

# Laying Foundations to Thrive

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2021 ANNUAL REPORT HIGHLIGHTS

We at Plymouth Housing acknowledge that we are on the unceded ancestral lands of the Duwamish People. A people that are still here and who are continuing to honor and bring to light their ancient heritage.



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## A MESSAGE FROM PLYMOUTH HOUSING LEADERSHIP

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**Dear friend of Plymouth,**

We often say that “housing is just the beginning.” With a permanent home as a foundation, individualized supportive services allow those we serve to overcome long-term homelessness and make meaningful strides forward—to move from surviving to thriving.

Thriving looks different for each person. For some, it’s simply having a place to lay their head at night. For others, it’s volunteering in the community, reconnecting with family, or establishing a routine to manage a chronic health condition. Within each of Plymouth’s buildings, our committed staff work to support residents on their journeys toward healing and stability. Together, they look to a brighter future.

As an organization, Plymouth has benefited from the solid foundation you have helped build for more than 40 years. On this foundation, we have grown and evolved to meet the needs of the people who call Plymouth home, and those of our staff, who propel our mission forward.

Over the course of 2021, we relied on the strength of this foundation to navigate a pandemic. We developed new partnerships like the one with FareStart, which allowed us to deliver hundreds of thousands of nutritious meals to the doorsteps of our residents. We refreshed our core values to foster a workplace where everyone can feel included and valued. We opened a new building which added more than 90 units of housing in Uptown. And we held a series of virtual events that reached tens of thousands of people in Washington and across the globe.

Through it all, we continue to look for and implement better ways to serve our residents. We’ve come so far in recent years, and now we find ourselves in a period of transition as we plan for the arrival of Plymouth’s next CEO.

Thanks to your support, we have the stability needed to meet a period of transition with humility, determination, and grace. We are inspired by residents’ personal victories, encouraged by our staff’s dedication, and sustained through your generosity. As we look to the future, we will continue to lay new foundations as we realize our vision where all members of our community can thrive.



Paul Lambros  
CEO



Lainey Sickinger  
President of the Board of Trustees

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# Our Refreshed Values

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In the spring of 2021, Plymouth Housing staff and board took part in a collaborative effort to review the values that guide how we work towards achieving our mission and vision.



**WE CREATE A SAFE AND INCLUSIVE COMMUNITY**



**WE DEMONSTRATE TRUST**



**WE ADVOCATE FOR EQUITY IN HOUSING**



**WE SERVE WITH EMPATHY AND COMPASSION**



**WE HELP EACH OTHER THRIVE**

“Thriving is a very personal idea. What one person may see as thriving may not meet another’s definition. We support our tenants by asking them what they want their life to look like and what they want to achieve.”

- BRIAN, BUILDING MANAGER



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PLYMOUTH STORIES

# Shaun

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After living at Plymouth for five years and working with Housing Case Manager Tiphanie, Shaun feels he has everything he needs to thrive. "It's important to have support staff at Plymouth. They know what they're doing. They've been doing it for years."

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Shaun with his Plymouth Housing Case Manager, Tiphanie

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## PLYMOUTH STORIES

# Shaun

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Shaun has the cool and casual manner of a skateboarder, a hobby he enjoyed during his mid-teens when he visited Seattle from Pierce County. His shaggy, faded blue hair and easygoing nature suggest he's still a skater at heart.

"For me, homelessness started when I was 14. I was in foster care a lot. I ran away. I was on the streets and couch surfing.

I had a place for a while, but ended up losing my job and became homeless again at 23. I experienced homelessness for about 17 years."

In 2017, Plymouth provided Shaun with a permanent roof over his head and a place to call his own. "These keys right here mean freedom. I can go in and out of my spot whenever. It's good to feel that way."

Shaun is very transparent about the emotional journey he's made in that time: "Before I moved into Plymouth, I really didn't like people. When I first moved in, I felt warmth, scared, anxious, and happy. All at the same time. It felt like there was love there. There's a lot of care within the staff. They come to work [with] smiles on their face and joke around. It makes you feel more at home. I love everybody now."



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CONNECTING WITH OUR  
**Community**

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**\$8.7** MILLION  
in philanthropic support

**4,384** GIFTS  
from new and longtime supporters  
- many who gave more than once

**6** VIRTUAL EVENTS  
reached more than 23,000 people  
in the U.S. and across the globe

Your support fuels our mission  
and brings Plymouth's impact  
to new neighborhoods.  
Thank you!





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BUILDING ON OUR

# PROOF Campaign Success

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In the summer of 2020, we announced the end of our PROOF Capital Campaign. The \$59.1 million in contributions from our corporate and foundation partners, as well as nearly 700 individuals, will enable Plymouth to build 600 homes for people who have experienced homelessness in King County and provide critical support services for Plymouth residents into the future.

## Kristin Benson Place Opened

**AUGUST**

91 studio apartments for single adults who have achieved stability in supportive housing and are ready for more independent living.



