

## COMPASS HEALTH BROADWAY SUPPORTIVE HOUSING MANAGEMENT PLAN SUMMARY

### PROJECT OVERVIEW:

Compass Health has a long history of providing behavioral healthcare and housing in Snohomish County. From homeless outreach, crisis prevention/intervention, to crisis diversion and respite beds, to involuntary-commitment evaluation and treatment to community based residential treatment and permanent housing in multiple settings, Compass Health covers every point on the spectrum of behavioral health and housing delivery. In 2015, Compass Health recognized the need to bring these efforts to scale in a more integrated on-site Permanent Supportive Housing model, leading us to the incorporate this project in the plans for the broader redevelopment of our Broadway Campus. Compass Health has owned and operated the Bailey Campus since 2002 providing outpatient and inpatient behavioral health services as well as permanent rental housing.

The Broadway PSH project will be a new construction building providing four stories of residential units over one floor of program support space that will include a common dining area, computer station, lounge area and common laundry as well as offices for on-site case management and support staff. The 81 studio units (approximately 350 square feet) will be fully furnished with a small kitchen area, bathrooms with showers, small shelving area, bed and seating areas with large windows to provide ample natural light. One 3-bedroom Common Area Unit (CAU) will include a living room/kitchen area and 1 ½ baths. The first floor will include common residential area and non-resident program area\* wrapped around a large outdoor courtyard accessible to both residents and non-residents who are enrolled in the programs being operated out of the non-residential program area. A small basement level will provide 'back of house' space for storage, bike room, a hot room for bed bug treatment, facilities maintenance shop and mechanical/electric and trash rooms.

*\* As an accessory use, the first floor will also provide approximately 3,068 square feet of space for Compass Health to operate several other programs available to the broader Compass Health client community.*

#### a. Specify the nature of the [supportive housing](#) project and its intended occupants;

Compass Broadway PSH is a permanent supportive housing project that will serve individuals with behavioral health conditions who are either currently experiencing homelessness or are exiting residential treatment settings and are at risk of homelessness without the provision of supportive housing. The services provided on site will include case management, two daily meals and other tenant support, including a full array of housing-based supportive services designed to help residents maintain their housing and building stability in their lives. These services include assistance in accessing mainstream benefits, establishing and maintaining a medical home for primary and behavioral healthcare and establishing a routine that includes meaningful daily activities. Additional behavioral health clinical services will be provided by Compass Health through its adult outpatient clinics immediately east of the housing project.

#### b. Identify potential impact(s) on nearby residential [uses](#) and proposed methods to mitigate those impacts;

The new Broadway PSH project will be carefully maintained by Compass Health to minimize any impacts to the surrounding area. Compass Health has been a longstanding active member of this community

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with its ownership of the entire block on which this project is located. It currently operates a 40-unit multifamily apartment complex next door to the Broadway PSH site on Lombard as well as the 155,000 square foot Bailey Center fronting Broadway.

The area around Lombard is a transition zone between the Broadway business corridor and the Port Gardner neighborhood that includes single family homes, multifamily apartment buildings, mid-sized office buildings and several single-family homes that have been converted to small offices.

Construction of the new building may pose minimal impacts to the surrounding area from time to time over the approximately 14-month construction schedule. Compass Health and its general contractor will establish protocols to minimize such impacts and to provide sufficient neighborhood notice of any temporary disruptions throughout the construction period. Adherence to posted work hours, traffic flow, light mitigation and dust control are all aspects of the construction plan that will be addressed to minimize impacts. Communication will also be managed by the contractor through a primary point of contact that neighbors may call with any concerns.

Upon completion, the Broadway PSH project is intended to operate much like any other multifamily rental property. Residents may come and go freely. On-site amenities are designed to provide ample area, both indoor and outdoor, for residents to congregate. Primary access to the site is from Lombard Avenue, where there is a wide front yard area created by the property line setback from the street. Landscape planters will partially buffer the street/sidewalk area from the front entry. The typical route of travel for residents to and from the building will be oriented toward Broadway Avenue, where transit provides service every 15 minutes to area services, grocery stores, etc.

c. [Include a neighborhood outreach plan that addresses how the applicant will communicate with and inform the neighborhood before and after project approval;](#)

Compass Health's community and neighborhood outreach plan has been in place since 2017. Starting with initial project information and update meetings with Mayor Stephenson and his staff, and subsequently with Mayor Franklin her staff, the Compass Health team has met frequently with City of Everett to discuss the project and the overall Bailey Campus redevelopment plan. Compass Health engaged MAKERS Design and Planning to develop the master site plan for the entire block to create an integrated design approach that responds to neighborhood needs.

Tom Sebastian, Compass Health's CEO, has also met several times with the leader of the Port Gardner Neighborhood Association to keep the association updated about project plans. Compass Health made a presentation about the project most recently at the April 2019 neighborhood Association Meeting and will return at the group's invitation. Tom Sebastian also meets regularly with neighborhood and community residents and business owners as part of the Everett Station District Alliance where issues of mutual interest or concern along Broadway are discussed. Compass Health has joined the Everett Station District Alliance in advocating for the establishment of a Business Improvement district whose boundaries would include the project.

d. [Identify the project management or agency to whom support staff are responsible and who will be available to resolve concerns pertaining to the facility. The plan shall specify procedures for updating any changes in contact information;](#)

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Compass Health will be the agency responsible for oversight and management of all aspects of the project. As with its other properties, Compass Health will engage a contract property manager for facilities management and maintenance. Compass Health will establish a single point of contact for community inquiries of concerns. The phone number for the project will be on the Compass Health website and listed in various community resource lists. Any changes in contact information will be shared with the City of Everett, Snohomish County, the Port Gardner Neighborhood Association, the Everett Station District Alliance and any other appropriate entities to whom neighbors might turn for information.

### e. Identify staffing, supervision and security arrangements appropriate to the facility. A twenty-four-hour on-site manager is required;

The project will be staffed 24 hours per day. Staffing includes Resident Support Specialists who will cover the front desk, control access, provide milieu management and support to residents. At least two RSS staff will be on site at all times. During daytime hours, additional staffing will be provided by case management staff, a resident support supervisor and project manager. Maintenance and janitorial staff will be on site and/or on-call 24-hours per day 7-days per week.

Access will be controlled through secured entrance, monitored 24 hours per day, 7 days per week by front desk staff that will serve as support specialists to the residents. Access to residential spaces will be further controlled by key card entry, restricting access to upper residential floors via elevator or stairs. All visitors must be let in by front desk staff and pass by the front reception area.

The onsite 24/7 staffing will enable residents to seek support and will provide a continuous monitoring to help limit any potential disturbances. The use of closed-circuit cameras will also enable direct monitoring of both indoor and outdoor spaces for additional safety. These cameras will be wired to the front desk, which will be continually staffed.

### f. On-site services shall be for residents of the facility only.

Consistent with City of Everett Supportive Housing guidelines, the residential supportive services described above will only be available to the residents of the Broadway PSH project. However, the accessory use that will occupy approximately 3,068 square feet of leased tenant space on the ground floor will be operated separately and made available to the broader Compass Health client population. The non-residential accessory use will have its own entrance, controlled front desk entry and onsite staffing throughout its hours of operation, which will be limited to Monday-Friday, 8-5PM.

**g. The full Compass Health property management plan is still in development and subject to review by the project's funders and investor. As required by the City of Everett guidelines, this plan will be made available to the Planning Director upon completion and will contain requirements for updating the city with all contact information when changes occur.**