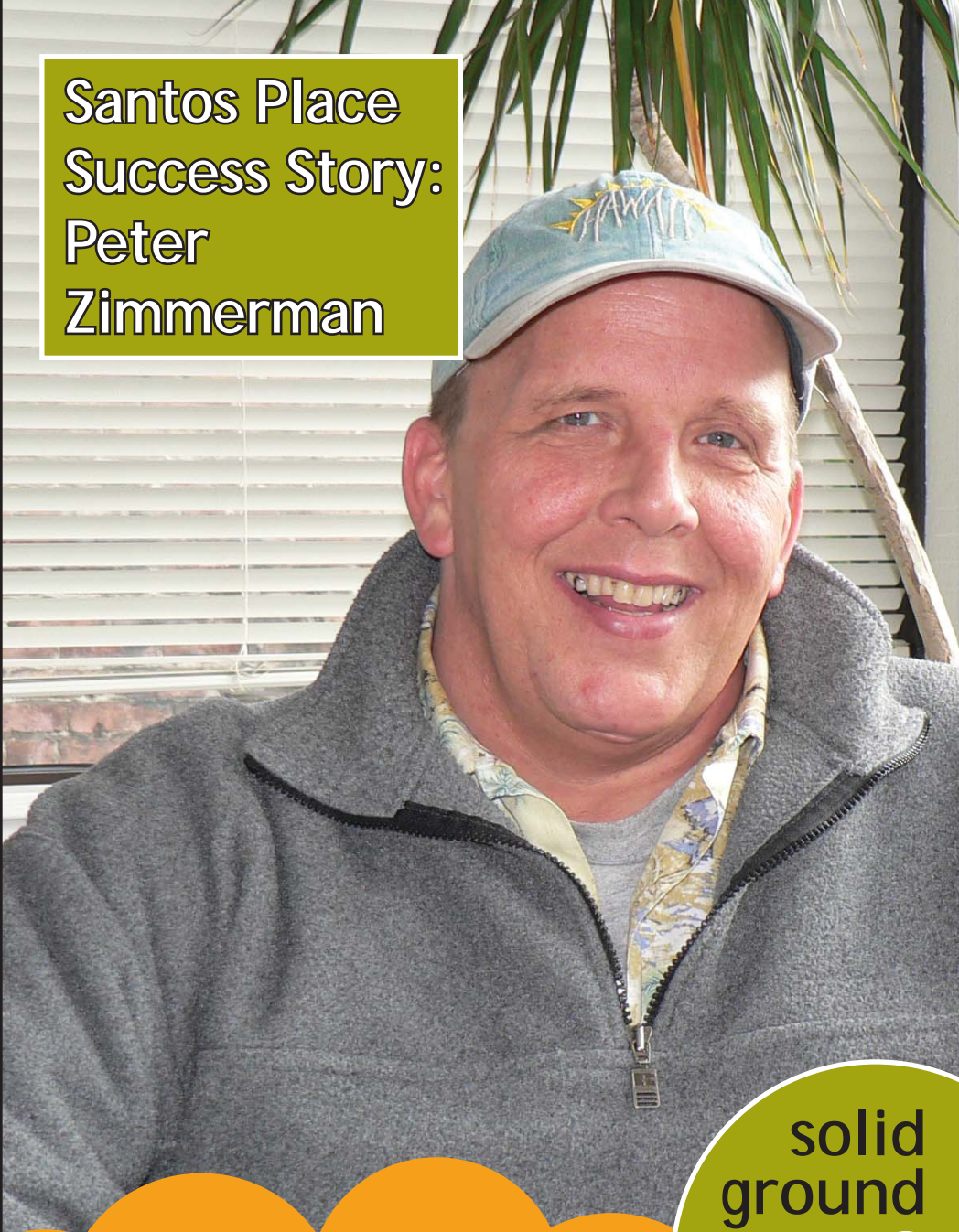


**Santos Place
Success Story:
Peter
Zimmerman**



**solid
ground
@
sand
point**

SUMMER 2008

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Housing Association

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Santos Place Success Story:

Peter Zimmerman

In the not too distant future, Peter Zimmerman will be leaving Santos Place, graduating from the transitional housing program for single adults at Sand Point where he got his life back on track. But, for now, sitting near the top of Seattle Housing Authority's waiting list for a subsidized apartment unit, he is torn.

