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Big projects are underway at PHG

2003 has been a busy year for Plymouth Housing Group, and it looks like things won't slow down in 2004—more than 200 units of affordable housing are scheduled to be created over the next three years. If that's not exciting enough, PHG is also getting ready to launch a new business venture, Plymouth Café.

Of the housing development projects, The St. Regis is by far the largest. PHG is purchasing the historic hotel, which will offer 90 permanent apartments for formerly homeless people when the renovations are finished in 2005.

PHG is also planning a major renovation of the Haddon Hall Apartments. These two development projects are in addition to the renovation of The St. Charles, which is already underway.



The St. Charles is already undergoing extensive renovations, including the addition of Plymouth Café.

Plymouth Housing Group will need \$30,000,000 to complete these capital projects, and we'll soon launch a capital campaign to raise the money. This is a unique campaign, because with your support, PHG can leverage \$4 of public funding for every private dollar contributed. We hope we can count on you to make this a success.

Watch your mail for more information about these exciting projects!

A look back in time

In the early 1900s, Seattle was just scraping the mud from its boots and shedding its pioneer image. As the city grew, it developed a taste for the finer things and was soon drawing visitors from throughout the region who longed for a bit of high society and the arts.

In 1902, The St. Charles Hotel opened its doors to serve guests of The Seattle Grand Opera House, which was located on Cherry Street. The sweeping marble stairway ascending from the hotel's lobby connected the two buildings in style. With its gilded ceilings and wrought-iron archways, The St. Charles Hotel provided guests with a glimpse of the upscale establishments in New York or San Francisco.

Today, 101 years later, The St. Charles still sits at the corner of 3rd Ave. & Cherry St. It's now owned by Plymouth Housing Group and is undergoing a complete renovation that will preserve the character and history of this fine building.

The St. Charles is no longer a hotel, though. It will offer 65 apartments when



Plymouth Café — Good food for the greater good!

What do fresh salads, hearty sandwiches and comforting soups have to do with ending homelessness?

Well, they are just a few of the menu items that will be offered at Plymouth Café, PHG's exciting new enterprise.

Plymouth Café was created to support the social services in PHG buildings. But the Café will be much more than a source of income; it will also be a venue to educate customers about PHG and the work we do to improve Seattle.

Planning the Café has been a collaborative process; business experts, accountants, restaurateurs and kitchen consultants have pitched in with advice and resources.

John Payne, sous chef at The Herbfarm, is also pitching

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Looking back at 10 years of progress — looking forward to much more



Paul Lambros,
circa 1996.

Dear Friends,

When I came to Plymouth Housing Group 10 years ago, I was optimistic about our future. After all, the staff and volunteers were dedicated to the mission, and the board had a solid reputation in the community. It was obvious that PHG was ready to expand—we were already managing 300 apartments, and the organization was gaining recognition for its permanent solutions to end homelessness.

I was privileged to join PHG during the early 1990s. It was a time when the organization was maturing from a grassroots movement into a nationally recognized provider of housing and supportive services. We had some of the brightest advocates on our board, and I was fortunate to work with many of Seattle's most compassionate philanthropists during those years. With so many great people backing us, it's no wonder that Plymouth Housing Group emerged as a leader in the community.

Unfortunately, the need for affordable housing has not waned in the past 10 years. In fact,

Not only did we expand the quantity of affordable housing in Seattle, but we also enhanced the quality when we brought supportive services to our buildings in 1996.

homelessness continues to rise, and the complications of poverty have been exacerbated by funding cuts that eliminated many supportive services.

We've responded to these needs by developing new housing options. Today, Plymouth Housing Group has 730 apartments available to formerly homeless people in 10 buildings throughout downtown Seattle. We'll add 160 more apartments when The St. Charles and The St. Regis come on-line over the next few years.

And, not only did we expand the quantity of affordable housing in Seattle, but we also enhanced the quality when we brought supportive services to our buildings in 1996. I felt very strongly that we needed

these valuable support systems to help tenants working toward self-sufficiency and to end the cycle of homelessness. And, while they stretched our budget to add them, we recouped the cost with a more stable tenant-base and fewer people falling back into homelessness. In fact, the success rate for our tenants who are able to maintain their housing has risen from 60 percent to 95 percent since 1996.

When I look back, I'm amazed at what we were able to accomplish. Yes, I had big hopes for the organization, but I never imagined we could do so much. And now, looking ahead, I'm even more excited about the possibilities with the upcoming Plymouth Café, The St. Regis project, and the launch of our first major capital campaign.

Thanks again to everyone who supported us over the past 10 years. I look forward to working together for the future of PHG.

Regards,

Paul Lambros
Executive Director

Top honors for PHG management team

Executive Director receives Stewardship Award

PHG's executive director, **Paul Lambros**, was honored on October 16th, when he received the **Stewardship Award** from the Seattle Human Services Coalition. Paul is well known for his vision to end homelessness. He received the award for his many years of

exemplary work to produce housing that is affordable for people living in extreme poverty.



Paul Lambros (left) was presented with the Stewardship Award by Representative Frank Chopp.

This fall, at the Local Initiatives Support Corporation Annual Conference in Chicago, PHG

finance director **Nikki Patterson** received the **Chief Financial Officer All Star Award** for excellence in accounting practices. Patterson was selected from a nationwide pool of candidates for the award.

