

**SKHHP Executive Board
February 20, 2026, 1:00 – 3:00 PM
Virtual Meeting**

Video conference:

<https://us06web.zoom.us/j/99857398028?pwd=eXFiMmJpQm1abDZmMmRQbHNOYS8ydz09>

OR by phone: 253-205-0468

Meeting ID: 998 5739 8028

Password: 085570

I.	CALL TO ORDER	1:00
	a. ROLL CALL	
	b. INTRODUCTIONS OF STAFF WORK GROUP MEMBERS AND ADVISORY BOARD REPRESENTATIVE	

II.	PUBLIC COMMENT	1:05
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III.	APPROVAL OF JANUARY 16, 2026 MEETING MINUTES	1:07
	<u>Motion</u> is to approve the January 16, 2026 SKHHP Executive Board meeting minutes.	

IV.	AGENDA MODIFICATIONS	1:09
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V.	BOARD BUSINESS	1:10
	a. 2027-28 BIENNIAL WORK PLAN AND BUDGET DEVELOPMENT	
	<u>Presenter:</u> Claire Goodwin, SKHHP Executive Manager	
	<u>Purpose:</u> Discuss ideas to be introduced and explored further for the March 20, 2026 in-person workshop.	
	<u>Background:</u> The SKHHP Interlocal Agreement requires an annual work plan and budget recommendation from the Executive Board. In November 2025, the Executive Board supported a shift to a biennial budget cycle starting in 2027–2028, pending a necessary amendment to the Interlocal Agreement. In anticipation of the March 20 in-person workshop, the Board will review and provide feedback on several items.	
	For review, discussion, and receipt of Board feedback, no action proposed.	

	b. 2026 HOUSING CAPITAL FUND GUIDELINES	1:40
	<u>Presenter:</u> Claire Goodwin, SKHHP Executive Manager	
	<u>Purpose:</u> Discuss any changes to the 2025 Housing Capital Fund Guidelines the Board would like to make for the 2026 funding cycle.	

Background: Each year, the Executive Board adopts guidelines for the SKHHP Housing Capital Fund. Feedback is currently sought from the Board regarding potential revisions to the 2025 Guidelines to inform the 2026 draft. Final adoption of the 2026 Guidelines is anticipated at the May 15 Executive Board meeting

For review, discussion, and receipt of Board feedback, no action proposed.

c. ANNUAL/QUARTER 4 REPORT 2:25

Presenter: Claire V. Goodwin, SKHHP Executive Manager

Purpose: Presentation of the 2025 annual/fourth quarter budget and progress report for Executive Board review.

Background: Consistent with the SKHHP Interlocal Agreement, a quarterly budget and progress report is presented to the Executive Board every three months and shared with member jurisdictions. The report serves as an accountability tool and opportunity for Board Members to update their member Councils and other interested parties on SKHHP's work. A presentation to the Board offers the opportunity for feedback prior to finalization and distribution to member jurisdictions. As requested by the Executive Board in August 2025, an update on the status of each of the SKHHP awarded Housing Capital Fund projects is also attached to the report.

For review, discussion, and receipt of Board feedback, no action proposed.

d. 2026 LEGISLATIVE UPDATE 2:40

Presenter: Dorsol Plants, SKHHP Program Coordinator

Purpose: A brief update of legislation introduced for the 2026 State Legislative Session with a focus on housing and land use.

Background: The Washington State Legislature convened for a regular session beginning January 12, 2026. SKHHP's Program Coordinator will monitor and provide updates on legislation connected with housing at the monthly Executive Board meetings during the legislative session. Following the Executive Board's approval of SKHHP's legislative priority on August 15, 2025, specific attention will be given to any bills that directly relate to the SKHHP priority.

For review, discussion, and receipt of Board feedback, no action proposed.

VI. UPDATES/ANNOUNCEMENTS 2:50

- March 20 in-person SKHHP Executive Board meeting
 - Kent Multicultural Village contract closing February 18, 2026
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- Governor Ferguson Executive Order 25-12 Department of Housing Task Force

VII.

ADJOURN

3:00



I. CALL TO ORDER

Nancy Backus called the meeting to order at 1:03 PM.

ROLL CALL/ESTABLISHMENT OF QUORUM

Executive Board members present: Nancy Backus, City of Auburn; Dana Ralph, City of Kent; Gene Achziger, City of Des Moines; Victoria Schroff, City of Maple Valley; Eric Zimmerman, City of Normandy Park; James Lovell, City of SeaTac; Sunaree Marshall, King County; Brian Davis, City of Federal Way; Liz Stead, City of Burien; Kristina Soltys, City of Covington; Dennis Martinez, City of Tukwila.

Others present: Claire Goodwin, SKHHP Executive Manager; Dorsol Plants, SKHHP Program Coordinator; James Alberson, City of Renton (alternate); Didem Pierson, City of Maple Valley (alternate); Anyah Zupancic, City of Burien (alternate); Matt Torpey, City of Maple Valley; Laurel Humphrey, City of Tukwila; Angie Mathias, City of Renton; Dafne Hernandez, City of Covington; McCaela Daffern, King County; Affiong Ibok, KCRHA; Jason Gauthier, SSHA³P.

Carmen Rivera joined at 1:11 PM

II. PUBLIC COMMENT

No public comment was received.

III. APPROVAL OF NOVEMBER 21, 2025 MINUTES

Kristina Soltys moved to approve the November 21, 2025 minute as corrected, seconded by James Lovell. Motion was approved. (11-0)

IV. AGENDA MODIFICATIONS

No modifications to the agenda were made.

V. BOARD BUSINESS

a. ELECTION OF CHAIR AND VICE CHAIR

Nancy Backus informed the Board that nominations for Chair and Vice-Chair were opened during the November and December 2025 meetings. Nancy Backus was nominated for Chair and Dana Ralph for Vice-Chair. After a final call for nominations, none were added.

Nancy Backus turned the meeting over to Claire Goodwin to conduct the Chair and Vice-Chair elections.

Dennis Martinez moved to approve the nomination of Nancy Backus for SKHHP Chair, seconded by Eric Zimmerman. Motion was approved. (12-0)

Eric Zimmerman moved to approve the nomination of Dana Ralph for SKHHP Vice Chair, seconded by Kristina Soltys. Motion was approved. (12-0)

Claire Goodwin turned the meeting over to Nancy Backus following the conclusion of the elections.

b. UPDATE ON TWG AWARD REALLOCATION

Claire Goodwin informed the Board that the TWG Pandion at Star Lake award was not reallocated during the 2025 Housing Capital Fund, pending further updates regarding a potential funding award from Amazon.

c. 2026 EXECUTIVE BOARD MEETING DATES

Claire Goodwin reviewed the proposed 2026 SKHHP Executive Board meeting schedule with the Board.

Dana Ralph moved to approve the 2026 Executive Board meeting dates, seconded by Carmen Rivera. Motion was approved. (12-0)

d. ILA AMENDMENT UPDATE – BIENNIAL WORK PLAN AND BUDGET

Claire Goodwin reviewed a draft ILA Amendment that would transition the SKHHP work plan and budget process from annual to biennial. Other minor updates include incorporating members who have joined since the ILA was adopted, such as Maple Valley and SeaTac.

e. 2027-28 WORK PLAN AND BUDGET SURVEY

Claire Goodwin asked the Board to complete a survey to aid in the development of the SKHHP 2027-28 Work Plan and Budget.

The Board completed the survey.

f. 2026 LEGISLATIVE UPDATE

Dorsol Plants updated the Board on the 2026 Washington State Legislative Session.

Claire Goodwin updated the Board on a joint letter being circulated by Habitat for Humanity Seattle-King & Kittitas Counties. The letter to the Governor and Department of Commerce highlights that only 9% of King County homeownership applications were funded in the 2025 Housing Trust Fund awards.

VI.UPDATES/ANNOUNCEMENTS

Claire Goodwin shared that the Executive Board has two members transitioning out of their roles. Sunaree Marshal, representing King County, and Thomas McLeod, representing Tukwila, will be stepping away from the Executive Board. Dennis Martinez will serve as the new representative for Tukwila; King County has not yet selected a new Board member.

Claire Goodwin updated the Board that she will be on vacation from February 2 to February 9.

Claire Goodwin informed the Board that she has met or scheduled meetings with most Board members. She noted that she will reach out to the remaining members following the meeting to ensure she has the opportunity to meet with everyone.

VII.ADJOURN

Nancy Backus adjourned the meeting at 2:24 PM.



