



FREQUENTLY ASKED QUESTIONS

Compass Crossing is an innovative steel frame modular housing community that brings together dignified housing and people-centered services to add 13 new housing units in Columbia City in response to Seattle's homeless crisis.

Building community

Why was 39th & Angeline chosen as the site of the Compass Crossing pilot project?

The 39th and Angeline site was chosen for compatibility with required land use, proximity to transportation and employment, as well as neighborhood services and amenities. As Compass Crossing moves through the development process, we will work shoulder-to-shoulder with the Columbia City Church of Hope, neighbors, law enforcement, service agencies, the Columbia City Business Association and businesses and non-profits to ensure that our residents, staff and buildings reflect the values of Compass Housing Alliance and Columbia City.

Why use steel-frame modular construction?

Compass Crossing's steel-frame modular construction is significantly more cost, time and resource efficient than traditional wood-built construction. The flexibility of steel modular construction—developed at one-third the cost, in one-third of the time and using one-third of the environmental resources of conventional construction—will enable Compass Housing Alliance to more rapidly and effectively meet the needs of the homeless in a high-quality green product.

While new to the United States, steel frame modular construction has been used in Europe for hospitals, student housing, hotels, and residences. Compass Crossing will be a permanent affordable asset that can also be relocated, repurposed and reconfigured to meet evolving community and resident needs.

How will the design complement the neighborhood?

Compass Housing Alliance and our partner, OneBuild, are working with neighbors and partners to ensure Compass Crossing is a community asset that represents the values, the neighborhood aesthetic and integrates visually into the surrounding community. We invite neighbors and partners to participate in choosing colors, murals, signage and site beautification the neighborhood can call their own and be proud of. All activities are intended to empower and

be inclusive of the entire community: residents, local businesses, nonprofits, civic groups, artists, youth and families.

How do we know the property will be well-maintained?

By design, Compass Crossing wrap-around services include on-site property management staff who will provide development oversight. Compass Housing Alliance will ensure that the building and grounds are well maintained and will retain reserve funds for major maintenance items.

Helping new neighbors find home

Who will the resident population be?

Residents will be a mix of single and partner households. All units will be rented to households earning 30% or less than the King County-area median income. The source of income for residents will vary and some residents may be people who have a disability.

How will residents be selected?

Candidate residents will undergo a pre-screening process to determine if they are eligible for the housing. They will be required to proactively work towards housing stability and be good neighbors. The screening process includes questions on income, past evictions and criminal background. Compass Housing then conducts a full application process in which all documentation is verified.

How will we know the residents will be good citizens?

Residents will be expected to follow all building rules included in a signed lease agreement and a Good Neighbor Policy. Compass staff will be on site to work with residents to support building rules and lease requirements that foster positive neighbor relationships.

Compass Crossing will have a case manager and a licensed mental health professional on site during normal hours of operation and when necessary on evenings and weekends. An overview of the Good Neighbor Policy is available at www.compasshousingalliance.org

What will you do to deter crime in the neighborhood?

It is our goal to create a safe, supportive building and community. We will maintain security with consistent on-site management and monitoring. Any suspicious activity will be reported to the police. We will work proactively with the Seattle Police Department, including the South Precinct Community Policing and Crime Prevention teams.

How does Compass Crossing compare with transitional housing and shelters?

Transitional housing is time-limited housing where participants must move, usually anytime from between six and 24 months. Shelter is overnight housing without a tenancy agreement. Generally, these options don't accommodate partners, pets or possessions and this creates a barrier for homeless people to access shelter housing and services

By contrast, Compass Crossing challenges the paradigm of permanent, transitional and emergency housing with a holistic model: Responsive housing and services. This model is adaptable to the specific needs of the people we serve, wherever they are on their journey from homelessness. More important, it's intent is to keep partners, families and their pets together. Compass Crossing will be a permanent affordable asset that can also be relocated, repurposed and reconfigured to meet evolving community and resident needs.

For what length of time is the building intended be affordable housing? Is there risk that it will become market rate housing?

Our initial private funding model will develop 13 units of affordable housing and to include people-centered services for three years. We anticipate using the Compass Crossing modular units in perpetuity to serve the most vulnerable in our community, while keeping in step with evolving needs.

Project timeline for a responsive housing model

What is the building construction schedule?

Estimates have determined the project will require approximately 10 weeks of site work and 10 business days to install and connect the units to utilities. The project will be completed and residents will take occupancy in the spring of 2017. For a current project timeline, please reach Ryan Mielcarek at rmielcarek@compasshousingalliance.org or 206.474.1021.

How would you define/describe the Compass Crossing model?

Compass Crossing is defined as a "housing first" model that combines dignified housing with people-centric support services. We know a one-size-fits-all approach to homeless issues doesn't work and we anticipate that some residents will have physical and mental health conditions as well as chemical dependencies. Therefore, we are committed to a progressive engagement model of trauma-informed care to

help residents achieve sobriety and stability. All residents will adhere to the Compass Housing Alliance's Good Neighbor Policy for the safety and stability of staff, other residents and surrounding neighbors.

What on-site staff will be present at Compass Crossing?

Compass Crossing will have a case manager and a licensed mental health professional on-site during standard hours of operation and when necessary, on evenings and weekends. A property manager will be present to maintain the grounds and provide facility oversight. Compass Housing Alliance will have a presence on-site 24 hours a day, seven days a week.

Logistics for low impact within a supportive community

What is Compass Housing Alliance's expectation of car ownership for residents?

Compass Housing Alliance anticipates that most residents will not have cars. Employees and households with cars will be able to utilize the parking lot behind the Consejo Counseling & Referral Service office, which is owned by Compass Housing Alliance. Compass Crossing staff will work with residents to ensure compliance with parking requirements outlined in the lease, including notification of any change in vehicle status. Violation of parking requirements will be considered a lease violation and treated accordingly. Compass Housing Alliance will proactively work to ensure local residents and businesses are not negatively affected by the current development.

How will Compass Crossing impact Columbia City traffic?

Compass Crossing is working with the Seattle Department of Transportation (SDOT) to identify traffic impacts in the immediate and surrounding area. We anticipate that residents will use local transit rather than owning vehicles. Parking is available on site for residents and visitor vehicles. Compass Crossing is working proactively to prevent local residents and businesses from being negatively affected by the current development.

Will Compass Crossing be ADA accessible?

Compass Crossing is prepared to accept residents with different abilities. In accordance with ADA recommendations, a portion, if not all, of Compass Crossing units are ensured to be ADA compliant and wheelchair accessible. We also expect to make reasonable accommodations and provide auxiliary aids for residents with different abilities, including braille signage, flashing alarm systems, amplifiers and more.

Will Compass Crossing be an environmentally friendly building?

Compass Crossing's steel-frame modular design is a more environmentally friendly option than traditional construction. This is due to the use of materials and resource efficiency. Compass Crossing will include natural plantings to reduce storm water runoff and maintain water quality.