



## Tulalip Charitable Contributions Funds Distribution Report

**NAME OF AGENCY:** Plymouth Housing Group

**ADDRESS:** 2113 Third Avenue, Seattle, WA 98121

**CONTACT:** (206) 374-9409; [www.plymouthhousing.org](http://www.plymouthhousing.org)

**GENERAL GOALS:** Housing is just the beginning...the first step to building hope and transforming lives. We envision a day when every person has a home and a better quality of life.

### SPECIFIC USE FOR THIS AWARD:

We're so appreciative of the generous support of Tulalip Cares, and wanted to share some photos with you that demonstrate the community-building that your support helps make possible.

The photo entitled "Mosaic Resident Celebration" shows the incredible mosaic in the community room of Plymouth's Scargo Apartments on the night of the Native American Celebration Dinner. Storyteller Roger Fernandez is featured in the picture—he provided incredible energy and a shared spirit of community through his stories that night. The photo entitled "Mosaic Sylvester and Majken" shows the volunteer artist (Majken) who coordinated the gorgeous work of dozens of volunteers, residents and staff in creating the three beautiful panels of the mosaic. With her in the photo is Sylvester, one of Plymouth residents. The photo "mosaic unveiling" shows the work being unveiled and dedicated in a public ceremony last year.



For more information regarding the specific uses of the award, see the following pages from Plymouth Housing Group.



# LIVING IN GRATITUDE

2012 ANNUAL REPORT



# OUR VISION

Housing is just the beginning...  
the first step to building hope  
and transforming lives.  
We envision a day when every  
person has a home and a  
better quality of life.



# OUR CORE VALUES

Plymouth believes...

- Every person has the right to a home
- Every person is valuable, with a unique story and journey
- Affordable housing requires responsible stewardship
- Cultural diversity and embracing difference are sources of strength
- Respect, trust and compassion are integral to all interactions

# OUR MISSION

Plymouth Housing Group works to eliminate homelessness and address its causes by preserving, developing and operating safe, quality, supportive housing and by providing homeless adults with opportunities to stabilize and improve their lives.





PAUL LAMBROS



ANGUS CUNNINGHAM



## A YEAR OF GRATITUDE

One of Plymouth’s building managers recently observed that “gratitude is part of the atmosphere at Plymouth—we’re living in that gratitude all the time.” She’s right. And we all agreed that gratitude should become the theme of this report. We’re grateful that 2012 provided Plymouth Housing Group with so many opportunities to serve our residents and our community.

This past year, we provided over 1,000 formerly-homeless adults with the stability that comes from safe, healthy, permanent housing and the dignity that comes from a supportive path in which they are active partners in the hard work of rebuilding their lives.

We built and renovated residences that enhance urban neighborhoods while demonstrating the achievement and affordability of sustainable design. In fact, our newest building, the Pat Williams Apartments, was awarded LEED Platinum certification by the U.S. Green Building Council.

And this past year, we proved what a great investment Plymouth is: as our work saves lives, it saves millions of taxpayer dollars. Plymouth’s exemplary financial stewardship earned our organization the highest “Four Star Rating” from Charity Navigator, the nation’s premier charity evaluator, for a third consecutive year.

Plymouth’s success is due in part to our belief that effective growth is not just more of the same. We keep looking forward, remaining responsive to emerging needs and opportunities. In 2012, we were energized by updating our mission, vision and values. These statements reflect our renewed purpose and capture the principles that will motivate us and guide our decisions and interactions in the coming years.

The following pages share highlights about Plymouth’s residents, volunteers, donors and buildings in 2012. We hope you’re inspired by our dramatic social and economic impacts and by the powerful testimonials we have received from residents, neighbors and leaders in business and law enforcement.

In any conversation about gratitude, our supporters are always front of mind. We’re deeply grateful for the resources you provide to fund our work; for your service as passionate and informed ambassadors for Plymouth; and for your commitment to ending homelessness in our community.

Best Regards,

Paul Lambros  
Executive Director

Angus Cunningham  
President, Board of Trustees

Most residents come to Plymouth after many years of homelessness. They have waged an exhausting daily battle for survival while coping with serious disabling conditions such as mental illness, chronic medical issues, developmental disabilities and post-traumatic stress.

These conditions not only increase the likelihood that a person will experience long-term homelessness, they also make it much more difficult to break free.

That's why Plymouth reinforces the solid base of permanent housing with critically-important wraparound support services. While providing all residents with targeted solutions that meet current needs, we work in partnership with them to craft a roadmap for growth and stability moving forward.



Photo by Adam Doody

After serving his country, John survived many years of homelessness and escalating addiction. Clean and sober for four years, he was one of the first residents at Plymouth's new Pat Williams Apartments, an all-recovery building where half of the units are reserved for veterans like John. Remarkably, this healing building is located on the site of an abandoned house and vacant lot where he took shelter at the height of his addiction. Today, anchored by his apartment and Plymouth's Recovery Support Program, John dedicates himself to mentoring others in recovery.