Memorandum

South King Housing and Homelessness Partners

TO: SKHHP Executive Board
FROM: Claire Goodwin, Executive Manager
DATE: February 13, 2026
SUBJECT: SKHHP 2027-28 Biennial Budget and Work Plan Update

SUMMARY

As part of the SKHHP five-year planning discussions with the Executive Board, individual conversations with Board Members, and discussions with the SKHHP Staff Work Group, several recommendations were raised for consideration to include in the upcoming 2027-28 SKHHP Work Plan and Budget. In anticipation of the March 20 in-person Executive Board meeting where we will discuss the work plan and budget development in more detail, the Board’s feedback is sought on three opportunities to incorporate into the 2027-28 SKHHP Work Plan and Budget.

1. Transition to Biennial Work Plan and Budget

- a. Purpose: Save staff time across SKHHP and member jurisdictions and allow SKHHP to focus on other priorities that would otherwise be deprioritized due to time constraints. Every SKHHP member city is on a biennial cycle.
- b. Fiscal Impact: None

2. Compliance Monitoring FTE

- a. Purpose: Lead on compliance monitoring of SKHHP funded units, contract management of Housing Capital Fund projects, asset management, and potentially contract development. This role is necessary to ensure contractors comply with executed agreements which establishes income restrictions, population eligibility, habitability standards, and other required actions. Compliance monitoring serves as a safeguard to protect public funding, ensure housing quality, and prevent violations that could lead to financial or legal consequences. This role will also manage SKHHP’s executed contracts and advise on the overall portfolio’s risk to help inform funding decisions.
- b. Fiscal Impact: TBD

3. Philanthropy Lead Contracted Service

- a. Purpose: Grow the Housing Capital Fund through private funding and philanthropic contributions, lead the SKHHP Foundation work, lead on any fundraising campaigns, and potentially apply for grants. This contracted service is critical to telling South King County’s story to the wider circle of philanthropy, amplifying the need, making the connections, building the relationships, and securing additional funding from the private sector for affordable housing.
- b. Fiscal Impact: TBD

NEXT STEPS

Model funding scenarios for new staff position and contracted services.



SOUTH KING HOUSING AND HOMELESSNESS PARTNERS Housing Capital Fund – 2025 Funding Guidelines

INTRODUCTION AND PURPOSE

The Cities of Auburn, Burien, Covington, Des Moines, Federal Way, Kent, Maple Valley, Normandy Park, Renton, SeaTac, and Tukwila, plus King County have entered into an interlocal agreement to cooperatively plan for and provide affordable housing in South King County through an organization called the South King Housing and Homelessness Partners (SKHHP).

To accomplish this, SKHHP member cities provide funding to affordable housing projects through the SKHHP Housing Capital Fund. The general purpose of the Housing Capital Fund is to create and preserve affordable housing that meets the needs of low-income households earning up to 60% of area median income (AMI) for renters and up to 80% AMI for homeownership.

SKHHP welcomes all groups or agencies considering preserving or adding inventory of affordable housing available to low-income households. We encourage interested parties to contact SKHHP as early in the process as possible. SKHHP welcomes all inquiries, and our goal is to help project proponents connect to partners and leverage funding to move forward in as coordinated an approach as possible.

AVAILABLE FUNDING

Approximately **\$3.5 million** in funding is anticipated to be available for the 2025 application round. This total is comprised of revenue collected from SKHHP member city sales and/or use taxes authorized by [RCW 82.14.530](#) from House Bill (HB) 1590, [RCW 82.14.540](#) from Substitute House Bill (SHB) 1406, corresponding local enacting legislation, and pooled as authorized by RCW 82.14.540(10) and the SKHHP pooling interlocal agreements.

Table 1: Available Funding Amount by Source

Revenue Source	Amount
RCW 82.14.530 (HB 1590)	\$2,552,000
RCW 82.14.540 (SHB 1406)	\$922,000
Total	\$3,474,000

FUNDING PRIORITIES

SKHHP has established the following priorities for the Housing Capital Fund in 2025 which are listed in alphabetical order:

Collaboration. Project sponsors working in collaboration/partnership with local community-based organizations are a high priority.

Community Connections and Engagement. Project sponsors that demonstrate connections and direct experience with populations they are proposing to serve, and proven success in community engagement and involvement in decision-making are a high priority.

Disproportionate Impact. Projects that ensure housing proactively meets the needs of and is available to populations most disproportionately impacted by housing costs while complying with applicable tax revenue restrictions and with relevant federal, state, and local fair housing laws.

Economic Opportunity. Projects that support the advancement of economic opportunity are a high priority. This includes proximity to transit, commercial cores, and connections to workforce development and other services that promote upward mobility, including, but not limited to childcare centers, higher education institutions, and libraries.

Environmental Benefit. Projects that encourage positive health outcomes based on environmental factors are a high-priority and may include, but are not limited to, housing within 0.5 mile to open spaces, parks, neighborhood gardens, and tree-canopies and projects which avoid or mitigate exposure to environmental hazards and pollutants.

Extremely Low Income and Supportive Housing. Proposals that provide rental housing for individuals and families earning 0-30% AMI and proposals that incorporate supportive services are a high priority.

Geographic Distribution. The SKHHP Housing Capital Fund has a long-term objective to produce housing across SKHHP member jurisdictions through the creation of a broad distribution in the location of all types of affordable housing over time to maximize choice for individuals and families seeking affordable homes within SKHHP's geographic purview.

Homeownership. Projects that are able to provide homeownership opportunities for individuals and families earning up to 80% AMI.

Leverage of Private and Public Investment. SKHHP encourages project sponsors to pursue private and public investment that provides maximum leverage of local resources. Projects that already have funding secured and/or leverage private and public investment are a high priority.

Preservation. Projects that preserve affordable housing through acquisition and/or rehabilitation are a high priority. This includes housing units with expiring affordability requirements, income-restricted properties, and residential rental properties that are affordable to households earning up to 60% AMI, but do not have affordability requirements (naturally occurring affordable housing).

Racial Equity. SKHHP encourages proposals that advance racial equity through strategies that intentionally dismantle the racially disparate impacts of the current housing system and that interrupt cyclical generational poverty. Strategies may include but are not limited to: preserving communities at risk of displacement; creating project partnerships that give voice and ownership to communities of color; affirmatively marketing new housing opportunities to populations disproportionately experiencing cost burden and housing insecurity; and addressing historic inequities in access to homeownership.

Transit-Oriented Development. Projects located within ½ mile of an existing or planned high-capacity transit station, defined as fixed rail (light rail or Sounder train), bus rapid transit, or other high frequency bus stop are a high priority. Transit-oriented development is designed to support dense, walkable communities that increase access to employment, services, and other opportunities.

SCHEDULE

The following schedule is anticipated for the 2025 Housing Capital Fund application round:

June 16, 2025	Application package available
No later than August 4, 2025	Intent to apply form and pre-application meeting
September 3, 2025	Applications due by 3pm
November 21, 2025	SKHHP makes funding recommendations
February – March 2026	SKHHP recommendation reviewed by City Councils
April 2026	Award letters sent

INTENT TO APPLY FORM AND PRE-APPLICATION MEETING

Applicants are required to schedule a pre-application meeting held no later than August 4, 2025 and to submit an intent to apply form in advance of the required pre-application meeting to identify and discuss potential issues. An intent to apply form and pre-application meeting are required to be eligible to apply to the funding round.

Pre-application meetings will include SKHHP staff as well as staff from the jurisdiction where the project is proposed to be located. First-time applicants will benefit from meeting early and often with SKHHP. Applicants should be prepared to provide a project description identifying the population to be served, approximate number of units, income and affordability, type of construction (rehabilitation or new), neighborhood issues, whether relocation or displacement will be required, team members (developer, architect, property manager), likely funding sources, and demonstration of how the proposed project meets SKHHP’s goals and priorities. The intent to apply form will assist in providing this information in advance of the pre-application meeting.

For projects located in cities, SKHHP staff shall notify the Mayor and City Manager (if applicable) of the applicant’s intent to apply. For projects located in unincorporated King County, SKHHP staff shall notify the County’s SKHHP Board Member. Within thirty days of being notified, a jurisdiction may submit a statement on the project proposal to SKHHP staff as part of the project’s Housing Capital Fund

application. Should the jurisdiction not be supportive, the proposal shall not move forward for consideration in the current funding cycle.

