteria #2	3.1
Criteria #3	4.4
Criteria #4	3.5
Criteria #5	3.0
Criteria #6	3.0
Criteria #7	3.3
Criteria #8	3.7
Criteria #9	3.7
Criteria #10	3.4
Criteria #11	4.4
Criteria #12	4.7
Average Score	44.8

Collaboration	Yes: 100%
Community Connection and Engagement	Yes: 100%
Disproportionate Impact	Yes: 92%
Economic Opportunity	Yes: 100%
Environmental Benefit	Yes: 75%
Extremely low-income and supportive housing	Yes: 75%
Geographic Distribution	Yes: 92%
Homeownership	Yes: 0%
Leverage of Private and Public Investment	Yes: 100%
Preservation	Yes: 8%
Racial Equity	Yes: 100%
Transit-Oriented Development	Yes: 100%

SKHHP
South King Housing and Homelessness Partners

Multi-Service Center (MSC) – Federal Way TOD



SKHHP
South King Housing and Homelessness Partners

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

SKHHP
South King Housing and Homelessness Partners

Federal Way TOD – Units by Size & Affordability

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

SKHHP
South King Housing and Homelessness Partners

Federal Way TOD – Project Schedule

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

SKHHP
South King Housing and Homelessness Partners

Federal Way TOD – Funding Sources

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

SKHHP
South King Housing and Homelessness Partners

Federal Way TOD – Funding Uses

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

SKHHP
South King Housing and Homelessness Partners

Federal Way TOD – Cost Per Unit

Unit Size	Cost Per Unit
Studio	$ 286,218
1-bedroom	$ 393,549
2-bedroom	$ 572,435
3-bedroom	$ 787,099
4-bedroom	$ 965,985

SKHHP
South King Housing and Homelessness Partners

Federal Way TOD – Evaluations Results

Criteria #1	3.8
Criteria #2	2.8
Criteria #3	4.4
Criteria #4	3.8
Criteria #5	3.4
Criteria #6	2.9
Criteria #7	2.4
Criteria #8	3.8
Criteria #9	3.3
Criteria #10	4.8
Criteria #11	3.8
Criteria #12	4.3
Average Score	43.4

Collaboration	Yes: 92%
Community Connection and Engagement	Yes: 100%
Disproportionate Impact	Yes: 92%
Economic Opportunity	Yes: 100%
Environmental Benefit	Yes: 83%
Extremely low-income and supportive housing	Yes: 83%
Geographic Distribution	Yes: 83%
Homeownership	Yes: 0%
Leverage of Private and Public Investment	Yes: 83%
Preservation	Yes: 8%
Racial Equity	Yes: 75%
Transit-Oriented Development	Yes: 100%

SKHHP
South King Housing and Homelessness Partners

Stoneway Capital – Silverwood Park



SKHHP
South King Housing and Homelessness Partners

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

SKHHP
South King Housing and Homelessness Partners

Silverwood Park – Units by Size & Affordability

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

SKHHP
South King Housing and Homelessness Partners

Silverwood Park – Project Schedule

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

SKHHP
South King Housing and Homelessness Partners

Silverwood Park – Funding Sources

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

SKHHP
South King Housing and Homelessness Partners

Silverwood Park – Funding Uses

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

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Silverwood Park – Cost Per Unit

Unit Size	Cost Per Unit
Studio	$ 141,517
1-bedroom	$ 200,034

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Silverwood Park – Evaluation Results

Criteria #1	2.9
Criteria #2	2.8
Criteria #3	3.7
Criteria #4	3.1
Criteria #5	2.6
Criteria #6	3.3
Criteria #7	3.5
Criteria #8	3.1
Criteria #9	3.4
Criteria #10	3.9
Criteria #11	3.1
Criteria #12	3.6
Average Score	38.9

Collaboration	Yes: 83%
Community Connection and Engagement	Yes: 33%
Disproportionate Impact	Yes: 75%
Economic Opportunity	Yes: 58%
Environmental Benefit	Yes: 50%
Extremely low-income and supportive housing	Yes: 8%
Geographic Distribution	Yes: 92%
Homeownership	Yes: 0%
Leverage of Private and Public Investment	Yes: 75%
Preservation	Yes: 92%
Racial Equity	Yes: 33%
Transit-Oriented Development	Yes: 67%

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Mercy Housing NW – Connection Burien



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Connection Burien – Summary

Developer: Mercy Housing NW
Amount Requested: $1,600,000
Number of Units: 83
Population Served and AMI level: Households earning between 30-60% AMI with 17 units set aside for families with children that are homeless or at risk of homelessness
Eligible SKHHP Funding Source: Both
Location: Burien
Housing Type: New Construction - Rental

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Connection Burien – Units by Size & Affordability

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

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Connection Burien – Project Schedule

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

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Connection Burien – Funding Sources

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

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Connection Burien – Funding Uses

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

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Connection Burien – Cost Per Unit

Unit Size	Cost Per Unit
1-bedroom	$ 612,661
2-bedroom	$ 702,632
3-bedroom	$ 972,545

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Connection Burien – Evaluation Results

Criteria #1	4.2
Criteria #2	3.0
Criteria #3	4.6
Criteria #4	4.3
Criteria #5	3.3
Criteria #6	3.3
Criteria #7	3.0
Criteria #8	4.3
Criteria #9	4.2
Criteria #10	4.2
Criteria #11	4.2
Criteria #12	4.5
Average Score	47.0

