



Tulalip Charitable Contributions Funds Distribution Report

NAME OF AGENCY: Mustard Seed Project of Key Peninsula

DATE OF AWARD: 2017 Q1

ADDRESS: 9016 154th Avenue Ct. NW., Lakebay, WA 98349

CONTACT: (253) 884-9814, <http://www.themustardseedproject.org>

GENERAL GOALS: The Mustard Seed Project promotes independent living and quality of life for our community's seniors residing on the Key Peninsula, in western Washington, by providing services and programs in five focus areas: transportation, information & referral, health and wellness, senior housing options, and community education.

SPECIFIC USE FOR THIS AWARD:

This award went towards support of their administration and programs.

For more information please read the attached report from The Mustard Seed Project of Key Peninsula.



Building an Elder-Friendly Community
PO Box 182 Vaughn, WA 98394 253-884-9814
9016 154th Avenue Ct. NW, "Uptown" Key Center
themustardseedproject.org

September 4, 2018

Marilyn Sheldon
Tulalip Tribes Charitable Fund
8802 27th Ave NE
Tulalip, WA 98271

Dear Ms. Sheldon,

As a funder, we wanted to give you an update on our senior housing project. We've been working hard on it since we received your grant in May of 2017.

At that time, we'd been discussing ideas with our architects and contractors to reduce the cost on the initial designs for our three assisted living homes. We hit upon the idea of one long roof for the 3 houses, and thought of a modern longhouse design.

We were also proceeding with our financing through the USDA, and found ourselves waiting for a \$500,000 grant from the state legislature to get our project shovel-ready. We received a challenge grant from an anonymous donor which helped us raise additional funds from individuals and foundations, bringing our current total raised to \$1.5 million.

This spring, we discovered that the current construction boom had dramatically increased our projected construction costs. We were concerned that the cost increase would take the project beyond our grasp, but felt we had come too far to give up – we have a site, architectural plans and a model of care to bring a respectful home-like place for our elders to live when they can no longer stay safely in their own homes. We know that our area needs senior housing and that the project will add at least 25 jobs to the Key Peninsula.

So, over the past several months, we have refined the project and explored additional sources of funding. We spoke with potential partners in the region. We have updated the market study, and restructured our staffing model to ensure that we can reserve nearly a third of our rooms for those with limited incomes.

Our project manager, Mauro Hernandez, CEO of Concepts in Community Living (CCL), has worked closely with us in developing our plans. His three decades of experience operating senior housing make him an ideal operator for our project. Now we are forming an agreement to bring CCL into the project as an operating partner. The Mustard Seed Project will remain the majority stakeholder in our assisted living campus.

The local physician, Dr. Bill Roes, has committed to provide medical coverage to those living in our homes and we are exploring additional strategic partnerships. We are in conversation with MultiCare and CHI Franciscan Health about partnering to bring additional services to our community. We have met with the Korean Women's Association, which provides low-income senior housing and other services in Tacoma and surrounding counties, and plan to work with them to increase the availability of in-home services on the Key Peninsula.

After consulting with people in the industry, we determined that a café, though appealing in theory, is not a realistic focus at this time. We are exploring options to lease commercial kitchen to local businesses, and perhaps, once the senior housing opens, we may consider a café.

We will raise the additional funds to build our housing project through several sources – a federal program designed to support projects in stressed communities (New Market Tax Credits), a low-income housing grant through Pierce County, grants from nationally-based foundations that focus on seniors, and from our local donors, communities, and foundations. As planned from the beginning, we will apply for a loan through the USDA to fund the largest part of the project.

Our revised capital campaign fundraising goal is \$2.98 million, and has three main components: 1) grants from private foundations and tribes, 2) gifts from individuals, and 3) public sector funding. To raise the remaining funds needed to complete the project and meet our nearly \$3 million capital campaign goal, our fundraising plan includes continuing strategic requests of major donors, public grants, targeted list of private foundations, and finally a public phase. We are honored that we can count you as one of our earliest supporters.

