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IS
JUST
THE
BEGINNING

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Board members give tenants a voice

Two years ago, PHG's board of trustees made a commitment to "...create opportunities for tenants to become truly integrated in the PHG community and to be able to exercise leadership and participation within that community..."

We've worked hard over the years to achieve this goal. Through the creation of tenant councils, the tenant coalition, diversity committee, and collaboration team, we've provided opportunities for tenants to develop their leadership skills and have a voice in their housing and services.



Newly elected board member, St. Charles tenant, Michael Campbell.



Newly elected board member, Delbert Cooper, is a tenant at The Pacific.

Now, in 2002, we have taken the next step. For the first time in our history, two tenant representatives have been elected to the board of trustees. **Michael Campbell**, a tenant at The St. Charles, and **Delbert Cooper**, a tenant at The Pacific have accepted the responsibilities of representing the PHG tenants.

Mr. Campbell looks forward to joining the board. "I feel good that PHG invited me to be part of the board of trustees. I am a little nervous, but also excited to have this new experience. It will be interesting to see what the board does and how I can help them."

"This is really a new challenge for me," he says. "And I plan to do my part to the fullest."

Likewise, Mr. Cooper is also excited to be a part of securing PHG's future. "This

is a chance for me to give tenants a voice. I will be able to bring tenant ideas to the table, and share with tenants how the board is working for them. After all, tenants should be involved in decisions the board makes about our housing and services."

Both candidates were first nominated by PHG staffers and then interviewed by the

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—Delbert Cooper, tenant at The Pacific

board's Operations and Nominations Committee.

Housing Stabilization Specialist **Eileen McComb** nominated Mr. Campbell. "When I heard that tenants were being recruited for the board of trustees, Michael was the first person who came to mind," she said. "Michael has shown a sense of leadership and concern for his neighbors and building since his first day at The St. Charles. I am confident he will rise to whatever challenges face him and will continue our shared mission by working hard to improve the community for the tenants."

Operations and Nominations Committee Chair **Susan Delanty Jones** helped lay the groundwork to involve PHG tenants in the operations and policymaking decisions of the organization. This year, as her term expires, she's thrilled that her seat is being filled by a tenant.

"Tenant representation on the board is a major step toward ensuring that everyone who lives in a PHG community has the opportunity to contribute and share in the future of the organization," Jones said. "I'm sure it will have a lasting impact on the agency."

Jones and McComb both believe that tenant participation is just one more way to make sure that all of us are aware of each other's perspectives.

Campbell and Cooper were two of seven new board members elected in 2002. Like all new board members, they have been assigned mentors to help them learn about board policies and protocol. For a full list of new board members, please see page 3. ■

Preserving our history and building our future



Paul Lambros,
Executive
Director

Dear Readers,

This winter Plymouth Housing Group will finish construction of **Plymouth Place**, our eleventh affordable housing community. As we do so, we will also begin a full historical renovation of **The St. Charles**, the very first property that PHG ever purchased.

When PHG purchased The St. Charles, it was still a small non-profit run mostly by volunteers from the community and Plymouth Congregational Church. This group of good people had set out with a mission to eliminate homelessness by providing affordable housing in

Seattle. Their means was simple: provide four walls and a roof at a price that was affordable to those with the lowest incomes.

They had leased two buildings and then rented the rooms to homeless people. Soon, they realized that the need for affordable housing was growing while at the same time the stock of affordable housing was disappearing. That's when they decided to purchase their first building, The St. Charles, to preserve low-income housing.

The St. Charles provided just what they needed: 70 SROs in the heart of the city. With a loan from the church, financing from the City of Seattle, and lots of TLC, Plymouth Housing Group re-opened the doors to The St. Charles in 1984 so that 70 people could stay out of the rain and have a place to call home.

PHG has owned and managed the former hotel on the corner of 3rd and Cherry ever since, but a lot of things have changed in that time. While The St. Charles was our first purchase, since then, we've purchased and rehabilitated nine other buildings, and even built two new ones. In 1994, we expanded our mission beyond "four walls and a roof" to provide social services and opportunities for very low-income people to improve their

lives. We now employ **housing stabilization specialists** who help tenants who move into PHG from homelessness adjust to their new housing. We also have **resource coordinators** who can provide ongoing social support and resources, a **volunteer coordinator** who helps build the PHG community, and even our own **employment services**, which recently expanded to help people on our waiting list find employment.

