SKHHP Advisory Board
Monthly Meeting
Nov. 5, 2026 – 3:30 PM
Auburn City Hall Annex
Conference Room 2
1 East Main Street
Auburn, WA 98001

CALL TO ORDER

PUBLIC PARTICIPATION

A. The SKHHP Advisory Board Meeting scheduled for Thursday, November 5, 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 October 1, 2026 Meeting Minutes

REPORTS

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

DISCUSSION ITEM

A. 2026 Housing Capital Fund Application Review and Evaluations

ANNOUNCEMENTS

A. December 3, 2026 Meeting In-Person

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
October 1, 2026

MINUTES

CALL TO ORDER

Dorsol Plants called the meeting to order at 3:34 PM.

ROLL CALL

Advisory Board members present: Brady Nordstrom, Kathleen Hosfeld, Marc Cote, Jessica de Barros, Saja Ahmed, Ryan Donahue, Reagen Wheelock, Amanda McElvaney, Rumi Takahashi.

Other attendees: Dorsol Plants, SKHHP; Rita Gray, City of Auburn; Nia Lawson, City of Auburn.

David Lieberman (Alternate) joined at 3:42 PM

AGENDA MODIFICATIONS

No modifications were made.

PUBLIC COMMENT

No public comment was received.

APPROVAL OF MINUTES

A. Amanda McElvaney moved to approve the September 3, 2026 minutes; the motion was seconded by Kathleen Hosfeld. Motion was approved. (9-0-1)

   Rumi Takahashi abstained from the vote.

REPORTS

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

   A report was not provided due to lack of time.

DISCUSSION ITEMS

A. Minimizing Bias in Application Reviews

   Rita Gray for the City of Auburn reviewed the P.A.U.S.E Framework as a way minimize bias in application reviews.

   Pause
   Apply the Criteria
   Use the Evidence
   Same Standard
   Examine Relationships & Interests

B. 2026 Housing Capital Fund Application Review

Dorsol Plants reviewed the 2026 Housing Capital Fund Applications.

The Board discussed the applications and provided initial questions for SKHHP staff to provide the applicants in preparation for the November Advisory Board meeting.

ANNOUNCEMENTS

Dorsol Plants shared that SKHHP had received a lot of applications for the Program Coordinator position.

ADJOURNMENT

Dorsol Plants adjourned the meeting at 5:35 PM.

_____

Dorsol Plants, Executive Manager

South King Housing and Homelessness Partners

Agenda Report

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

Background

The October SKHHP Executive Board meeting included board action to sign a joint letter between A Regional Coalition for Housing (ARCH), a Regional Housing Council, South Sound Housing Affordability Partners (SSHA3P), and SKHHP to provide feedback to the Department of Housing taskforce as it prepares its report to the Governor on a potential new Department of Housing. The Executive Board also reviewed the 2027 Legislative Priority Flyer which includes language related to recognizing the work member cities do through SKHHP and the six applications for the 2026 SKHHP Housing Capital Fund.

Staff Recommendations

Staff recommend review of materials.

Attachments

Joint Feedback Letter for EO 25-12 Department of Housing Task Force 2027
SKHHP Legislative Flyer - Draft

Discussion Item – A. 2026 Housing Capital Fund Application Review and Evaluations

Background

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

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

Table 2: Project Applicants with Funding Eligibility

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

Staff Recommendations

Staff recommend that the Board receive this report and provide guidance to staff in preparation to make a funding recommendation to the SKHHP Executive on December 3, 2026.

Attachments

SKHHP HCF Project Summaries October 29, 2026

MONTH DAY, 2026

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

Dear Chair Frockt and Members of the Department of Housing Task Force:

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

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

Core Mission Focus on Supporting Affordable Housing Development and Operations

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

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

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

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

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

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

State Policy Evaluation

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

Before continuing to add more complexity to the policy and regulatory environment for local governments, the state could benefit from a department that is tasked with in-depth and ongoing evaluation of recently adopted laws so that legislators can understand their impact and consider future policy choices based on data and analysis. We also recommend maintaining the GMA's planning functions together within a single state agency, recognizing that housing is interconnected with the broader GMA planning framework, while allowing the new Department of Housing to coordinate closely with the agency responsible for GMA - on housing policy. This should leverage existing institutional expertise within Growth Management Services as well as outside research partners like the University of Washington, with a focus on the state's role in supporting a robust and equitable housing market.

