

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

MOTION NO. 25-575

APPROVING A CHANGE OF SCOPE FOR THE HASCO 200TH STREET
REDEVELOPMENT PROJECT AWARDED AHBH FUNDING

WHEREAS, on May 16, 2024, a Notice of Funding Opportunity for affordable housing was published with an application deadline of June 17, 2024, and seven (7) applications were received; and

WHEREAS, on July 25, 2024, the Technical Advisory Committee (TAC) met to review and evaluate the applications based on the established criteria, and to make funding recommendations to the Policy Advisory Board (PAB); and

WHEREAS, on September 12, 2024, the PAB approved the TAC recommendations and recommends the County Council to award \$13,000,000 in available AHBH funds to four agencies to acquire, construct and/or rehabilitate four affordable housing projects; and

WHEREAS, on October 30, 2024, the County Council approved the PAB recommendations and awarded AHBH funding to the Housing Authority of Snohomish County (HASCO) in the amount of \$2,180,000 for the demolition and redevelopment of HASCO's 200th Street Project (Attachment A); and

WHEREAS, HASCO submitted a request for approval of a change of scope for their project (Attachment B); and

WHEREAS, Motion 24-423 requires County Council to approve the change in scope;

NOW, THEREFORE, ON MOTION, Snohomish County Council approves the change of scope for the HASCO 200th Street Redevelopment Project with no change to the 2024 AHBH award totaling \$2,180,000.

PASSED this ____ day of _____, 2025.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

Council Chair

ATTEST:

Deputy Clerk of the Council

ATTACHMENT A
From Motion 24-425
Affordable Housing and Behavioral Health - Capital Project Description

Project Sponsor: Housing Authority of Snohomish County (HASCO)

Project Name: 200th Street Redevelopment

Funding Award: \$2,180,000

The Housing Authority of Snohomish County (HASCO) owns two parcels on 200th St. in Lynnwood, Washington formerly known as Timberglenn and Pinewood. HASCO will demolish these two existing residential buildings with 57 existing units and redevelop the two complexes on approximately 2.5 acres in Lynnwood, WA.

The redevelopment will construct two residential multi-family buildings, combining the two properties into one modern complex, featuring 100 newly constructed units of affordable housing, community gathering spaces, ample onsite parking, and open spaces for residents. This redevelopment not only aims to provide upgraded and sustainable housing for the community but also to create a sense of togetherness and belonging for its residents. HASCO will replace the 57 existing units with 100 new units of affordable housing, with 12 studios, 25 one bedroom and 25 three-bedroom units. All the units will serve 50% AMI levels of affordability. These units will provide an increase in the amount of affordable stock that is usually out of reach for individuals who exceed 30% AMI, and are therefore excluded from receiving any emergency support, making their housing situation ever more precarious.

ATTACHMENT B
Affordable Housing and Behavioral Health – Revised Capital
Project Description

Project Sponsor: Housing Authority of Snohomish County

Project Name: 200th Street Redevelopment

Funding Award: \$1,280,000

HASCO will divide the original 100-unit project into two separate projects that will be financed separately, and result in additional affordable units for the community. The overall development will have 119 units and be an intergenerational community with one building housing seniors aged 60 and older, and the other building will house individuals and families. Each building will be on separate tax parcels and developed in a manner that each property can operate independent of each other.

HASCO is requesting that the original \$2,180,000 that was awarded to the project be applied to senior housing development. The senior building will consist of 60 units comprised of 54 one-bedroom units, and 6 two bedroom units, in an elevator operated four story building, 50 percent of the units will serve households earning at or below 30% AMI, 25 percent of the units will serve households earning at or below 40% AMI, and the remaining 25 percent of the units will serve households earning at or below 60% AMI. The project will have several gathering spaces both interior and exterior for residents to socialize. The revised design for each unit includes adaptability to follow for best practices for aging in place. Total Development Cost is Estimated at \$33,824,798.