"I don't want to leave Santos Place," he recently explained. "I like it here." For Zimmerman, Santos Place has been a place to heal and engage in the world in a new way.

Zimmerman began drinking at a young age and progressed rapidly to full-blown alcoholism. After 28 years of abuse, the last four "camped" homeless in the Oregon woods, he realized he "couldn't do what I was doing anymore." He moved back to Seattle, ending up in a rehab center. But it was almost too late. His liver failed and he nearly died at Harborview.

After a month in the hospital, Zimmerman moved in with his brother. He was placed on the liver transplant list and was told he had three months to get a new liver or he would be dead.

About a year later and still holding on the transplant list, his case manager told him about Santos Place. "She said, 'There is a place that would be just perfect for you.' She was right!" he said.

Zimmerman remembered the area well and now credits the calm, quiet beauty of the park and the supportive relationship developed among Santos Place staff and residents with setting the stage for his miraculous recovery. "It is quiet and peaceful but close enough to all the services I need. There is a 77-acre

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Celebrating the Sand Point Community Housing Association

With Solid Ground officially assuming oversight of Sand Point Housing this past Spring, it was a fitting time to reflect on the amazing contributions of the Sand Point Community Housing Association (CHA) to address homelessness in our community.

A reception was held at Santos Place on May 14th, 2008 to thank and honor the countless staff and board members of the CHA who have made Sand Point Housing a successful program since 1999.

Solid Ground's executive director Cheryl Cobbs, senior advisor Frank Chopp and board member Cha'ron Stewart-Silvano spoke glowingly about the positive work accomplished by the CHA.

John Kuder and Marty Curry, the President and Vice President of the Sand Point Community Housing Association Board of Directors, accepted a plaque in recognition of the many years of the CHA's service to Sand Point Housing residents.



John Kuder, President,
Sand Point Community
Housing Association

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New Services Aid Sand Point Residents

Residents of Sand Point Housing have access to a wide array of case management and supportive services while they are participating in the transitional housing program. Many services focus on children and family dynamics because of the huge impact that homelessness can have on a child's life. Among the services available to help families are evening respite care for children and enhanced daytime play groups, in which children and their parents spend time together on developmental learning activities, cooking and nutrition and creative arts.

Another recent service addition is a new approach to employment services through a partnership with the YWCA.

Many THANKS are in order...

to the countless number of groups and individuals who have contributed to the services and programming at Sand Point Housing. Thank you so much to everyone who helped develop the first round of 94 units of low-income housing at Sand Point for those in need. Particular thanks go out to the Sand Point Community Housing Association, the Low Income Housing Institute, Sacred Heart Shelter (and the Archdiocesan Housing Authority), the Salvation Army, Community Psychiatric Clinic, and the Veteran's Administration.

Thank you also to Common Ground, Kantor Taylor Nelson & Boyd and all of the Solid Ground staff and board for your support and assistance during the transfer of ownership.

There is an endless amount of support for Sand Point that comes directly from our neighbors in the north end. The

Soon, we will have a part time employment case manager available to assist residents who are searching for employment, changing careers or gaining the skills or education needed to obtain employment. These services will be provided both on- and off-site to accommodate each family. While employment services have always been available to families during their residence at Sand Point, this partnership with the YWCA will ensure that families have easier access to the one-on-one counseling and assistance they need.



community's unending help is astounding as they welcome new residents, provide donations when extra needs arise, and spruce up the buildings and property to make Sand Point a warm and inviting place to live. It is truly inspiring to see so many people seek to provide for those in need in their community. Thank you to the Interfaith Group, University Sunrise Rotary Club, Windermere Real Estate employees, City Year, Crate & Barrel and Great Harvest Bread Company for your amazing support.

A special thank you also goes to the Sand Point Housing Advisory Committee for their ongoing commitment to the success and the growth of Sand Point Housing.

Thank you also to the Cascade Bicycle Club for sponsoring our children's bike program. There are so many children who are able to benefit from your support and spend time with healthy activities while learning the skills to maintain their bikes safely.