Integration of Homeless Response Services

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

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

Partnership with Local Governments

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

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

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

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

Sincerely,

Robyn Denson
SSHA^{3}P Executive Board, Chair
Council Member, Pierce County

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

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

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

South King Housing and Homelessness Partners (SKHHP)

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

Who We Are

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

Purpose

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

Contact

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—highlighting how local governments enable affordable housing together. Our work demonstrates tangible proof that when municipalities pool resources and coordinate across borders, state and local investments go further. Recognizing and valuing this collaborative approach is essential to sustaining momentum as cities work to meet our region's housing needs.

Our Work



Victorian Place II – Des Moines

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

Rehabilitation completed July 2025



Burien Miller Creek – Burien

- Construction of 40 homes for owner-occupancy
  - 20 homes for households at an average 50% AMI
  - 20 homes for households at 80% AMI
- $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

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

DEVELOPMENT TEAM

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

2. Blackfish Capital – Apollo @ Federal Way

Funding request: $3,500,000

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

Address: 30200 Pacific Highway S, Federal Way, 98003

PROJECT SUMMARY

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

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

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

SCOPE OF WORK

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

PROGRAM AND SERVICES

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

CHANGES FROM PREVIOUS SKHHP FUNDING APPLICATIONS

This is the project's first application to SKHHP.

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

DEVELOPMENT TEAM

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

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

Funding request: $2,994,067

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

Address: 15005 Military Road S, SeaTac, 98188

PROJECT SUMMARY

The African Diaspora Cultural Anchor Village is a 138-unit, new construction 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

DEVELOPMENT TEAM

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

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

Funding request: $2,000,000

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

Address: 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

DEVELOPMENT TEAM

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

5. Stoneway Capital – Silverwood Park

Funding request: $1,750,000

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

Address: 23006 30th 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

DEVELOPMENT TEAM

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

6. Mercy Housing NW – Connection Burien

Funding request: $1,600,000

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

Address: 14900 4th Avenue 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

DEVELOPMENT TEAM

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

November Meeting

Dorsol Plants, SKHHP Executive Manager

November 5, 2026

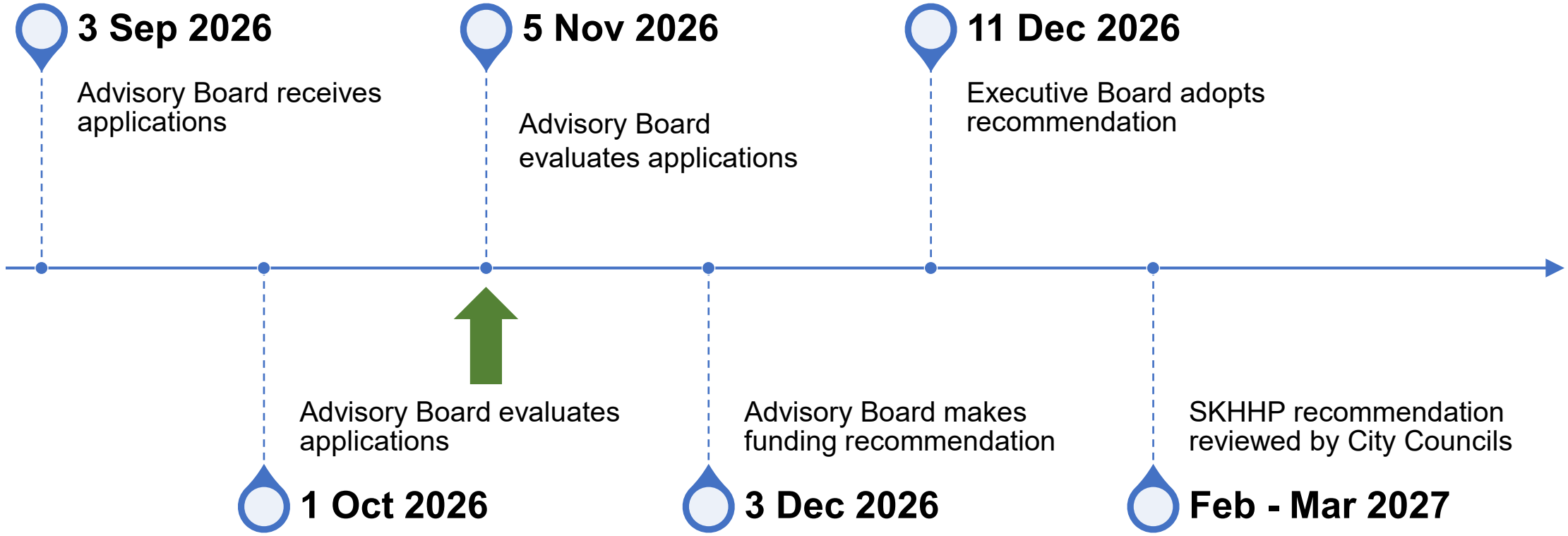
SKHHP Advisory Board



Photo Credits: Van Gasken House, Des Moines (Des Moines Historical Society)