Reflecting on his past and present, John says,

**I have an attitude  
of gratitude for  
Plymouth.**



Photo by Adam Doody

Plymouth gave me a second chance at life.

## GRATEFUL FOR COMMUNITY

Latricia is a petite 50-year-old woman with twinkling eyes, a soft voice and incredible strength. At 25, she was a nursing student living with her mother. Then she started hearing voices. As Latricia’s schizophrenia worsened, normal life became impossible. Her mother, Latricia’s sole source of emotional support, moved out of state. Latricia was left behind.

Tormented relentlessly by her illness, a roller coaster of medications and abusive neighbors, Latricia says, “I was devastated. Nobody wanted me. I was all by myself. I was picked on. I was sick. All the doctor did was up the medicine—I was a zombie.”

The next twenty years consisted of institutions, shelters and life on the street. Latricia was seriously ill, utterly alone and tremendously vulnerable.

She found a permanent home at Plymouth’s Pacific Apartments four years ago. She praises her apartment and the nurturing community at Plymouth. “The social activities are my favorite. They helped me get stable. My psychiatrist says those who have a good support system do better at staying out of the hospital than those who don’t, and I’ve been out of the hospital five years now. I’m proud of that.”

When asked what she would like to say to Plymouth’s supporters, Latricia’s reply is quick. “Thank you for my mental health. Because really, when I was sick, it was just terrible. And I was sick most of the time in the shelters. Plymouth gave me a second chance at life.”

To read more about Latricia, Anthony and other Plymouth residents, visit [plymouthhousing.org/who-we-serve](http://plymouthhousing.org/who-we-serve)

## GRATEFUL FOR STABILITY

After more than 20 years of homelessness, Anthony moved into Plymouth’s Gatewood Apartments in 2008. He was immensely grateful for his small unit with a shared bathroom. “Plymouth took a chance on me. But from then on, it was up to me to make the right decisions.”

Over the next four years, Anthony threw himself into the work of redefining his life. He paid his rent on time, served as a good neighbor to the Gatewood community and was an active and committed participant in Plymouth’s support programs.

As a result, Plymouth invited Anthony to be part of its Housing Opportunity Program (HOP). Because HOP participants live more independently and require less-intensive services, the program is a perfect “next step” for residents like Anthony who have demonstrated sustained success in supportive housing.

Anthony will never forget moving into his HOP unit at Plymouth’s David Colwell Apartments in April 2012. When he saw that his studio unit had its own bathroom, he stopped in his tracks. “I slept there that night. Right there on the bathroom floor. I was just so happy.”

Justifiably proud of staying clean and sober since 2007, Anthony credits Plymouth with giving him the solid foundation he needed to turn things around. “I’m so lucky to have my family back. My mother died three years ago, but in her last days, she told me how glad she was that I became who I am now.”

“Plymouth is triple #1 to me.”

Anthony is gratitude to the n<sup>th</sup> degree and to the end.

- Theresa Hohman, Building Manager, Plymouth Housing Group

Photo by Adam Doody



# SERVING OUR COMMUNITY

## THROUGH CIVIC PARTNERSHIP

Plymouth Housing Group is committed to community service. We're active partners in neighborhood, city and regional improvement efforts and we prize our positive relationships with neighbors, business, public safety and government.

**"The impact that Plymouth Housing makes on our city's homeless adults is incredible. The wraparound services at each location serve to elevate those in need that one extra step, and are an inspiration and example to the businesses in neighborhoods in which they operate."**

- Dan Brettler, Chairman & CEO, Car Toys and Wireless Advocates

**"Every one of Plymouth's buildings is really nice, and they bring commercial and retail into the neighborhood. I'm grateful for the work Plymouth does to help my neighbors who are homeless; it makes me feel better about my neighborhood and the world I live in."**

- Tina Urso McDaniel, Belltown

**"From Belltown to Pioneer Square to Capitol Hill and to our Cascade neighborhood, the Seattle Police Department partners with Plymouth to help keep our most vulnerable community members safe. We wholly support Plymouth's mission."**

- Captain Jim Dermody, West Precinct Commander,  
Seattle Police Department

**"We are all just delighted to have this kind of a healing building in the neighborhood. It was so well-thought out in terms of design, health, security and fit with our community. We've been impressed that Plymouth staff members attend neighborhood council meetings to reach out and stay involved in our community. Plymouth is part of the solution in this neighborhood."**

- Carol Asmann, South Lake Union

**"It's about long-term effects. Plymouth brings in active blocks of retail, their housing fits into neighborhoods, and reaching out to the community is built into what they do. They're a positive force."**

- John Pehrson, South Lake Union

## THROUGH CIVIC STEWARDSHIP

### PLYMOUTH IS A SMART INVESTMENT THAT SAVES LIVES AND DOLLARS

A study published this year in the *American Journal of Public Health*<sup>1</sup> proved Plymouth's effectiveness. Our housing and comprehensive services dramatically improved the health and well-being of 29 Plymouth residents who participated in the study, decreasing public healthcare costs by an average of \$62,000 per person. The savings to taxpayers for these 29 residents alone—and over only 12 months—was \$1.8 million. We are excited to expand these evaluations to encompass a larger number of Plymouth's more than 1,000 residents.



