

# Pea Patch Community Campus - CASE FOR SUPPORT

## Food + Shelter = THRIVE

*Meeting the basic human needs of food and shelter are foundational for individuals and communities to thrive. Growing a stronger community benefits us all.*

**Vision:** A collaborative space where islanders can access food, affordable housing and the related services that bring connection, equity, dignity and other quality-of-life benefits to the community for generations to come. The campus will provide a permanent new Food Bank facility, built to meet the growing need, and 20 new long-term townhome rentals with supportive housing services to serve households of low income. Improved green spaces, walking paths and a new commercial kitchen will welcome the larger community to the campus. The Pea Patch Community Campus is a partnership of OPAL Community Land Trust and Orcas Island Food Bank

**Challenge:** Nearly half of Orcas Island residents experience housing and food insecurity, as well as limited access to social services necessary for community wellbeing.

- **Housing is expensive and in short supply, particularly for households of low income:** The median cost of a home in San Juan County has increased by 50% over the past 10 years to \$1 million. Affordable housing is virtually non-existent without OPAL Community Land Trust's commitment to Orcas Island.
- **Food insecurity is Orcas Island's unfortunate secret:** More than 50% of Orcas Island households qualify for Food Bank shopping. Food insecurity on Orcas is real. Recent policy changes have widened the gap and made access to food assistance programs more challenging for those with the greatest need.
- **Local jobs don't pay enough for wage earners to afford housing and food.** The high cost of living on Orcas makes affordable rentals and food assistance essential to maintain our island workforce. Seniors and people on fixed incomes are challenged to stay in their home community as costs escalate.
- **The community needs a Food Bank with space to meet islanders' current and future needs:** The Food Bank's rented spaces – spread out in various locations – limit the amount of food and donations it can receive, store and distribute. A commercial kitchen will turn surplus donations into ready-to-eat meals.

**Solution:** A \$40 million public and private investment to build a community campus that improves the social services safety net and strengthens community health by increasing access to housing, food and related wellbeing services. This stability improves educational and economic outcomes for the next generation.

- **Build the campus: a community asset and safety net for islanders – our friends and neighbors**
- **Connect people with the food, housing and wellbeing services they need to thrive**
- **Establish a new rental neighborhood with dedicated supportive services**
- **Create transformational, generational change for a healthier community long term**

**Campaign Outcomes:** The Pea Patch campus will foster greater wellbeing for people who, with basic needs met, can pursue education, build relationships and contribute to their community. The campus will meet essential human needs and create the conditions for a thriving life supporting:

- Physical & Mental Health
- Economic Stability & Mobility
- Social Connection and Dignity
- Educational & Cognitive Development
- Empowerment & Future Potential

**How you can help:** Building this campus depends on the generosity of individuals like you. Your involvement will directly shape the lives of your neighbors and ensure that this vision becomes reality. By joining our campaign as a donor (and/or a volunteer), you become a vital part of building a stronger, more resilient future for every islander. Together, we can create lasting change and make Orcas Island a place where everyone thrives. Contact Suzanne Olson at [suzanne@opalclt.org](mailto:suzanne@opalclt.org) if you'd like to learn more about campaign volunteer roles or to request our pledge form.

**Total Goal: \$40 Million:** As of January 2026, the collaboration has raised \$26M (>65% of goal) through leadership and major gifts from individuals, foundations, and public sources. Leadership and major gift fundraising will continue throughout the campaign. In early 2027, the collaboration expects to be ready for the final phase of fundraising by launching a *Community Campaign* – inviting widespread community participation and support. Contributions of all sizes will help us reach our goal and complete the campus by 2028.

**Timeline:** Site work is scheduled to begin in early 2026 followed by housing construction in 2026-2027. The Food Bank building will begin construction in 2027, and the campus is expected to be complete in 2028.

**Campaign Funding Status:** To date, \$26 million is committed and another \$14 million needs to be raised. The following sources and uses are today's estimates based on conservative budget scenarios and current economic conditions.