

Plymouth Housing and JumpStart

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Shared by Dennis Sills, Director of External Affairs



~1,200 people
who have experienced chronic homelessness housed annually

350+ staff

19 buildings—and growing!

Currently 9 on-site health clinics through partnerships with Neighborcare Health, Harborview, Swedish, and Vituity and Rely Health

Historic proposed investment in housing

- Plymouth is excited about this proposed housing investment!
- **\$334 million** investment in affordable housing, representing a 32% increase from the 2023 adopted budget.
 - **\$142 million** projected from JumpStart, the single largest source for housing funding through the Office of Housing.
- **\$26 million** for the Housing for Workforce Stabilization Fund to support permanent supportive housing providers wages.

JumpStart supports permanent supportive housing (PSH)

- Plymouth supported the 2020 creation of the JumpStart payroll tax.
- We support at least 62% of revenue going to housing, as expressed in the approve spend plan.
- We could not add supportive housing units and staff them without JumpStart.
- The opening of Blake House on First Hill this year, the first affordable housing high-rise run by a nonprofit in 50 years, would not be possible without JumpStart. Blake House does not have vouchers and operations are supported by JumpStart
- We are grateful for the PSH Operating, Maintenance, Services, and Workforce Stabilization Fund that enabled us to move closer to living wages for our frontline staff. Plymouth can use this funding at 13 of our PSH buildings.

Blake House

- **Blake House** opened in May.
- Built on land donated by Sound Transit, it is the first affordable high-rise in Seattle in over 50 years.
- Named in memory of local housing advocate Blake Nordstrom.
- **112 studio apartments** for seniors and veterans who have experienced chronic homelessness.
- **Innovative joint development with Bellwether Housing.** Bellwether will operate 250 units for lower income working individuals and families.
- On-site health care through a partnership with Swedish.



Permanent Supportive Housing Operating, Maintenance, Services, and Workforce Stabilization Fund

- More than **\$26 million** to PSH providers for frontline workers.
- We appreciate the city recognizes PSH has been consistently proven as an effective model for housing extremely low-income people, including those experiencing chronic homelessness and living with behavioral and physical health needs.
- Supports increasing PSH worker wages and may also pay for other operating, maintenance, and services needs such as deferred maintenance and replacement reserves.

Wage study

- JumpStart lifts frontline workers from historical inequities.
- University of Washington 2023 Wage Equity Study shows that nonprofit human services workers in Washington earn 37% less than similar workers in for-profit non-care industries.
- Self-sufficiency income level for a Seattle household with a single adult and a preschooler was \$69,215 in 2020.
- <https://socialwork.uw.edu/wageequitystudy>

Step toward wage equity

Position	Annual before PSH- OMS- WS	Annual after PSH- OMS- WS	% AMI before PSH- OMS- WS	% AMI after PSH- OMS- WS
Front desk	\$49,733	\$60,362	36.3%	44.1%
Tenant Support Aide	\$51,522	\$62,504	37.6%	45.6%
Housing Case Managers	\$58,885	\$71,448	43.0%	52.2%

Residents and staff

- Plymouth is becoming an employer of choice: we have hired nearly 100 new staff this year and cut our vacancy rate in half.
- New staff has helped reduce case manager loads by 25%, and we now have case managers for every 20 residents.
- Added Community Specialists in every building.
- Added Tenant Support Aides and Safety Ambassadors.

Thank you!

- Plymouth is grateful for JumpStart support!
- Please continue to implement the JumpStart spend plan and maintain more than 62% of JumpStart to housing.
- Maintain the PSH Operating, Maintenance, Services, and Workforce Stabilization Fund.
- Discontinue using JumpStart to replenish the General Fund.
- Questions?