



FALL 2007

- Solid Ground Appointed Administrator of Sand Point Housing
- Future of Housing at Sand Point

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Seattle City Council Vote Shows Confidence in Agency's Stewardship

The Seattle City Council voted on August 13th, 2007 to approve the transfer of lease and title to the low-income housing buildings at Sand Point from the Sand Point Community Housing Association (SPCHA) to Solid Ground (formerly the Fremont Public Association). The new ordinance will take effect in September. Solid Ground will continue operations that were previously provided by the SPCHA under the Lease with the City. Council approval of the transfer represents more than two years of discussions that began when the SPCHA approached Solid Ground about assuming the ownership and management role of the 94 units of housing at Sand Point. Solid Ground's decision to pursue ownership expanded these discussions to include the larger Sand Point community, the housing funding partners and social service providers. In the interest of providing the quality housing and service delivery at Sand Point, Solid Ground has renewed agreements with existing agencies.

"We're very excited to proceed with the plan to offer a place to live to those who need it most within a great campus at Sand Point," said Solid Ground Executive Director Cheryl Cobbs. "We are also enthusiastic about growing our role in the 10-Year Plan to End Homelessness."

The City of Seattle will still own the land, but the leaseholder will be Solid Ground's New Single-Member Limited

Liability Corporation (SG LLC). SPCHA was originally formed in 1993 to develop low income housing as part of the City's Reuse Plan for Sand Point Naval Base. Since 1999, the (Phase I) housing and services in the six renovated buildings have helped more than 1,600 homeless single adults, families with children and youth find the stability, security and confidence to improve their lives.

In addition to revenue from tenants' rents, funding for existing Sandpoint Housing is primarily provided by the US Department of Housing and Urban Development (HUD) McKinney Program and other government grants. Solid Ground's partners and other housing experts anticipate these funds will continue to remain available. 106 units of new housing will be added in Phase II, completing the original plan approved by the City of Seattle in 1993 to provide 200 units of low income housing at Sand Point. Phase II will involve new construction on sites adjacent to the current housing. The project will meet a critical housing need for low income Seattle residents. Solid Ground will begin the predevelopment phase soon and expects to apply for funding from City, County, State and Federal grant opportunities.

For more information on the transfer of ownership, or to be added to our mailing list for news about housing at Sand Point, please contact Kira Zylstra at 206.517.5499 or kiraz@solid-ground.

Looking Forward at Sand Point

Although construction of Phase II housing is still about two years away, some initial groundwork for the project is being done now. Planning and some site preparation are already underway for the new construction planned to supplement the renovated Navy personnel housing for low income residents at Sand Point.

This past winter the former bowling alley was demolished. It was considered in danger of collapse, and removal of this safety risk also helps clear the way for the first part of the Phase II housing, planned for that site.

With the Seattle City Council's August 13th approval of the transfer of Sand Point housing, Solid Ground and its development partners have accelerated preparations for Phase II. Together with the Housing Advisory Committee, made up of local community members, Solid Ground is now developing its draft Management and Operating Plan.

Predevelopment of Phase II will soon be underway. Solid Ground plans to submit funding applications to the City and State as well as applications for housing tax credits sometime in the spring of 2008. When complete, Phase II will include 106 units of housing at three sites, bringing the total to 200 units of housing at Sand Point.

"We're very excited to move forward with a vision for Sand Point that we worked with the community to create," said Humberto Alvarez, Solid Ground's Housing Director. "We need to create

these opportunities for our residents to escape homelessness and the recent vote of approval from the City Council allows us to do just that."

Construction of Phase II may begin as soon as 2009. Possible funding sources for the project include the Seattle Housing Levy, the Washington State Housing Trust Fund and Washington Family Housing as well as donations through an upcoming capital campaign.

The initial units built in Phase II will be "transition-in-place" housing for homeless families. Just a few years ago, this form of housing was considered an innovative trend. Today, transition-in-place is considered the best model for transitional housing nationwide, allowing more families to permanently escape homelessness. In this type of housing, families may remain in their homes after graduating from the need for support services, at which time the services are reassigned to another unit and homeless family that in need.

