



# South King Housing and Homelessness Partners (SKHHP)

## 2025 Annual Progress Report (January-December)

2025 was a landmark year of action for SKHHP. A major milestone was achieved as the first Housing Capital Fund projects officially entered into contract, transforming pooled resources into tangible progress. Beyond project funding, SKHHP strengthened its long-term stability through adoption of the 2026 Work Plan and a Reserve Policy. By hosting its inaugural Legislative Forum, SKHHP also elevated the regional conversation about the need for increased investment in affordable housing in South 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.

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### For more info

Scan QR Code or visit  
[skhhp.org](http://skhhp.org)



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

**2025 Housing Capital Fund** – \$3.9 million was pooled from ten SKHHP member cities to finance affordable housing construction, acquisition, and preservation in South King County. Three projects were recommended for funding by the Advisory Board and Executive Board in November 2025.

**Executed Housing Capital Fund Contracts** – Contract and loan documents were executed for Multi-Service Center’s Victorian Place II on February 27, 2025 (Des Moines), Habitat for Humanity’s Burien Miller Creek on March 13, 2025 (Burien), Mercy Housing Northwest’s Burien Family Housing on June 3, 2025 (Burien), and Multi-Service Center’s White River Apartments on December 5, 2025 (Auburn).

**Housing Solutions Grant** – King County Council directed a \$10,000 grant to SKHHP’s 2025 operating budget sourced from the King County Veterans, Seniors, and Human Services Levy.



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

**Five-Year Plan** – Guided by Executive Board input, consultation with the Staff Work Group, and a thorough analysis of the SKHHP ILA, explored key areas of interest to inform SKHHP’s long-term vision and strategic plan to expand and preserve affordable housing in South King County.

**South King County Joint Planners and Developers** – Facilitated four sessions between long-range planners and developers in the subregion including a regional panel on Universal Design in collaboration with SSHA3P and a roundtable discussion with U.S. Representative Adam Smith.

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



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

**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.

**Regional Advocacy** – SKHHP was reappointed to the Growth Management Policy Board’s Regional Transit-Oriented Development Committee and participated on a speakers panel hosted by Habitat for Humanity highlighting the progress being made in affordable housing in South King County.

**Public Funders Collaboration** – Collaborated extensively and consistently with statewide and regional public funders to align on housing goals including developing shared underwriting standards.

**Participation in Local Meetings and Forums** – Represented SKHHP at 230+ regional meetings representing 78 unique groups including attendance at the annual Housing Washington Conference.



### Goal 4: Manage operations and administration.

**ILA Requirements** – Developed 2026 work plan and budget for Executive Board adoption on May 16, 2025 and received concurrence from all 12 member Councils. The Executive Board adopted the 2025 Housing Capital Fund Guidelines on June 13, 2025.

**Reserve Policy** – Developed a policy to maintain a reserve equivalent to 100% of annual operating expenses using earned interest and to apply any remaining amount to the Housing Capital Fund adopted by the Board on May 16, 2025.

**Advisory Board Appointments** – Seven candidates were appointed or reappointed to serve four-year terms on the SKHHP Advisory Board beginning in 2026.

**South King Housing and Homelessness Partners  
Fund Status as of December 31, 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	\$500,000	\$513,118
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
Housing Solutions Grant	\$10,000	-	\$10,000
<b>INTEREST EARNINGS</b>	\$544,744	-	\$544,744
<b>TOTAL</b>	<b>\$957,283</b>	<b>\$3,926,340</b>	<b>\$4,883,623</b>

EXPENDITURES	OPERATING ACTUAL	HOUSING CAPITAL FUND ACTUAL	TOTAL EXPENDITURES
Wages	\$237,034	-	\$237,034
Benefits	\$59,335	-	\$59,335
Interfund Allocations	\$35,004	-	\$35,004
Professional Services/Misc	\$50,006	-	\$50,006
Travel	\$2,201	-	\$2,201
Supplies	\$657	-	\$657
Administration Fee	\$41,476	-	\$41,476
Capital Projects	-	\$4,725,614	\$4,725,614
<b>TOTAL</b>	<b>\$425,713</b>	<b>\$4,725,614</b>	<b>\$5,151,327</b>

Beginning Fund Balance – January 1, 2025	\$957,119	\$11,251,725	-
Estimated net change in fund balance – December 31, 2025	\$531,570	(\$799,274)	-
Unrestricted fund balance in reserve – December 31, 2025	(\$501,975)	-	-
Estimated Ending Fund Balance – December 31, 2025	\$986,714	\$10,452,451	-

HOUSING CAPITAL FUND DETAIL	
<b>EXPENDITURES</b>	
Victorian Place II (Des Moines)	\$777,306
Burien Miller Creek (Burien)	\$840,000
Burien Family Housing (Burien)	\$3,093,308
Project Retainage – Miller Creek	\$15,000
<b>TOTAL</b>	<b>\$4,725,614</b>

## Indicators



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

- Number of housing units or number of projects funded with financial support from SKHHP: 3 projects, 155 units (2025); 10 projects, 741 units (2022-25)
- Number of housing units preserved with financial support from SKHHP: 0 (2025); 44 (2022-25)
- Total dollar amount pooled by member jurisdictions for Housing Capital Fund: \$3,964,742 (2025); \$15,354,331 (2022-25)
- Total dollar amount from new sources of revenue added to the Housing Capital Fund: \$38,402 (2025)
- Geographic diversity of applications received for annual Housing Capital Fund funding round: Burien, Federal Way, Kent, Renton, SeaTac (2025)



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

- Number of subregional housing preservation strategies facilitated or supported: 6
- Successful update of data to the Affordable Housing Inventory Dashboard: Yes
- Number of relationships built with developers: 15 (2025); 49 (2022-25)
- Number of Executive Board briefings on key housing and homelessness topics: 2 (2025)



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

- Number of events or engagement opportunities Advisory Board members organized or supported: 1 (2025)
- Number of meetings, forums, or events attended that advance SKHHP's mission: 232 (2025)
- Number of meetings with legislators that promote SKHHP and South King County: 3 (2025)
- Number of affordable housing developers connected with property owners intending to sell naturally occurring affordable housing: 7 (2025)



### **Goal 4: Manage operations and administration.**

- Work plan and budget adopted: Yes
- Quarterly progress reports prepared and presented to Executive Board: Yes
- Financial reports and public records maintained: Yes
- Monthly Executive and Advisory Board meetings held: Yes
- Website maintained: Yes

## 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 remains on schedule for completion in the first quarter of 2026. The initial 20 buyers have been selected and home sales are scheduled to begin in February 2026.



### Mercy Housing Northwest – Burien Family Housing

As of January 2026, the project is over 30% complete 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, roadwork along 130th Street, and the completion of the building's slab. Construction is anticipated to end March 2027.



### Multi-Service Center – White River Apartments

SKHHP executed the contract and loan documents for this project in December 2025. The project is anticipated to begin rehabilitation in Summer 2026 and lasting until June 2027.



### Mercy Housing Northwest – Kent Multicultural Village

SKHHP is anticipated to execute the contract and loan documents in February 2026, with construction starting shortly after. 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 second round of feedback comments. The project was awarded tax credits in early 2025 and released a Request for Proposal (RFP) to equity investors in January 2026.



### 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 submitted an application for the Washington State Early Learning Funding (ELF) to address the gap in October 2025. Akin has stepped down as the initial ELC provider and LIHI is in the process of identifying a new provider.