



Attachment B

Motion 26-268

Affordable Housing Behavioral Health - Housing Capital Project

Project Sponsor: Quilceda Community Services

Project: Quilceda Community Housing

Project Description: The proposed Quilceda Community Housing (QCH) project is a new construction and site improvements for a Permanent Supportive Housing project with twelve (12) cottage style dwelling units and a communal building to be placed at 9610 48th Dr NE, Marysville, WA 98270. The site is owned by Quilceda Community Services (QCS).

The QCH project is planned to house twelve (12) very-low- income individual households with 30% Area-Median-Income (AMI) or below. The proposed project plan is to create affordable housing where people with intellectual and/or developmental disabilities (I/DD) can safely age in place with maximized self-sufficiency, quality of life, and inclusion in the greater community.

Project Location: The proposed project to be placed on an approximately 44,500 square feet site (1.022 acres) located at 9610 48th Dr NE, Marysville, WA 98270 (Parcel 00538500000502), and is combined with a western portion of the neighboring property of 17,000 sq. feet (Parcel 00538500000501) purchased in December 2023. The subject site is in a high-density residential neighborhood, two blocks from the nearest bus stop, and 0.6 miles from State Street in the City of Marysville.

The residential portion area of QCH is planned to total 8,250 sq. ft between six (6) one-bedroom, one- bathroom units and six (6) two-bedroom, one-bathroom units that range between 560 - 930 sq. ft. each. The planned 1,474 sq. ft. communal building of QCH will include on-site property management, workspaces for residential services staff, and recreational space for tenants. This will also include in the communal building a fully accessible hospitality kitchen, large communal space (including usage by QCS for staff training and board meetings), client meeting rooms, large-load laundry facilities and storage. Site improvements planned include twelve (12) parking stalls along with common areas for outdoor dining and gardening.

Population Served and Services: First preference for the units is planned for people who have intellectual and developmental disabilities referred by Washington State Department of Social and Health Services' (DSHS) Developmental Disabilities Administration (DDA). The agency advised that the referral preferences are required by the Washington State Department of Commerce (Commerce) for Housing Trust Funds (HTF) that is an anticipated set-aside for I/DD housing.

The referral agreement with DDA for QCHI gives preference to people with I/DD 90 days from the time notified of a vacancy. After 90 days, preference will be given to non-DDA referrals who have I/DD. If no tenant is found, then the unit will be opened to people with physical or behavioral health disabilities and seniors.

Financial Summary:

Total Development Cost (TDC): \$8,264,161

Snohomish County 2025 AHBH Housing and HOME Requested: \$2,101,348

Snohomish County 2025 AHBH Housing Recommended: \$0

Cost per bed to Snohomish County: \$175,112

Current committed and recommended capital funding sources:

<u>Source Name</u>	<u>Source Type</u>	<u>Amounts</u>
2025 HOME	Snohomish County	\$161,467 (Committed)
2026 HOME	Snohomish County	\$1,082,258.74 (Committed)
CHIP Funds	Commerce	\$500,000 (Committed)
HTF	Commerce	\$5,000,000 (Committed)
2024 AHBH-Housing Capital	Snohomish County	\$158,513 (Recommended)

Planned Snohomish County funding uses for eligible costs:

<u>Category</u>		<u>Amounts</u>
Hard Costs:	Construction Contingency	\$
Soft Costs (Predevelopment):	Contingency	\$

Readiness to Proceed: The project has a \$1,861,922.26 gap. The project will need to apply for additional funding, continue capital campaigning and possibly rescope/value engineer the project.