Pre-application meetings will be held between June 23 and August 4, 2025. To set up a pre-application meeting, please email Dorsol Plants, SKHHP Program Coordinator, at dplants@skhhp.org.

ELIGIBLE APPLICANTS

Housing Capital Funds may be applied for by applicants or a group of applicants that are:

- Non-profit organizations
- Private for-profit organizations
- Public housing authorities
- Public development authorities
- Units of local government

Partnerships involving combinations of the above groups are encouraged, especially in the case where a private for-profit organization and/or applicants with less experience looking to strengthen affordable housing development skills and abilities applies for funding. Partnerships are seen as opportunities to build organizational capacity, achieve community outcomes, and reduce investment risk for the Housing Capital Fund.

ELIGIBLE BENEFICIARIES

The general purpose of the Housing Capital Fund is to create and preserve affordable housing that meets the needs of low-income households earning up to 60% AMI for renters and up to 80% AMI for homeownership. SKHHP uses the United States Department of Housing and Urban Development income limits and rent limits developed for the Seattle-Bellevue Metro Area.

2025 Income and Rent Limits – King County AMI \$157,100

Table 2: Maximum 2025 Household Income for Multifamily Rental Properties¹

% of AMI	Household Size							
	1-person	2-person	3-person	4-person	5-person	6-person	7-person	8-person
20%	\$22,000	\$25,140	\$28,280	\$31,420	\$33,940	\$36,460	\$38,980	\$41,480
30%	\$33,050	\$37,750	\$42,450	\$47,150	\$50,950	\$54,700	\$58,500	\$62,250
35%	\$38,500	\$43,995	\$49,490	\$54,985	\$59,395	\$63,805	\$68,215	\$72,590
40%	\$44,000	\$50,280	\$56,560	\$62,840	\$67,880	\$72,920	\$77,960	\$82,960
45%	\$49,500	\$56,565	\$63,630	\$70,695	\$76,365	\$82,035	\$87,705	\$93,330
50%	\$55,000	\$62,850	\$70,700	\$78,550	\$84,850	\$91,150	\$97,450	\$103,700
60%	\$66,000	\$75,420	\$84,840	\$94,260	\$101,820	\$109,380	\$116,940	\$124,440
70%	\$77,000	\$87,990	\$98,980	\$109,970	\$118,790	\$127,610	\$136,430	\$145,180
80%	\$88,000	\$100,560	\$113,120	\$125,680	\$135,760	\$145,840	\$155,920	\$165,920

¹ <https://www.huduser.gov/portal/datasets/mtsp.html>; <https://www.huduser.gov/portal/datasets/il/il25/Section8-IncomeLimits-FY25.pdf>; and <https://www.huduser.gov/portal/datasets/il.html>

Table 3: Maximum Rent and Utilities for Projects Based on Unit Size*

% of AMI	Number of Bedrooms					
	Studio	1-bedroom	2-bedroom	3-bedroom	4-bedroom	5-bedroom
20%	\$550	\$589	\$707	\$817	\$911	\$1,005
30%	\$826	\$885	\$1,061	\$1,226	\$1,367	\$1,509
35%	\$962	\$1,031	\$1,237	\$1,429	\$1,595	\$1,760
40%	\$1,100	\$1,178	\$1,414	\$1,634	\$1,823	\$2,011
45%	\$1,237	\$1,325	\$1,590	\$1,838	\$2,050	\$2,262
50%	\$1,375	\$1,473	\$1,767	\$2,042	\$2,278	\$2,514
60%	\$1,650	\$1,767	\$2,121	\$2,451	\$2,734	\$3,017
70%	\$1,925	\$2,062	\$2,474	\$2,859	\$3,190	\$3,520
80%	\$2,200	\$2,357	\$2,828	\$3,268	\$3,646	\$4,023

*Maximum rent and utilities for projects based on unit size includes the cost of basic utilities paid by resident. Unless the property pays ALL utilities, property must allow for the estimated amount the resident pays for utilities when calculating rent charges, so that both together do not exceed the rent limits. Most properties use public housing authority utility allowances. [King County Housing Authority energy assistance supplements \(formerly called utility allowances\)](#).

Funds sourced from and authorized under [RCW 82.14.530](#) (HB 1590) must support at least one of the following population groups whose income is at or below 60% AMI:

- Persons with behavioral health disabilities
- Veterans
- Seniors
- Persons who are homeless or at-risk of being homeless², including families with children
- Unaccompanied homeless youth or young adults
- Persons with disabilities
- Survivors of domestic violence

ELIGIBLE ACTIVITIES

SKHHP funds provided from RCW 82.14.540 (SHB 1406) may be used for the following activities:

- Acquisition, and related costs such as appraisals, financing costs, and transaction costs
- Rehabilitation and new construction costs, including construction site development and off-site development if necessary to ensure utility service to the project site
- Mixed-income projects so long as Housing Capital Fund dollars only assist units affordable at or below 60% AMI or up to 80% AMI for homeownership projects

SKHHP funds provided from RCW 82.14.530 (HB 1590) may be used for the following activities:

² At-risk of being homeless defined by HUD as earning less than 30% AMI with other conditions:
https://files.hudexchange.info/resources/documents/AtRiskofHomelessnessDefinition_Criteria.pdf

- Construction or acquisition of affordable housing, which may include supportive housing and new units of affordable housing within an existing structure
- Acquisition of land for affordable housing

Currently, SKHHP does not have funds to support early technical assistance or predevelopment costs. Applicants in preliminary stages are encouraged to apply to [Impact Capital](#) for predevelopment funding.

SKHHP member cities understand that certain County, State, and Federal housing programs require some level of matching by local resources. The SKHHP Housing Capital Fund is encouraged to be used as a local match for these programs.

It is SKHHP's preference not to be the sole public funder on a project. Applicants are encouraged to apply to other public funders in addition to SKHHP such as the Department of Commerce's Housing Trust Fund, King County's Housing Finance Program, and/or the Washington State Housing and Finance Commission's various programs.

INELIGIBLE ACTIVITIES

Housing Capital Funds may **NOT** be used for:

- The development of any non-residential use. Housing Capital funds may be used in a mixed-use development only for that portion of the development that is specific to residential use. This restriction also applies to site development and off-site development costs for non-residential uses.
- The cost of any program operating expenses
- The cost of any political or lobbying activities or materials
- Rehabilitation of single-family housing units in a manner that would duplicate participating jurisdictions' housing repair assistance programs
- Uses that are public capital facilities such as correctional facilities or impatient treatment facilities
- Construction or acquisition of behavioral health-related facilities, or acquiring land for these purposes
- Funding the operations and maintenance costs of new units of affordable housing and facilities where housing-related programs are provided, or newly constructed evaluation and treatment centers
- Operation, delivery, or evaluation of behavioral health treatment programs and services or housing-related services
- Emergency shelter, transitional housing, or emergency housing

PROJECT LOCATION

All projects funded under this program must be located within the SKHHP sphere of influence (**see ATTACHMENT A**).

LOAN AND REGULATORY TERMS

Housing Capital Fund dollars will be made available as either secured grants or loans. SKHHP has flexible terms designed to accommodate a range of projects and loan terms will vary based on the financial needs of the project. Applicants should indicate in the application whether they are applying for a grant or loan, and what loan terms are proposed for the project. Loan applicants will not receive priority over grant applicants.

PERIOD OF AFFORDABILITY

SKHHP expects that projects will commit to providing long-term affordability in the form of a 50-year covenant. A covenant will be recorded against the property that requires continued use of the property for low-income housing for the period of affordability. During this period the owner or property manager will be required to do annual reporting of tenant incomes and rents to ensure that affordability requirements are met, and SKHHP will monitor those reports to ensure compliance. If the project is converted to an alternative use or is otherwise not meeting the agreed upon terms in the covenant any time during the project's agreed-to term of affordability, the SKHHP Housing Capital Fund contribution to the project will be subject to immediate repayment, and potentially a proportionate share of appreciation.

REPORTING REQUIREMENTS

Additional funding conditions will be spelled out in an award letter to successful applicants. At a minimum, the following reporting requirements shall apply during development and occupancy:

Quarterly Status Reports

Quarterly status reports are required for all Housing Capital Fund funded projects during the development stage (from the time funds are awarded until the project's completion and occupancy). The quarterly reports must at a minimum include the status of funds expended and progress to date. A final budget must be prepared and submitted at the time of construction start and project completion. SKHHP will rely on these quarterly reports to determine if satisfactory progress is being made on the project. SKHHP staff will be entitled to inspect the project site during the project's construction.

