



## Senior Housing on the Key Peninsula: A Progress Report from The Mustard Seed Project

### Living doesn't get easier with age. It's hard to get old – especially out here.

The Key Peninsula, our “almost island,” is a wonderful place to live and to grow old. Some are born here and choose never to leave. Some come as retirees because it is a beautiful place. Some come because it is affordable – and a beautiful place.

But there comes a time, even with family and support from organizations such as The Mustard Seed Project, that some can no longer remain in their own homes.

A yard that brought joy to an elder is suddenly overgrown

with blackberry vines. Driving is no longer an option. Getting up and down stairs is a challenge. Shopping is difficult, cooking a chore. Visitors are fewer and farther between.

The KP population is older than that of the state – one of six is 65 or older – and that proportion is growing as Baby Boomers age. Our market study in 2018 estimated nearly 300 adults age 75 and older in this community need assisted living or memory care services.

This reflects national trends: compared to urban counties,

rural counties tend to be older and have less access to assisted living or residential care. They are, in fact, more likely to have no assisted living settings at all.

Without local options, people who love this place, and who are loved by friends and neighbors, must leave and live where people do not know them and where distance prohibits visitors.

Today, there is no housing for seniors on the Key Peninsula. *But that's about to change.*



### How we got here – a bit of history

In 2006 we surveyed more than 200 KP residents aged 55 and over to find out what they needed to stay in this community. Transportation and access to services were high on the list, with senior housing a top priority for those 65 and over.

A gift from longtime supporter Lois Crandall funded a feasibility study, confirming the need for senior housing and that a project was financially viable. Experts were engaged to develop a financing strategy, to manage the assisted living housing, and to help with fundraising. We selected an architect and a construction firm to monitor and control building costs.

In 2016, with a loan from Capital Impact Partners, we purchased five acres and an adjacent building in Key Center. Both had been dormant for years and were ideally situated for a vibrant senior hub with proximity to the health clinic, library, grocery store, bank and important amenities. Today the building, the Crandall Center, houses The Mustard Seed's offices and program space.



### Creating *real homes* for seniors

We are working directly with the Green House Project – an innovative small-hearth model of care with studios surrounding a central living space with kitchen, dining, and living areas – as we plan our building and train our staff. We are ensuring that our elders will be treated with the respect and dignity they deserve in their final years

Our seniors want to live in homes,

not facilities. Using ideas from our elder community and construction consultants, architects at Rice Fergus Miller designed a building at a scale and with a look that fits our community.

The 5-acre site will hold a “longhouse” – three interconnected homes of 10 bedrooms each, all Green House Certified. Each home will have its own entrance and a shared hearth, kitchen and dining area. Two homes will provide assisted living; one will serve those requiring memory care.



The studios, furnished with residents' own furniture, include a kitchenette and private bathroom. Meals will be served family style and with a flexibility that is home-like compared to what happens in typical “senior facilities.” There will be weekday activities for residents and community members next door at the Crandall Center.

Residents will pay market-rate rents on a month-to-month basis with a third of the rooms reserved for low-income residents.

Open to the public, the grounds will serve as outdoor space enjoyed by all. The Mustard Seed Project will own the property, daily operations will be provided by Concepts in Community Living, chosen for their proven success operating high quality small rural senior housing facilities in the Northwest.

Programs at the Crandall Center will create a vibrant center of activity for elders and community members of all ages with offerings including yoga, art and exercise classes. Future plans

include adult day care, nutrition classes, and other enrichment programs.

When the project is complete, it will become a vital hub to enrich the lives of elder residents and the entire community.

### Making the dream a reality

Our project is rural, small (only 30 rooms), and will cost about \$11.4 million. We are committed to offer one-third of the rooms to low-income elders. All of this makes funding more complicated than it would be for a big suburban facility. No for-profit group would take this on. If we are to give our elders what they deserve – a place to live in this community once they can no longer live in their own homes – we have to do it ourselves.



We have a lender who is excited to support this project and we applied for a federal New Market Tax Credit award which provides funds for projects that create jobs and services in communities with high unemployment.

We have received more than \$1.75 million from Washington State and Pierce County. And we have already raised over \$1 million from foundations and individuals.