Of course, over time, time takes its toll. That's why we will begin a full historical rehabilitation of The St. Charles in February. The project will expand the tiny SROs to make them bigger and more accommodating as well as provide the full-time social service staff with a new office. Other additions will include a spacious new community room with a full kitchen, and a state-of-the-art computer lab.

It gives me great pleasure to say that The St. Charles won't be the same place when we finish. Instead, it will reflect all that PHG has learned over the years and all that it has grown to become.

Paul Lambros
Executive Director



Built in 1909, the St. Charles Hotel often catered to guests of the Seattle Opera House, which was located next door. It has been listed on the Washington State Historic Register in preparation for the renovation.

One night count

On October 18th, hundreds of volunteers spread out over the city counting homeless people as part of an annual street count sponsored by The Seattle/King County Coalition of the Homeless and Operation Nightwatch. The volunteers counted 2,040 people in the City of Seattle and surrounding areas.

Volunteers looked in alleyways, peered into cars, and scanned the areas under bridges and in parks to conduct the count. Teresa Donovan, deputy director of

Plymouth Housing Group, found one homeless person perched in a tree, 15 feet off the ground. She also found several homeless camp communities. "It was startling and sad to see the extent to which people go to maintain some small semblance of privacy and safety," Donovan commented.

Though the count is not scientific, the figures are used to assess the changes in the homeless population. This year's figures are a 22 percent increase since October 2001. ■

Help PHG end homelessness by donating through your workplace giving campaign!

Use these designation numbers and make sure PHG benefits from your generosity at work:

■ United Way of King County #11536

■ Housing Development Consortium Campaign (HDC) #17007

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PHG PROPERTIES

St. Charles
Scargo
William Tell
Lewiston
Gatewood
Pacific
Haddon Hall
Ponderosa
Cal Anderson House
David Colwell Building
Plymouth Place

New board trustees elected

The following individuals were elected in September 2002 to serve on PHG's board of trustees.

Michael Campbell

Michael Campbell is a PHG tenant at The St. Charles. He came to PHG in 2001 and is currently employed at The St. Regis. Mr. Campbell is one of the first tenants to be elected to the board of trustees.

Leslie E. Christian, CFP, CFA

Leslie Christian is a member of Plymouth Congregational Church. She's also the president of Progressive Investment Management, a company that specializes in socially responsible investing. The Allan Savory Center for Holistic Management and Black Dollar Days Task Force currently benefit from her leadership expertise as well.

Delbert Cooper

Delbert Cooper has been a tenant at The Pacific since 1996. He is one of the first PHG tenants to serve on the board of trustees. Mr. Cooper was featured in a news segment on KING-5 TV this fall in support of the Seattle Housing Levy.

Alice Shobe

Alice Shobe is the CEO of Philanthropy Northwest. She has a background in housing and land use planning and was previously employed at Impact Capital and the Washington Community Develop-

ment Loan Fund. Nationally, her leadership and fiscal expertise has been recognized by her recruitment to serve as treasurer of the Forum of Regional Associations of Grantmakers board.

Robert Simmons

Robert Simmons is a member of Plymouth Congregational Church. He is an award-winning free-lance writer and reporter, and has received national recognition for his political and environmental reporting. Most recently, Mr. Simmons worked at KING-TV and *The Seattle Weekly*.

Langdon Simons

Langdon Simons is the president of Friday Harbor House and a member of Plymouth Congregational Church. Mr. Simons is a longtime Seattle resident who brings a wealth of knowledge and insight to the board, including his work with the Downtown Seattle Association, Rotary Club of Seattle, and the Seattle YMCA, to name a few.

Janna Wilson

Janna Wilson currently works at the Health Care for the Homeless Network. She has an extensive background in homeless and human services planning and policy development, which includes her work with King County Department of Community and Human Services. ■



You can schedule a preview tour of Plymouth Place by calling Caroline Woodward at 206-329-0169, ext. 120.

