



# Funds Distribution Report

---

**Recipient Organization:**  
**Compass Housing Alliance**

**Mailing Address:**  
77 S Washington St 5th Fl  
Seattle, WA 98104

**Address:**  
210 Alaskan Way S  
Seattle, WA 98104

**Contact:**  
(206) 474-1000  
<https://www.compasshousingalliance.org>

**Organization's General Goals:**  
Compass Housing Alliance develops and provides essential services and affordable housing for homeless and low-income people in the greater Puget Sound region. Our portfolio includes day services, emergency shelter, transitional housing, and affordable housing at 23 locations. Through partnerships with local congregations, governments and service providers, we offer creative programming that meets the needs of a changing community.

---

<b>Date of Award:</b>	<b>Level:</b>
2019 Q3	\$500 to \$2,501

For more information, please read the attached report from Compass Housing Alliance.

8802 27th Ave NE  
Tulalip, WA 98271  
**TulalipCares.org**

Disclaimer: This report may be a summary of content provided by the recipient, not always complete quoted material.

July 31, 2020

Marilyn Sheldon, Director  
Tulalip Cares  
8802 27<sup>th</sup> Ave NE  
Tulalip, WA 98271

Dear Marilyn:

Thank you for Tulalip Cares' continued support of Compass Housing Alliance's programs. This is a report on the [REDACTED] grant award from Q3 of 2019. You can learn more about what we are up to on our website: [www.compasshousingalliance.org](http://www.compasshousingalliance.org).

Compass Housing Alliance (CHA) is meeting its goal of providing stability, growth, and community by offering affordable housing with supports and enhanced emergency shelter individuals and families experiencing homelessness and housing instability. Unique to CHA is our ability to provide shelter and stability to our neighbors in need, regardless of where they may be on their journey to home. From offering vital emergency services and shelter to the more than 6,000 individuals in King County living outside, to providing families, seniors, and Veterans with a permanent, supportive place to call home, CHA strives to create an equitable and dignified environment and experience for all of our guests and residents.

### Outcomes

Unique to CHA is our ability to provide shelter and stability to our neighbors in need, regardless of where they may be on their journey to home. From offering vital emergency services and shelter to the more than 6,000 individuals in King County living outside, to providing families, seniors, and Veterans with a permanent, supportive place to call home, CHA strives to create an equitable and dignified environment and experience for all of our guests and residents.

Our person-centered approach helps us to provide consistent support and guidance to households, helping residents of all ages make positive decisions and live healthy lives. This housing model is essential to achieving our desired outcome that all households retain housing, improve quality of life, and gain stability. **In 2019, CHA maintained a 98% housing retention rate across all affordable housing programs - when people are housed by us, they stay housed.**

Additionally, in the last two years, CHA introduced our region's first 24/7 enhanced shelter program, Compass at First Presbyterian, to pair overnight shelter with wrap-around services 24 hours a day, seven days a week. The 24/7 enhanced shelter program model accommodates pets, partners, and storage for possessions which help to address barriers to shelter usage and creates a foundation of support that people exiting the streets can better rely on. Over the past year, CHA has transitioned its Blaine Center Shelter and Jan & Peter's Place Women's Shelter (formerly Hammond House) to the more effective 24/7 enhanced shelter model.

Since implementing the enhanced shelter model, CHA has seen a number of positive outcomes and improved quality of life for our guests. **Of the 1,071 individuals served at our shelters in 2019, more**

**than 429 made exits to permanent housing, even as King County experiences a critical affordable housing shortage.** On average, CHA emergency shelter programs have some of the highest rates of exits to permanent housing in King County. Access to 24/7 enhanced shelter model has proved to be invaluable in providing opportunities to create stronger connections with staff, fostering more robust access of support programs, and giving them a better chance at achieving stable housing.

**To date this year, we have provided housing for over 1,700 individuals, provided shelter to over 1,000 individuals, and helped over 250 people exit homelessness into safe housing.**

### **Staffing Changes**

After six years of service, Chief Executive Officer Janet Pope has departed from Compass Housing Alliance. Compass has grown under Janet's leadership, ushering in a dynamic response to the needs of our community.

In October of 2019, Mary Steele of Valtas Group stepped in as Interim Executive Director of CHA while the agency conducts a national search for a permanent Executive Director. In 2010, Mary became the interim executive director of New Horizons, a faith-based homeless youth services organization. After taking the role of permanent executive director in 2011, Mary executed a successful capital campaign to open two emergency shelters. During her seven-year tenure, New Horizons tripled its budget and expanded Street Bean Coffee Roasters, a social venture that provides job training for homeless youth.

Since leaving New Horizons, Mary has been the interim executive director of a Seattle area food bank, overseeing a successful transition to new leadership. Mary is excited to join Compass Housing as we move into our 100<sup>th</sup> year of serving Seattle and surrounding communities.

