

Attachment A
Motion 26-133
Affordable Housing Behavioral Health - Housing Capital Project

Project Sponsor: Helping Hands
Project: Helping Hands Supportive Housing

Project Description: The proposed project is a new affordable housing development in North Everett, Washington. This project will provide permanent supportive housing for single adults who are dealing with mental health illnesses, substance use disorders, or homelessness, including chronic homelessness. HHPO plans to offer a range of supportive services on site, from job training and mental health counseling, funded through the Foundational Community Supports Program, DSHS, local mental health organizations.

Project Location: The development will be located at 2410 and 2412 Broadway in Everett, WA.

Population Served and Services: The proposed project will provide permanent supportive housing to single adults who are homeless or at risk of homelessness, most of whom may have behavioral health challenges. The project looks to serve disadvantaged and or special needs populations and housing candidates will be pre-screened using an assessment tool that was provided with HHPO’s application. The tool screens for income, housing history, medical needs, behavioral health needs, social and community needs, economic needs, housing preference, criminal background checks, and services preference and needs. HHPO’s team will collaborate with a Foundational Community Service (FCS) Coordinator and a Licensed independent Clinical Social Worker who has over 20 years of experience assisting people in need of housing.

Housing Unit Information: The building will be a four-story structure featuring 28 total units designed exclusively for single adults—24 studio apartments and 4 one-bedroom apartments. The building will have elevator access, and every unit will comply with ADA and Section 504 standards, ensuring spaces are comfortable and navigable for individuals with disabilities.

	30% AMI	50% AMI	Total Units
Studio	14	10	24
1 BR		4	4
Total Units=	14	14	28

Financial Summary:

Total Development Cost (TDC): \$12,327,189
Snohomish County 2025 AHBH Housing Requested: \$4,200,000
Housing Trust Fund Awarded 2025: \$6,356,488
Commerce CHIP State \$ 540, 735 (committed)
Cost per unit to Snohomish County: \$175,000

Current committed and recommended capital funding sources:

<u>Source Name</u>	<u>Source Type</u>	<u>Amounts</u>
Capital Campaign	Private Donations	\$ 696,921
Commerce Housing Trust Fund (HTF)	State	\$ 6,356,488 (Committed)
Commerce CHIP	State	\$ 540, 735 (committed)
Snohomish County 2025 AHBH	County	\$4,200,000 (Recommended)
Deferred Developer Fee	Local	\$ 1,073,780

Planned Snohomish County funding uses for eligible costs:

<u>Category</u>		<u>Amounts</u>
Hard Costs:	New Construction	\$ 3,990,000
Soft Costs:	Contingency	\$ 210,000

Readiness to Proceed: If awarded the AHBH funds, the project would be fully funded. The project is ready to start procuring a General Contractor by the spring of 2026 and expects to be placed in service by February 2028.