

**Attachment D  
Motion 26-133**

**Affordable Housing Behavioral Health - Housing Capital Project**

**Project Sponsor: Everett Station District Alliance (ESDA)**

**Project: Smith Avenue Transit Oriented Development Project (Smith Ave)**

**Project Description:** The proposed project is a multifamily, mixed-use new construction project. The proposed project design plan includes a four-story mixed-use building providing 58 residential units and 4,540 square feet of street level commercial space. Fifteen (15) units will be set aside for homeless tenants.

**Project Location:** 3102 Smith Ave in Everett, WA. The location offers proximity to services and major transportation routes and affords tenants access to employment centers and shopping. The proposed project will be located within one block of the Everett Station (Sounder and Train Station).

**Housing Unit Information:** The 58 residential units—located on levels 2 through 4— includes 15 supportive housing units for formerly homeless households below 30% of AMI and 43 workforce units for households between 30% and 60% of AMI. Ten (10) units will be set aside for veterans and eight (8) units for seniors. Breakdown of unit size and AMI served provided as below:

<b>% of Median Income Served</b>	<b>Qty</b>	<b>Unit Type</b>	<b>Accessible # of Units</b>	<b>Avg Unit Square Footage</b>
30%	10	Studio	1	340
40%	1	Studio		340
30%	4	1 BR	2	570
40%	24	1 BR		570
60%	10	1 BR		570
30%	1	2 BR	1	770
40%	4	2 BR		770
60%	4	2 BR		770

**Population Served and Services:** The proposed project will serve individuals, couples, and small families who meet income qualifications at 30%, 50%, and 60% of Area Median Income (AMI) or less. Services and amenities include: supportive services provided through a partnership with Housing Hope and Sharing Wheels

Community Bike Shop. Formerly homeless residents will be eligible for services through the Foundational Community Supports program funded through Medicaid. Referrals to the project will be through Coordinated Entry system and screened for FCS eligibility by the services provider, Housing Hope. Veterans will be referred by representatives of the Snohomish County and the VA Veterans programs.

**Financial Summary:**

Total Development Cost (TDC): \$35,320,226

Snohomish County 2025 AHBH Housing Requested (not recommended): \$5,694,851

Snohomish County 2026 AHBH Housing Recommended-**Option C**: \$2,976,095

Snohomish County 2026 HOME Housing Requested (not recommended): \$1,054,917

Cost per unit to Snohomish County 2026 AHBH FUNDS: \$51,312

Current committed and recommended capital funding sources:

<u>Source Name</u>	<u>Source Type</u>	<u>Amounts</u>
LIHTC 2026	9% Tax Credits	\$ 14,721,677 (Waitlisted)
Private Loan	Private	\$ 1,142,865 (Committed-unverified)
Snohomish County 2026 AHBH	County	\$ 2,976,095 (Recommended)
WA Dept of Commerce CHIP	State	\$ 737,425 (Committed)
Deferred Developer Fee	Local	\$ 933,661 (Committed)
Brownfield Grant	Federal	\$ 522,637 (Committed)

Planned Snohomish County funding uses for eligible costs:

<u>Category</u>		<u>Amounts</u>
Hard Costs:	New Construction	\$ 4,713,900
Soft Costs:	Contingency	\$ 148,804

**Readiness to Proceed:** Total Development Cost is estimated at \$35,320,226, currently committed and recommended funds are \$6,312,683. The project submitted three (3) Letters of Interest (LOI) from 3 different lenders total \$11,351,000. The LOI’s do not guarantee funding and are not included in the committed and recommended funding chart above. If the LOI loans are approved, there would still be a funding gap of \$17,656,543. The project will need to be fully funded by 12/31/2026 to be considered for the 9% LIHTC credits and has been wait-listed pending full funding. The tax credit allocation is estimated at \$14,721,677. Based on the above, the project would need to obtain an additional \$2,934,866 including the tax credit allocation to fully funded. In order to fill this gap, the project would need to continue capital campaigning and submit requests for funding during additional funding rounds. Brownfield clearance timeline will be guided by assessment findings to determine the scope of environmental remediation.