

2026 Quarter 1 Progress Report (January-March). The first quarter was defined by a shift from high-level planning to direct regional impact. By finalizing major project contracts and confirming a robust \$5.5 million for the upcoming funding cycle, SKHHP has solidified its pipeline for affordable housing. Beyond capital investments, SKHHP continues to serve as a vital regional bridge, aligning member cities on state policy updates and ensuring South King County has a leading voice in county-wide funding and advocacy discussions.

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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GOAL 1. Fund the expansion and preservation of affordable housing.

2026 Housing Capital Fund - \$5.5 million was confirmed to be available for the 2026 Housing Capital Fund for the construction and preservation of affordable housing in South King County.

2025 Housing Capital Fund - Presented to 10 City Councils and received concurrence on the Executive Board's recommendation to support three affordable housing projects in South King County.

Executed Housing Capital Fund Contracts – Contract and loan documents were executed for Mercy Housing Northwest's Kent Multicultural Village located in Kent on February 18, 2026.



GOAL 2. Develop policies to expand and preserve affordable housing.

SoKiHo Planner's Meeting - SKHHP staff coordinated presentations from the Washington State Departments of Commerce and Fish and Wildlife on critical regulatory updates, including Critical Areas Ordinances and Unit Lot Subdivisions. This coordination enabled member jurisdictions to share best practices and collaborate when adapting local policies to state-level changes.



GOAL 3. Serve as an advocate for South King County.

SKHHP Advisory Board Community Engagement – The Advisory Board has initiated planning for a listening session to support the Department of Commerce's update of the Evergreen Sustainable Development Standard (ESDS). This session will engage affordable housing residents with disabilities to evaluate the real-world utility of features prioritized within the ESDS.

Legislative Updates – To support regional advocacy, SKHHP staff delivered monthly updates on the state legislative session and shared the SKHHP Legislative Priority with all member jurisdictions to ensure regional alignment and enable members to incorporate these priorities into their individual advocacy efforts.

Public Funders Collaboration – Continued collaborating with statewide and regional public funders to align on housing goals including developing shared underwriting standards for the 2026 Housing Capital Fund.

Regional Funding Coordination – Joined initial regional discussions exploring a dedicated revenue source for affordable housing. Staff represented South King County interests to help inform early planning efforts alongside King County partners.

Participation in Local Meetings and Forums – Represented SKHHP at 40+ regional meetings representing 28 unique groups including attendance at HDC's Annual Celebration of Affordable Housing.



GOAL 4. Manage operations and administration.

ILA Requirements – Administrated a survey and held an in-person workshop to support the development of the 2027 work plan and budget for the Executive Board to adopt by May 15, 2026.

Rescinded Award – Coordinated with TWG Development to rescinded \$1.9 million awarded by SKHHP for the Pandion at Star Lake Project to include in the 2026 Housing Capital Fund.

Miller's Creek Contract Compliance – Successfully finalized income eligibility for one homebuyer. Initiated certification reviews for two additional households to ensure contract compliance.

**South King Housing and Homelessness Partners
Fund Status as of March 31, 2026**

REVENUES	OPERATING ACTUAL	HOUSING CAPITAL FUND CONTRIBUTIONS 2026	TOTAL CONTRIBUTIONS 2026
Auburn	\$ 52,295	-	\$ 52,295
Burien	30,171	-	30,171
Covington	15,086	-	15,086
Des Moines	15,086	-	15,086
Federal Way	68,386	-	68,386
Kent	68,386	-	68,386
Maple Valley	15,086	-	15,086
Normandy Park	8,045	-	8,045
Renton	68,386	-	68,386
SeaTac	15,086	-	15,086
Tukwila	15,086	-	15,086
King County	68,386	-	68,386
King County additional contribution	6,614	-	6,614
INTEREST EARNINGS	112,319	-	112,319
Total	\$ 558,418	-	\$ 558,418
EXPENDITURES	OPERATING ACTUAL	HOUSING CAPITAL FUND ACTUAL	TOTAL EXPENDITURES
Wages	\$ 85,672	-	\$ 85,672
Benefits	16,120	-	16,120
Interfund Allocations	10,000	-	10,000
Professional Services/Misc	11,722	-	11,722
Travel	182	-	182
Supplies	-	-	-
Administration Fee	11,136	-	11,136
Capital Projects	-	-	-
Total	\$ 134,832	-	\$ 134,832
Beginning Fund Balance – January 1, 2026	1,488,689	10,452,451	-
Estimated net change in fund balance – March 31, 2026	423,586	-	-
Unrestricted fund balance in reserve - December 31, 2025	(1,026,983)	-	-
Estimated Ending Fund Balance – March 31, 2026	\$ 885,292	\$ 10,452,451	-

