



South King Housing and Homelessness Partners (SKHHP)

2025 Quarter 1 Progress Report (January-March)

Quarter 1 was a time of excitement as the first contracts and loan documents were executed and recorded for two SKHHP Housing Capital Fund supported projects!

Who We Are

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

Purpose

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

Contact

Claire Vanessa Goodwin
Executive Manager

Phone: 253.931.3042
cvgoodwin@skhhp.org



For more info

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skhhp.org



Goal 1: Fund the expansion and preservation of affordable housing.

Executed Housing Capital Fund Contracts – SKHHP's first contracts and loan documents were executed on February 27, 2025 for the rehabilitation of Multi-Service Center's Victorian Place II and on March 13, 2025 for the Habitat for Humanity Burien Miller Creek homeownership project.

Contract Drafting – Draft contract and loan documents were developed for Mercy Housing Northwest's Burien Family Housing project with an expected closing date in Q2.

2025 Housing Capital Fund - \$3.5 million has been confirmed to be available for the 2025 funding round of the SKHHP Housing Capital Fund for the construction and preservation of affordable housing in South King County.

2024 Housing Capital Fund – Presented to 10 City Councils and received concurrence on the Executive Board's recommendation to support four affordable housing projects in the subregion.



Goal 2: Develop policies to expand and preserve affordable housing.

SKHHP Affordable Housing Inventory Dashboard – Completed a successful data update to the SKHHP Affordable Housing Inventory Dashboard and presented update to South King County long-range planners.

South King County Joint Planners and Developers – Partnered with SSA3P to convene a region-wide presentation on developing affordable housing using universal design principles. Presenters included Department of Commerce, City of Redmond, Northwest Universal Design Council, Tacoma/Pierce County Habitat for Humanity, and SMR Architects.

Executive Board Briefings – Coordinated two presentations to the Executive Board including from the Low Income Housing Institute and an introduction on the Low-Income Housing Tax Credit Program from the Washington State Housing Finance Commission.



Goal 3: Serve as an advocate for South King County.

Regional Advocacy – SKHHP was reappointed to the Growth Management Policy Board's Regional Transit-Oriented Development Committee which advises the Board on equitable transit-oriented development and the region's adopted growth strategy.

Public Funders Collaboration – Collaborated with statewide and regional public funders to draft shared underwriting standards for affordable housing proposals.

Participation in Local Meetings and Forums – Represented SKHHP at 50+ regional meetings representing 24 unique groups.



Goal 4: Manage operations and administration.

ILA Requirements – Administered survey to Executive Board Members to inform the 2026 work plan development process. Developed draft 2026 work plan and budget for anticipated adoption by the Executive Board on May 16, 2025.

Reserve Policy – Began discussions on a reserve policy using Housing Capital Fund interest earnings.

Five-Year Plan – Began the planning process for a SKHHP five-year plan including through the development of an inventory of ideas from Board Members, the SKHHP Interlocal Agreement, and Staff Work Group Members.

**South King Housing and Homelessness Partners
Fund Status as of March 31, 2025**

REVENUES	OPERATING ACTUAL	HOUSING CAPITAL FUND CONTRIBUTIONS 2025	TOTAL CONTRIBUTIONS 2025
Auburn	\$45,474	-	\$45,474
Burien	\$26,236	-	\$26,236
Covington	\$13,118	-	\$13,118
Des Moines	\$13,118	-	\$13,118
Federal Way	\$59,466	-	\$59,466
Kent	\$59,466	-	\$59,466
Maple Valley	\$13,118	-	\$13,118
Normandy Park	\$6,996	-	\$6,996
Renton	\$59,466	-	\$59,466
SeaTac	\$17,963	-	\$17,963
Tukwila	\$13,118	-	\$13,118
King County	\$59,466	-	\$59,466
King County additional contribution	\$15,534	-	\$15,534
INTEREST EARNINGS	\$87,971	-	\$87,971
TOTAL	\$490,510	-	\$490,510

EXPENDITURES	OPERATING ACTUAL	HOUSING CAPITAL FUND ACTUAL	TOTAL EXPENDITURES
Wages	\$58,802	-	\$58,802
Benefits	\$15,804	-	\$15,804
Interfund Allocations	\$8,751	-	\$8,751
Professional Services	\$7,881	-	\$7,881
Travel	\$120	-	\$120
Supplies	\$26	-	\$26
Administration Fee	\$10,369		\$10,369
Capital Projects	-	\$282,730	\$282,730
TOTAL	101,754	\$282,730	\$384,484
Beginning Fund Balance – January 1, 2025	\$395,836	\$11,251,725	-
Estimated net change in fund balance – March 31, 2025	\$388,755	(\$282,730)	-
Estimated Ending Fund Balance – March 31, 2025	\$784,591	\$10,968,995	-

HOUSING CAPITAL FUND DETAIL	
EXPENDITURES	
Victorian Place II (Des Moines)	\$282,730
TOTAL	\$282,730