Nancy Cole, director of housing, was recognized this past summer for her 20 years of dedication and commitment to housing for people with mental illness. The **Community Achievement Award** was presented by Community Psychiatric Clinic in Seattle.

Tara Connor, director of social services at PHG, was named **Advocate of the Year** by the Washington State Coalition on Homelessness. Connor is a well-known for her advocacy work in the state and co-chairs the Seattle/King County Coalition on Homelessness. ■

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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

Thank you, Washington Mutual



WaMu volunteers spend a day working at PHG.

Last spring, more than 100 Washington Mutual employees donated their Saturday to PHG as a part of *Washington Mutual Housing Volunteer Month*.

They planted flowers, cleaned carpets and painted hallways. Other volunteers served as mentors to tenants, teaching computer classes in PHG computer labs. Volunteers also cleaned out and re-stocked PHG's Tenant Closet, which holds donated items like pots and pans that are given to tenants when they move from the shelters into their new homes.

Many WaMu employees are regular volunteers throughout the year, including board member Margaret Yung. "It's a way for me to be a part of the team at PHG. They make a big difference in our city and in the lives of Seattle's poorest residents," she says.

In addition to the human resources, Washington Mutual provided a generous cash grant to Plymouth Housing Group in 2003.

Washington Mutual is an incredible leader in our community, and we are very grateful to have them as our partner in the effort to end homelessness.

Spotlight on Board Trustee Bob Simmons



Bob Simmons

When Bob Simmons joined the board of trustees in October 2002, he was no stranger to the work of Plymouth Housing Group. He's a longtime member of Plymouth Congregational Church, and Bob knew the late Rev. Dr. David Colwell, who was instrumental in PHG's formation.

"I was always a great admirer of David Colwell," Bob says. "Becoming a part of the board seemed to be a really nice way to get involved."

As a veteran journalist, Bob has been well acquainted with issues of homelessness in Seattle. Yet, his first year on the board brought all kinds of new insight. "It's been a wonderful learning experience," adds Bob, "I've cherished the time I've spent with the tenants of Plymouth Housing Group."

"Being on the board is a great window into the nature of homelessness and the people who get caught in it. Homelessness can be a flat landscape in people's minds, and indefinable, which it shouldn't be."

Bob's 50 years of reporting experience will certainly help to generate awareness of PHG and its work. Stay tuned for a short video he hopes to get rolling that will highlight PHG and its success at ending homelessness. ■

in memoriam

Michael Campbell

In September, Plymouth Housing Group lost a friend. Board member, **Michael Campbell**, passed away after a fight with an extended illness. Michael was one of the first tenants elected to the board of trustees, and he brought a wealth of insight with him. We will be forever grateful to Michael, for all he brought to this organization, for his dedication, and for his inspiring spirit. He is truly missed. ■

Good food for the greater good

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in by developing the menu and business operations of the Café.

Noted local architect, **George Suyama**, is transforming the space for the Café, which will be located in retail space of The St. Charles. When asked about his vision for the space, Suyama said he is "mining the archeology of the existing space and using it as a counterpoint to very modern, simple, components." He also added that it will be "gift wrapped with a fair degree of humor."

Plymouth Café's menu will feature fresh local items with seasonal varieties. Local businesses, such as **Top Pot Doughnuts**, **Zeitgeist Coffee**, **Tim's Cascade Chips** and **Snoqualmie Ice Cream**, have agreed to provide their products at a reduced rate in a show of support for this project.

"The more profits the Café can generate, the more people it can help. This fits in with our values," said Doug Nelson of Top Pot Doughnuts.

Plymouth Café will feature these vendors in the Café and will display information about the companies and their commitment to improving the Seattle community.

The Café is still in the planning stages, and we are currently seeking investors and donors to support the start-up of Plymouth Café. Plymouth Café is scheduled to open in late April or early May 2004. ■

Big projects underway at PHG

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the work is completed next spring. These apartments will have extremely affordable rents (never more than 30 percent of a tenant's income) so that people with the least resources will be able to leave shelters and the streets for a permanent home.

The St. Charles will also have on-site social services and a brand new computer lab that was funded by the Beaumont Foundation of America. A large community room with a full kitchen will be a gathering place for tenants and their guests. ■

Inside:

- Big projects are underway at PHG
- Good food for the greater good
- Management team wins top honors

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Chow Down in Belltown!

Thanks for all of your support at the 2nd Annual *Chow Down in Belltown*. This year's *Chow Down in Belltown* was a great success with nearly twice the attendance as last year! The Chow Down was started to increase awareness in the community about PHG and our work to end homelessness. All of the money raised is used to support the social services offered in our buildings. Congratulations to the winners of the evening's drawings:

- Rod Nicholls won the Bon Macy's Gift Certificate.
- Ronda Hue and Andrea Bushdort will receive six months of Starbucks Coffee.

A special thanks to all of the participating restaurants who donated 20 percent of their sales on November 6th to Plymouth Housing Group:

- | | |
|-----------------------------|--------------------------|
| ■ Buffalo Deli | ■ Mama's Mexican Kitchen |
| ■ Cherry St. Coffee | ■ Ohana |
| ■ Frontier Room | ■ Shallots Asian Bistro |
| ■ Jai Thai | ■ Queen City Grill |
| ■ La Vita E' Bella Café | ■ Axis Restaurant |
| ■ La Vita E' Bella Pizzeria | ■ Tini Bigs |