Housing Capital Fund: Inception-to-Date	
EXPENDITURES	
Victorian Place II (Des Moines)	777,306
Burien Miller Creek (Burien)	840,000
Burien Family Housing (Burien)	2,938,643
Project Retainage – Miller Creek	15,000
Project Retainage – Burien Family	154,665
Life-to-Date Total	4,725,614

SKHHP Housing Capital Fund Awarded Project Status

Multi-Service Center – Victorian Place II	
	Rehabilitation completed June 2025. The scope included a full exterior renovation featuring comprehensive replacement of siding, insulation, windows, and all entry and sliding doors. Additionally, the project involved soffit and gutter replacement, deck recoating, new railing installation, and a complete repainting of both buildings.
Habitat for Humanity Seattle-King & Kittitas Counties – Burien Miller’s Creek	
	Construction reached completion in Q1 2026, and home sales have officially commenced. All on-site work regarding common areas and residential units is finalized. The project has transitioned to the operational phase, with buyer identification and income certification currently underway.
Mercy Housing Northwest – Burien Family Housing	
	As of May 2026, the project is 54% complete and on schedule for a November opening. Construction began in June 2025 and recently completed work includes framing of the entire building, roofing, window installation, retaining walls around the site, and initial unit plumbing + electrical rough-in. Mary’s Place is under construction on the adjacent shelter facility for unhoused families.”
Multi-Service Center – White River Apartments	
	SKHHP closed in December 2025. The rehabilitation is on holding pending additional funding commitments.
Mercy Housing Northwest – Kent Multicultural Village	
	Financing was finalized in January 2026, followed by the SKHHP contract closing in February 2026. Construction is currently underway with an anticipated 30-month duration, placing the projected opening in Summer 2028.

SKHHP Housing Capital Fund Awarded Project Status

Low Income Housing Institute (LIHI) – Skyway Affordable Housing



The project is currently in the permitting phase, with a third round of responses—including a major civil scope redesign due to pre-construction feasibility issues—scheduled for submission by June 8, 2026. Although tax credits were secured and an equity RFP was issued in late 2025, a budget gap remains due to soft investor pricing and new operating reserve requirements. To mitigate this, LIHI is negotiating increased rental subsidies with KCHA, pursuing supplemental capital through CHIP and SKHHP, and exploring cost-reduction measures with the contractor. Concurrently, LIHI is seeking Washington State Early Learning Funding (ELF) to cover a tenant improvement gap for the Early Learning Center (ELC) and is actively searching for a new ELC provider following Akin’s withdrawal.

TWG – Pandion at Star Lake

On March 24, 2026, SKHHP issued a formal rescission of the \$1.9 million award. This action followed a determination that the project was unable to proceed as originally scheduled.

Mental Health Housing Foundation – Steel Lake



SKHHP issued an intent to award letter on April 24, 2026. Formal contracting is anticipated to commence in Q1 2027.

St Stephen Housing Association – Steele House



SKHHP confirmed a funding award on April 1, 2026. SKHHP is currently coordinating a meeting to establish the contracting timeline.

African Community Housing & Development – African Diaspora Cultural Anchor Village



SKHHP issued an intent to award letter on April 21, 2026. The project is now working to secure additional funding commitments to finalize the capital stack.