### Construction begins this October

Our growing population of seniors, and the community as a whole, have asked for elder-friendly housing. Because of the generous support the project has already received, we've raised 93% of the funds needed to start construction. It's up to us now, all of us working together.

*If not us, who? If not now, when?*

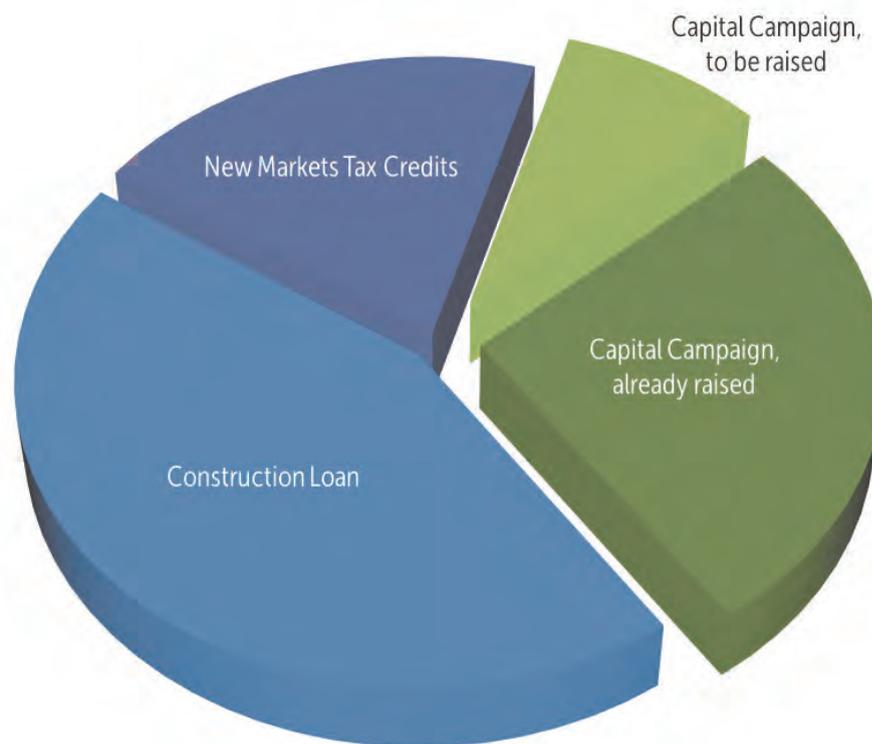


the Nielson Group and Concepts in Community Living. Selected Bremerton **architectural team** Rice Fergus Miller **2016** Capital Impact Partners acquisition loan to **purchase site** and former Roadhouse restaurant per local zoning  
**general contractor** to ensure project budget **2017** Moved offices and programs to Crandall Center **2017 to present** Ongoing budget/design/financing/operations refinements **Fall 2019** Groundbreaking begins construction!



## Well on our way

**WE'RE 93% FUNDED** for the project. There's just 7% left to raise from the community, and we're mailing a donation envelope to everyone in the community later this month. Every dollar will quickly add up as we begin building new housing for our beloved elders on the Key Peninsula.



## What you can do today

**STAY INFORMED** with our regular email updates. Sign up at [themustardseedproject.org](http://themustardseedproject.org)

**VOLUNTEER** We provide services and transportation to our vulnerable elders, and it takes a village to make this happen. From driving to being a friendly visitor to helping with chores, yard work and repairs, we can find a place for you to help.

**DONATE** online or by mailing a check. Keep your eyes peeled for a special letter in late July that will give you more choices to help build the project.

**SIGN UP** Let us know if you are interested in living in our homes. The list is informal for now. After we begin construction in the fall, we will reach out to make your reservation more official.

**CALL US** at 253-884-9814 to volunteer, give, or find out more about our programs and projects.

### THANKS TO THESE GENEROUS DONORS WHO HAVE ALREADY CONTRIBUTED:

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Jeff and Marcia Harris	Noel Blyler and Marion Sharp	
Marsha Kremen and Jilly Eddy	Walter and Janice Smith	

and there's room for your name



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 Visit us Mon-Fri, 10-4 in The Crandall Center uptown Key Center