SKHHP
South King Housing and Homelessness Partners

2026 Housing Capital Fund Timeline



SKHHP
South King Housing and Homelessness Partners

2026 SKHHP HCF Available Funds



SKHHP
South King Housing and Homelessness Partners

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**

SKHHP
South King Housing and Homelessness Partners

Conflict of Interest



Photo Credits: Van Gasken House, Des Moines (B-town Blog (Kris Van Gasken)

"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."

SKHHP
South King Housing and Homelessness Partners

Alphabet Soup

“Credit Pricing” refers to the price that an investor is willing to pay a developer in exchange for federal tax credits. For example, if an investor pays $0.80, they receive $1.00 of credit against their federal tax liability. This price fluctuates based on factors such as investor demand. Across King County, credit pricing generally ranges between $0.75 and $0.85, and the King County Public Funder Benchmark is $0.80 to $0.85.

“SOFR + 200 bps” refers to the Secured Overnight Financing Rate published daily by the Federal Reserve, which is a broad measure of the cost of borrowing cash. Basis points (bps) are a way to clearly denote interest rate increases. Specifically, 200 bps equals a 2% increase, and 20 bps equals a 0.2% increase. (Note: Typically, "SOFR + 200 bps" means a variable interest rate floating 2 percentage points above the current SOFR baseline rather than a flat "increase").

“DSCR” refers to the Debt Service Coverage Ratio, which communicates whether a project is able to meet its debt obligations. A DSCR of 1.0 means that project income exactly equals all debt obligations. A DSCR of less than 1.0 means the project does not generate enough income to cover its debt. The King County Public Funder Benchmark is a DSCR of 1.20.

“PUPY” stands for Per Unit Per Year, a metric that shows how much funding is set aside for individual unit operations, repairs and turnover. The King County Public Funder Benchmark is $10,000 Per Unit Per Year.

SKHHP
South King Housing and Homelessness Partners

What are Replacement Reserves

Purpose: Covers unexpected major repairs and long-term capital replacement costs (e.g., roof replacement after 15 years) beyond standard per-unit-per-year (PUPY) operating maintenance.

Risk Mitigation: Replaces irregular, high-cost financial shocks with a consistent, predictable annual set-aside fund.

SKHHP
South King Housing and Homelessness Partners

What is a Deferred Developer Fee

Deferred Developer Fees compensate developers for project services and overhead and are often financed by investors exchanging equity for tax credits. The fee is typically paid out when a short-term construction loan converts to a long-term permanent mortgage (property stabilization).

Deferred Developer Fees can incentivize the production of income-restricted and affordable housing and provide essential cash flow for developers to sustain operations and build future units.

SKHHP
South King Housing and Homelessness Partners

Archdiocesan Housing Authority – Franciscan Apartments



SKHHP
South King Housing and Homelessness Partners

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

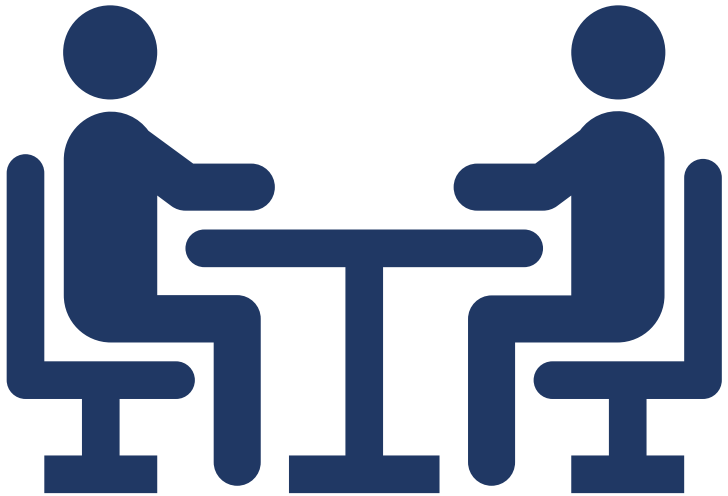
SKHHP
South King Housing and Homelessness Partners

