

Plymouth Housing Group: Plymouth on Stewart



Plymouth on Stewart Seattle, Washington

Plymouth Housing Group purchased this 100-year old building (formerly the St. Regis Hotel) at the corner of 2nd and Stewart, which after years of disrepair, had become a bit of an eyesore in Seattle. A total renovation converted this hotel into 87 efficiency apartments for formerly homeless individuals with very low incomes. Completed in April 2006, renovations included a dramatic facelift to the façade to restore the historic character of this old structure. 40 Units are set-aside (20 Begin At Home units and 20 Community House units) for specific target populations and include enhanced support services.

CSH's Taking Health Care Home Initiative

The Corporation for Supportive Housing (CSH) has launched a national effort to prevent and end homelessness for thousands of people with chronic health problems. The Robert Wood Johnson Foundation has awarded CSH \$16.2 million over six years to advance this national effort through the **Taking Health Care Home** Initiative.

Through **Taking Health Care Home**, CSH works with selected states and localities to demonstrate how they can create permanent supportive housing (PSH) that ends homelessness for people with chronic illnesses – drug and alcohol dependency, mental illness, and HIV/AIDS – and how that experience can be replicated on a national scale.

Under the **Taking Health Care Home** Initiative, CSH has awarded \$6 million in grant funding to 11 state/localities to:

- Establish integrated systems that finance and deliver housing and supportive services,
- Increase and better coordinate public and private investment in the creation of PSH, and
- Create a pipeline of PSH for homeless, disabled people.

Since becoming a THCH grantee in 2003, Washington has:

- Created the local Homeless Housing Funder Group to coordinate public/private resources to create new PSH.
- Passed the Homeless Housing and Assistance Act (2163) generating \$14 million per year for homeless programs.
- Added 800 PSH units to the pipeline.

Financing

Capital

City of Seattle	\$ 3,750,000
Seattle Weatherization	\$ 161,838
King County Housing Opportunity Fund	\$ 600,000
State Housing Trust Fund	\$ 2,000,000
Low Income Housing Tax Credits	\$ 8,175,860
Plymouth Housing Group Fundraising	\$ 269,571
Total	\$14,957,269

Operating

Project-based Housing Choice Vouchers	\$ 647,000
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Enhanced Services (amount does not include primary care and support services provided by partners)

City of Seattle	\$ 180,000
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About Plymouth Housing Group

In 1980, members of downtown Seattle's Plymouth Congregational Church became deeply concerned when they realized homeless people were sleeping on their church doorstep. Proclaiming that “one homeless person is one too many,” Rev. Dr. David Colwell challenged his congregation to end homelessness in downtown Seattle. Church members responded and founded Plymouth Housing Group (PHG) as an independent, non-profit organization to develop and operate housing for homeless and very poor people in Seattle.

PHG has since grown to be one of the largest providers of very low-income housing in downtown Seattle. With more than 780 rental units and 17 retail tenants in 12 buildings, PHG today has an annual operating budget of \$8.5 million. PHG's comprehensive approach to providing affordable housing and supportive services has been overwhelmingly successful, earning our organization local and national recognition as a leader in the effort to end homelessness.

About Plymouth on Stewart

All formerly homeless PHG tenants can access PHG's The Coming Home Program, which provides six months of intensive stabilization support services to individuals transitioning from a chaotic life on the streets into permanent housing. Through one-on-one support and mentoring provided by a team of four Housing Stabilization staff members, tenants acquire the life skills, resources and confidence they need to stabilize in housing.

Set-Asides with Enhanced Services: 20 efficiency apartments are set aside for Begin At Home (BAH). 14 BAH units are set-aside for high utilizers of Medical Respite/emergency room services and 6 BAH units are set-aside for high utilizers of the Sobering Center/chemical dependency services. The Mayor of Seattle allocated \$260,000 to fund the BAH enhanced on-site services provided by PHG and Health Care for the Homeless. PHG uses its portion of the City funds to support 3 Housing Case Managers (including one Chemical Dependency specialist). The City contracts directly with King County's Health Care for the Homeless to provide 15 hours/week of on-site nursing care for the tenants exiting county medical respite facilities. An additional 20 units in Plymouth on Stewart are set aside for Community House, a community mental health provider, which provides a mental health case manager onsite five days a week.

About CSH

The Corporation for Supportive Housing (CSH) is a national, nonprofit organization that helps communities create permanent housing with services to prevent and end homelessness. CSH advances its mission by providing high-quality advice and development expertise, by making loans and grants to supportive housing sponsors, by strengthening the supportive housing industry, and by reforming public policy to make it easier to create and operate supportive housing. CSH delivers its core services primarily through eight geographic hubs: California, Illinois, Michigan, Ohio, Minnesota, New Jersey, New York, and Southern New England (Connecticut, Rhode Island). CSH also operates targeted initiatives in Kentucky, Maine Oregon, and Washington, and provides limited assistance to many other communities.



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