### PLYMOUTH IS COMMITTED TO SUSTAINABILITY

In March, Plymouth's Pat Williams Apartments became Washington state's first affordable housing (and only its second Mid-Rise project of any kind) to earn LEED Platinum certification from the U.S. Green Building Council. In addition to conserving natural resources, sustainable designs lower operating costs, keeping Plymouth's units affordable and stretching our financial support as far as possible.



### PLYMOUTH IS AN EFFECTIVE STEWARD OF RESOURCES

This year, Plymouth Housing Group earned its third consecutive 4-star rating from Charity Navigator, America's premier charity evaluator. This rating indicates that Plymouth consistently executes its mission in a fiscally-responsible way and adheres to good governance and other best practices. Only nine percent of charities have received at least three consecutive 4-star evaluations.



### A CIVIC LEGACY

This year, Plymouth Housing Group said goodbye to Tara Connor, who was instrumental in so many of Plymouth's key outcomes. A recognized thought and practice leader, Tara challenged Plymouth—and our community—to provide homeless adults not just with housing, but with stability in housing. She used her background in research to prove the compelling social and economic impacts of Plymouth's permanent supportive housing. We are deeply grateful, and wish her well at Bailey-Boushay House.

<sup>1</sup> Srebnik, D., Connor, T. and Sylla, L. "A Pilot Study of the Impact of Housing First—Supported Housing for Intensive Users of Medical Hospitalization and Sobering Services." *American Journal of Public Health* Vol. 103, No. 2 (2013): 316-321.



Photo by Adam Doody

Chloe, a Plymouth resident since 2008, is known for service. She volunteers at the food bank, Seattle Center and McCaw Hall and cooks and cleans for her neighbors with disabilities. “I’m grateful for the people at Plymouth who have made caring a primary concern,” she says.

**I have a community to belong to here, one that makes a marvelous effort to help those who would otherwise be on the street with nothing.**

## WHO LIVED AT PLYMOUTH HOUSING GROUP IN 2012?

**In 2012, we welcomed 161 new residents and provided permanent homes to over 1,000 people. These men and women lived in 13 buildings owned and operated by Plymouth Housing Group in and around downtown Seattle. Last year at Plymouth:**

- \* 80 percent of residents had incomes at or below the federal poverty level. 12 percent had no income at all.
- \* 81 percent of residents had one or more disabilities, including 49 percent with mental illness.
- \* 13 percent of residents were veterans of military service.
- \* 29 percent of Plymouth’s residents were over age 60. Six residents were over 85 years of age.
- \* 28 percent of residents defined themselves as African-American or of African heritage; 9 percent as Native Americans or Alaskan Natives; 5 percent as Hispanic or Latino; and 3 percent as Asian or Pacific Islander.
- \* An additional 1,297 low-income people were served through Plymouth’s Shelter Plus Care program, which provided them with housing in apartments throughout King County.

PLYMOUTH HOUSING GROUP HAS **HELPED MORE THAN 3,000 PEOPLE** LEAVE THE TRAUMA OF LONG-TERM HOMELESSNESS ✱



# BUILDING COMMUNITY

Last year, Plymouth brought thousands of people together through events that celebrated community, gathered resources and inspired supporters to serve as passionate and informed advocates.



Photo by Team Photogenic

## KEY TO HOPE LUNCHEON

Newark Mayor Cory Booker received a standing ovation from more than 1,200 guests at Plymouth's Ninth Annual *Key to Hope* Luncheon. The luncheon was the most successful in Plymouth's history, raising over \$690,000 and closing the \$22M *Sustaining Hope* Capital Campaign.

## OPENING OF THE PAT WILLIAMS APARTMENTS

The ceremonies allowed *Sustaining Hope* Capital Campaign Co-Chairs Stewart Landefeld & Paula Rosput Reynolds (left) and board alumni like Sylvia Odom, Catherine Colwell & Sue Jones (right) to inspire the community with their passion for Plymouth.



Photos by Elisabeth Vasquez Hein



Photos by Team Photogenic

## SEATTLE DANCES!

In 2012, this jubilant annual gala raised almost half a million dollars for Plymouth and engaged a new audience in our mission. Seattle Dances! 2012 Award Winners (left to right): 1. Laura Lohman & Joshua Sturgeon (Judges' Choice) 2. Nancy Pellegrino & Jonathan Wingard-Phillips (People's Choice) 3. Dr. Richard Baxter & Michelle Badion (Cyber Choice).

## LEWISTON-SCARGO MOSAIC

The striking new mosaic—handcrafted by volunteers—supplied the perfect backdrop for a resident celebration of Native American Heritage Month featuring a traditional dinner and storytelling by Roger Fernandez.



Photo by Danielle Montrose

By sharing their talents and compassion, volunteers extend the network of support for Plymouth residents and foster healthy relationships within a diverse and caring community. Last year, volunteers donated food and household supplies; prepared and served meals; provided one-on-one companionship; offered skills coaching; painted, scrubbed and gardened; staffed special events; and served as Plymouth's enthusiastic community champions. We're grateful for the individual, corporate and community group volunteers who so generously gave their time to Plymouth Housing Group in 2012.