Solid Ground plans to partner with Common Ground for the development of Phase II. Since 1980, Common Ground has directly assisted in the creation of over 3,700 units of housing for persons with low incomes and special needs throughout Washington.

For more information about plans for Phase II housing at Sand Point, contact Kira Zylstra at 206.517.5499 or kiraz@solid-ground.org.

Community Activities at Sand Point

Lately, babies and parents have been enjoying the **PLAY AND LEARN GROUP** offered once a week to Sand Point housing residents. Presented by FamilyWorks, the drop-in playgroup is free and open to residents of Sand Point Community Housing as well as other families in the area. It focuses on skill-building for both parent and child. Participants enjoy snacks, songs, stories, and an opportunity for open-ended learning activities! For more information, contact Lauren at 206.694.6729.

Sand Point residents enjoyed a great **BLOCK PARTY** on Saturday, June 2nd. The University Sunrise Rotary Club, which hosted the event, helped put on a lively set of all-ages games, from tug-o-war to pin the tail on the donkey. They also provided great food hot off the grill and live music from rock band The Brakes. More than 150 residents and Rotary Club members took the opportunity to be outside, get to know each other and have some fun!

At any given time, Sand Point is buzzing with activities designed to strengthen our community and the families who live here

We've also been busy with events. On Tuesday, June 19th, new and expectant parents got together at Sand Point for a **BABY BOOST INFORMATION FAIR** to meet and support one another while learning about valuable resources. Baby Boost Fairs are presented by Solid Ground for low-income parents of children under age five at food banks and community centers throughout Seattle. The fairs provide child care for young children, enabling parents to concentrate on learning about where to find free health clinics for their kids as well as other development and nutritional resources. For more information about Baby Boost, contact Maureen Flaherty at 206.694.6755.

Another Solid Ground program available to residents at Sand Point is **OPERATION FRONTLINE**, a six-week nutrition education program that has been teaching families at Sand Point how to prepare healthy, low-cost meals since 1999. Operation Frontline is a partnership between Solid Ground and the national anti-hunger organization Share Our Strength. In the recent course at Sand Point, professional chefs and nutritionists led the hands-on classes for adults, teens and kids living on a low-income. Participants learned how to get the most nutrition out of a limited budget and also receive a bag of healthy, nutritious groceries at each class. For more information, contact Brooke Phillips at 206.694.6846.

Resource Room Supporters Help Residents Feel at Home

The Resource Room at Santos Place is the first stop for many recently homeless residents to get essential supplies, and is an important part of helping residents periodically re-stock their homes with necessities. Open to all residents of Sand Point housing, it is made possible by the generosity of donors and volunteers. A wonderful group of volunteers through the Interfaith group of churches help to maintain and staff the resource room.

Volunteers are always welcome—and needed—to keep up with the flow of donations from our generous supporters, and keep the resource room organized and accessible to our residents.

Donations are also always welcome and appreciated. We are always looking for practical, everyday items, especially:

- pots and pans in good working order
- bath towels and linens in good condition
- silverware

Due to space considerations, we are unfortunately not able to accept clothing, toys, household electronics or furniture.

To find out how you can help, contact Kira Zylstra at Solid Ground at 206.517.5499.

Introducing Sand Point's Housing Advisory Committee

Members of volunteer organizations, housing providers and the community donate their time as members of the Sand Point Housing Advisory Committee (HAC). Since February, Solid Ground has been informing the committee and community groups about the lease and title transfer process as well as updating them about other happenings at Sand Point. As the transfer process and predevelopment of Phase II move forward, Solid Ground will continue to keep the HAC informed and will make the draft Management and Operating Plan available when complete.

