

PLYMOUTH HOUSING IN KENMORE
FAQ: January 2024



Since 2022, Plymouth Housing and the City of Kenmore have been partnering on developing a 100-unit Permanent Supportive Housing (PSH) housing project in downtown Kenmore. This 2-pager serves as an overview of the project; if you are interested in learning more, please see the City of Kenmore's [information page here](#).

Where will the housing be located?

6532 NE Bothell Way. This housing will be in the downtown district, close to 522, by the Kenmore Library, walking distance to local pharmacies, grocery, and Evergreen medical care.

Who will live there?

Low-income adults who are exiting homelessness or at-risk of homelessness—primarily seniors (55+), veterans, and people with disabilities who may not qualify as seniors. The proposed housing will serve extremely low-income individuals (30% Area Median Income, or less than \$28,800/year).

Lifetime registered sex offenders and individuals with certain past drug-related convictions will **not** be eligible for this housing.

Will the residents go through a background check? Will there be sex offenders?

Anyone who moves into Plymouth's housing undergoes criminal background checks including credit checks, rental history checks, and lifetime sex offender registration checks. They must be a U.S. citizen and have a social security number on file. Plymouth follows the same guidelines for subsidized housing eligibility as the King County Housing Authority (KCHA), which you can read about here: <https://www.kcha.org/housing/subsidized/eligibility>.

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What services will be on-site?

Permanent Supportive Housing means in addition to housing, residents are also connected with support services. The Kenmore facility that will include: 4-5 case managers, residential specialists, community specialists, tenant support aides, nurse's clinic with primary care provided weekly, and mental health support offerings.

Is there drug-testing?

Plymouth's building is an apartment building first and foremost with the addition of supportive services. As an apartment building, Plymouth must abide by all landlord-tenant laws put forth by the federal government. Residents are responsible for abiding by their lease, following building rules, and ensuring the health and safety of themselves, Plymouth staff, and neighbors.

Is this a homeless shelter?

No, this is Permanent Supportive Housing. After residents move in, they will no longer be considered homeless. Residents are responsible for abiding by their lease agreement and building rules, while also having access to on-site support services. Plymouth has a no-weapons policy, not even in cars. Quiet hours and respecting the property are within the lease. They keep up a robust guest policy so they can track who's coming and going. And when needed, they do establish guest bans.

How big is the building?

The first floor will be leased for local economic development and has leasing space for 2 businesses. The apartment building includes five floors of studios (85) and one-bedrooms (15). This design and size is comparable to the neighboring Linq apartments (94 units) and Spencer 68 (mixed-used, 6 stories) across the Hangar.

What about parking?

Parking is limited at this site. The majority of Plymouth residents do not own a vehicle.

Kenmore feels small. What community partners will help these residents?

Plymouth provides all services on-site, so Kenmore will not be responsible for meeting any service needs through funding or staffing. In addition to case management services, the building will have a nurse's room for visiting primary care providers and behavioral health specialists to provide services to residents on-site. Transportation is provided for tenants who need to go off-site for a health care-related appointment.

Plymouth has preexisting external partnerships including relationships with local organizations such as Hopelink and Mary's Place. They plan to continue to build up local partnerships in the North Shore area during the two years the building is under construction and utilize many of the partnerships they have built up on the Eastside, many of whom provide services to folks with connections to the North Shore area.

Why is this being built in Kenmore?

Washington state is experiencing a housing crisis. Cities across King, Pierce and Snohomish counties are diversifying their housing inventory in accordance with [Washington State HB 1220](#). Kenmore City council has declared Affordable Housing a top priority and specifically included a prioritization for building affordable housing close to transit. This proposal has had Kenmore resident and council support since 2022.

How is this project funded?

Funding sources for the project's construction include Low Income Housing Tax Credits (63% of total funding), City of Kenmore (11% of total funding), National Housing Trust Fund (9% of total funding), A Regional Coalition for Housing (ARCH) (7% of funding), State Housing Trust Fund (5% of total funding), Plymouth Housing (3% of total funding), and State Direct Appropriation (2% of total funding).

For ongoing operations, Plymouth has received a commitment of 100 project-based vouchers from King County Housing Authority. Project-based means that the vouchers stay with the units rather than with the tenant.

I'm worried about safety. What will the city or Plymouth do if this creates problems in the community?

We all want a safe Kenmore. In December 2023, City Council passed "The Blake Fix" to allow local PD to arrest public drug use. Plymouth is proposing a good-neighbor policy for property and residents. Plymouth has a no-weapons policy, not even in cars. Quiet hours and respecting the property are within the lease. They keep up a robust guest policy so they can track who's coming and going. And when needed, they do establish guest bans.

And for ongoing community engagement, there will be a community board of neighbors, Kenmore city & Plymouth staff, and local PD to address any concerns.