Photo by Elisabeth Vasquez Hein

## CAROL

Carol's meditation classes and daily Gratitude Journals equip residents with healthy ways to cope with stress and trauma. Carol describes her volunteering as "a heartening, delightful, wonderful experience. It's an honor to walk alongside people in recovery. There is no 'them and us'—it's just 'us.' We do it together."



Bernard Andre Photography

## BNBuilders

"We enjoy working with Plymouth so much because we can see what our work means to the tenants at Plymouth and how it impacts their daily lives. You can really see that it matters. It's not often that the work you do can relate so directly and on such a scale."

- Jason Limp



Photo by Adam Doody

## SABRINA

Sabrina, a Plymouth resident for five years, volunteers regularly in her building by preparing and serving community meals and sorting donations in the Essential Supply Center. She helped start the patio garden and grows fresh herbs and vegetables for all to enjoy. Sabrina describes volunteering as her way of "being dependable and knowing that others benefit."

IN 2012

**400** VOLUNTEERS  
DONATED A TOTAL OF  
**5,135 HOURS OF SERVICE,\***  
A CONTRIBUTION  
VALUED AT **\$113,000**

\*Source: independentsector.org

We think the work that Plymouth does is amazing. **It's inspiring to see an organization take such a compassionate and effective approach** to an issue like homelessness, and we're honored to be able to help.

- Matt Gilmore, DraftFCB

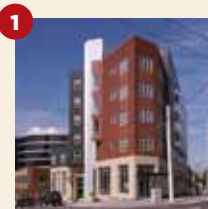
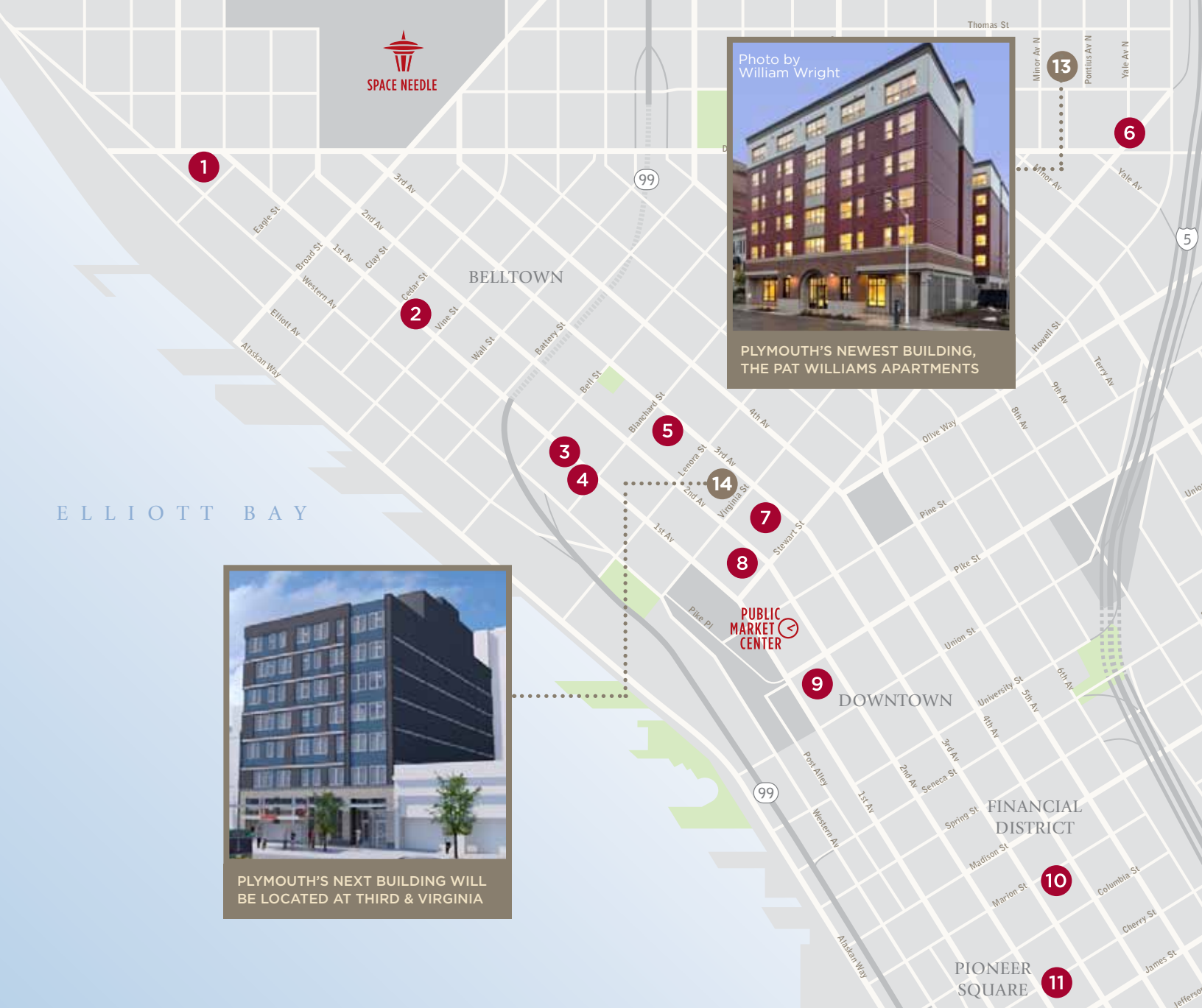
ELLIOTT BAY

