



AN INNOVATIVE APPROACH

Responding to the Homeless & Housing Affordability Crisis in Snohomish County

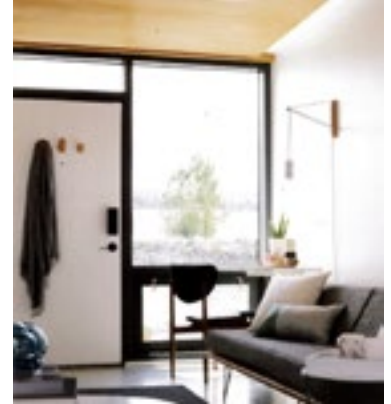
The homelessness and housing affordability crisis continues to grow in our region, there is a critical need for a rapid, responsive, and scalable solution to accelerate access to affordable housing for the most vulnerable in our community. That answer is an innovative and efficient housing solution.

COMPASS EDMONDS AFFORDABLE HOUSING



Compass Housing Alliance has partnered with Edmonds Lutheran Church, Blokable, and the City of Edmonds to introduce a multi-phase innovative affordable housing solution. The goal is to introduce over 60 units of innovative affordable housing to the Edmonds Community.

Compass Edmonds features an innovative affordable housing solution from Blokable, a Washington state housing manufacturer. Blokable’s ‘Blok’ units leverage leading smart manufacturing technology and innovative designs in a human-centered approach to create a compassionate and dignified housing solution. Compass Bloks can be built more swiftly and more efficiently at half the price of traditional construction and provide on-site services for residents. Compass Housing will be the developer for the project, creating an affordable housing community on land purchased from Edmonds Lutheran Church.



HOMELESSNESS IN SNOHOMISH COUNTY

On the night of January 22, 2018, Snohomish County’s Point in Time Count identified 858 individuals did not have a permanent place to sleep. Homelessness has increased 10% since 2013.

By the Numbers:

- 858 homeless and/or unstably-housed persons
- 364 were staying in emergency shelters
- 116 were staying in transitional housing
- 378 were living in public spaces and unsheltered
- Persons surveyed ranged in age from 18 months to 72 years
- Of 350 adults surveyed 293 (84%) reported at least one disabling condition
- Sheltered persons had an average age of 31 years

COLLABORATIVE PARTNERS:



Land Owners
Engaged Congregation
Community Members



Innovation Expert
Housing Developer
Housing Manufacturer



Affordable Housing Manager
Support Services Provider
501c3 Not-for-Profit Organization

MULTI-PHASE APPROACH:

The goal of the Compass Edmonds is to provide dignified, safe, and supportive housing for individuals, partners, and families with children, offering opportunities for stability, growth, and community for its residents and neighbors. In addition to safe and secure housing, Compass Edmonds will feature on-site support services to assist residents in achieving personal progress and ensure a welcoming and inclusive community.

PHASE I

Phase I features the siting of a single 'Blok' unit. The showcase unit providing a fully-functional demonstration of innovative and scalable housing solution. Tours are available by request. STATUS: Completed July 2018.



COMPASS BLOK SPECIFICATIONS:

Gross Dimensions (exterior)

Length: 35.5'

Width: 9.25'

Height: 10.75'

Footprint: 328.5 sq ft.

Weight: 22,000 lbs (estimated)

Net Dwelling Dimensions (interior)

Length: 34' wall to wall

Width: 7.75' wall to wall

Height: 8.125' ceiling

Interior area: 259 sq. ft

Interior Volume: 2154 cu. ft.

Energy Efficiency

Blok units meet current energy codes and are prepared for a project LEED rating. Each Blok comes with advanced smart home technology- which controls the efficient use of electricity, water, and interior climate.

PHASE II

Phase II will consist of the placement of up to 24 one-, two-, and three-bedroom units for individuals and families. The project may include a community space and offices for Compass Housing Alliance support staff. Once funding has been secured, a Phase II timeline will be determined. STATUS: In process.

PHASE III

Phase III will feature up to 40 additional affordable units of one-, two-, and three-bedroom units for individuals and families. The project will be inclusive of a community space, a playground, and offices for Compass Housing Alliance support staff, and more. STATUS: Design stage.

COMPASS EDMONDS: Frequently Asked Questions



- **How did the project originate on land owned by Edmonds Lutheran Church?**

The Edmonds Lutheran Church congregation approached Compass Housing Alliance with an interest to create affordable housing on a site directly east of the church. The site's proximity to public transit, local schools, grocery stores, and other amenities make it an ideal location for permanent affordable housing for individuals and families with children.

