



A Pioneering Partner
for Affordable Housing

Everyone deserves a place to call home



That's why, at Compass, we're dedicated to the idea that affordable housing can be more than just affordable. We're here to build vibrant, sustainable communities that raise quality of life to new heights.

Always looking forward

Through innovative construction practices, thoughtful partnerships, and a focus on the entire lifespan of each building, we're working toward a future where affordability and excellence live under one roof.



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With a broad network of subcontractors, experience working within tight budgets, and a great grasp on durable materials, Compass has brought fresh eyes to what is possible in affordable housing.

Aaron Allan
Senior Architect
Environmental Works



Let's rebuild affordable



More than just housing

There's a housing gap in the Puget Sound region. But there's a quality opportunity, too. Affordable housing should and can be lasting, functional, and beautiful. These buildings have the potential to be more than just housing, but the centerpiece of communities.

Compass has a long history of building excellence in communities. Through constructing over 10,000 market-rate units in 100 buildings, we've learned a lot. We engaged an expert pool of subcontractors, 25% of which are WMBE certified. Together, we're bringing a level of knowledge, value engineering expertise, and quality commitment that is totally unique in the affordable housing space.

- > The completion of Bryant Manor, Phase 1 underscores Compass Construction's exceptional ability to address both the affordable housing shortage and the gap in quality homes in the greater Seattle area.



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Compass brought an interesting new perspective to the status quo of affordable housing.

JoAnna Martin
Development Project Manager
Lotus Development Partners



> COMPASS CONSTRUCTION

WMBE

CERTIFIED SUB NETWORK



100+

BUILDINGS CONSTRUCTED



10,000

MARKET-RATE UNITS





> Designed with multi-generational families in mind, Bryant Manor features homes with three- and four-bedrooms, open living areas, and plenty of natural light.



> Reaching beyond the basic durability requirements for an affordable housing unit, these apartments are homes with high-quality, innovative finishes.

At Compass, integrity is more than just finishing the job. It's knowing that the energy we've put into our partnerships is as important as the projects we've built. So at Compass, we take our partnerships seriously.

When we make a promise, we stick to it. When we see a roadblock, we innovate around it. When clients speak, we don't just listen: we internalize and adapt. For us, a contractual obligation is a baseline, not a finish line. We never say "good enough," but ask "what more?"

Let us exceed
your expectations

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Compass has no limits on what they can provide as a general contractor.



Roxanne Buchanan

President of the FAME Board

A home for equity



> Roxanne Buchanan, President of First AME Housing Association, a tremendous partner in this project, cuts the grand opening ribbon in September 2024 at Bryant Manor.

We're in the community business. And it's not a sustainable community unless everyone has a voice, opportunities, and empowerment.

Focused on diversity

At Compass, our approach to DEI is simple: it's an ongoing process, not a box to be checked. So we're proud to partner with one of the largest WMBE subcontractor networks in the region. We maintain internal resource groups, internships, and regular philanthropic contributions. And we're always evolving our focus to make a more diverse, equitable, and inclusive workplace, because to create community externally, we have to first nurture it internally.

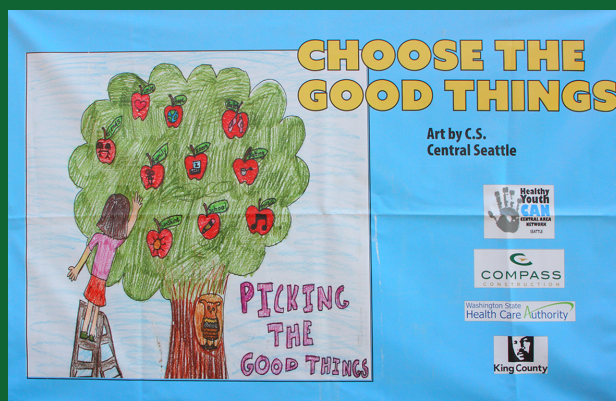


> An aerial view highlights the accessibility ramps, reflecting the project's dedication to inclusivity and ease of access for all residents.



The team has been incredibly open and responsive. As an affordable housing client, I've seen firsthand how the Compass team listens, understands your questions, and does their best to answer them.

Roxanne Buchanan
President of the FAME Board



Transforming Bryant Manor

A bold new vision

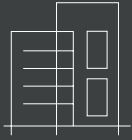
For over 50 years, Bryant Manor has been a pillar of the Central District, in the heart of Seattle. But as its six buildings aged and the local housing gap increased, it became apparent that a major revitalization was necessary to keep families thriving in place.

Compass partnered with Bryant Manor's owner, the First African Methodist Episcopal (FAME) Housing Association, to create a bold, new vision: expanding the property from 58 to 250 units, and offering affordable homes alongside amenities like an Early Childhood Development Center, a central courtyard, and underground parking. It's a vision not only of a construction project, but of a future – in which the people who have shaped this community can continue to thrive here, even as surrounding areas face rising costs.

With a comprehensive, 2.5-year pre-construction phase, we engaged an expert pool of subcontractors, many of them WMBEs. We sourced durable, sustainable building materials that would last. And we developed a phased plan that allowed existing residents to remain in their homes during construction – because progress should enhance lives, not disrupt them.



After 22 months of construction, Phase 1 wrapped in September 2024, ahead of schedule. With Bryant Manor, we're proud to show what affordable housing can be – for the building industry, for Seattle, and most importantly, for its residents.



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UNITS / PHASE 1

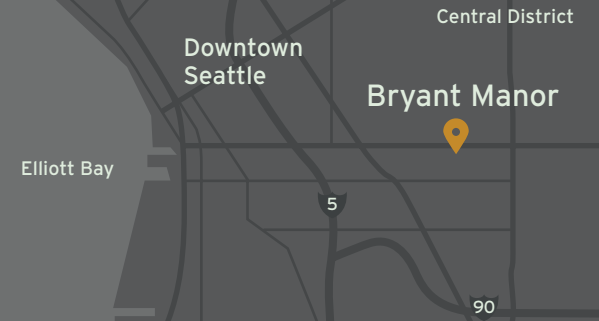
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UNITS / PHASE 2

“ ——— It’s a goal of Compass to grow our presence in the affordable housing market.

Jeff Seeb

Senior Project Manager, Affordable Housing





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