Photo by William Wright

PLYMOUTH'S NEWEST BUILDING, THE PAT WILLIAMS APARTMENTS

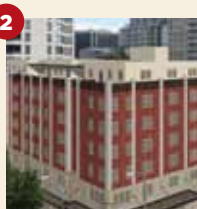


PLYMOUTH'S NEXT BUILDING WILL BE LOCATED AT THIRD & VIRGINIA



**PLYMOUTH PLACE APARTMENTS**

In Lower Queen Anne, First & Denny.



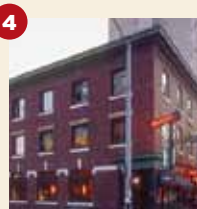
**A.L. HUMPHREY HOUSE**

In Belltown, First & Cedar.



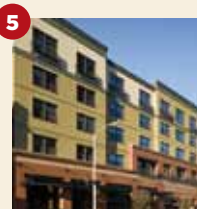
**SCARGO APARTMENTS**

In Belltown, First near Blanchard.



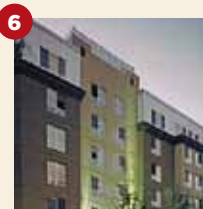
**LEWISTON APARTMENTS**

In Belltown, First & Blanchard.



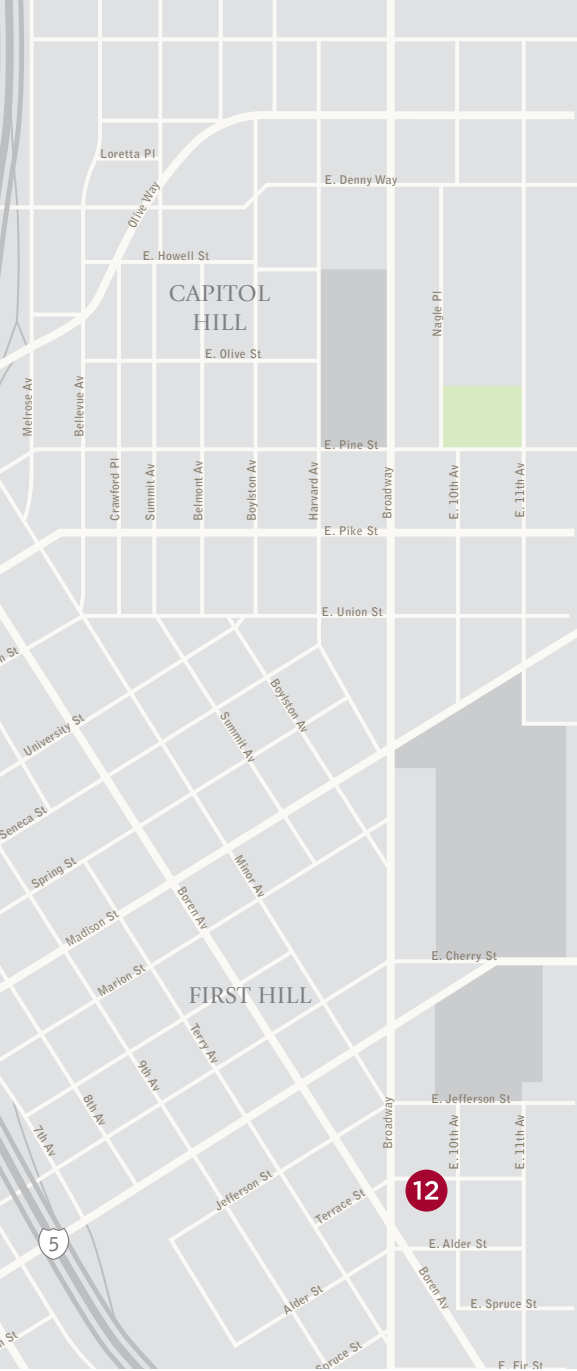
**LANGDON & ANNE SIMONS SENIOR APARTMENTS**

In Belltown, Third & Blanchard.



**DAVID COLWELL APARTMENTS**

In the Cascade Neighborhood, Denny & Stewart.



# PLYMOUTH BUILDS SUSTAINABLE RESIDENCES AND COMMUNITIES

## PLYMOUTH'S *SUSTAINING HOPE* CAPITAL CAMPAIGN CONCLUDED IN 2012

The campaign raised \$22M to support new construction and renovations. We met all campaign goals, raising \$4.2M in private funds and engaging over 900 new individual donors.

