



SAFESTREETS

SUPPORTIVE HOUSING FACILITY

Using the Housing First model, the City of Everett is working with Snohomish County, Providence Regional Medical Center, Catholic Housing Services/Catholic Community Services and other local partners to design and build a permanent supportive housing facility for chronically homeless individuals in our community.

WHAT IS HOUSING FIRST?

In the Housing First model, people are given access to housing without needing to be “housing ready” (i.e. sober or in treatment). The goal is for individuals to be permanently housed by surrounding them with case management, supportive resident services and access to other services when they are ready.

This model has been shown to be consistently more successful for chronically homeless individuals than programs that require residents to be sober or on a treatment regimen for mental illness before they qualify for housing. With the security and support of housing, individuals are better able to focus on individual goals that promote positive outcomes in their lives.

PROJECT TIMELINE



MAY - DEC 2016

SITE REVIEW & DESIGN



NOV 2016 - SEPT 2017

PERMITTING PROCESS



SEPT 2017

BEGIN CONSTRUCTION



OCT 2018

CONSTRUCTION COMPLETED



OCT 2018 - JAN 2019

LEASING BEGINS

Who Will Develop And Operate The Building?

Catholic Housing Services (CHS) of Western Washington will develop and manage the apartment building, and its sister agency, Catholic Community Services (CCS) of Western Washington, will provide case management and residential support services to residents. CHS has nearly 40 years of experience operating a wide range of housing and services for low-income individuals and families in our area and CCS has been providing services in Everett for 76 years.

WHERE WILL THE FACILITY BE LOCATED?

City staff evaluated a number of privately and publicly owned sites throughout Everett, including some locations where a new facility could be built and others where an existing facility could be converted into supportive housing units.

In May we announced we had identified a 1.4-acre site on the east side of Evergreen Way at Berkshire Drive - part of a larger parcel currently owned by City of Everett Utilities and also used by Everett Fire. This site is close to transit and services, including grocery stores and health care providers. The proposed facility will not impact other City operations on the site.

WHO WILL LIVE IN THE FACILITY?

Our community needs a range of housing options. This project focuses on the chronically homeless, those who have been on the streets for at least a year or without housing four times in three years, and who often struggle with mental illness and/or addiction.

According to the 2016 Point-In-Time Count, there were more than 231 individuals experiencing chronic homelessness in Snohomish County, including 114 in Everett. Applicants will be screened using nationally recognized vulnerability assessment tools. Priority will be given to individuals who are most vulnerable and whose frequent use of emergency services has a significant impact on City and community resources.



Criteria for acceptance into the program will be based on best practice models from around the state and country and updated as new information becomes available. For instance, under current federal regulations, this facility will not be open to individuals who have convictions for arson or drug manufacturing, are required to register as a sex offender, or show recent patterns of behavior that indicate they would compromise the safety of other residents, staff or the surrounding neighborhood.



Why Build Homes For The Chronically Homeless?

Chronically homeless individuals are often victims of crime and illness, and therefore often frequent utilizers of emergency systems, including police, fire, EMS, jail and the hospital. Their use of those resources is very expensive because those systems are ill-equipped to address their underlying social and health needs. Getting them off the streets and into housing reduces their impact on the community, and can provide the stability they need to begin seeking treatment and taking other positive steps.

WHAT WILL THE FACILITY OFFER? HOW WILL IT BE MANAGED?

The facility will be a modern apartment complex, with parking for staff, guests and residents, and a common outdoor space. Residents will be actively supported by case managers and resident support staff from Catholic Community Services. Residents will have access to treatment for mental illness and addiction recovery services, as well as help with job searches

and other training. There will also be a full-time property manager, a business manager and full-time maintenance technicians to enforce lease and house rules, and oversee the financial operations and physical needs of the property.

The building will have a secure entrance with access for tenants, professional staff and pre-approved guests only. This is an apartment building, not a treatment center; services offered at the facility are for residents only.

WON'T THE HOUSING FACILITY ATTRACT MORE HOMELESS TO EVERETT?

Studies of similar facilities have shown that supportive housing buildings do not attract homeless to a community. People without housing move for many of the same reasons, and at similar rates, as non-homeless people – job opportunities, relationships, etc. In most cities, about 60-80% of people experiencing homelessness had their last permanent residence in that same city.

WILL THE FACILITY HAVE A NEGATIVE EFFECT ON THE SURROUNDING NEIGHBORHOOD?

The City will require strict covenants on the property to ensure that the owner and operator provide high-quality housing and adequate on-site services to minimize any impact on the surrounding neighborhood. Multiple studies of similar facilities in other locations show that supportive housing facilities generally have a positive impact on home values, particularly when the facility is run by an experienced operator like CHS.

There will be staff at the facility 24 hours a day, and they will actively work with residents and neighbors to ensure the safety of everyone in the community. Communities with similar facilities have found that the 24/7 professional staff at the building act as another set of “eyes” to help monitor and report activity in the neighborhood. On-site staff will build solid relationships with neighbors, business owners, and first responders to quickly and effectively address any issues that arise.

WILL THE FACILITY STAFF ENFORCE A CODE OF CONDUCT FOR RESIDENTS?

The ultimate goal of the Housing First model is to help people experiencing homelessness achieve long-term stability in permanent housing. Lease terms will include behavioral guidelines to ensure a safe, respectful environment, and case managers and other staff will proactively work with residents to address any aggressive or unsafe behaviors. Staff will do everything they can to help residents maintain their housing, but violations of the lease terms may result in removal or eviction.

GET INVOLVED

WHERE CAN I LEARN MORE OR GET INVOLVED?

Learn more about the Safe Streets plan:

www.everettwa.gov/safestreets

www.everettwa.gov/safestreetsvideo

Get details on the project and upcoming meetings and tours:

www.everettwa.gov/housingfirst

Sign up for updates: everettwa.gov/notifyme (choose “Safe Streets Supportive Housing updates”)

If you’d like to donate to the Safe Streets program or learn about other local service providers, visit everettwa.gov/getinvolved. When the building opens, there will be opportunities for volunteers to help with events, classes, projects and other activities at the facility.

CONTACT:

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BY THE NUMBERS

HOW THE SUPPORTIVE HOUSING FACILITY ADDS UP

70 STUDIO AND ONE-BEDROOM APARTMENTS, EACH WITH A KITCHEN	1 OUTDOOR SPACE, LOCATED ON THE EAST SIDE OF THE BUILDING	1 COMMUNITY KITCHEN FOR RESIDENTS
2 ON-SITE RESIDENTIAL SUPPORT STAFF ON DUTY AROUND-THE-CLOCK	8 ROOMS FOR CASE MANAGEMENT AND ON-SITE SERVICES	
1 COMMUNITY ROOM FOR RESIDENTS	30% OF INCOME: MONTHLY RENT	\$13,500 ANNUAL COST TO HOUSE ONE TENANT**
\$86,000 AVERAGE ANNUAL COST FOR A CHRONICALLY HOMELESS INDIVIDUAL ON THE STREETS**		\$14-16 MILLION: DESIGN AND CONSTRUCTION COSTS

*ESTIMATES BASED ON PROJECTED FUNDING **ESTIMATE BASED ON SIMILAR FACILITIES IN OTHER COMMUNITIES



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