Ongoing Monitoring

After occupancy, the project sponsor will submit annual reports to SKHHP summarizing the number of project beneficiaries, housing expenses for the target population, and the proportion of those beneficiaries that are low- and/or moderate-income and that meet other eligibility criteria established in the SKHHP contract and covenant. In addition, the annual report shall include certifications to SKHHP that it is in compliance with the covenant, which shall include the most current occupancy information, rent schedule (showing which units are in each income class), a calculation justifying any increases in rents from the previous rent schedule, consistent with the covenant and the contract, and the actual rents being charged to each unit. For projects supported by other public funders such as King County, the Washington State Department of Commerce, and/or the Washington Housing Finance Commission,

SKHHP shall accept the same annual report produced for those agencies so long as it contains the necessary detail required by SKHHP to ensure compliance with the contract and covenant. The annual reports shall be submitted by June 30 of each year and will be required for the full duration of the affordability period. SKHHP will also periodically evaluate all projects for long term sustainability.

OTHER AWARD TERMS

The terms of the award will be detailed in the final contract and funding documents. For common questions SKHHP receives regarding award terms, the following are provided:

Timeframe for Funding Commitment

The funding commitment continues for thirty-six (36) months from the date of final Council approval and shall expire thereafter. An extension may be requested to SKHHP staff no later than sixty (60) days prior to the expiration date. At that time, the project sponsor will provide a status report on progress to date and expected schedule for start of construction and project completion. The SKHHP Executive Board will consider a twelve-month extension only on the basis of documented, meaningful progress in bringing the project to readiness or completion. At a minimum, the project sponsor will demonstrate that all capital funding has been secured or is likely to be secured within a reasonable period.

Compensation and Method of Payment

SKHHP only provides funding based on documented invoices and only for activities agreed to in the contract. SKHHP retains 5% of the funding award (“retention”) and shall release the retention only after construction is complete and all other obligations outlined in the contract have been satisfied.

Procurement Requirements

Project sponsors shall use and document an open and competitive bidding process for construction and related consultant services associated with the project, regardless of the source of funds used to pay their costs, and shall keep records of its process in the event of an audit. Awardees shall pay RCW 39.12 prevailing wages in all projects funded by SKHHP that include construction activities, unless federal funds awarded to the project mandate use of federal prevailing wage rates.

APPLICATION CONTENTS

SKHHP uses the Combined Funders Application, developed jointly with other public funders including the Washington State Department of Commerce and King County. The Combined Funders Application forms, SKHHP application addendums, and SKHHP notice of intent to apply are available on SKHHP’s website at: <http://skhhp.org/home/housing-capital-fund/>

Letter of consistency

Projects that are selected for funding must demonstrate consistency with community priorities and plans. Applicants must include a letter of consistency from the jurisdiction where the project is located affirming the project is consistent with the Consolidated Plan, local comprehensive plan and its housing

element, and any local housing action plans. The jurisdiction will be provided a template from SKHHP which can be used to provide the needed information to the applicant.

Letter of community support

Projects that are selected for funding must demonstrate community support. Applicants must include at least one letter of support from a community organization, faith-based institution, community center, or school that serves the community where the project is proposed to be located.

The following materials are to be submitted for each application:

1. A letter of consistency from the jurisdiction where the project is proposed (PDF format)
2. A letter of community support (PDF format)
3. SKHHP Addendum with narrative responses (Word format)
4. Underwriting Standards Addendum (PDF format)
5. Combined Funders Application that meets the following:
 - Attachments under each Tab should be placed in a separate folder labeled with the Tab number.
 - The Project Workbook must be in Excel format with linked sheets unlocked and formulas visible.

To submit an application please send an email with a link from OneDrive, Dropbox, Google Drive, or other file sharing services to Dorsol Plants, SKHHP Program Coordinator, at dplants@skhhp.org no later than 3pm Pacific Standard Time on Wednesday, September 3, 2025.

If you applied for funding in a previous funding round of the SKHHP Housing Capital Fund, were not selected for funding, and were provided feedback on your application, please include a letter in your application describing how any previously identified issues have been resolved.

If you were awarded funding from SKHHP in a previous funding round and are returning for an additional award, please include a letter in your application describing why additional funds are needed.

If you have any questions about application requirements, please contact Claire Vanessa Goodwin, SKHHP Executive Manager, at (253) 931-3042 or email cvgoodwin@skhhp.org or Dorsol Plants, SKHHP Program Coordinator, at (253) 804-5089 or email dplants@skhhp.org.

REVIEW PROCESS

Proposals will be reviewed using the following process:

Step 1. An initial screening will be conducted by SKHHP staff to determine the completeness of each application. Staff reserves the right to deny applications that are incomplete.

Step 2. SKHHP will evaluate the applications at the Advisory and Executive Board meetings in October and November and develop a recommendation to the respective City Councils. SKHHP’s initial recommendation will be made by its Advisory Board with the final recommendation provided by the SKHHP Executive Board.

Step 3. SKHHP member City Councils that have contributed funding will review and approve the funding recommendation submitted by SKHHP, or will return the recommendation, with comments, for further investigation before a final decision is made.

EVALUATION CRITERIA

General

Evaluation of applications will focus on an overall evaluation of all of the following key areas:

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

Specific

The following specific information areas will be evaluated for data to support the key focus areas described above.

A. Development and Operating Budgets

Projects will be evaluated for cost effectiveness based on both immediate impact and long-term benefit. Higher up-front development costs may be justified to create long-term operational efficiencies (e.g., through use of high-efficiency building systems), provided that those increased costs have a relatively short payback period. Higher land costs may be justified to account for strategic location such as proximity to transit or other local amenities. SKHHP may use third party reviewers to evaluate estimated construction costs and feasibility of the overall project. Development and operating budget forms should provide detailed explanation to support estimated expenses. If support services are identified as an integral part of the project, a detailed services budget must also be submitted as part of the Combined Funders Application. Proposed financing will be evaluated for feasibility based on expressed interest from lenders and investors, and applicant (or applicant team, including more-experienced consultants and partners) should have experience in obtaining financing, and other competitive criteria (e.g., estimated tax credit score if LIHTC equity is proposed).

B. Project Readiness

Projects will be evaluated for their readiness to proceed. Applications should be complete and thoroughly reviewed and vetted prior to submission to ensure accuracy of reported information. For projects not proposing land acquisition, applicants should demonstrate full site control. Projects that propose significant fundraising should demonstrate steps taken to prepare for and implement a capital campaign, including a plan and timeline for the proposed capital fundraising and, preferably, a track record of past or current capital fundraising ability. Projects that will rely on public funding to cover the costs of ongoing operations or services should identify and describe the availability of such funding, and report on the project's competitiveness for such funds based on discussions with likely funders.

C. Development Team Track Record

Project review will take into consideration how experienced development teams have performed on previously funded projects and, in the interest in increasing the diversity of housing and community developers, how less experienced developers (or partners/consultants on their team) demonstrate an understanding of the steps and structures needed for success. When there is an applicable track record (for the applicant or partner/consultants), the application should identify lessons learned from those projects and describe how performance/actions have been modified as a result.

D. Property and Asset Management Capacity

The proposed property and asset management entities will be evaluated on their experience, performance, or developing capacity in managing comparable developments. Successful asset managers will have a detailed understanding of the physical and financial condition of their properties, regularly updated capital needs assessments, and thoughtful policies for balancing the objective of maintaining affordable rents and planning for healthy reserves and operating income to cover current and future expenses. If a project is in its preliminary stages, a boiler plate management plan may be submitted with the application. A final management plan will be required prior to contracting.

A successful management plan will include the following information:

- **Occupancy:** Information in the occupancy management plan must include lease information (length, tenant eligibility and selection standards, standards for termination of lease, eviction, lease renewal) and marketing strategies including local outreach.
- **Facility:** The facility management plan should include provisions for both routine and long-term building maintenance.
- **Supportive services:** If applicable, the applicant must describe how any supportive services identified as an integral part of the project will be provided, either directly or through linkages with an existing network of service agencies and describe how those services will be in accordance with best practices for the intended population including number of staff providing the supportive services and hours dedicated solely to service provision at the project location.

E. Displacement and Relocation

Any activity which would result in the displacement of existing residents, especially low- and/or moderate-income residents and/or BIPOC residents is discouraged. If displacement may occur, the applicant must submit, as part of the application for capital funds, a plan for providing relocation assistance to the displaced residents. Relocation costs should be included in the project budget. Projects funded with federal dollars (e.g., CDBG funds) must meet all applicable federal relocation requirements.

