

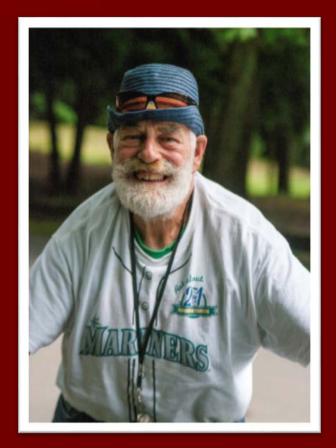
Our PSH tenant community

- Average income: \$8555/yr
- 93% live with a disability
- 62% disabled w/mental illness
- 52% disabled w/chemical dependency
- 54% are seniors



Establishing roots and a sense of home





91.3 % of PSH tenants who enter remain housed at 1 year

Why/history

- Low vacancy rate per tenant stability (4.7 years average)
- 2. Long waitlist at the time
- 3. Tenants who only needed subsidy but not the services and staff support of a 24-hour building occupying apts that could better serve chronically homeless adults with significant needs.
- 4. Urgency to do more to end the homeless crisis in our community

Why/history

- 1. 'Moving On' and 'graduation' initiatives gained traction in 2006.
- 2. Funding opportunities in 2006
 - -'HB 2060' to increase some subsidies in WA state
 - -'HB 2163' to increase services funding in WA state
- 3. Seattle Housing Authority offered a new round of vouchers for projects consistent with the <u>Ten Year Plan to End Homelessness in King County.</u>

- ✓ Who gets to move? Why?
- ✓ How do we market the program?
- How do we make sure application process is consistent with Fair Housing?
- How do we physically move tenants?
 - Who then backfills the open PSH unit?



Implementation Questions

Initial Outcomes (2007-2012)

Of first 89 HOPpers:

- *60 remained housed (67%) [17 for over 10 years]
- *18 exited negatively (21%)
- *6 passed away (7%)
- *3 moved in with family/friends (3%)
- *2 HOPped back within PHG (2%)

Early lessons

- Very labor intensive
- Building Team Assessment didn't account for those only succeeding due to PSH staffing
- More emphasis on moving prep
- Need community space



HOP Workgroup Considerations (May 2012present)

- Continue to improve upon Building Team Assessment
- Place greater emphasis on preparation and readiness
- Revamp waitlist process (false hopes & frustration)
- Increase tenant commitment to process (from passive to participatory)

"From passive to participatory"

Focus groups conducted in fall of 2013

Communication Groups to be conversational rather than didactic

Tenants themselves included in move readiness assessment

Plant seeds for tenant council

PICTURE YOURSELF HERE?



Sylvia's Place opens in early 2016!

Plymouth Housing Group is currently hosting informational meetings regarding our next new building of 'graduation' housing. Eligible tenants must have at least 18 months of positive housing history with PHG, which means:

- You are a good neighbor within your community
- You pay rent on time with few problems
- You've shown that you can host guests without issues
- You keep your apartment clean and safe

Does that sound like you? Are you ready for next step in your journey? Are you interested in learning more? Join the HOP Coordinators in the community room for a conversation about this building.

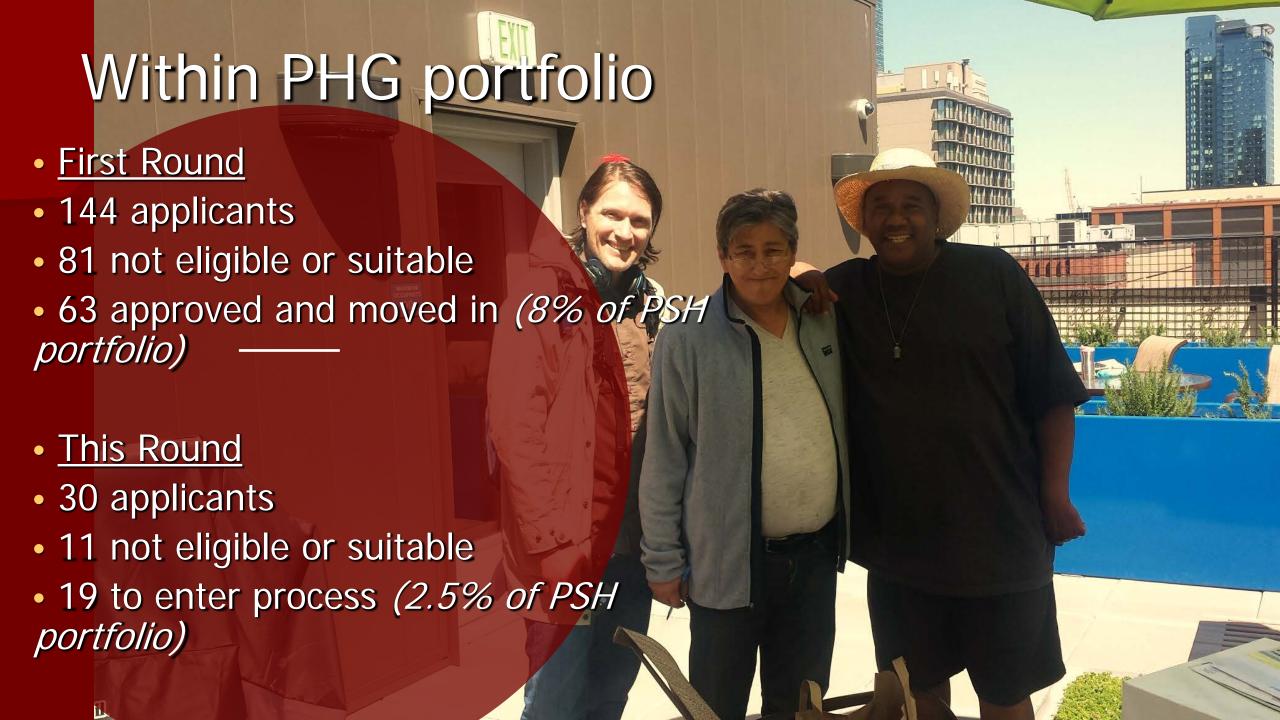
Williams Apts: Wednesday 2/25 at noon!

What are the eligibility requirements?

- You have lived in Plymouth Housing for at least 18 months
- You have had no significant safety violations, such as causing fires, flooding, damage to the property, within that period of time.
- If you have received any notices you have resolved the underlying problem.

What are the eligibility requirements?

- You have been passing inspections within the past 18 months
- You have been paying rent in a timely manner within the past 18 months
- You don't need regular intervention from staff for health and safety.
- You don't have a pattern of unresolved guest issues.
- You must be eligible to receive the subsidy.



Communication Groups

1. Do You Feel Like The Right Fit?

2. Equipping Yourself for Change

3. Preparing for the Move

1.Do You Feel Like The Right Fit?

- Reviewing the differences in a non-24 hour building
- Scenarios: Self-Advocacy& Limit-Setting
- Creating community



2. Equipping Yourself for Change

- Tenant Rights Primer
- Communicating Your Needs
 With Staff
- Home Maintenance:
 Bathroom/Kitchen
- Documentation Needs



3. Preparing For the Move

- Reviewing needed documents
- Reviewing application process
- Assessing moving needs
- Transferring address, resources



Sylvia's Place Lease-Up (2/2016 ->)

59 of original 63 remain

2 deaths

1 moved to be with family

1 married and relocated out of country

