Community Meeting – Plymouth at Ballard
March 29, 2021

Ballard Crossing
6400 15th Avenue Northwest
Seattle, WA 98107

Plymouth Housing

Wendy Tyau-Dumlao, left, a housing case manager for Plymouth Housing, with Leo, a Plymouth Housing resident who has achieved stability after homelessness.
(Photo Credit: Rolan Wong)
Our Mission

Plymouth Housing Group works to eliminate homelessness and address its causes by preserving, developing and operating safe, quality, supportive housing and by providing homeless adults with opportunities to stabilize and improve their lives.
Our Model: Housing First

Housing before anything else.

We Believe
That everybody is ready for housing, and we make moving into our apartments as easy as possible for our most vulnerable neighbors.

We Empower
Our residents by offering them the choice to engage in services and we’re here when they need us.

We Provide
Opportunities for growth that start with each resident’s individual needs.
What is the need for housing and homelessness services in Ballard?
Chronic Homelessness

- Chronic homelessness is defined as long-term homelessness where the individual also has a disabling health condition.

- Drives most of the public cost of homelessness

- Individuals face additional challenges accessing services and maintaining housing

- 3,355 people experience chronic homelessness in King County
  - 29% of all people experiencing homelessness in King County

"The psychiatrist says those who have a good support system do better at staying out of the hospital than those who don’t, and I’ve been out of the hospital over five years now. I’m proud of that."

- Latricia, Plymouth Resident
29% of all people who are experiencing homelessness experience chronic homelessness in King County.

Plymouth will specifically reach those who are experiencing chronic homelessness.

Our current residents live with long-term disabilities and complex behavioral health and medical conditions. They are also in recovery from the trauma of living without a stable home for 2, 5, 10, or even 20 years.
Addressing Homelessness Requires a Continuum of Care System
What and where is the Ballard Supportive Housing Project?
Ballard Crossing

PERMANENT SUPPORTIVE HOUSING

CONSTRUCTION:
SPRING 2021 - MID-2022

- Located at the northwest corner of 15th Ave NW and NW 64th St
- 79 studio apartments for single adults who have experienced chronic homelessness, plus two live-in staff apartments
- Ground-floor commercial retail space along 15th Avenue NW
Ballard Supportive Housing– Anticipated Timeline

- 2020
  - 1st Community Meeting
  - Funding Awarded

- 2021
  - Construction Start
  - March

- 2022
  - Construction
  - Certificate of Occupancy
  - Lease Up

- 2020–2022
  - Building Fully Leased
What does Plymouth Housing do?
Who do we serve: A snapshot

We serve single adults with acute needs
Of the roughly 1,100 people we serve:

- 96% were disabled
- 58% had mental health conditions
- 47% were people of color
- 14% were veterans
- 59% were older than 55
Housing + Support = Permanent Supportive Housing

Our model of permanent housing, coupled with wraparoundsupportive services, gives our residents the solid base they need to rebuild their lives and leave homelessness behind forever.

• By “permanent,” we mean that there is no time limit on our housing.

• By “supportive,” we mean that we connect our residents with services that can help them thrive.

97% of Plymouth’s residents succeed in maintaining a permanent home after leaving homelessness.
Housing

• Plymouth owns and operates 15 apartment buildings

• Majority are studios

• Community spaces like TV rooms, courtyards, computer rooms, and community kitchens
Social Support

- We build trusting relationships & sense of community
- Permanent housing means life-long care
- Intensive support from Housing Case Managers
- On-site 24-hour staffing
- On-site nursing and medical care

Anina, Neighborcare PCP, with Sabrina, Plymouth resident, at the Langdon & Anne Simons Senior Apartments.
Compassionate & Cost-Effective

FOR THE COST OF...

3 MONTHS
IN A KING COUNTY JAIL

3 DAYS
IN THE HOSPITAL

...PLYMOUTH PROVIDES 365 DAYS OF HOUSING AND CRITICAL SUPPORT SERVICES.
What is Plymouth like as a neighbor?
Our Development and Operating Principles

**SAFETY**
- Our buildings are staffed 24/7 to provide support for our residents and an affirmative presence for the neighborhood.
- We create a welcoming environment by keeping public areas monitored, clean, and well-lit.

**DESIGN**
- We use design to enhance neighborhood identity.
- We get guidance from the community by developing relationships, holding public meetings, and actively soliciting feedback so we can add beneficial features to our buildings.

**COMMUNITY**
- We’re committed to supporting the neighborhoods around our buildings.
- We get to know our neighbors and contribute to community groups, both during development and once our residents and staff move-in.
Resident Expectations

- Our residents have rights and responsibilities
- All residents sign leases and follow building rules
- In turn, Plymouth Housing follows Landlord-Tenant Laws and recognizes resident's rights to privacy

Access to an apartment has given John Evans (left) a routine and an opportunity to make friends, like Plymouth Housing staffer Chan.

(Photo Credit: Rolan Wong)
Long-Term Owner and Neighbor

- Front desk security adds "eyes on the street"
- Owner and operator for 50+ years for each of our buildings
- Dues paying member to neighboring community groups before and after we have developed the building
How does Plymouth participate in the community?
Plymouth Buildings are Neighbors* to:

**Schools, Daycare Centers, and Universities**
- YMCA
- Bright Horizons at Seneca Street
- The Downtown School at Lakeside
- Summit Public Schools: Sierra
- O’Dea High School
- Seattle University
- The Seattle School of Theology & Psychology

**Tourist Destinations & Major Businesses**
- Olympic Sculpture Park
- Seattle Center
- The Westin Seattle
- Columbia Center Tower
- Seattle Art Museum
- REI
- Amazon – Blue Shift
- Seattle Athletic Club

*Within 0.5 mile radius of a Plymouth Building

Right: Comcast Employees and their families volunteer at Plymouth Place Apartments for “Comcast Cares Day”
Ballard Community Engagement

- Ballard District Council
- Ballard Alliance
- Ballard High School
- St Luke's Episcopal Church
- Seattle Police Dept, North Precinct
- Ballard Food Bank
- Councilmember Strauss
- Swedish Medical Center
- Ballard Community Taskforce on Homelessness and Hunger
- Seattle Public Library, Ballard Branch

If your organization is interested in partnering with Plymouth or learning more, please contact us!
How to get involved

Volunteer
• Meal service (future opportunities)
• Holiday helpers
• Special events

Support Residents
• Welcome Home baskets and food bags
• Supply drives

Host a Learning Event

Donate

For volunteer or other engagement inquiries, please email Cmartin@plymouthhousing.org
We will continue to listen, to stay connected, and to expand engagement.

Thank you for your time!

Contact
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