Franciscan Apartments - Questions & Discussion



SKHHP
South King Housing and Homelessness Partners

Franciscan Apartments - Evaluation



- You will have 10 minutes to begin completing the evaluation form before we move to the next project.
- All evaluation forms must be completed by November 23, 2026

SKHHP
South King Housing and Homelessness Partners

Blackfish Capital – Apollo @ Federal Way



SKHHP
South King Housing and Homelessness Partners

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
South King Housing and Homelessness Partners

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

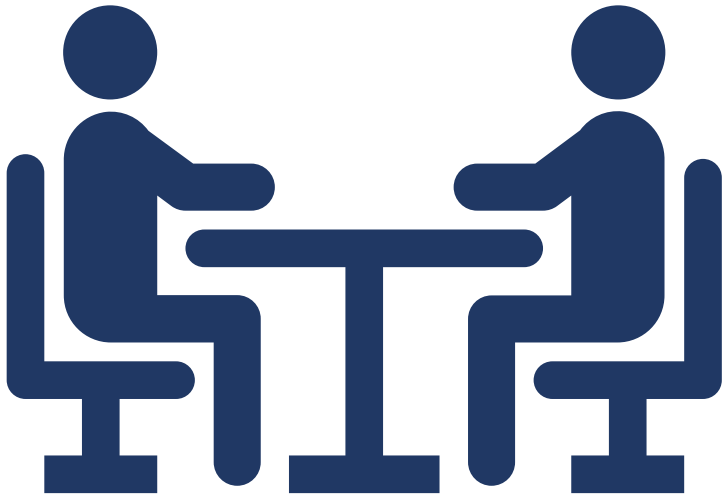
SKHHP
South King Housing and Homelessness Partners

Apollo @ Federal Way - Questions & Discussion



SKHHP
South King Housing and Homelessness Partners

Apollo @ Federal Way - Evaluation



- You will have 10 minutes to begin completing the evaluation form before we move to the next project.
- All evaluation forms must be completed by November 23, 2026

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

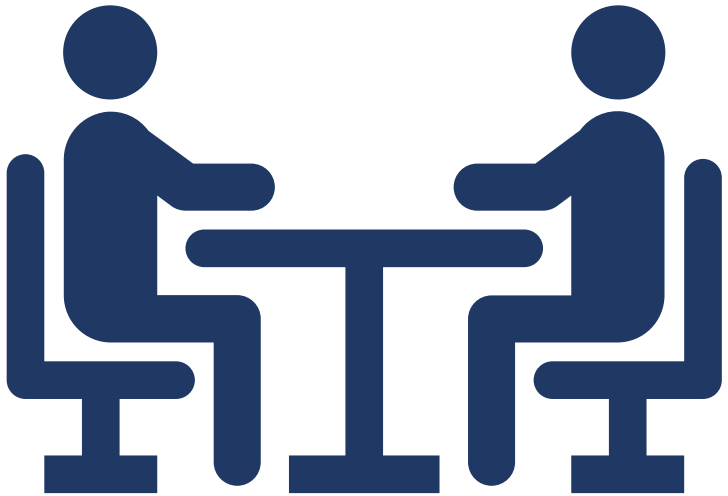
SKHHP
South King Housing and Homelessness Partners

African Diaspora Cultural Anchor Village - Questions & Discussion



SKHHP
South King Housing and Homelessness Partners

African Diaspora Cultural Anchor Village - Evaluation



- You will have 10 minutes to begin completing the evaluation form before we move to the next project.
- All evaluation forms must be completed by November 23, 2026

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

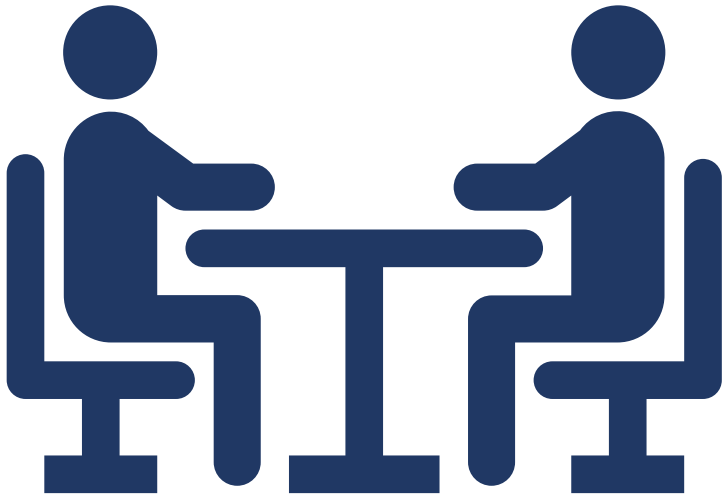
SKHHP
South King Housing and Homelessness Partners