Collaboration	Yes: 100%
Community Connection and Engagement	Yes: 100%
Disproportionate Impact	Yes: 92%
Economic Opportunity	Yes: 100%
Environmental Benefit	Yes: 67%
Extremely low-income and supportive housing	Yes: 92%
Geographic Distribution	Yes: 83%
Homeownership	Yes: 0%
Leverage of Private and Public Investment	Yes: 100%
Preservation	Yes: 8%
Racial Equity	Yes: 75%
Transit-Oriented Development	Yes: 100%

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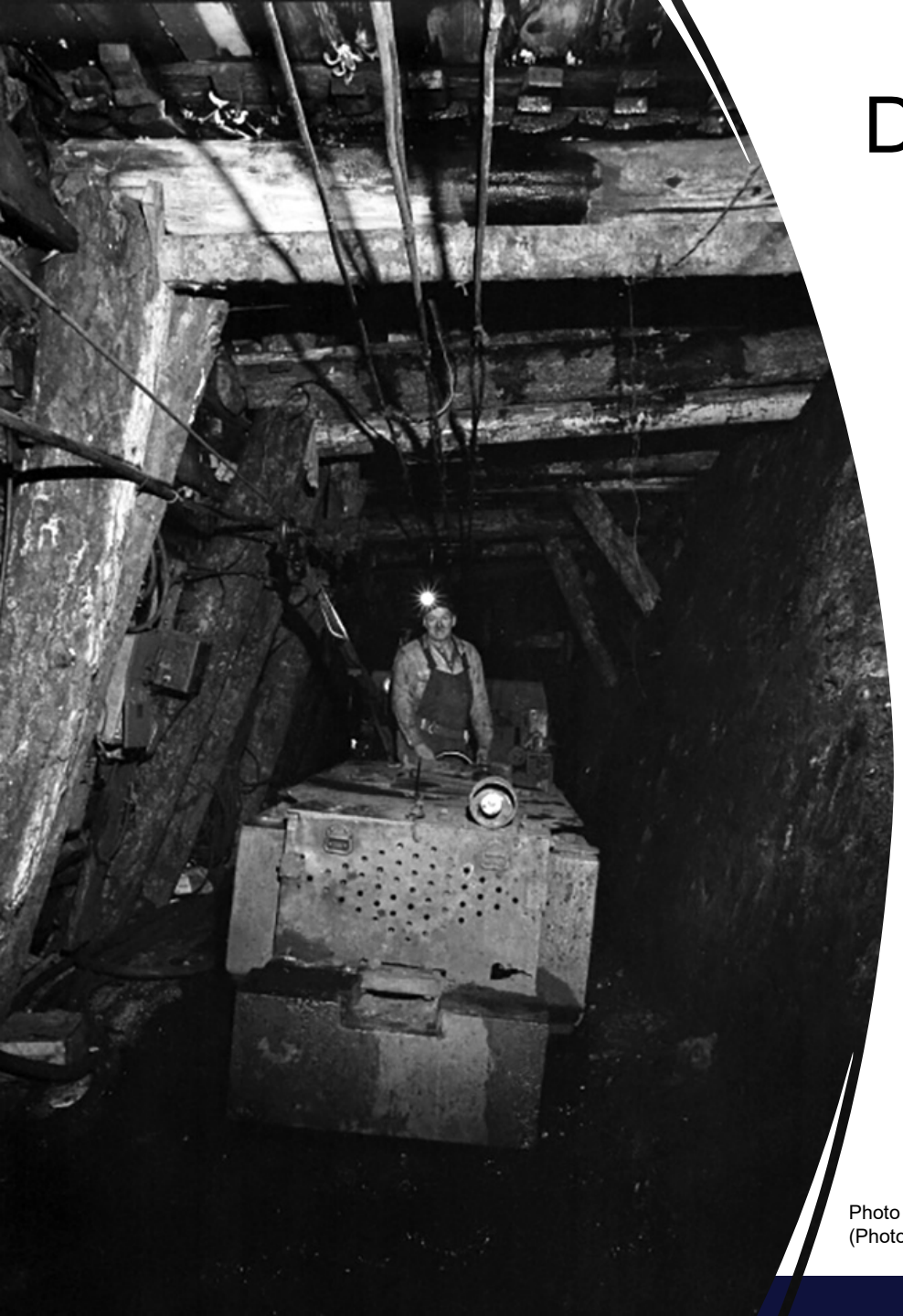

Discussion & Recommendation

- Funding recommendation on all projects
  - Dollar amount and source
  - Funding rational
  - Additional special conditions

- SKHHP Executive Manager to include administrative special conditions in funding recommendation to Executive Board and expand on funding rational

Photo Credits: Lew McCauley operating electric motor pulling a load of coal cars, Black Diamond, January 1973
(Photo by Larry Abele (Courtesy Black Diamond History))

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Funding Rational – <Project Name>

- Hold

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Next Steps



Executive Board to consider Advisory Board recommendation on December 11 and adopt final recommendation(s)



SKHHP staff seek concurrence on Executive Board's funding recommendation to member city councils January – March 2027

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Questions & Discussion

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2027 Advisory Board Meeting Dates

January 7, 2027
February 4, 2027
March 4, 2027
April 1, 2027
May 6, 2027
June 3, 2027
July 1, 2027
August 5, 2027
September 2, 2027
October 7, 2027
November 4, 2027
December 2, 2027

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