F. Supporting Equity

The proposed project will be evaluated based on whether the development will advance SKHHP's goals of equity, including preserving existing communities at risk of displacement (which includes manufactured housing communities); increasing opportunities for extremely low-income households (households with incomes at or below 30% AMI); creating meaningful project partnerships (including with BIPOC-lead organizations) that give voice and ownership to residents and communities of color; affirmatively marketing new housing opportunities to communities less likely to access opportunities in South King County; providing affordable housing as a public investment – and potential catalyst – in areas that have traditionally received less services and/or public investments; and addressing historic inequities in access to homeownership.

G. Nature of Location

As part of the decision process, reviewers will want to understand how the proposed development fits into the neighborhood and would help further any number of public policy goals. Examples of furthering public policy goals could include:

- Locating in a “high opportunity” location, with proximity to or easy access to jobs, grocery stores, pharmacies, schools, childcare, transportation, and community or cultural centers.
- Providing affordable housing in areas at high-risk of displacement or experiencing a loss of naturally occurring affordable housing.

- Investing public dollars in areas traditionally/historically underserved or as a catalyst for further investments and development.

2026 State Legislative Update

Dorsol Plants, SKHHP Program Coordinator
SKHHP Executive Board

Updated on February 12, 2026 at 2:04 PM

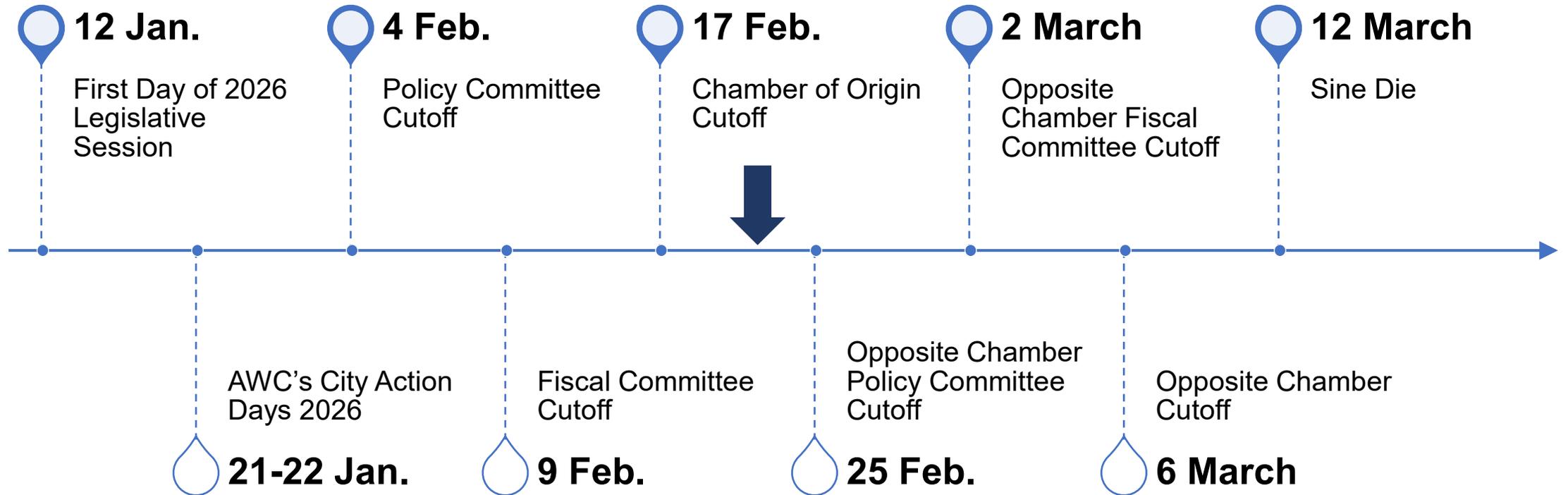
SKHHP 2026 Legislative Priority

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)
- Land acquisition to secure permanent affordability
- Permanent supportive housing (PSH)
- Infrastructure around affordable housing developments
- Workforce housing; especially smaller sized units below 60% AMI and family sized units at all income levels



2026 Legislative Session Timeline



HB 2295 – Concerning the Capital Budget

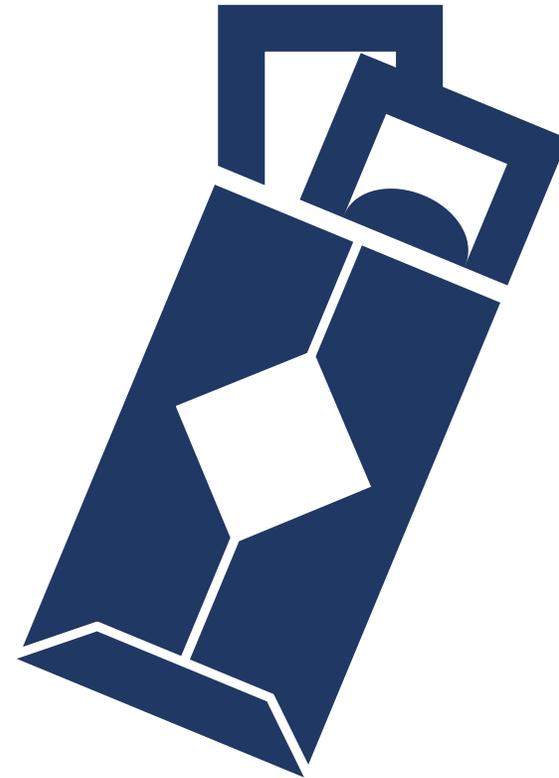


\$225 million for creating and preserving affordable housing homes through the **Housing Trust Fund (HTF)**

- **\$81 million** for developing affordable multi-family rental projects
- **\$73 million** for the homeownership program
- **\$50 million** Housing Trust Fund Preservation program
- **\$20 million** to acquire and preserve mobile and manufactured home communities.

HB 1717 - Creating a sales and use tax remittance program for affordable housing.

Provides a **50% remittance of state and local sales/use taxes** paid during the construction of affordable housing **if 50% of the units serve families below 80% Area Median Income (AMI)** for a minimum of 40 years.



[SB 6026](#) - Concerning residential development in commercial and mixed-use zones.



Prohibits cities with populations over 30,000 from **excluding residential development in commercial or mixed-use areas** and **eliminates** the authority to mandate **ground-floor commercial or retail space** as a condition of approval.

Missing Middle: Starter Home Production

[HB 2151/SB 6158](#) – Adopting National Standards for Factory Built Housing and Commercial structures

[HB 2381](#) – Performance-Based Building Codes for Low-Rise Residential Buildings

[SB 6015](#) – Concerning Permit-Ready Residential Building Plans



2026 Legislative Session

Bill Number	Description	Status
HB 1179	Providing a property tax valuation freeze for senior citizens and disabled veterans.	1/12 - Retained in Present Status
HB 1443 SB 5332	Concerning mobile dwellings.	2/11 – Placed on Second Reading 1/12 - Retained in Present Status
HB 1717 SB 5591	Creating a sales and use tax remittance program for affordable housing.	2/11 – Passed the House 1/12 – Retained in Present Status
HB 1763 SB 5576	Providing a local government option for the funding of essential affordable housing programs.	1/12 – Retained in Present Status 1/12 – Referred to Ways & Means
HB 1859 SB 5885	Expanding opportunities for affordable housing developments on properties owned by religious organizations.	2/11 – Passed the House 1/14 – Public Hearing

2026 Legislative Session

Bill Number	Description	Status
HB 1867	Allowing counties or cities to impose a real estate excise tax for the purpose of developing affordable housing, subject to the will of the voters.	1/12 – Referred to Finance
HB 1974 SB 6214	Establishing land banking authorities.	2/11 – Second Reading 2/4 – Referred to Ways & Means
HB 2089	Supporting wildfire mitigation by modifying RCW 82.04.29005, concerning taxes on loan interest.	2/9 – Referred to Rules
HB 2101	Exempting live presentations from retail sales and use tax.	1/12 – Referred to Finance
HB 2118	Concerning common interest community restrictions.	1/22 – No Action Taken
HB 2121	Exempting nonprofits and schools from certain sales and use taxes on services.	1/12 – Referred to Finance
HB 2133	Making the property tax exemption for multipurpose senior citizen centers permanent.	2/6 – Second Reading