Federal Way TOD - Questions & Discussion



SKHHP
South King Housing and Homelessness Partners

Federal Way TOD - Evaluation



- You will have 10 minutes to begin completing the evaluation form before we move to the next project.
- All evaluation forms must be completed by November 23, 2026

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

SKHHP
South King Housing and Homelessness Partners

Silverwood Park – Cost Per Unit

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

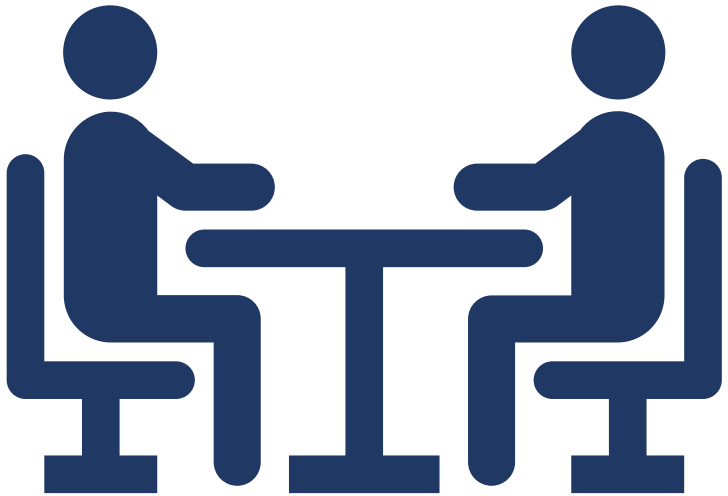
SKHHP
South King Housing and Homelessness Partners

Silverwood Park - Questions & Discussion



SKHHP
South King Housing and Homelessness Partners

Silverwood Park - Evaluation



- You will have 10 minutes to begin completing the evaluation form before we move to the next project.
- All evaluation forms must be completed by November 23, 2026

SKHHP
South King Housing and Homelessness Partners

Mercy Housing NW – Connection Burien



SKHHP
South King Housing and Homelessness Partners

Connection Burien – Summary

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

SKHHP
South King Housing and Homelessness Partners

Connection Burien – Units by Size & Affordability

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

SKHHP
South King Housing and Homelessness Partners

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

SKHHP
South King Housing and Homelessness Partners

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	

SKHHP
South King Housing and Homelessness Partners

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

SKHHP
South King Housing and Homelessness Partners

Connection Burien – Cost Per Unit

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

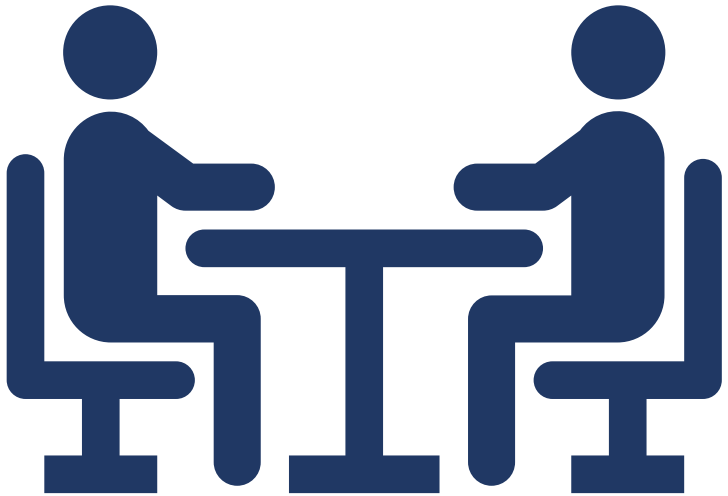
SKHHP
South King Housing and Homelessness Partners

Connection Burien - Questions & Discussion



SKHHP
South King Housing and Homelessness Partners

Connection Burien - Evaluation



- You will have 10 minutes to begin completing the evaluation form before we move to the next project.
- All evaluation forms must be completed by November 23, 2026

SKHHP
South King Housing and Homelessness Partners

Questions & Discussion

SKHHP
South King Housing and Homelessness Partners