

## Sylvia Odom's Place

Address: 2017 3<sup>rd</sup> Ave., Seattle, WA 98121

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**Opening Date:** 2/24/2016

**Population Served:** Homeless PSH

**Number and Type of Units:** 65 units total (including 2 staff apartments), all studios

**Building Description:** This is a “graduation” building where stable tenants from Plymouth’s other buildings can move, when they no longer need the intensive case management and 24-hour property management provided at those buildings. All but the staff units are reserved for individuals at or below **30% of area median** income. While we will not be requesting services funding, the property will require rental assistance to serve the target population, whose average median income in our portfolio is approximately 17%.

**Developer:** Plymouth Housing

**Property Manager:** Plymouth Housing

**Architect:** SMR Architects

**General Contractor:** Marpac Construction

**Construction Financing:** Bank of America

**Permanent Funding Sources:**

9% LIHTC Equity (Bank of America) - \$13,036,000

City of Seattle Office of Housing - \$4,350,000

King County - \$465,956

Washington State Housing Trust Fund - \$750,000

Sponsor Loan - \$251,000

**Services:** Plymouth Housing