



Ballard Community Meeting 3/29/2021 – Q&A

Question from Audience	Response from Plymouth Housing Staff
How many new parking spaces will be included in the construction?	<i>We do not plan for parking at this building. The population that we serve generally do not own vehicles.</i>
What is the cost per unit for the 81 units? What is the average square footage?	<i>The units cost roughly \$250,000 each. Average square footage of a typical studio unit is between 250-300 sf.</i>
What is the “menu” of funding for this project?	<i>This development is being self-financed by Inland Group (the developer on the project). Plymouth will then utilize City of Seattle Housing Levy funds to purchase the property.</i>
What kind of mixed-use retail do you anticipate for the building?	<i>We partner with Real Retail to lease our commercial spaces. We have not secured a commercial tenant yet, but we usually work with small eateries. Our team will consider what options will be appropriate given the building’s proximity to the hospital and the shifting landscape due to COVID.</i>
Is there any data or reports on the impact these permanent housing solutions have on home values and crime in the vicinity?	<p><i>Here's a couple of reports on property values that we've seen:</i></p> <p>https://www.curbed.com/2016/11/30/13792520/real-estate-low-income-housing-property-values-study</p> <p>https://furmancenter.org/files/FurmanCenterPolicyBriefonSupportiveHousing_LowRes.pdf</p> <p><i>We have not heard of any negative impacts on property values nearby our buildings.</i></p>

<p>Given that the planned housing is within one block of Ballard High School, what is your screening process to ensure that you do not house any residents with a history of sex crimes or who otherwise have a history of mental illness or behavior that would present a risk to children? Can you guarantee that no sex offenders will be offered an apartment in this development? Can you guarantee that no one with a violent background, particularly with a history of violence against children, will be offered an apartment in this development?</p>	<p><i>Plymouth Housing is a Housing First organization. We reduce barriers to accessing housing so that individuals can exit homelessness. Typically, our residents come through King County Coordinated Entry for All, which assesses the needs of homeless individuals who need permanent supportive housing. However, at this property, Plymouth is working to allow referrals from community partners, like REACH and others. Plymouth’s screening process is compliant with the Seattle Fair Chance Housing Ordinance. This law requires landlords within Seattle to prevent unfair bias against people with criminal history in how units are marketed and leased. Units that are subsidized by Seattle Housing Authority cannot be leased by individuals with a lifetime requirement to register as a sex offender.</i></p> <p><i>As we are in an urban area, Plymouth operates many buildings throughout the city that neighbors nearby schools, daycare centers, and universities. We maintain relationships with our neighbors, including schools and businesses, to mitigate any concerns that may come up.</i></p>
<p>How do you actively ensure safety around the building and respond to safety concerns?</p>	<p><i>Like we do at all of our buildings, Plymouth will provide 24/7 staffing, cameras on the inside and outside of our buildings, and a strict guest policy that allows us to monitor who is in the building at all times. It is worth noting that our building will provide more security than a “market rate” building might in the same location.</i></p>
<p>Given ongoing cutbacks to SPD and Ballard’s ongoing issues with some of the slowest 911 response times in the city, how will Plymouth adapt to 15+minute Priority 1 response times in any instances when police response is unavoidable? Will it impact students at the high school — are student lock-downs possible, while situations are secured/responded to that aren’t able to be handled directly by Plymouth staff?</p>	<p><i>Plymouth maintains a close relationship with the Seattle Police Department and have already begun conversations with the North Precinct. In our conversations with Lt. Osborne, he identified areas of our property that our staff should monitor regularly which we have considered in our planned camera locations. Additionally, he noted that school shut downs happen when there is a major crime close to a school that puts the larger community at risk. Our property will not be treated any differently than other apartment buildings in the area. We are working on building a relationship with the school security team.</i></p>
<p>Will current Ballard residents be given priority for the Plymouth development in Ballard?</p>	<p><i>Yes, we would be happy to partner with a local referral partner such as Swedish Ballard to ensure we are serving folks experiencing homelessness in Ballard.</i></p>

<p>Once a resident is approved for a unit, do they typically stay there until they die (or are elderly/infirm and moved to a nursing home), or is there a period of time by which they are expected to move into other long-term housing?</p>	<p><i>Plymouth provides <u>permanent</u> supportive housing. Residents are welcome to stay as long as they like, which is like any other typical apartment building. For many of our residents, Plymouth is their last home before they pass away, and we are grateful that they can spend the last years of their lives housed.</i></p> <p><i>Some reasons a resident may move out include moving in with family after achieving stability, moving to a different high-services housing facility, and sometimes moving into affordable housing without social services.</i></p> <p><i>Our data for 2020 shows the average length of residency for Plymouth residents to be about 4.5 years. More than 68% of them are older than 50.</i></p>
<p>Has Plymouth had noise complaints at other residential buildings? If so, how will you mitigate noise impacts at the Ballard location?</p>	<p><i>Over the course of Plymouth's 40-year history, we have had very few noise complaints. The majority of residents are in their apartments much of the time and that results in a quiet building.</i></p> <p><i>The 24/7 front desk staff ensures that the building and entrance area remains a calm and quiet place. Our staff monitor the many exterior and interior CCTV cameras around our buildings. Our residents are often the ones to report criminal or suspicious activity happening in their communities.</i></p> <p><i>The entrance to our building in Ballard needs to be on the quieter 64th street to avoid having excessive noise from traffic along 15th Avenue from entering the apartment building.</i></p>
<p>How do Plymouth residents typically spend their time?</p>	<p><i>Plymouth residents engage in normal day-to-day activities like cooking, cleaning, finding entertainment in the community rooms with free cable TV and computers, art classes, and more. Some residents engage in the community through volunteering or other activities.</i></p>
<p>How do your residents participate in their community? How involved are they in their immediate community? Do they want to be?</p>	<p><i>Since our residents are permanent parts of the community, many of them participate in neighborhood associations, political groups, volunteer opportunities, and other activities just as anyone else in the neighborhood would.</i></p>