## IN MARCH 2013, PLYMOUTH OPENED THE PAT WILLIAMS APARTMENTS

This South Lake Union building, designed by SMR Architects, is innovative in several ways:

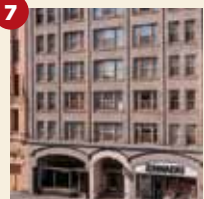
- It earned the U.S. Green Building Council's LEED Homes Mid-Rise Platinum certification, becoming Washington state's first affordable housing (and only its second Mid-Rise project of any kind) to do so.
- Half of its 81 units are reserved for veterans.
- 100 percent of its residents are committed to living a clean and sober life and all participate in Plymouth's cutting-edge Recovery Support Program.

## WE ARE REMODELING TWO OF PLYMOUTH'S EARLY 20TH CENTURY GEMS

Our renovation is preserving the Lewiston Apartments and the Pacific Apartments as energy-efficient affordable homes that will continue to enhance their neighborhoods.

## OUR 14TH BUILDING WILL CONTINUE PLYMOUTH'S TRADITION OF SMART INNOVATION

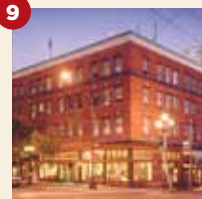
Our next building, located downtown at Third & Virginia, will provide 63 permanent homes for Plymouth residents who have had sustained success in our supportive housing after many years of homelessness. This "graduation" building will be a key part of Plymouth's Housing Opportunity Program, which provides more independent living for residents who no longer need intensive services. As these residents move to the new property, their current supportive housing units will become available to people transitioning out of homelessness. Designed by SMR Architects, the structure will satisfy Evergreen Sustainable Development Standards and will include approximately 1,000 square feet of commercial retail space to enhance the neighborhood's economic vitality. We anticipate completion in 2014 and full occupancy by mid-2015.



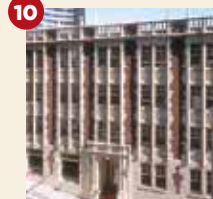
**HADDON HALL APARTMENTS**  
In Seattle's retail core, Third near Virginia.



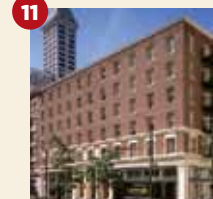
**PLYMOUTH ON STEWART APARTMENTS**  
Near Seattle's Pike Place Market, Second & Stewart.



**GATEWOOD APARTMENTS**  
Across from Seattle's Pike Place Market, First & Pine.



**PACIFIC APARTMENTS**  
In Downtown's Financial District, Fourth & Marion.



**ST. CHARLES APARTMENTS**  
In Pioneer Square, Third & Cherry.



**CAL ANDERSON HOUSE**  
On Capitol Hill, Broadway near Boren.

# 2012 Financial Statement

## OPERATING SUPPORT & REVENUE

Residential Rents & Fees	\$ 7,672,591
Commercial Rents	1,132,985
Public Grants	8,321,497
Private Grants & Donations for Operations	1,074,666
Capital Campaign Grants & Donations	2,504,118
Sale of Development Rights and Easements	83,154
Development Fees	182,488
Interest & Other Income	112,756

**TOTAL REVENUE** **\$ 21,084,255**

## OPERATING EXPENSES

### Program Services

Housing Management	\$ 7,823,271
Social Services	8,861,271
Housing Development	312,557

### Support Services

Administration	\$ 1,031,393
Fundraising & Public Relations	714,141

**TOTAL EXPENSES** **\$ 18,742,633**

**NET INCOME BEFORE DEPRECIATION\*** **\$ 2,341,622**

## CONSOLIDATED STATEMENT OF FINANCIAL POSITION

### Assets

Cash & cash equivalents	\$ 5,147,789
Restricted cash & pledges	6,730,077
Accounts receivable	347,944
Property, equipment & amortizable assets	104,056,054

**TOTAL ASSETS** **\$ 116,281,864**

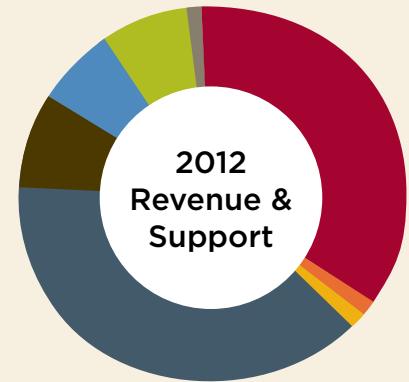
### Liabilities & Equity

Accounts payable & tenant security deposits payable	\$ 1,670,444
Debt	72,049,817
Non-controlling interest	21,507,961
Net assets	21,053,642

**TOTAL LIABILITIES & NET ASSETS** **\$ 116,281,864**

\* Net income was largely earmarked for the *Sustaining Hope* Capital Campaign, which built the Pat Williams Apartments and renovated our Pacific and Lewiston Apartments. Audited financial statements are available upon request.