The Vision for Growth at Sand Point

In King County over 8,000 people are homeless on any given night, amounting to more than 24,000 during the course of a year. The King County 10-Year Plan to End Homelessness commits to adding 9,500 units of permanent housing throughout the county in order to address homelessness. With oversight by the Committee to End Homelessness in King County, the plan calls for the coordination and involvement of many government agencies, community agencies, consumer groups and neighbors. At Sand Point, Solid Ground has an exceptional opportunity to contribute to the 10-Year Plan by building 106 units of permanent housing in a safe and nurturing environment. The Sand Point setting is a unique environment in which families and individuals in transition are able to find stability and the support they need to rebuild their lives. The new units will also complete the vision for Sand Point set forth in the Sand Point Reuse Plan, which called for 200 units of housing for homeless people at Sand Point. The 106 new units will combine with 94 units currently in operation to total 200 units.

Solid Ground has assembled a dedicated team of top professionals to guide the new development (called Phase II), including non-profit housing developer Common Ground and the architectural team at Tonkin Hoyne Lokan. Phase II will be completed in two stages of construction on two new sites located within the existing housing campus. The first stage of construction, just South of Santos Place, will consist of 52 units (2-, 3- and 4-bedroom townhomes and flats) for families, as well as a Community Center. The second stage of construction will consist of an additional 20 units for families as well as 34 units



for single adult men and women on a site just north of Sand Point Family Housing.

Groundbreaking for Phase II will be in the Fall of 2009. Solid Ground is now raising the funds required for the project. The City of Seattle has contributed \$4.75 million to the initial stage of Phase II. Other supporters include the Bill & Melinda Gates Foundation (\$310,000 for the Community Center) Microsoft (\$100,000), the Medina Foundation (\$50,000), and private individuals (\$200,000 plus \$1 million towards an endowment!).

CELEBRATING continued from page 3

The event also acknowledged many other groups and individuals who took part in the development of Sand Point Housing, including the Sand Point Community Liaison Committee who helped draft the Sand Point Re-Use Plan which determined the purpose and mission for the former military base. The members of the Liaison Committee recognized the need for affordable housing in our community and made it a priority for the Re-Use Plan to incorporate housing and support services. Others that have been a great part of this process include the Sand Point Housing Advisory Committee, the Interfaith Group, University Sunrise Rotary Club, the American Legion and the many partner provider agencies including the Salvation Army, Community Psychiatric Clinic and the Veterans Administration.

Community Volunteers Lead Sand Point Capital Campaign

Funding for Phase II of Sand Point Housing will come from a wide range of public and private sources. The majority of the \$31 million needed for the project is expected to come from three major government sources of funding: the City of Seattle, the Washington State Housing Trust Fund and Washington State Housing Finance Commission Tax Credits. In June 2008, the City of Seattle awarded Solid Ground \$4.75 million. In coming months, we will apply for funding from the Housing Trust Fund and for tax credits.

While government funding sources will cover a majority of the development costs of new housing, private contributions are a critical component of the funding package. Private funding helps leverage public support. It also provides the clearest way for individuals to invest in our community's commitment to end homelessness.

Leading the effort to raise about \$6 million from private sources is a group of dedicated board, staff and community members: the Capital Campaign Task Force. The Task Force was formed at the start of 2008 by bringing together a group of hard-working, motivated community members who feel strongly about the struggle to end homelessness. Members have been connecting with current and new donors to Solid Ground, soliciting gifts to the campaign and providing credibility and visibility for the campaign. Through their efforts, Solid Ground earlier this year received its largest single donation by an individual--\$1 million! Thank you to all of the Task Force Members for your continued commitment to the success of the Capital Campaign: Martha

Kongsgaard, Ken Alhadeff, Ellen Ferguson, Judy Tobin, Dorothy Longbrake, Regan Hurley, Barb Smith, Julie Edsforth, Andrea Caupain, Pamela McCabe, Dee Dee Dahlen, Jane Reich, Martha Ward, Cha'ron Stewart-Silvano, Bryan Long, Lauren McGowan, Irene Woo, Joan Caine, Paul Haas, and Zanne Garland... Great Work!!