Committee members include Sherwood Dickie, who represents veteran's interest groups, Jan Paul of Interfaith, John Goddard of Sunrise University Rotary Club, Greg Turner, representing area condominium homeowners' associations, Aaron Hoard of the University of Washington, Robin Sizemore of Residents Of Magnuson Park (ROMP), Lonnie Jo Larsen of University Family YMCA, Mary Savage of Hawthorne Hills Neighborhood Council and Marcia Brown of the View Ridge Community Council.

Others who attend the Housing Advisory Committee meetings include Marty Curry and John Kuder of the SPCHA Board, Charles Ng of Magnuson Park, Joe Ingram, Alan Castle, Michael Higgins and Katherine Gerard of veteran's interest groups and Patti Whisler, who is a member of a nearby area homeowners' association.

Housing Advisory Committee meetings are open to the public. For more information, please contact Kira Zylstra at Solid Ground at 206.517.5499.





Solid Ground—New Name, Same Determined Mission

On January 1, 2007, Fremont Public Association changed its name to Solid Ground. During the 33 years we were known as the Fremont Public Association, the agency's programs expanded to address poverty-related issues throughout King County. We realized we had outgrown our neighborhood-based name, so we sought a name that would better describe the breadth of services we provide to the community. We also sought to better represent our agency's dedication to providing stability in the lives of those who need it most.

We are encouraged by the overwhelmingly positive response to our new name from our clients, donors and partners who know our past and affirmed that this new identity will help us in our work. Because one thing hasn't changed: our commitment to achieving a just and caring community free from poverty, prejudice and neglect.

Solid Ground: Same determined mission, same dedicated staff working to end poverty in our community.

Join Us in the Fight Against Poverty

Every September, Solid Ground staff, supporters and former clients gather to celebrate our accomplishments and look ahead to the challenges we will take on in the next year at the annual Solid Ground Friends Lunch. The 2007 lunch is September 21st!

Governor Christine Gregoire will present the keynote speech. Our Emcee is KCTS's Enrique Cerna. The focus of this year's lunch is Solid Ground's role in ending homelessness in our community. Obviously, Sand Point is a big part of that!

The event is free, but we will ask you to consider donating \$100 or more to support this work. If you would like to join us, or host a table of 10 people, please contact Zanne Garland at 206.694.6862.

Thank you!

Solid Ground wishes to extend thanks to the following individuals and organizations for their support in our efforts to eliminate poverty and homelessness through our work at Sand Point:

Cascade Bicycle Club
Common Ground
Crate & Barrel
Interfaith
Home Depot
Housing Advisory Committee members
Resource Room donors
Seattle Center
University Sunrise Rotary Club
University Village
View Ridge Elementary

Special thanks to Jan Paul and Windermere Real Estate/Oak Tree, Inc. employees. More than 15 people came out on June 15th and painted, cleaned, organized and gardened, leaving our place a little brighter for our residents. Perhaps most impressively, this hardy crew was undeterred by rain. Thank you for your support and your commitment!

A special thank you also goes out to the SPCCHA both past and present, especially Marty Curry, John Kuder, all the board members, Kelli Dekay, Bob Rench, and Kathleen Barry. Thank you for all your hard work, throughout the transfer of ownership process and your continued support of housing at Sand Point.

Wedgwood Presbyterian Church, with the help of their Vacation Bible School participants recently introduced themselves to the Sand Point housing community with the generous donations of gift baskets to many new residents. We wish to offer our thanks—and also a heartfelt welcome—to the Wedgwood Presbyterian Church, and to Interfaith, the collective group of north end churches. Thank you for supporting our residents on their path to self sufficiency!

Teams of eager Seattle Works volunteers periodically grace Sand Point, leaving improvements like fresh, impeccable paint jobs and a fully organized and cleaned resource room in their wake. On behalf of our residents and our great volunteers who operate the resource room: Thank you, Seattle Works!

We also wish to thank all those in the community who reached out to our residents over the holiday season. It means so much to everyone at Sand Point to receive such warm holiday wishes and support.





Formerly the Fremont Public Association

1501 N. 45th St.
Seattle, WA 98103

p: (206) 694-6700

f: (206) 694-6777

www.solid-ground.org

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