### **Sustaining through the COVID-19 Pandemic**

As a major provider of essential emergency services and affordable housing to homeless and low-income people at 23 locations across the Greater Puget Sound region, Compass Housing Alliance (CHA) has been experiencing significant organization-wide impact due to COVID-19. Almost all the people we serve are financially vulnerable and many also have significant medical and mental health needs. We expect that they will experience the negative effects of this pandemic on a more severe scale than the general population. As we continue to serve the region's most vulnerable populations, CHA plans to support our guests and residents through this crisis in the following ways:

Within our low-income and permanent supportive housing portfolio of more than 700 apartments, we expect to experience a significant unplanned loss in rental income. As residents become ill and can't work, or as businesses shut down, Compass is committed to maintaining residents in their apartments throughout this downturn by offering rental assistance or deferring monthly payments.

At our 24/7 enhanced emergency shelters (which contain over 250 beds), we are preparing for an increase in hygiene/janitorial supplies and staffing, as we work to keep our shelters open and safe throughout the outbreak.

At our essential emergency services programs, we offer hygiene services that keep individuals healthy and work-ready. Our aim is to keep them open and available to our clients. We also offer the Client Services Office (CSO) in Pioneer Square, which provides critical mail and banking services to over 13,000

individuals. This program needs to remain operational, as people depend on the services to receive their mail, benefits checks, and use their bank accounts for medical, rent/utilities, and food expenses.

Finally, many of the programs offer food support, usually through vendor partnerships. Where possible, we intend to continue and even increase these supports, particularly for those guests and residents who may be unable to source their own food due to loss of income.

While these significant expenses unanticipated and unbudgeted, CHA leadership and fund development staff have taken swift action to secure additional funding to help cover these costs. At the beginning of April, CHA launched its COVID-19 Emergency Response Fund, which has already raised more than \$400,000 that will be used to cover some expenses and lost income. CHA has also been working closely with government agencies, other non-profits, faith communities, and private contributors to raise resources that will keep our programs safe and operational.

### **Program Fortification**

Compass Housing Alliance will be making a series of positive changes to our 24/7 enhanced emergency shelter programs over the next several months. Because of the current COVID-19 pandemic, Compass is taking immediate steps to create a healthier and safer environment in the shelters it operates.

To achieve this, each property will require new guest sleeping accommodations that separate each guest. In most cases, this will be done by constructing individual sleeping spaces separated by 6' solid, washable, vertical walls. These sleeping spaces will also include space for storing the occupant's belongings. At the same time, we will upgrade showers and restrooms to allow for ease in the sanitation of these spaces. The new accommodations require a new design of the shelters along with a new management model for the operators.

Compass Housing Alliance has applied for expedited funding from the Washington State Department of Commerce COVID response grant to the City of Seattle. We will see to it that this project is completed efficiently and swiftly.

Compass operates three permanent 24/7 enhanced shelters and one transitional housing program that must all become COVID compliant. At the beginning of the COVID pandemic, Compass partnered with the city to de-intensify our shelters by opening a temporary shelter at the Miller Community Center. All Compass' guests are currently in de-intensified spaces, but with the mandate for new COVID-compliant spaces, a permanent solution is required.

As part of this process, we will be moving our Compass at First Presbyterian (CFP) shelter to our Compass Center building in Pioneer Square. The CFP shelter's lease in that building is up at the end of the year. We can accommodate the entire shelter in the Pioneer Square building with COVID-compliant upgrades to the space.

Our other two 24/7 enhanced emergency shelters, Blaine Center and Jan & Peter's Place, will also undergo construction improvements to become permanently de-intensified. In addition, there will also be a series of construction improvements made to our Pioneer Square Men's Program (transitional housing) to further ensure the safety of that program.

We believe that these changes will bring numerous benefits to Compass' guests.

- We won't have to close our CFP shelter when the lease ends. We are very relieved that we'll be able to keep all the CFP beds open to those who need shelter.
- We will not have to make any staff layoffs, which is especially good given the current economic concerns caused by the pandemic.
- All our shelter guests will get to stay in Compass shelters that are socially distanced with upgraded sanitation and privacy.
- We will be able to save a vast majority of the shelter beds Compass currently operates. There will, however, be a net loss in shelter beds which we estimate to be approximately 13 beds. Through attrition, we will be able to reduce beds without having to exit guests from shelters.

Thank you again for your support. Should you have any questions, please do not hesitate to reach me at 206-474-1067 or [hmistry@compasshousingalliance.org](mailto:hmistry@compasshousingalliance.org).

Best,

*Hannah Mistry*

*Sr. Development Manager, Institutional Giving*