## 2012 Revenue & Support



36%	Residential Rents & Fees
5%	Commercial Rents
39%	Public Grants
5%	Private Grants & Donations for Operations
12%	Capital Campaign
1%	Developmental Rights
1%	Development Fees
1%	Interest & Other Income

## 2012 Expenses



42%	Housing Management
47%	Social Services
2%	Housing Development
5%	Administration
4%	Fundraising & PR
2%	Non-controlling interest

# 2012 Builders of Hope

Thank you to the generous individual donors who made major gifts of \$1,000 and above to support the ongoing services and operations of Plymouth Housing Group.

## VISIONARY

### \$25,000 & UP

David & Joanna Beitel ☺  
Dan & Cindy Brettler  
Angus &  
Cynthia Cunningham ☺ +

## CHAMPION

### \$10,000 - \$24,999

James Bianco  
Cherie & Mitch Hill  
Jason Limp &  
Amy Koenig ☺  
Mark & Nancy Pellegrino ☺  
James P. &  
Karen Marcotte Solimano ☺  
Anonymous

## ADVOCATE

### \$5,000 - \$9,999

Deborah Adams &  
Erik Anderson  
Dr. Richard Baxter ☺  
Judi Beck & Tom Alberg  
Sally Bellargeon  
Donna & Steve Burnstead  
Stuart Campbell ☺  
Gary & Karen Danklefsen  
Monika Elgert ☺  
Mark Everts  
Mercedes Fernandez &  
Jeff Grant ☺  
Peggy Haberbusch ☺  
Mary & Stan Harrelson  
Lyman & Gretchen Hull  
Family Fund ☺  
Dean & Stacy Jones ☺  
Moe & Susan Krabbe ☺  
Mike Kunath &  
Kate Harrison ☺  
Stewart Landefeld &  
Margaret Breen ☺  
Mike & Midge Litke ☺  
Laura & Greg Lohman ☺ +  
Steve & Alex Lytle  
Craig McKibben &  
Sarah Merner  
Mike Neil  
Gary & Mary Oakland  
Craig & Tara Parsons ☺  
Walt Pisco  
Jessica & Robert Rosen +  
Maria & Charlie Royer ☺  
William Savoy  
Cynthia & Brien Stafford  
Jill Zaremba ☺  
Anonymous (2)

## ARCHITECT

### \$2,500 - \$4,999

Sharon & Jay Ballantine  
Lynn Beck & Creed Russon ☺

Gary & Robin Beck  
Peter & Kelly Boal ☺  
Danielle Burd  
Anne Crary  
Barbara Davidson & J. Thomas  
Shelly & Jeff Davis  
Elisabeth Ely  
Deborah Wege  
Kenneth &  
Michele Ferguson ☺  
Roger H Forbes  
Mary Foster  
Linda Freshwater  
Teresa Gallo & Eric Ward  
Dan & Tami Greenshields ☺  
Krista & Charles Grinstein  
Barb & Brad Hageman  
Deborah & Alan Hanan  
Lucy Lee Helm  
Michael & Diane Holmes  
Mark Kantor & Jane Zalutsky  
David & Esther Kirchner  
Jim & Diane Klinger ☺  
Dean Kralios &  
Scot Partlow ☺  
Jeff & Kristen Kuhns  
David Lamb & Robbi Firestone  
Laura Larson  
M.A. Leonard ☺  
Pamela & Jim McCabe  
Chad & Tina Urso McDaniel ☺  
Ruth McLuckie ☺  
Tom Miller & Teresa Olson  
Donald & Pamela Mitchell ☺  
Rich Mulcahy  
Thomas Nelson  
Erin Page ☺  
Bryan Park  
George Pierce  
Diane Pietrowski &  
Mark Young ☺  
David Poston &  
Paul Tonnes ☺  
Judy Ralston &  
Mike Humphries  
Vicki & Gary Reed  
George Rolfe &  
Lois Gamble Duncan ☺  
Ashley & Chris Rossman  
John Rubino &  
Doug Dorton  
Chris & Beth Schmaltz  
Susan Shyne & Kirk Dawson  
Langdon & Anne Simons  
Ian Smith &  
Shannan Frisbie  
Sue & William Vititoe  
Adam & Vanessa Volkman  
Wilma Warshak &  
Colleen Heberer  
James O Williams

## PLANNER

### \$1,000 - \$2,400

Kristin & Dave Acker ☺  
Diane Alexander  
Dina Al-Sabah  
Brian Anderson &  
Eric Faulkner  
Robert Angel  
Anne Knapp  
Betty & Lyle Appleford ☺  
Robin Appleford  
Brian Applegate ☺  
Jay & Rebecca Arcarese  
Sam Baker, Jr.  
David & Leigh Bangs  
Geoffrey & Anne Barker  
Christopher Barone  
Brenda & Gary Beem  
Mark & Cindy Benezra  
Robert Bergman ☺  
Stephen Black  
Dale Bloomquist &  
Heidi Horwitz  
Susan &  
David Boyd-Fliegel ☺  
Bob &  
Jane Ann Bradbury ☺  
Brad Brotherton  
Karen Bryant  
Sally Burkhart & Hugh Rubin  
Ann & Kip Busby  
Anne Byrd  
Joan Caine & André Kahr ☺  
Kristi Carrico  
Diane & James Castanes ☺  
Randy & Levina Chinn  
Leslie Christian &  
Heather Andersen ☺  
Nancy Cirillo  
Julia Clarke  
Robert D Cook ☺  
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As part of the United Way MLK Day of Service, Soaring Heart Natural Bed Company provided materials and a team to make all-natural pillows for new Plymouth residents. Volunteers from the community and the Bill & Melinda Gates Foundation joined Plymouth residents to produce 90 pillows in record time.