- **Who will be the resident population at Compass Edmonds?**

Compass Edmonds will provide permanent affordable housing for individuals, partners, and family households. **Compass Edmonds is NOT a low-barrier program.** All units will be rented to households who are mid to low wage earners. Some residents may be people who have a disability. The source of income for residents will vary up to 80% Area Median Income (AMI). Area Median Income in Snohomish County is \$103,440*. 2018 affordable housing income levels:

Income Limits by Household Size/Target Population AMI						
Area Median %	1 person	2 person	3 person	4 person	5 person	6 person
30% AMI	\$22,500	\$25,700	\$28,900	\$32,100	\$34,700	\$37,250
40% AMI	\$29,960	\$34,240	\$38,520	\$42,800	\$46,240	\$49,680
50% AMI	\$37,450	\$42,800	\$48,150	\$53,500	\$57,800	\$62,100
60% AMI	\$44,940	\$51,360	\$57,780	\$64,200	\$69,360	\$74,250
65% AMI	\$48,685	\$55,640	\$62,595	\$69,550	\$75,140	\$80,730
80% AMI	\$56,200	\$64,200	\$72,250	\$80,250	\$86,700	\$93,100

** Sourced from the official website Snohomish County: www.snohomishcountywa.gov*

- **How will residents be selected?**

The sourcing of potential residents will be dependent on funding sources. All potential residents will be required to participate in a pre-screening process to determine if they are eligible for Compass Edmonds housing. The screening process includes questions regarding income, employment, criminal history, eviction history and the completion of a state and national criminal background check. As with all of our family programs, **applicants with a criminal record of sexual or violent assault or predatory behavior will NOT be permitted to reside at Compass Edmonds.** All documentation will be verified. People will be able to live at Compass Edmonds for as long as they comply with their lease.

- **How will we know the residents will be good citizens?**

Compass Edmonds 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 in support of building rules and lease requirements to foster positive neighbor relationships.

- **What staff will be present at Compass Edmonds?** Compass Edmonds will have a Program Manager and Case Manager(s) on-site during standard hours of operation and when necessary on evenings and weekends. A Property Manager will be present 24 hours a day, seven days a week to maintain the grounds and provide facility oversight.

- **What will you do to deter crime in the neighborhood?**

It is our goal to create a safe and supportive housing community. Security will be achieved through a consistent management presence and monitoring of the property. Any suspicious activity will be reported to the police. We will work proactively with the Edmonds Police Department and crime prevention teams.

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COMPASS EDMONDS: Frequently Asked Questions



(continued)

- **Will Compass Edmonds be ADA accessible?**

Compass Edmonds is prepared to accept residents with different abilities. The Compass Blok units are fully ADA compliant in accordance with ADA recommendations and all ground floor units will be wheelchair accessible. Bloksense technology will provide auxiliary supports for residents with different abilities including voice recognition, visual aids, and more.

- **How will Compass Edmonds impact local Edmonds traffic?**

As Blokable's innovative housing solution is manufactured, neighbors can expect minimal construction disruption as the development is erected. Compass Housing Alliance will proactively work to prevent local residents and businesses from being negatively affected by the current development by identifying and mitigating significant traffic impacts in the immediate area. We expect many of the residents will use public transit and will not own vehicles. On-site parking will be available for residents and visitor vehicles.

- **What is the Compass Edmonds construction schedule?**

The Compass Blok was sited at Edmonds Lutheran Church in July 2018, completing Phase I of the project. The construction schedule for Phase II will be dependent on finalized plans and fundraising efforts. Once funding goals are met, a project timeline for Phase II will be shared.

- **Will residents be able to smoke at Compass Edmonds?**

We encourage residents to maintain healthy lifestyles. We also understand residents have the right to make personal choices for themselves. Smoking is permitted at Compass Edmonds. Property management staff and residents will help to maintain a desirable living environment for residents and neighbors.

- **How will Compass Edmonds partner with the community?**

Compass Housing Alliance considers the local neighbors and community to be an active partner in Compass Edmonds. Community Meetings will be held as development milestones are achieved to answer questions and concerns from the local neighbors and residents. Once the project is developed, we will provide opportunities for neighbors and residents to participate in community activities at Compass Edmonds.

- **Will there be opportunities to volunteer at Compass Edmonds?**

Compass Edmonds seeks to collaborate with community members and stakeholders to create a supportive community for its residents. We will be sharing volunteer opportunities with the community in Compass Edmonds email updates, local community calendars, and at Edmonds Lutheran Church. If you would like to be involved, please join our email list at compassedmonds@compasshousingalliance.org.

COMPASS HOUSING ALLIANCE

Compass Housing Alliance has almost 100 years of experience in affordable housing development and services for homeless and low-income individuals and families. Compass operates in 23 Puget Sound locations, serving over 10,000 individuals and families each year. Compass focuses on providing each of its guest and residents throughout its program with stability, growth, and community. To learn more, please visit www.compasshousingalliance.org

EDMONDS LUTHERAN CHURCH

Edmonds Lutheran Church is a congregation of the Evangelical Lutheran Church in America, and of the Northwest Washington Synod of the ELCA. Founded on the core values of sharing, changing, inviting, nurturing, learning, and doing justice, the congregation believes strongly in bringing hope and healing to the community and the world. Learn more at: www.edmondslutheran.org

BLOKABLE, INC.

Blokable, Inc. is a technology company helping solve one of today's greatest problems: a lack of housing where and when it's needed the most. Blokable's 'Blocs' are efficiency dwelling units manufactured using steel frame construction in Vancouver, Washington. Each standard unit includes 259 square feet of living space. However, 'Blocs' are built to be stacked and connected into a number of configurations for a single structure. Learn more at: www.blokable.com

To receive updates on Compass Edmonds, please reach us at compassedmonds@compasshousingalliance.org