2026 Legislative Session

Bill Number	Description	Status
HB 2135	Modifying and extending the adaptive housing retail sales and use tax preference for disabled veterans.	2/3 – Referred to Rules
HB 2141	Concerning building codes.	2/3 – Public Hearing
HB 2151 SB 6158	Adopting national standards for factory built housing and commercial structures.	1/23 – Passed the House 2/10 – Second Reading
HB 2153 SB 6167	Prohibiting homebuyers from receiving multiple state-funded down payment assistance loans or grants.	1/12 – Referred to Housing 1/28 – Public Hearing in Housing
HB 2154	Concerning land ownership by conservation districts.	1/14 – Public Hearing in Local Government
HB 2186	Supporting the acquisition of federal funds to promote economic development.	2/9 – Referred to Rules

2026 Legislative Session

Bill Number	Description	Status
HB 2191 SB 6068	Concerning workers' wages and benefits in the construction industry.	2/6 – Second Reading 2/2 – Public Hearing in Labor & Commerce
HB 2193 SB 5109	Concerning the mortgage lending fraud prosecution account.	1/12 – Referred to Appropriations 1/13 – Third reading by Rules
HB 2200	Increasing access to data related to the safety and stability of residential settings for individuals with developmental disabilities.	2/4 – Referred to Appropriations
HB 2201	Standardizing city and county planning and development regulations with an urban growth area.	1/14 – Public Hearing in Local Government
HB 2227	Providing a real estate excise tax exemption for the sale of qualified affordable housing.	1/27 – Public Hearing in House

2026 Legislative Session

Bill Number	Description	Status
HB 2228 SB 6001	Concerning scissor stair regulations in the state building code.	2/10 – Passed the House 1/29 – Passed to Rules
HB 2230 SB 6024	Streamlining monitoring and oversight activities related to community residential service business providers.	2/12 – First Reading in Senate 2/12 – First Reading in House
HB 2236 SB 6018	Concerning the housing finance commission.	2/9 – Referred to Rules 2/9 – Referred to Rules
HB 2265	Protecting tenants from periods of extreme heat.	1/19 – Public Hearing in Housing
HB 2266 SB 6069	Encouraging permanent supportive housing, transitional housing, indoor emergency housing, and indoor emergency shelters.	2/9 – Passed to Rules 2/4 – Passed to Rules

2026 Legislative Session

Bill Number	Description	Status
HB 2268	Concerning residential mortgage loan escrow accounts.	1/12 – Referred to Consumer Protection & Business
HB 2269	Concerning middle housing in unincorporated areas.	2/12 – First Reading in Senate
HB 2289 SB 5998	Making 2025-2027 fiscal biennium supplemental operating appropriations.	1/14 – Public Hearing in Appropriations 1/13 – Public Hearing in Ways & Means
HB 2295 SB 6003	Concerning the capital budget.	1/15 – Public Hearing in Capital Budget 1/12 – Public Hearing in Ways & Means

2026 Legislative Session

Bill Number	Description	Status
HB 2298	Authorizing county auditors to create a voluntary property title protection program to prevent land record fraud.	2/3 – Referred to Rules
HB 2304	Increasing the supply of condominiums by expanding the types of condominium buildings that may be subject to an express warranty of quality and express warranty insurance coverage.	2/12 – First Read in Senate
HB 2338 SB 6223	Authorizing community scaled weatherization projects.	2/12 – Passed the House 2/9 – Passed to Rules
HB 2354	Concerning common interest communities.	2/4 – Referred to Rules
HB 2359 SB 6027	Modifying requirements and allowed uses for certain funding related to providing and maintaining affordable housing and related services.	1/12 – Referred to Finance 2/9 – Passed to Rules

2026 Legislative Session

Bill Number	Description	Status
HB 2381	Concerning performance-based building codes for low-rise residential buildings.	1/27 – Referred to Rules
HB 2442 SB 6294	Providing local governments tax resources and fund flexibility.	2/9 – Referred to Rules 2/5 – Public Hearing in Ways & Means
HB 2489	Establishing statewide standards for when local governments may enforce laws regulating the use of public space for life-sustaining activities.	2/4 – Referred to Rules
SB 5398	Concerning property tax exemptions for veterans with disabilities.	1/12 - Retained in Present Status
SB 5613	Concerning the development of clear and objective standards, conditions, and procedures for residential development.	1/12 – Referred to Ways & Means
SB 5647	Providing a real estate excise tax exemption for the sale of qualified affordable housing.	2/4 – Passed to Rules
SB 5831	Enacting the uniform mortgage modification act.	2/12 – First Read in House

2026 Legislative Session

Bill Number	Description	Status
SB 5848	Concerning school district impact fees.	1/12 – Referred to Early Learning & K-12 Education
SB 5884	Expanding the limited sales and use tax incentive program to encourage redevelopment of underutilized property.	2/2 – Public Hearing in Ways & Means
SB 5887	Protecting charitable organizations and ensuring the timely and secure transfer of property designated to them.	1/12 – Referred to Law & Justice
SB 5929	Exempting assignments or substitutions of previously recorded deeds of trust from the document recording fee and the covenant homeownership program assessment.	1/12 – Referred to Ways & Means
SB 5937	Concerning the use of a smart access system in a residential property subject to the residential landlord-tenant act.	2/18 – Public Hearing in House
SB 5938	Concerning the foreclosure prevention fee.	2/19 – Public Hearing in House
SB 5939	Creating the Washington is simply unaffordable fund.	1/12 – Referred to Ways & Means

2026 Legislative Session

Bill Number	Description	Status
HB 2455 SB 5940	Creating a housing assistance pilot program for youth enrolled in extended foster care.	1/28 – Public Hearing in Early Learning & Human Services 2/6 – Public Hearing in Ways & Means
SB 5943	Concerning the use of school impact fees.	2/10 – Second Reading by Rules
SB 5970	Making the property tax exemption for multipurpose senior citizen centers permanent.	2/6 – Second Reading by Rules
SB 5986	Providing a property tax exemption for qualifying housing used as a residency by tenants meeting certain disability criteria.	1/12 – Referred to Ways & Means

2026 Legislative Session

Bill Number	Description	Status
SB 6008	Incentivizing grid-connected residential battery energy storage systems.	1/13 – Public Hearing in Environment, Energy, & Technology
SB 6009	Concerning direct review of administrative decisions by the court of appeals.	2/11 – Passed the Senate
SB 6015	Concerning permit-ready residential building plans.	2/9 – Executive Session in Ways & Means
SB 6026	Concerning residential development in commercial and mixed-use zones.	2/10 – Second Reading by Rules
SB 6028	Establishing a revolving loan fund for mixed-income affordable homeownership development.	2/2 – Public Hearing in Ways & Means
SB 6054	Concerning the development of clear and objective standards, conditions, and procedures for residential development.	2/11 – Passed the Senate

Thank you

Current as of February 12, 2026.
For the latest version, please visit the SKHHP [website](#).

SKHHP February Executive Board Meeting

Claire V. Goodwin, SKHHP Executive Manager

February 20, 2026

2027-28 Biennial Budget and Work Plan Development

Claire V. Goodwin, SKHHP Executive Manager

February 20, 2026

SKHHP Executive Board

Transition to Biennial Work Plan and Budget

- Discussed at November 2025 and January 2026 meetings
- Attorney review at member jurisdictions underway
- Any additional questions?

Compliance Monitoring FTE

- Lead on compliance monitoring of SKHHP funded units, contract management of Housing Capital Fund projects, asset management, and potentially contract development
- Ensures the long-term viability of affordable housing and that contracts and regulatory agreements are followed
- Learn from others' mistakes
- Fiscal impact:
 - 2027 preliminary estimate: \$78,000 including benefits (beginning in July)
 - 2028 preliminary estimate: \$171,000 including benefits

Contract Position – Philanthropy Professional

- Grow the Housing Capital Fund through private funding and philanthropic contributions, lead the SKHHP Foundation work, lead on any fundraising campaigns, and potentially apply for grants
- Critical to telling South King County’s story to the wider circle of philanthropy, amplifying the need, making the connections, building the relationships, and securing additional funding from the private sector for affordable housing
- Fiscal impact:
 - 2027 preliminary estimate: \$0
 - 2028 preliminary estimate: \$50,000-\$80,000

2026 Housing Capital Fund Guidelines

Claire V. Goodwin, SKHHP Executive Manager

February 20, 2026

SKHHP Executive Board



Background

- SKHHP member cities pool resources from SHB 1406, HB 1590, and general funds for affordable housing construction and preservation/rehabilitation
- ILA for pooling sales tax receipts to administer funds under RCW 82.14.530 and RCW 82.14.540

The SKHHP Executive Board will identify funding guidelines that will include, but not be limited to: the amount of available funding, household income targets, funding priorities, eligible activities and geographic areas, regulatory terms, other award terms/reporting requirements, application contents, review process, evaluation criteria, and the schedule for funding allocation.