<p>Has Plymouth had any complaints of illegal dumping outside any of its other properties, or of problematic loitering, drug activity, or other crimes and/or localized disturbances? If so, what is your plan for mitigating/minimizing those occurrences at the Ballard location?</p>	<p><i>Plymouth does not have issues with illegal dumping outside of our properties. Our janitorial and facilities teams monitor the property and pick up trash around the exterior of each building regularly.</i></p> <p><i>By providing permanent housing, Plymouth mitigates some of the outcomes of someone having to make shelter in public areas.</i></p>
<p>Have other Plymouth developments resulted in a rise in homeless neighbors tent camping, either because they are friends/associates of Plymouth residents or they are awaiting housing, or for other reasons? Is a Plymouth development a magnet for additional people in need of services?</p>	<p><i>Plymouth employs a strict guest policy that ensures our services are only being offered to the leaseholder. Our buildings do not attract others looking for services. Our mission and impact is to end homelessness.</i></p>
<p>Does Plymouth already have, or is Plymouth exploring housing developments for other neighborhoods, such as: Magnolia, Queen Anne, Madison Park, Leschi, Laurelhurst, or Mt. Baker?</p>	<p><i>With the conclusion of our PROOF campaign to construct six additional buildings by 2023, Plymouth will grow to include permanent supportive housing outside of the downtown core including Uptown/Lower Queen Anne, the Central District, First Hill, and Eastgate in Bellevue.</i></p> <p><i>Other housing providers are planning developments throughout the city and region to address our homelessness crisis.</i></p> <p><i>The 2020 Point-in-Time Count showed over 200 people who were experiencing homelessness in Ballard. Plymouth's Ballard building will house 79 individuals so by these metrics there will still be a need for more permanent supportive housing in Ballard.</i></p>
<p>Will this development increase problems such as dumping, drug use, and crime?</p>	<p><i>The best way to answer this question is for you to visit one of our buildings. Unfortunately, we can't offer in-person tours due to the pandemic, but are working on a video to capture the look, feel and touch of Plymouth as a neighbor.</i></p> <p><i>Every community in King County is experiencing the issues that you mention because there are too many folks to shelter and house, and not enough housing for all of them. Plymouth seeks to end homelessness by taking folks off the streets and into housing.</i></p>

<p>Are residents required to complete or participate treatment for substance use disorder once they come to Plymouth Housing? If you can't make residents take advantage of any services as a condition of housing, do many residents actually take advantage of the services offered?</p>	<p><i>Our housing first model provides a low-barrier housing option for chronically homeless individuals in our area. While we do not require residents to partake in supportive services, we have found that the majority of them engage with a Case Manager and take advantage of the healthcare and mental health services connections Plymouth has to offer. Additionally, we partner with health care providers to bring services on site for residents, allowing for ease of access and a higher likelihood that a resident will participate in healthcare services.</i></p>
<p>Since mental health is such a large challenge amongst your population, what sort of support are you offering and how does that work? What mental health services are available to residents?</p>	<p><i>We offer case management for our residents in each of our buildings who connect them with mental health services in our region. We also have a nurse who comes to our facilities regularly to see and assess residents on a regular basis.</i></p>
<p>What qualifications will be required of the assistant building managers and front desk staff?</p>	<p><i>For our Building Managers, we look for strong leadership skills, since they will be managing a team and overseeing a 95-unit building. For all of our building positions, we look for strong customer service skills. Our building assistants are friendly faces residents will see as they come and go from their homes.</i></p>
<p>What percentage of the residents in Plymouth Housing typically become self-sufficient and able to live in housing without subsidy?</p>	<p><i>Nearly all of our residents live with a disability and may not be able to enter the workforce in the way that many non-disabled people can. In addition, market-rate housing is not affordable for many people in our region, including those with regular employment. Our goal as an organization is to ensure that our residents stay housed and never return to living on the streets, and we have a 97% success rate doing so.</i></p>
<p>How can community members help make this project a success? Are there opportunities to volunteer?</p>	<p><i>Absolutely! Post-COVID, there will be opportunities open to the public to volunteer. During COVID, we are accepting food donations to our buildings while our residents are staying in their rooms. Additionally, once the building opens, there will be opportunities to create welcome baskets with essential items such as plates, cutlery, bedding, etc. We rely heavily on our local partners and supporters to help make the units welcoming with as many essentials covered as possible, since many of our residents are coming in with few personal belongings.</i></p>
<p>Are residents allowed to have dogs?</p>	<p><i>Yes! We consider these companion animals, and many residents have dogs or cats.</i></p>