



South King Housing and Homelessness Partners (SKHHP)

2025 Quarter 3 Progress Report (July-September)

Quarter 3 centered on essential preparation and strategic outreach with SKHHP staff coordinating and supporting applicants for the fourth annual funding round of the SKHHP Housing Capital Fund, facilitating discussions on the effects of federal and state policy on affordable housing development, and organizing SKHHP's inaugural Legislative Forum.

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.

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For more info

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

2025 Housing Capital Fund – \$3.5 million was pooled from nine SKHHP member cities to finance affordable housing construction, acquisition, and preservation in South King County. Following six pre-application meetings, six applications were received by the September 3, 2025 deadline.

Housing Capital Fund Project Application Evaluation – Prepared the Advisory Board to evaluate and recommend projects for funding by providing targeted training on SKHHP funding priorities, the evaluation process, and coordination with other public funders.

Contract Drafting – Draft contract and loan documents were developed for awards to White River Apartments, Kent Multicultural Village, and Burien Miller Creek.



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

SKHHP Legislative Priorities – In coordination with the SKHHP Executive Board, developed SKHHP's 2026 legislative priorities and accompanying talking points.

SKHHP Legislative Forum – Hosted the first SKHHP Legislative Forum on September 19, 2025 at the Tukwila Community Center. The event successfully amplified SKHHP's collaborative efforts to advance affordable housing in South King County. Attendees included seven Washington State Legislators, two legislative assistants, a representative from the Governor's Office, nine Executive Board Members, two Advisory Board Members, seven Staff Work Group Members, and SKHHP staff.

South King County Joint Planners and Developers – Convened and moderated a discussion between US Representative Adam Smith (WA-9), housing developers, and long-range planners regarding the impact of federal legislative and state regulatory changes on the affordable housing sector.



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

Burien Family Housing Groundbreaking – Attended the groundbreaking ceremony for Mercy Housing Northwest's Burien Family Housing project on September 19, 2025.

Community Practice Panel – Served as a panelist for a Housing Development Consortium event to discuss the impacts of federal policy changes on affordable housing.

Participation in Local Meetings and Forums – Represented SKHHP at 40+ regional meetings representing 12 unique groups including attendance at the annual Housing Washington Conference and the Housing Development Consortium's Policy Summit.



Goal 4: Manage operations and administration.

SHB 1406 Expense Reporting – Annual expense reporting for funding sourced from RCW 82.14.540 (SHB 1406) was completed and submitted to the Washington State Department of Commerce.

Advisory Board Recruitment – 30 potential candidates were contacted and invited to apply to serve on the SKHHP Advisory Board to fill open seats. Seven candidates were recommended for re-appointment or appointment to serve four-year terms at the October Executive Board meeting.

Document Archiving – Archived SKHHP's public meetings documents through paper records storage to ensure compliance with Chapter 40.14 RCW and initiated migration of digital documents to Laserfiche.

**South King Housing and Homelessness Partners
Fund Status as of September 30, 2025**

REVENUES	OPERATING ACTUAL	HOUSING CAPITAL FUND CONTRIBUTIONS 2025	TOTAL CONTRIBUTIONS 2025
Auburn	\$45,474	\$134,352	\$179,826
Burien	\$26,236	\$64,134	\$90,370
Covington	\$13,118	\$220,387	\$233,505
Des Moines	\$13,118	\$30,667	\$43,785
Federal Way	\$59,466	\$119,350	\$178,816
Kent	\$59,466	\$2,507,789	\$2,567,255
Maple Valley	\$13,118	-	\$13,118
Normandy Park	\$6,996	\$5,554	\$12,550
Renton	\$59,466	\$223,465	\$282,931
SeaTac	\$17,963	-	\$17,963
Tukwila	\$13,118	\$120,642	\$133,760
King County	\$59,466	-	\$59,466
King County additional contribution	\$15,534	-	\$15,534
INTEREST EARNINGS	\$423,350	-	\$423,350
TOTAL	\$825,889	\$3,426,340	\$4,252,229

EXPENDITURES	OPERATING ACTUAL	HOUSING CAPITAL FUND ACTUAL	TOTAL EXPENDITURES
Wages	\$176,442	-	\$176,442
Benefits	\$45,099	-	\$45,099
Interfund Allocations	\$26,253	-	\$26,253
Professional Services/Misc	\$34,931	-	\$34,931
Travel	\$822	-	\$822
Supplies	\$79	-	\$79
Administration Fee	\$31,107	-	\$31,107
Capital Projects	-	\$3,674,391	\$3,674,391
TOTAL	\$314,733	\$3,674,391	\$3,989,124
Beginning Fund Balance – January 1, 2025	\$957,119	\$11,251,725	-
Estimated net change in fund balance – September 30, 2025	\$511,156	(\$248,051)	-
Unrestricted fund balance in reserve – September 30, 2025	(\$501,975)	-	-
Estimated Ending Fund Balance – September 30, 2025	\$966,300	\$11,003,674	-

HOUSING CAPITAL FUND DETAIL	
EXPENDITURES	
Victorian Place II (Des Moines)	\$777,306
Burien Miller Creek (Burien)	\$285,000
Burien Family Housing (Burien)	\$2,597,085
Project Retainage	\$15,000
TOTAL	\$3,674,391

SKHHP Housing Capital Fund Awarded Project Status



Multi-Service Center – Victorian Place II

The rehabilitation was completed in June 2025. The full exterior renovation included the replacement of all siding, insulation, windows, sliding glass doors, unit entry doors, soffits, gutters, and downspouts. All deck surfaces were recoated, new deck railings were installed, and both buildings received a full repaint.



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

The project is on schedule to complete construction in the first quarter of 2026 and begin home sales by April 2026. Work is being completed on-site for common areas and the remaining homes. Buyer identification has already begun, and an open house of an example unit was held in October 2025.



Mercy Housing Northwest – Burien Family Housing

As of September 2025, the project has achieved over 15% completion and is on schedule. Construction began in June 2025 and has included the demolition of existing structures, site grading, the installation of storm systems and utilities, and initial roadwork along 130th Street. Mary's Place has begun construction on the adjacent shelter facility for unhoused families.



Multi-Service Center – White River Apartments

SKHHP anticipates closing by the end of the year with an estimated start date of rehabilitation in Summer 2026 and lasting until June 2027.



Mercy Housing Northwest – Kent Multicultural Village

The project has secured all necessary funding and is on track to complete financing and begin construction in January 2026. Construction is anticipated to last 30 months and the project expects to open in Summer 2028.



Low Income Housing Institute (LIHI) – Skyway Affordable Housing

The building permit request was submitted in April 2025 and the project has recently responded to the first round of feedback comments. The project was awarded tax credits in early 2025 and released a Request for Proposal (RFP) to equity investors in October 2025.



TWG – Pandion at Star Lake

The project is on hold pending additional funding commitments.

While the residential portion of the project is fully funded, a budget gap remains for the Early Learning Center (ELC) which will occupy on-site commercial space. LIHI intends to apply for Washington State Early Learning Funding (ELF) to address the gap. Akin has stepped down as the initial ELC provider and LIHI is in the process of identifying a new provider.