Bringing all of these components together strengthens our project, but means that the project's timeframe has shifted. We had initially planned to break ground at the end of this year, and now plan to start construction in late June 2019. Our first residents will move in during the summer of 2020 and the Key Peninsula Elder Community will continue for decades.

*We are more convinced than ever that **this project is vitally important for the Key Peninsula.*** If not us, who? No one in the private sector will build assisted living housing here – particularly with a significant number of low-income units. If we don't do this, no one else will. If not now, when? Land costs and construction costs seem likely only to increase. Our senior population is growing. This is the time to move forward.

You have given a gift that will ultimately help elders age in place with respect and dignity throughout the end of their lives. As we learn more, we will keep you informed. In the meantime, please contact me with ideas, questions, or concerns.

Sincerely,



Marion Sharp, Development Director
253-884-9814
development@themustardseedproject.org

P.S. Attached are some of the illustrations for our project and a photo of our "Coming Soon!" sign at the project site.



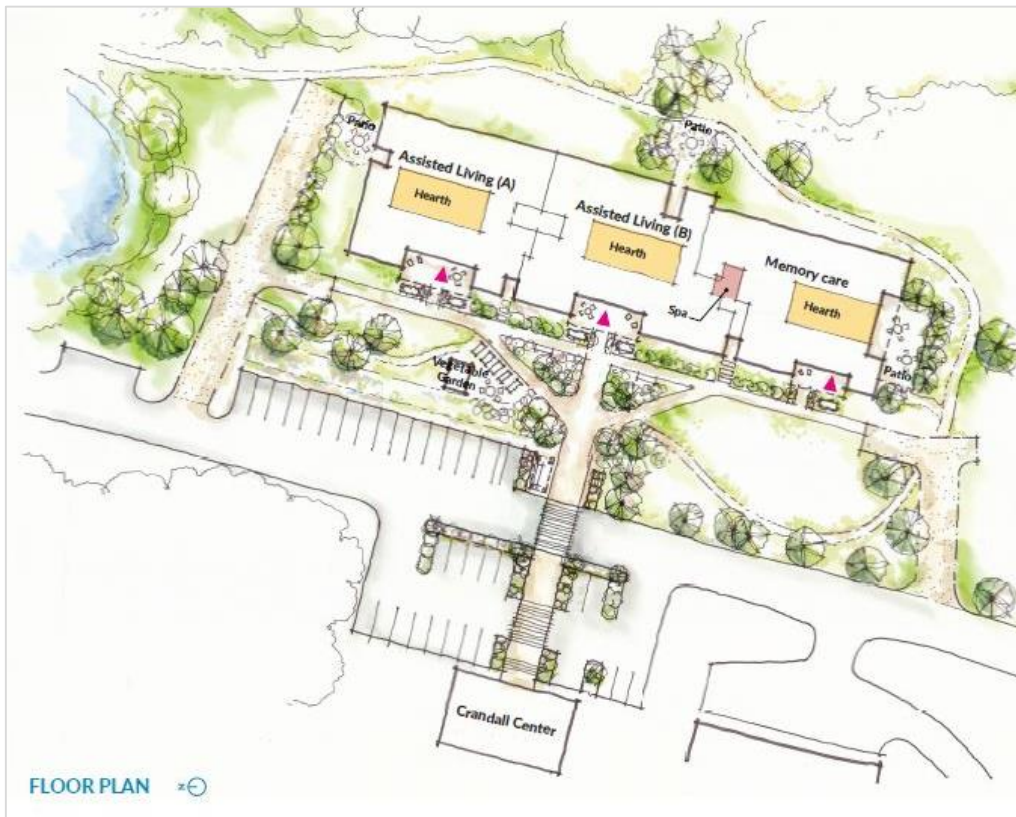
A photo of our receptionist, Bonnie Mora, with our “Coming Soon” sign.



One of the architect’s views of our longhouse – three homes under one roof.



Another view provided by the architects.



An overhead sketch of our campus.