



Compass Broadview: Affordable Housing

147 N 132nd Avenue, Seattle

WHAT IS COMPASS BROADVIEW?

Compass Broadview is a permanent affordable housing community of Compass Housing Alliance to be located on a parcel purchased from Luther Memorial Evangelical Lutheran Church (Greenwood Ave. & 132nd St.). Compass Broadview will feature 59 studio, one, two, and three bedroom permanent housing units for families with children and individuals. Compass Broadview aims to provide high quality stable affordable housing to low income Seattle residents and connect homeless families and disabled households with opportunities to build a safe and prosperous community for us all.

FREQUENTLY ASKED QUESTIONS (as of November 21, 2017)

How was the site of Compass Broadview chosen?

Compass Broadview will be located at 147 N. 132nd Street in Seattle's Broadview neighborhood. Luther Memorial Evangelical Lutheran Church (LMC), the owner of the property, wanted to use its land for a purpose closely aligned with its mission of service. In reflection of the homeless community members they were supporting, LMC made the decision to use their land to create safe affordable housing for people in need. The site's access to public transportation and proximity to the Broadview-Thomson school and other community amenities made it an ideal fit for a permanent affordable housing program targeted to families with children. More than half of the units in the project are 2 or 3 bedrooms units.

Who owns the land on which Compass Broadview is to be constructed?

Luther Memorial Church owns two parcels. A lot boundary adjustment will create the site configured to accommodate the Compass Broadview project. Prior to construction, Compass Broadview LLC, will acquire the site.

What is Permanent Affordable Housing?

Compass Broadview aims to provide permanent affordable housing. Residents will go through a formal application process to reside at Compass Broadview. Once approved, they will be required to sign a lease and follow a 'Good Neighbor Policy' for residency. As a permanent housing building, residents will be able to live at Compass Broadview for as long as they wish if they comply with their tenancy agreement and 'Good Neighbor Policy'. Transitional housing is time-limited housing within a period of between six to 24 months and shelter is overnight housing without a tenancy agreement. Compass Broadview is not transitional housing or a shelter.

Who will live at Compass Broadview?

Compass Broadview will have 58 low income units plus 1 unit for a resident manager. Residents will be a mix of families with children and individual households in need of affordable housing. All of Compass Broadview's 58 affordable housing units will be rented to households who earn 50% or below the King County area median income and half of those will be affordable to those earning less than 30% of the area median income. Eighteen of these will be rented to families exiting homelessness. Twelve of the eighteen will be homeless families on the King County wait list called coordinated entry. Six of the units will be available to homeless families in the Broadview neighborhood to address homeless families already living in the neighborhood and homeless children attending the Broadview-Thomson school. In eleven of our studios and 1- bedroom units, disabled (predominantly physically disabled) residents referred from Department of Social and Health Services, will find homes.

How will residents be selected?

Potential residents will go through a pre-screening process to determine if they are eligible for Compass Broadview. The screening process will include questions on income, past evictions, and criminal background. Another consideration for tenancy will be the applicant's desire to be a good neighbor. As the property will include families with children, potential residents will need to satisfy both a national and state background check. Applicants with a sexual or violent criminal history will NOT be considered. Applicants with a criminal history in the past 5-7 years will NOT be considered. Compass will conduct 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 work with residents to support building rules and lease requirements that foster positive neighbor relationships. Compass Broadview will have a case manager on-site during normal hours of operation. There will be a resident manager to respond to emergencies occurring in the evenings and on weekends. Some residents will have additional case management supports from the Department of Social and Health Services. 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. Security will be achieved through a consistent management presence and monitoring of the property. There will be security cameras placed in interior and exterior locations throughout the building. Staff offices and common areas are designed with windows to the street and courtyard. Any suspicious activity will be reported to the police. We will work proactively with the Seattle Police Department, including the North Precinct Community Policing and Crime Prevention teams.

What is the expectation of car ownership for residents?

Compass Housing's experience at similar projects is that the majority of the residents will not have cars. Employees and households with cars will have the opportunity to utilize the designated parking spaces in the Compass Garage. We understand the neighborhood has expressed concern over parking knowing that 60+ Foss Home employees park on the site currently. To better understand the impacts, we have conducted a parking study and can share the report upon request.

What will happen to Foss Home's employee parking?

Until 2015, Luther Memorial Church had an ongoing arrangement to provide 60 parking spaces for Foss Home employees during the work week. The agreement expired in 2015 and Foss has been parking without a formal agreement since. Compass has met with Foss Home and its leadership is exploring both short term and long term parking options for its employees. Compass will do what it can to support these efforts.

Will there be sidewalks at Compass Broadview?

Compass Broadview will construct a new 8 foot wide sidewalk on 132nd street in front of the property according to SDOT requirements. Compass Housing Alliance is supportive of the community's advocacy related to extending sidewalks west beyond the project site to improve pedestrian safety in the Broadview neighborhood.

What will Compass Broadview look like?

The public design review meeting took place in May 2017 and comments and recommendations are on record at the city. The 3 story 59 unit building is a C-shaped form which wraps around a courtyard facing the church's west entrance. The courtyard will have a playground and outdoor seating for resident use. A drive aisle separates the housing from the church building and provides access to the church's 17 stall surface parking lot. Lush landscaping will surround the building. A driveway to the underground parking garage is located at the west edge of the site. There will be 24 parking stalls underground. The main entrance to Compass Broadview is on 132nd street. Entry will be flanked by the property manager's office to the west and a children's craft area to the east. The glass entry doors will permit views through to the courtyard. Inside the building will be a community room and living/media room for residents along with office space for case managers and other management staff. Siding will be both hard shingle and panel with selective use of wood and CMU at the entry. The color palette includes dark browns, cedar and some orange accent. We believe it will be a beautiful building and an asset to the neighborhood. Renderings of Compass Broadview can be found at www.compasshousingalliance.org.

When will construction start and how will the neighborhood be impacted?

Construction is expected to start December 2017 and complete February 2019. Initially, the contractor will be preparing the fellowship hall wing for demolition and doing earth work and excavation. We will work with our contractor and the city to provide safe pedestrian passage along 132nd during the construction.

Will the community be able to be a part of Compass Broadview?

The Broadview neighborhood and its residents will play an important role in creating a positive and supportive community. We would like to partner with local residents in support of Compass Broadview. Most specifically, we are interested in identifying local community concerns, volunteer opportunities, and connections to the local neighborhood. If you are interested in participating or learning more, please reach Ryan Mielcarek (contact info listed below).

About Compass Housing Alliance

Founded in 1920, Compass Housing Alliance (CHA) has been an established provider of emergency shelter, housing, and support services to homeless and low-income individuals. CHA is a housing expert providing transitional, permanent, low-income housing, serving families, women, veterans, and individuals in need. Last year, CHA made 16,000 positive impacts at 23 locations throughout the Puget Sound region. To learn more, visit www.compasshousingalliance.org.

About Bellwether Housing

Bellwether Housing creates housing affordability so that people and communities can thrive. Bellwether serves low-income working people, their families and independent seniors. Bellwether also develop and manage excellent affordable apartments – and offer development services to other nonprofits – to foster communities that work. Bellwether's portfolio of residents live throughout Seattle, and their consulting partners' clients are located throughout Washington State. To learn more, visit www.bellwether.com

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