

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

MOTION NO. 26-268

APPROVAL TO REALLOCATE AFFORDABLE HOUSING BEHAVIORAL HEALTH-
CAPITAL FUNDING FOR TWO AFFORDABLE HOUSING PROJECTS

WHEREAS, RCW 82.14.530 authorizes counties to impose a sales tax for acquisition and construction of affordable housing, which may include emergency, transitional and supportive housing, and new units of affordable housing within an existing structure, or acquiring and constructing behavioral health-related facilities or land acquisition for these purpose or funding operations and maintenance cost of new units of affordable housing and facilities where housing related programs are provided, or newly constructed evaluation and treatment centers; and

WHEREAS, the Snohomish County Affordable Housing and Behavioral Health (AHBH) Capital has two revenue sources, a sales tax credit back to the County authorized by chapter 388, Laws of 2019 and codified at RCW 82.14.540, and a .01 sales tax authorized by chapter 222 Laws of 2020 and codified at RCW 82.14.530; and

WHEREAS, Snohomish County Council passed Ordinance 21-098, imposing a one-tenth of one percent sales tax for affordable housing and behavioral health and adding a new chapter 4.126 to Snohomish County Code; and

WHEREAS, on November 25, 2024, by Amended Motion No. 24-417, the Snohomish County Council approved the 2024 Housing and Behavioral Health Capital Fund Investment Plan ("Investment Plan") and required Council approval to issue capital contracts; and

WHEREAS, On October 30, 2024, by Motion No. 24-425, the Snohomish County Council awarded Catholic Housing Services of Western Washington \$1,358,513 in Affordable Housing and Behavioral Health (AHBH) Housing Capital for site improvements to the Monte Cristo Apartments; and

WHEREAS, The Office of Housing and Community Development was recently notified that Catholic Housing Services declined the 2024 AHBH Housing Capital funds, resulting in \$1,358,513 in AHBH Housing Capital available for reallocation; and

WHEREAS, On November 12, 2025, the Policy Advisory Board (PAB) made recommendations that if there were additional funding to be awarded, those should go to the Everett Gospel Mission - Everett Bridge Housing (EGM-EBH) first to fully fund their requested amount, and then to the next highest scored project, the Quilceda Community Services – Quilceda Community Housing (QCS-QCH) project;

NOW, THEREFORE, ON MOTION:

1. Council reallocates \$1,358,513 in AHBH-Housing Capital funding to two affordable housing projects with approval for the Human Services Department to issue contracts, as more fully described in Motion Attachments A and B.

2. For the projects described in Attachments A and B any of the following changes to a funding application, funding agreement or the scope of work contemplated therein must be approved by Council by motion if:

- A. The County's total funding commitment to the project changes by more than \$100,000 or 10 percent of the project total whichever is greater;
- B. There is a change of more than 25% in the proposed number of intended beneficiaries of the project;
- C. There is a change in the characteristics of the intended beneficiaries of the project to include:
 - a. Income level(s), or
 - b. Target population (seniors, veterans, people with disabilities, etc.) or
 - c. Change in the location of the project to include a change:
 - i. From one city or town to another city or town;
 - ii. From a city or town to unincorporated Snohomish County;
 - iii. From unincorporated Snohomish County to a city or town; or
 - iv. From a project site not yet identified to an identified project site.

PASSED this ____ day of _____, 2026.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

Council Chair

ATTEST:

Deputy Clerk of the Council



Attachment A

Motion 26-268

Affordable Housing Behavioral Health - Housing Capital Project

Project Sponsor: Everett Gospel Mission (EGM)

Project: Everett Bridge Housing (EBH)

Project Description: The proposed Everett Bridget Housing project is designed to provide shelter in a trauma-informed, healing-centered care environment that provides safety, dignity, and hope. The project is phase 1 and will bring 80 new low-barrier shelter beds, to sixty (60) men and twenty (20) women with surge capacity for 100 extreme weather shelter beds. Phase 1 represents approximately 35,000 square feet (SF) of construction. At completion of phase 1 and 2 there will be an approximately 56,000 SF campus providing overnight shelter and supportive services to 170 men and women each day. EGM will be the owner and operator.

Project Location: 3715 and 3719 Smith Ave., Everett, WA. In 2023, the two parcels adjacent to EGM's 3711 Smith Avenue Men's Shelter was purchased by EGM on March 13, 2024. County funds, passed through the City of Everett were used to purchase these parcels.

Population Served and Services: Individuals experiencing homelessness who are extremely low income, at or below 30% AML, and expect 40-60% to be chronically homeless. EGM will work with community partners to provide services including mental health and substance use disorder treatment, employment/workforce preparation, and medical services.

Financial Summary:

Total Development Cost (TDC): \$21,347,261

Snohomish County 2025 AHBH Housing Requested: \$7,000,000

Snohomish County 2025 AHBH Housing Recommended: \$5,800,000

Cost per bed to Snohomish County: \$72,500

Current committed and recommended capital funding sources:

<u>Source Name</u>	<u>Source Type</u>	<u>Amounts</u>
City of Everett	City (County passthrough)	\$ 4,000,000 (Committed)
Federal Home Loan Bank	Private	\$ 3,000,000 (Committed)
Snohomish County 2025 AHBH	County	\$ 5,800,000 (Recommended)
Everett Gospel Mission Grant	Sponsor Loan	\$ 900,000 (Committed)

Planned Snohomish County funding uses for eligible costs:

<u>Category</u>		<u>Amounts</u>
Hard Costs:	Construction Contingency	\$ 5,750,000
Soft Costs (Predevelopment):	Contingency	\$ 50,000

Readiness to Proceed: The project has a \$7,647,261 gap. The project will need to apply for additional funding, continue capital campaigning and possibly rescope/value engineer the project.



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.