Funding Priorities

- Collaboration
- Community Connections and Engagement
- Disproportionate Impact
- Economic Opportunity
- Environmental Benefit
- Extremely Low Income and Supportive Housing
- Geographic Distribution
- Homeownership
- Leverage of Private and Public Investment
- Preservation
- Racial Equity
- Transit-Oriented Development



For Discussion

- Funding priorities
- Adjusting the timeline and review schedule
 - June – Application package available
 - September – Applications due
 - October – Advisory Board review
 - November – Advisory Board initial recommendation (pending public funder discussions)
 - December – Advisory Board finalizes recommendation
 - December – Executive Board adopts recommendation
- Eliminating narrative addendum
- New evaluation form for Advisory Board
- Any other areas the Board would like to discuss?

Thank you!

Claire V. Goodwin, SKHHP Executive Manager

cvgoodwin@skhhp.org

February 20, 2026





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.

Contact

Claire Vanessa Goodwin
Executive Manager

Phone: 253.931.3042
cvgoodwin@skhhp.org



For more info

Scan QR Code or visit
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
INTEREST EARNINGS	\$505,178	-	\$505,178
TOTAL	\$917,717	\$3,926,340	\$4,844,057

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
TOTAL	\$425,713	\$4,725,614	\$5,151,327

Beginning Fund Balance – January 1, 2025	\$957,119	\$11,251,725	-
Estimated net change in fund balance – December 31, 2025	\$492,003	(\$799,274)	-
Unrestricted fund balance in reserve – December 31, 2025	(\$501,975)	-	-
Estimated Ending Fund Balance – December 31, 2025	\$947,147	\$10,452,451	-

HOUSING CAPITAL FUND DETAIL	
EXPENDITURES	
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
TOTAL	\$4,725,614

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.

2026 State Legislative Update

Dorsol Plants, SKHHP Program Coordinator
SKHHP Executive Board

Updated on February 20, 2026 at 9:00 AM

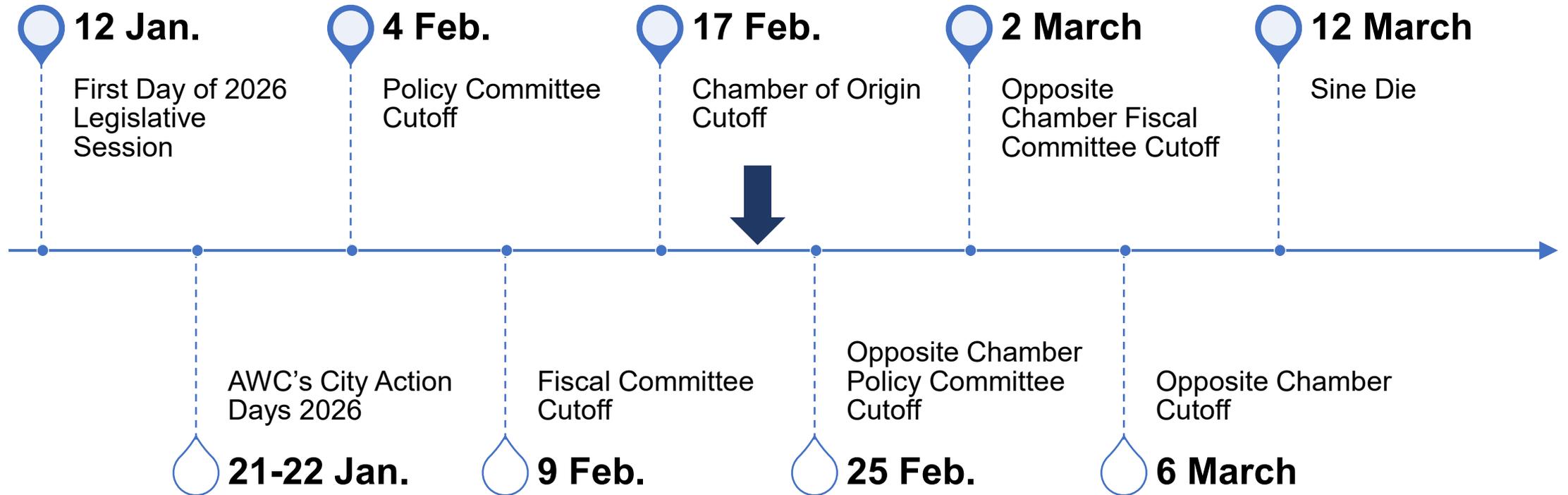
SKHHP 2026 Legislative Priority

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- Preservation of naturally occurring affordable housing (NOAH)
- Land acquisition to secure permanent affordability
- Permanent supportive housing (PSH)
- Infrastructure around affordable housing developments
- Workforce housing; especially smaller sized units below 60% AMI and family sized units at all income levels



2026 Legislative Session Timeline



HB 2295/SB 6003 – Concerning the Capital Budget



\$225 million for creating and preserving affordable housing homes through the **Housing Trust Fund (HTF)**

- **\$81 million** for developing affordable multi-family rental projects
- **\$73 million** for the homeownership program
- **\$50 million** Housing Trust Fund Preservation program
- **\$20 million** to acquire and preserve mobile and manufactured home communities.

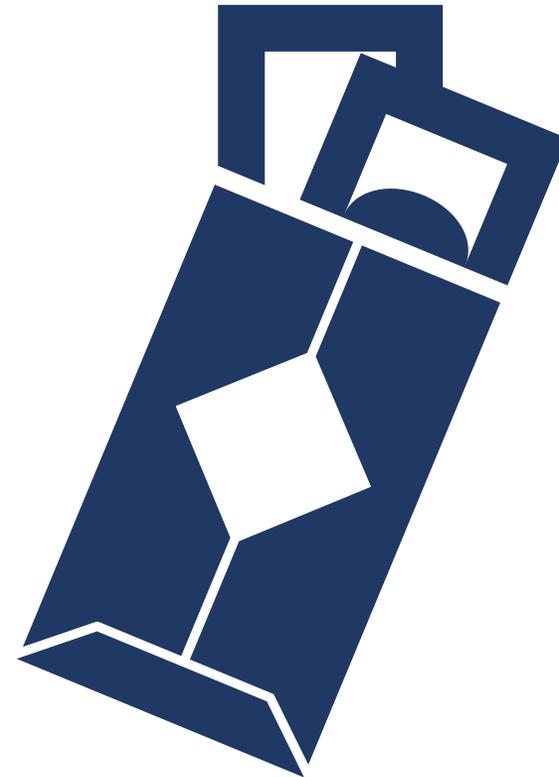
[SB 6027/](#)[HB 2359](#) - Modifying certain funding and exemptions related to providing and maintaining affordable housing and related services.

Expands HB 1590 and other funding sources to **cover preservation, operations, and maintenance** for affordable, emergency, and supportive housing facilities.



HB 1717 - Creating a sales and use tax remittance program for affordable housing.

Provides a **50% remittance of state and local sales/use taxes** paid during the construction of affordable housing **if 50% of the units serve families below 80% Area Median Income (AMI)** for a minimum of 40 years.



[SB 6026](#) - Concerning residential development in commercial and mixed-use zones.



Prohibits cities with populations over 30,000 from **excluding residential development in commercial or mixed-use areas** and **eliminates** the authority to mandate **ground-floor commercial or retail space** as a condition of approval.