Plymouth Place update

Exciting things are happening at the corner of First Avenue and Denny Way! For those of you who haven't been near the site recently, Plymouth Place is really coming to life. The roof is complete and all the windows are installed. The MarPac crew is hard at work sheetrocking the walls, and putting siding on the exterior of the building. In just a few short months, 70 very low-income individuals will begin to move into their beautiful new apartments. Tenants will have on-site social service support, as well as access to a state-of-the-art Tenant Computer Resource Center, where staff will help them develop marketable skills and find self-sustaining employment.

We look forward to January when PHG's eleventh building will open and expand our services to another 70 formerly homeless folks. We hope to see you at Plymouth Place's grand opening celebration. Check your mail in December for details! ■

PHG's Board President Adrienne Quinn honored for her work in housing

The Pedestal Awards recognize supportive organizations or individuals from the private or public sector who have made significant contributions to affordable housing in our region and who have been instrumental in creating housing-related programs or helping solve housing problems.

It's no wonder our board president, Adrienne Quinn, was chosen as a recent recipient. As a member of the Mayor's Citizen Advisory Committee for the 2002 Seattle Housing Levy, Adrienne helped shape the 2002 Seattle Housing Levy package that passed in September. She was also very involved as a member of the 2002 Seattle Housing Levy Steering Committee. Using her expertise in land use and broad housing experience, she was a member of the Seattle Planning Commission and chaired the Downtown Urban Center Planning Group's Land Use Committee.

Executive Director Paul Lambros feels Adrienne was a perfect choice for the award: "Adrienne consistently goes above and beyond the call of duty, sharing her passion and knowledge with others in the community, and it shows. We feel incredible lucky to have her leading our board and sharing our vision of ending homelessness in Seattle." ■



Adrienne Quinn

Paul G. Allen Charitable Foundation

We extend grateful thanks to the Paul G. Allen Charitable Foundation for its recent grant of \$75,000 for the construction of Plymouth Place. With this grant, we have successfully reached the fundraising goal for the project.

Other capital funders included:

- the Neukom Family Foundation;
- Plymouth Congregational Church; and
- U.S. Bank.

thank you!

PHG Plymouth Housing Group

FALL 2002

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- New board members give tenants a voice
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THANK YOU, MICROSOFT

A big thank you to the **Microsoft Corporation** for its \$15,000 gift and donation of software and user licenses. Microsoft's generosity helped us meet our supportive housing costs this year and provided us with the technological tools we rely on to work efficiently. Our recent upgrade to the Windows 2000 Server allows our many departments to run smoothly. This new server will also make it possible for us to upgrade our Property Management software that the staff uses everyday for rent tracking and billing.

We are proud to have Microsoft as a partner in our efforts to create long-term solutions in our community. In fact, Microsoft does more than provide software donations and grants to PHG: Microsoft employees volunteer to help at PHG buildings on the Day of Caring and are also big supporters through their workplace giving program. ■

The Dinner That Makes A Difference!

On November 6th, you can treat yourself to lunch or dinner in Belltown and give back to your community at the same time! Just visit any of these participating restaurants for lunch or dinner and 20% of your food bill will be donated to Plymouth Housing Group to support their mission to eliminate homelessness by providing permanent and safe housing in downtown Seattle.

Lunch & Dinner

Jai Thai
Belltown Billiards
La Fontana
LaVita E' Belle
Frontier Room
Obama

Dinner

Shallots Asian Bistro
Queen City Grill
Mama's Mexican
Tia Lou's
Cyclops
Axis

PHG
Plymouth
Housing
Group

**CHOW DOWN
BELLTOWN**

* Reservation suggested but not required.



Please help PHG celebrate the holidays

Plymouth Housing Group will help its tenants celebrate the holidays this year with a Thanksgiving dinner on November 28 and a winter luncheon on Friday, December 20. Your food donations will help make these celebrations a success.

For Thanksgiving, we need traditional fare — from turkey and potatoes to cranberries and pie. For the winter luncheon, we need meat and cheese trays, breads, condiments and desserts. Hot or cold, your donated dishes will warm the hearts of our tenants.

To learn more about how you can help PHG celebrate the holidays, please contact Jan Chapman, volunteer coordinator, at (206) 381-1320.