



The Pea Patch Community Campus

Orcas creates A BOLD LOCAL SOLUTION to a Nationwide Affordability Crisis



Island wages do not cover the cost of living here

An adult with a child must earn \$46.60/hr full-time year-round to live in San Juan County.¹

An adult with two children must earn \$63.63/hr.¹
In 2024, the average wage for all San Juan County jobs was \$25.50/hr.²

The median home purchase price in SJ County has more than doubled in ten years, to \$1 million today. But wages rose just 35%.

Why a new building for the Food Bank?

In a word.... *Limitations*



- *Limited* efficiency and functionality in temporary buildings and storage containers
- *Limited* ability to accept and process large donations of food
- *Limited* bulk purchasing
- *Limited* hours of food distribution because much of the sorting takes place in the grocery store space
- No capacity for the production of prepared meals
- *Limited* space to store food for emergencies
- *Limited* ADA access



Pea Patch Site Plan



OPAL is working to ensure island residents, regardless of income, have a place to call home

Providing homes for seniors, veterans, people with disabilities and other Orcas Island residents who cannot afford the high price of housing.

Projected rents, including utilities, range from \$485 to \$1038 per month, accessible to households earning between \$23,350 and \$40,600 annually.

The Pea Patch Community Campus represents more than just housing—it is a strategic, sustainable response to Orcas Island's housing crisis. By integrating social services, food security programs, and permanently affordable housing,

¹ MIT Living Wage Calculator
² WA Dept. Employment Security

Project Costs

Total in Millions

Land Acquisition	\$	2.6
Site Work	\$	6.5
Construction	\$	19.1
Furnishings	\$	1.0
Development - Professional Services	\$	5.0
Development - Utilities, Fees, Permits	\$	1.2
Financing	\$	0.2
Operational Reserves	\$	4.4
Total	\$	40.0

	Rental Housing	Food Bank
Square Feet Building	16,325	10,400
Cost per s.f. Building Only	\$584	\$758

Timeline for Completion

Infrastructure

Started Spring of 2026 and
Expected Completion
Winter of 2026

OPAL Townhomes

Starting Winter of 2026 and
Completion Winter of 2027

Food Bank

Starting Spring of 2027 and
Completion in Spring of
2028

Ensuring Lasting Legacy of Environmental Harmony and Resilience

Clean Reliable Energy

- Solar Power and Propane Backup

Green Infrastructure

- LEED Silver Certified Construction
- Regenerative Food & Indigenous Herb Gardens

Revitalized Wetlands and Forested Areas

- Vibrant diverse biodiverse landscape development and management
- Expert wetlands protection, half of the 11-acre site in its natural state.

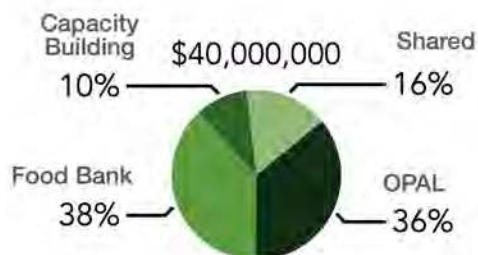
Advanced Stormwater Management & Water Conservation