Missing Middle: Starter Home Production

[HB 2151/SB 6158](#) – Adopting National Standards for Factory Built Housing and Commercial structures

[HB 2381](#) – Performance-Based Building Codes for Low-Rise Residential Buildings

[SB 6015](#) – Concerning Permit-Ready Residential Building Plans



2026 Legislative Session

Bill Number	Description	Status
HB 1179	Providing a property tax valuation freeze for senior citizens and disabled veterans.	1/12 - Retained in Present Status
HB 1443 SB 5332	Concerning mobile dwellings.	2/19 – House Rules X file 1/12 - Retained in Present Status
HB 1717 SB 5591	Creating a sales and use tax remittance program for affordable housing.	2/19 – Public Hearing Way & Means 1/12 – Retained in Present Status
HB 1763 SB 5576	Providing a local government option for the funding of essential affordable housing programs.	1/12 – Retained in Present Status 1/12 – Referred to Ways & Means
HB 1859 SB 5885	Expanding opportunities for affordable housing developments on properties owned by religious organizations.	2/25 – Executive Session Senate Housing 1/14 – Public Hearing

2026 Legislative Session

Bill Number	Description	Status
HB 1867	Allowing counties or cities to impose a real estate excise tax for the purpose of developing affordable housing, subject to the will of the voters.	1/12 – Referred to Finance
HB 1974 SB 6214	Establishing land banking authorities.	2/26 – Public Hearing Ways & Means 2/4 – Referred to Ways & Means
HB 2089	Supporting wildfire mitigation by modifying RCW 82.04.29005, concerning taxes on loan interest.	2/24 – Public Hearing Ways & Means
HB 2101	Exempting live presentations from retail sales and use tax.	1/12 – Referred to Finance
HB 2118	Concerning common interest community restrictions.	1/22 – No Action Taken
HB 2121	Exempting nonprofits and schools from certain sales and use taxes on services.	1/12 – Referred to Finance
HB 2133	Making the property tax exemption for multipurpose senior citizen centers permanent.	2/26 – Executive Session Ways & Means



2026 Legislative Session

Bill Number	Description	Status
HB 2135	Modifying and extending the adaptive housing retail sales and use tax preference for disabled veterans.	2/3 – Referred to Rules
HB 2141	Concerning building codes.	2/3 – Public Hearing
HB 2151 SB 6158	Adopting national standards for factory built housing and commercial structures.	2/20 – Executive Session Labor & Commerce 2/10 – Second Reading
HB 2153 SB 6167	Prohibiting homebuyers from receiving multiple state-funded down payment assistance loans or grants.	1/12 – Referred to Housing 1/28 – Public Hearing in Housing
HB 2154	Concerning land ownership by conservation districts.	1/14 – Public Hearing in Local Government
HB 2186	Supporting the acquisition of federal funds to promote economic development.	2/9 – Referred to Rules

2026 Legislative Session

Bill Number	Description	Status
HB 2191 SB 6068	Concerning workers' wages and benefits in the construction industry.	2/19 – House Rules X file 2/2 – Public Hearing in Labor & Commerce
HB 2193 SB 5109	Concerning the mortgage lending fraud prosecution account.	1/12 – Referred to Appropriations 2/18 – Public Hearing House Appropriations
HB 2200	Increasing access to data related to the safety and stability of residential settings for individuals with developmental disabilities.	2/4 – Referred to Appropriations
HB 2201	Standardizing city and county planning and development regulations with an urban growth area.	1/14 – Public Hearing in Local Government
HB 2227	Providing a real estate excise tax exemption for the sale of qualified affordable housing.	1/27 – Public Hearing in House

2026 Legislative Session

Bill Number	Description	Status
HB 2228 SB 6001	Concerning scissor stair regulations in the state building code.	2/19 – Passed to Rules 1/29 – Passed to Rules
HB 2230 SB 6024	Streamlining monitoring and oversight activities related to community residential service business providers.	2/24 – Executive Session Senate Human Services 2/25 – Executive Session House Early Learning & Human Services
HB 2236 SB 6018	Concerning the housing finance commission.	2/19 – House Rules X file 2/19 – Place on Second Reading
HB 2265	Protecting tenants from periods of extreme heat.	1/19 – Public Hearing in Housing
HB 2266 SB 6069	Encouraging permanent supportive housing, transitional housing, indoor emergency housing, and indoor emergency shelters.	2/25 – Executive Session Senate Housing 2/4 – Passed to Rules

2026 Legislative Session

Bill Number	Description	Status
HB 2268	Concerning residential mortgage loan escrow accounts.	1/12 – Referred to Consumer Protection & Business
HB 2269	Concerning middle housing in unincorporated areas.	2/20 – Executive Session Senate Housing
HB 2289 SB 5998	Making 2025-2027 fiscal biennium supplemental operating appropriations.	2/25 – Executive Session in Appropriations 2/25 – Executive Session in Ways & Means
HB 2295 SB 6003	Concerning the capital budget.	2/26 – Executive Session in Capital Budget 2/26 – Executive Session in Ways & Means

2026 Legislative Session

Bill Number	Description	Status
HB 2298	Authorizing county auditors to create a voluntary property title protection program to prevent land record fraud.	2/19 – House Rules X file
HB 2304	Increasing the supply of condominiums by expanding the types of condominium buildings that may be subject to an express warranty of quality and express warranty insurance coverage.	2/20 – Executive Session Senate Housing
HB 2338 SB 6223	Authorizing community scaled weatherization projects.	2/20 – Executive Session Senate Environment, Energy, & Technology 2/9 – Passed to Rules
HB 2354	Concerning common interest communities.	2/25 – Executive Session Senate Housing
HB 2359 SB 6027	Modifying requirements and allowed uses for certain funding related to providing and maintaining affordable housing and related services.	1/12 – Referred to Finance 2/26 – Public Hearing House Finance

2026 Legislative Session

Bill Number	Description	Status
HB 2381	Concerning performance-based building codes for low-rise residential buildings.	1/27 – Referred to Rules
HB 2442 SB 6294	Providing local governments tax resources and fund flexibility.	2/26 – Public Hearing Senate Ways & Means 2/5 – Public Hearing in Ways & Means
HB 2489	Establishing statewide standards for when local governments may enforce laws regulating the use of public space for life-sustaining activities.	2/4 – Referred to Rules
SB 5398	Concerning property tax exemptions for veterans with disabilities.	1/12 - Retained in Present Status
SB 5613	Concerning the development of clear and objective standards, conditions, and procedures for residential development.	1/12 – Referred to Ways & Means
SB 5647	Providing a real estate excise tax exemption for the sale of qualified affordable housing.	2/16 – Third Reading by Rules
SB 5831	Enacting the uniform mortgage modification act.	2/24 – Executive Session House Consumer Protection & Business

2026 Legislative Session

Bill Number	Description	Status
SB 5848	Concerning school district impact fees.	1/12 – Referred to Early Learning & K-12 Education
SB 5884	Expanding the limited sales and use tax incentive program to encourage redevelopment of underutilized property.	2/2 – Public Hearing in Ways & Means
SB 5887	Protecting charitable organizations and ensuring the timely and secure transfer of property designated to them.	1/12 – Referred to Law & Justice
SB 5929	Exempting assignments or substitutions of previously recorded deeds of trust from the document recording fee and the covenant homeownership program assessment.	1/12 – Referred to Ways & Means
SB 5937	Concerning the use of a smart access system in a residential property subject to the residential landlord-tenant act.	2/24 – Executive Session House Housing
SB 5938	Concerning the foreclosure prevention fee.	2/24 – Executive Session House Housing
SB 5939	Creating the Washington is simply unaffordable fund.	1/12 – Referred to Ways & Means

2026 Legislative Session

Bill Number	Description	Status
HB 2455 SB 5940	Creating a housing assistance pilot program for youth enrolled in extended foster care.	1/28 – Public Hearing in Early Learning & Human Services 2/6 – Public Hearing in Ways & Means
SB 5943	Concerning the use of school impact fees.	2/10 – Second Reading by Rules
SB 5970	Making the property tax exemption for multipurpose senior citizen centers permanent.	2/17 – First Reading House Finance
SB 5986	Providing a property tax exemption for qualifying housing used as a residency by tenants meeting certain disability criteria.	1/12 – Referred to Ways & Means

2026 Legislative Session

Bill Number	Description	Status
SB 6008	Incentivizing grid-connected residential battery energy storage systems.	1/13 – Public Hearing in Environment, Energy, & Technology
SB 6009	Concerning direct review of administrative decisions by the court of appeals.	2/25 – Executive Session House Civil Rights & Judiciary
SB 6015	Concerning permit-ready residential building plans.	2/9 – Executive Session in Ways & Means
SB 6026	Concerning residential development in commercial and mixed-use zones.	2/25 – Executive Session House Local Government
SB 6028	Establishing a revolving loan fund for mixed-income affordable homeownership development.	2/2 – Public Hearing in Ways & Means
SB 6054	Concerning the development of clear and objective standards, conditions, and procedures for residential development.	2/24 – Executive Session House Housing

Thank you

Current as of February 20, 2026.
For the latest version, please visit the SKHHP [website](#).