Community Activities at Sand Point

The 3rd Annual Block Party, hosted by the University Sunrise Rotary Club on June 25th, 2008, was a great way for all the residents to join together. Rotary members once again outdid themselves putting together this fun event. They provided burgers, hot dogs and all the fixings as well as arranging for a live performance from rock band The Breakers. There were plenty of games and activities including piñatas, a water balloon toss, potato sack race and bocce ball. Over 100 residents and Rotary members came out to enjoy the wonderful weather and have a festive summer afternoon.

Earlier this year, staff of Windermere Real Estate spent their Community Services Day assisting with Spring cleaning at Sand Point. Over 40 volunteers came out to help paint both Santos Place and Family Housing as well as paint and clean at each of the three group homes. It was a lot of work, but the Windermere staff gladly took on every project we had. Thanks to their hard work, all of our buildings are looking fresh and new!



Clowning around at the Block Party

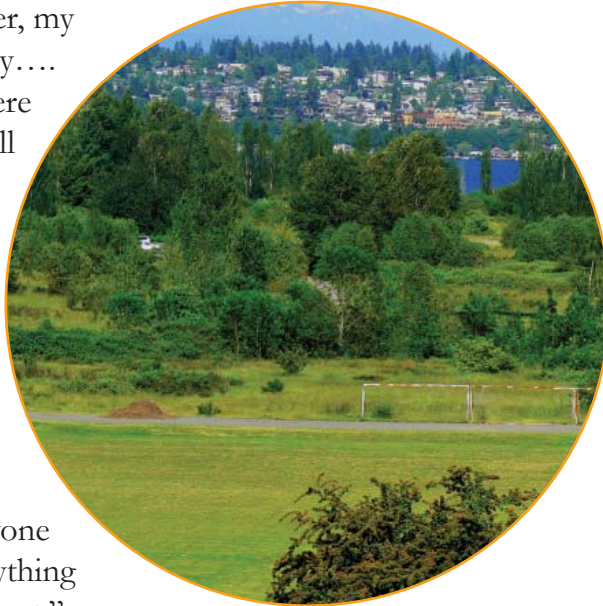
ZIMMERMAN continued from page 2

front yard that you don't have to mow! But, really, I am blessed because the minimum amount of effort I've put forth has gotten me here. I'm not going to take credit for everything good that has happened to me since I've been at Santos Place, it has taken just a little bit of effort on my part. I'm really just one of the worker bees aiding my recovery. I used to be bull-headed, hard-headed.

Now, I do the next thing indicated by my doctors, my brother, my case manger, my family....

The programs here were presented to me and all I had to do was say 'Yes!'"

"Anybody can be unhappy no matter where they are at. So I look around here and say, 'You know, let's go for it.' And, with the help of everyone at Solid Ground, everything I've done has worked out."



The backyard at Santos Place

Zimmerman learned how to shop and eat better on a budget through cooking classes presented by Solid Ground's Operation Frontline. A bike enthusiast, he rides almost daily on the Burke Gilman trail and has fixed up bikes for other Sand Point residents. He writes for the Santos Place newspaper and has accepted leadership positions as a volunteer member of the Santos Place Executive Committee

and a member of the Solid Ground Advisory Council. He has also joined in statewide homelessness organizing efforts.

Zimmerman credits the local community for playing an big role in his progress as well. “We have a community resource room here that is staffed by volunteers from the neighborhood. A couple of friends and myself go to the AA meeting on the top of the hill, called the View Ridge Big Book Study. I’ve met a lot of neat people from up there. We were welcomed with open arms! They treated us like they’ve known us forever.”

And through his stay at Santos, as he became more active and involved, something miraculous happened: his liver regenerated and healed itself.

Zimmerman said that almost dying turned his life around. It changed his attitude and gave him a chance to rebuild a healthy life. “You can make yourself miserable, or you can make yourself happy. I spent a lot of time doing the former, and I like it better this way,” he said. “I used to think everything was permanent, that my situation was never going to get better. But that has proven wrong and that has changed my outlook in general.

“I think a lot of what changed about me is that failure is not such a dirty, filthy word. I am willing to try something and fail miserably at it now and not feel bad about it...I was willing to do just about anything I had to do to get to move here to Santos Place. Now, I don’t know what life has in store for me in the future, but I am up for it.”

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