- Stormwater retention, bioretention planters, drought tolerant landscaping

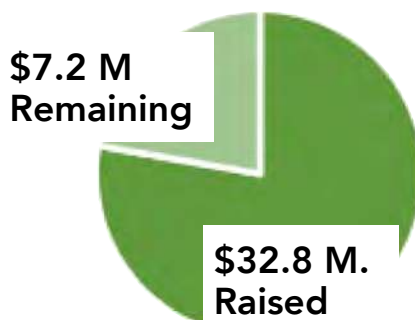


We Are Almost to Our Goal

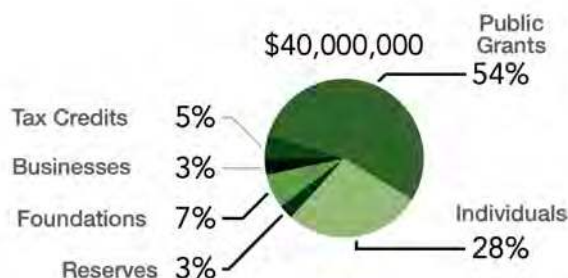
Project Costs



Left to Go



Funding Sources



peapatchcommunitycampus-campaign.org

Q & A's for the Pea Patch Community Campus Project

How much is included in the fundraising goal for future operating costs for the Food Bank and the low-income housing? How was that amount determined?	OIFB: \$3.7 in operating reserves are estimated for the first 4 years of operations. This will cover the cost of the anticipated 3.5 FTEs to be hired. It will also cover the additional costs to operate and maintain the larger building as well as the anticipated food costs to serve 1,000 more customers annually
What portions of the project could move forward with the \$32M+ raised to date?	1 Infrastructure work on the common lot 2 OPAL Housing 3 OIFB Building Construction
Is the Food Bank waiting until all funds have been raised before beginning construction?	The Food Bank currently has approx. 85% of the project cost, less the operational reserve. This 85% is sufficient to build an operational Food Bank. The remaining 15% will fund the kitchen build out, roof top solar, landscaping and the back up generator. It is expected that the remaining 15% will be funded when construction begins in the spring, Fundraising will continue until the operational reserves have been raised.
What future plans are not included (e.g., wetland pathways, future buildings on unused land, solar, etc.)?	Any future building on the Pea Patch campus between the 20 OPAL housing units and the Food Bank is still TBD. Funding and timing are not included in this project. Pathways and solar are included the \$40M.
How does the Pea Patch project incorporate energy-efficient technology into the building design for the Food Bank building and the housing development? Are these costs and plans included in the current \$40M budget?	Combined OPAL & OIFB: • Rooftop Solar \$510K • Landscaping including native & drought tolerant plants and food garden: \$200k • Energy Efficiencies: Both will meet or exceed Washington industry leading energy requirements and be ADA accessible. In addition, OIFB was designed using Passive House principles to reduce energy uses and will achieve LEED silver certification • Wetlands enhancements including native planting along walking trails with educational signage: \$1M
Have designers and contractors been selected? What contractors are involved in the project?	OPAL & OIFB have contracted /intends to contract with the following companies: • Environmental Works (Architect) • Dawson Construction (GC - Commons Lot and Housing) • Chad Fisher Construction (GC - OIFB) • Island Excavators • Holman Surveying • Rainshadow Solar
How many people will the Food Bank be able to serve, and how does that compare to the current and projected future needs of the community?	The Food Bank currently serves 2200 people annually, which is approximately 35% of the year round residents. Currently 54% of islanders qualify for Food Bank services. The county expects the year-round population to grow to 7,500 by 2045. We plan to be able to serve at least 3200, which is 43% of the estimated 2045 population.

What significant operational changes will be required for the new Food Bank?	• Warehousing will be markedly easier and take significantly less volunteer and staff time. • Kitchen operation will be managed by a cook which is one of the 3.5 planned FTEs. The addition of the kitchen enables OIFB to accept a wide range of donations. • Daily operations will be modified to the new facility but no major changes are expected.
How is the Food Bank preparing to take on expanded operations in a larger facility?	Most of the procedures currently in place are expected to transfer easily. Warehouse operations will be streamlined with the use of a walkie-stacker to service the storage racks in the warehouse and electronic pallet jacks to move material around the facility. New processes will be developed for the kitchen.
Has the site been designed to accommodate large delivery trucks and semi-trucks, including safe turning movements and road entry/exit?	The delivery area is designed to accommodate a tractor-trailer with a 53' trailer. The area is segregated and screened from the driveway to Children's House and Fun House.
What specific or unique needs are being met by the OPAL Pea Patch housing development?	The Townhomes at the Pea Patch (working name) meet a specific need for households of very low-income including people exiting homelessness, seniors on a fixed income, people with disabilities, veterans and families building resilience. This need was identified as an outcome of the Coalition for Ending Homelessness study, which grew out of two key data points: the number of households who were still unhoused after leases at April's Grove filled up (predominately single-person households of very low income) and the number of unhoused and marginally housed people who came to the forefront during COVID.
What level of support services will be provided to the residents of the low-income housing?	Supportive housing services will be offered to all residents living in the Townhomes at the Pea Patch on a voluntary basis. The services will be provided on campus with staff/contractors sharing office space in the Curtis Farmhouse in the neighborhood. The goal of the supportive services is to encourage success in maintaining their lease agreements over the long term in order to maximize the benefits of stability that come with steady, affordable housing. The "level" of service is primarily referral to the same types of services that the OCRC provides routinely such as rental and utility payment assistance, health care and health insurance connection, financial literacy, access to food and hygiene products – but also meant to provide the safety of a stable relationship with the provider who will coach the tenants through a social services lens toward resilience and connection in the community – of the neighborhood and of the island.
Who will be providing these services?	OPAL staff and in collaboration with the staff of the OCRC.