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Promoters of Plymouth (PoP) co-chairs Natalie Grant and Dave Kolk reach out to the public at the South Lake Union Block Party. Plymouth was the 2012 beneficiary of the fundraiser hosted by Vulcan Real Estate.

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**RE: Q2 2013 14.2**

Dear Ms. Sheldon,

Plymouth Housing Group was the recipient of a generous grant from the Tulalip Tribes Charitable Fund on August 23, 2013. We are pleased to share highlights of the outcomes your support made possible.

Last year, Plymouth provided permanent housing to 1,111 low-income adults. Of these, 952 were formerly homeless tenants living in our supportive housing and receiving assertive and ongoing intervention. We welcomed 209 new residents to our supportive housing, a 30% increase over the previous year.

Among these tenants: 90% had one or more disabilities; 64% lived with mental illness; 41% were over age 55; 19% were veterans; 84% met HUD's criteria for "extremely low income" and 10% had no income at all. These men and women lived in buildings with 24-hour staff and received assertive on-site case management designed to increase their stability in housing. **Here are some of the remarkable outcomes you helped us achieve.**

**Increased Length of Stay, Especially for New Residents.** Our tenants arrive with so very much working against them. Their lives have been filled with decades of trauma and instability, and the very behaviors and mindsets that allowed them to survive on the streets for many years make it hard to adjust to a new housing environment. For those reasons, the first year in supportive housing is typically extremely challenging, and residency at the one-year mark is a key performance metric for Plymouth.

- 96% of our new tenants are still stably housed one year after they move in. This is higher than the range of 70-94% reported in studies of permanent supportive housing programs in several major cities around the country, including Seattle, that serve similar populations.<sup>1</sup>
- the average length of residency among our formerly homeless tenants is 4.0 years (the result of a steady 60% increase over the past decade) and more than one-third have called Plymouth home for over five years. This is a compelling trend, because in the years before coming to Plymouth, many had not stayed in one place longer than a few months. Plymouth creates an investment in stability, and our tenants fight hard to maintain it.

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**Increased Stability in Housing.** This year, 45 formerly-homeless tenants were in our Housing Options Program (HOP), Plymouth's "graduation" cohort. HOP tenants have worked hard to maintain success in our supportive housing with intensive support services and are now equipped to "graduate" to more independent living. We're excited about the potential of this highly-motivating program. When we open our next building ("Sylvia's Place"), the number of "graduation" tenants will more than double, because all 63 units in that building will be reserved for HOP. And as these tenants move to their new HOP units, their former unit becomes available to someone just leaving the streets and in need of round-the-clock support.

**Public Cost Savings.** Research published by King County and by the *American Journal of Public Health* proved the remarkable public cost savings arising from Plymouth's model. Across a group of 29 new Plymouth tenants (each of whom had been a heavy utilizer of costly public services while living on the streets), well-being improved so much that public health care costs decreased by an average of \$62,000 *per person* in their first 12 months compared to the year prior to move-in (for a total savings to the public of \$1.8M for just those 29 residents).<sup>2</sup> **These savings far exceed the \$14,000 it costs Plymouth on average to provide a person with a permanent home and comprehensive support services for a year.** Furthermore, the Plymouth tenants who participated in that study achieved the highest decrease in costly emergency room visits of any permanent supportive housing programs funded by King County during that time.<sup>3</sup>

All of these accomplishments are directly related to the intensive and ongoing services provided by our Housing Support Program. The funding we received from the Tulalip Tribes Charitable Fund was instrumental to our ability not only to deliver these services, but to find ways to continually enhance them to achieve higher levels of performance than ever before.

Plymouth Housing Group respects the Tulalip Tribe's ongoing commitment to serving the most vulnerable people in our region, and we're deeply grateful for your investment in our work. It has been our honor to partner with you this past year. We hope you are inspired by the outcomes you made possible and the lives you helped build.

With the deepest thanks of the tenants, staff and Board of Plymouth Housing Group,

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<sup>1</sup>Seattle Office of Housing: <http://www.seattle.gov/housing/homeless/reports.htm>

<sup>2</sup>Srebnik, D., Connor, T. and Sylla, L. (2013). "A Pilot Study of the Impact of Housing First-Supported Housing for Intensive Users of Medical Hospitalization and Sobering Services." *Am. J. Public Health* Vol 103 (2).

<sup>3</sup>The Impact of Supported Housing on Acute Care and Jail Utilization. Whitepaper published by the King County Dept. of Community and Human Services (2013).