## Ballard Crossing Groundbreaking

**AUGUST**

As part of an accelerated program to meet the urgent needs of people experiencing homelessness in our community, we're building 81 new homes in Ballard.



## Eastgate Permanent Supportive Housing Groundbreaking

**SEPTEMBER**

Plymouth joins Congregations for the Homeless and Inland Group to form a campus with a spectrum of housing options and services.





## 2021 FINANCIAL STATEMENT

### OPERATING SUPPORT & REVENUE

Residential Rents & Fees	\$12,538,039
Commercial Rents	\$655,067
Public Grants	\$21,847,127
Private Grants & Donations for Operations	\$13,435,839
Capital Campaign Revenue	\$659,684

**TOTAL REVENUE** **\$49,135,756**

### OPERATING EXPENSES

#### PROGRAM SERVICES

Housing Management	\$17,142,125
Social Services	\$18,721,331
Housing Development	\$1,626,553

#### SUPPORT SERVICES

Administration	\$2,967,032
Fundraising & Community Relations	\$1,099,253

**TOTAL EXPENSES** **\$41,556,294**

**NET INCOME BEFORE DEPRECIATION\*** **\$7,579,462**

### CONSOLIDATED STATEMENT OF FINANCIAL POSITION

#### ASSETS

Cash & Cash Equivalents	\$16,667,162
Restricted Cash & Pledges	\$46,198,040
Endowment	\$19,573,984
Accounts Receivable & Prepaid Expense	\$4,945,545
Property, Equipment & Amortizable Assets	\$222,337,964

**TOTAL ASSETS** **\$309,722,695**

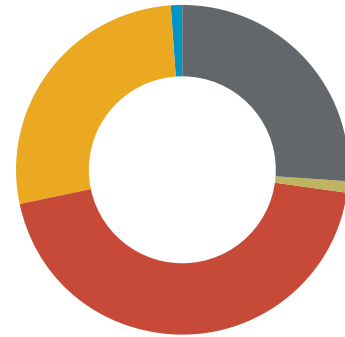
#### LIABILITIES & EQUITY

Accounts Payable & Resident Security Deposits Payable	\$16,452,930
Debt	\$142,289,287
Non-Controlling Interest	\$59,837,514
Net Assets	\$91,142,964

**TOTAL LIABILITIES & NET ASSETS** **\$309,722,695**

\*Net income is earmarked for investment in organization's rapid growth including real estate development, continued COVID-19 emergency response, increased staff salaries, and enhancement of supportive services for residents. Audited financial statements are available upon request.

## 2021 SUPPORT & REVENUE



**26%** RESIDENTIAL RENTS & FEES

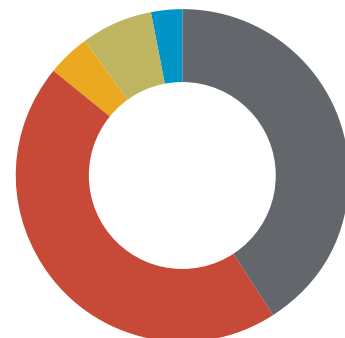
**1%** COMMERCIAL RENTS

**45%** PUBLIC GRANTS

**27%** PRIVATE GRANTS & DONATIONS FOR OPERATIONS

**1%** CAPITAL CAMPAIGN REVENUE

## 2021 EXPENSES



**41%** HOUSING MANAGEMENT

**45%** SOCIAL SERVICES

**4%** HOUSING DEVELOPMENT

**7%** ADMINISTRATION

**3%** FUNDRAISING & COMMUNITY RELATIONS

## 2021 BOARD OF TRUSTEES

**Jane Zalutsky**  
*President*

**Lainey Sickinger**  
*Vice President*

**Laura Bachman**  
*Secretary*

**Ben Straughan**  
*Treasurer*

**Eleanor Moseley Pollnow**  
*Immediate Past President*

**Kristin Acker**

**Tim Burgess**

**Matthew Cazier**

**Karen Chang**

**Rebecca DeLozier Clements**

**Olivia Doyle**

**Kristin Fleischauer**

**Gail Conway Gray**

**Ronnie Henderson**

**Stephanie Kristen**

**Mona Lee Locke**

**Dorothy Holland Mann**

**Chuck Riley**

**Searetha Simons**

**Carolyn Stewart**

**Ed Thomas**

**Richard Waters**



We're grateful to the community leaders who help provide the foundation for Plymouth to pursue its vision and achieve its goals.

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# Our Year in Review

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Please join us in celebrating the impact you made in 2021. With your help, Plymouth will continue to expand our support for residents and strengthen our organization for the future.



Read our 2021 Annual Report:  
Laying Foundations to Thrive

"If it wasn't for Plymouth giving me security, I don't think I would have been able to go out and give back to people what was given to me."

- SEARETHA,  
PLYMOUTH RESIDENT  
& BOARD MEMBER



## CREDITS

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