

# NORTHWEST PILOT PROJECT

BETTER TIMES NEWSLETTER



Summer 2010

## Carolyn Medeiros: Perseverance and Hard Work

Carolyn Medeiros was born in 1950 in Maui to a Filipino mother and a Portuguese father. At the time, her mother did not know that she would be having twins. When Carolyn and Marilyn were born on August 5, they became the fourth and fifth children of the family.

The 1950's in Hawaii was a "beautiful time to grow up." Carolyn remembers her childhood fondly, though also thinks it was a bit sheltered. She says that the island was small, safe, and sacred. Everyone knew everyone else, and even though having five children was challenging for her parents, the extended family was always around to help out. The island provided everything one needed: fruits, vegetables, flowers, and family. Carolyn was raised a strict Catholic, she says, with a strong work ethic, and was taught the importance of family.

Carolyn left Hawaii for Lake Oswego, the hometown of her first husband, in 1973. "Big mistake" she says shaking her head and laughing, "I was a misfit."

Carolyn had a hard time adjusting to life in Lake Oswego after growing up her whole life in Hawaii. But she has stayed in the Portland area for 33 years, raising her two children and making it home. "I couldn't go back to Hawaii now," she says, "It's too small."

It helped that her parents loved Portland and would come to visit her twice a year. She would go back to visit Hawaii many times as well. It especially helped when her twin sister Marilyn moved to Portland.

After Carolyn and her first husband divorced, she got remarried. Her second husband, however, was abusive and after he backhanded her son, she left and stayed in a domestic violence shelter. Carolyn is very appreciative of



*Carolyn Medeiros*

(continued on page 4)

# From the Executive Director



*Susan Emmons*

Dear Friends,

One day this summer I was walking to work from my home in Northwest Portland and realized that in less than a mile's walk I pass ten apartment buildings that were built or preserved largely due to the efforts of Northwest Pilot Project. Each of these buildings has its own story, and each is precious to us. The ten buildings include 1,121 units of housing affordable to very low-income people.

In February 1992 the federal government announced its decision to build a new federal courthouse on a full city block on S.W. Third between Salmon and Main. This decision meant the loss of two residential hotels, the Hamilton and the Lowndale, and a total of 194 units that had housed low-income seniors for decades. In 1992 I had worked at NWPP for 7 years, had witnessed the loss of other buildings, and watched while NWPP staff relocated displaced residents – a heartbreaking process. I submitted a column to *The Oregonian* that was published on March 5, 1992 (see

page 3), and served as the first step in an advocacy effort that spanned an eight year period culminating in the completion of all the replacement units for the Hamilton and Lowndale hotels, the adoption of a city-wide preservation strategy, and a “No Net Loss” policy for the central city.

On September 7, 1995, we dedicated the Peter Paulson Apartments (SW 13<sup>th</sup> & Market) – the first building of replacement housing for the Hamilton and Lowndale Hotels. Named after the founder and first director of NWPP, it was a wonderful tribute to Peter, and set a new trend in public housing policy in Portland to actively seek replacement for units lost. On December 16, 1999, the second building of replacement housing, the Hamilton West (SW 12<sup>th</sup> & Clay), was opened. On June 20, 2000, we celebrated the opening of the Gretchen Kafoury Commons (SW 13<sup>th</sup> & Columbia) and the completion of all 194 units of housing replaced.

During the years we were advocating to have all the 194 units replaced, we continued to lose apartments for the very poor. Most of the units we lost during these years were due to rent increases. The buildings still exist, but they are no longer affordable to very low income individuals.

In 1994 we published our first Downtown Portland Affordable Housing Inventory (please see article on pages 6-7). We wanted to create an inventory that would be helpful to social service workers and others helping low-income individuals find permanent housing they could afford on their limited incomes. We also wanted to keep a public record of our housing stock and measure against the goal set in the Central City Plan to return to 5,183 low-income units in downtown Portland – the number documented in 1978 before we started losing so many buildings where poor people could afford to live. As our 2010 inventory shows, we are currently 1,868 units short of our goal.

**Why aren't we making better progress?** At the same time we open new buildings or preserve crucial buildings, we continue to lose too many buildings to rent increases. It was shocking to us that we could not include the Peter Paulson Apartments in our 2010 inventory. When it was opened in September 1995, the small studios rented for \$275 per month. Today the same studios rent for \$480 per month. The Peter Paulson was built to replace the lost units at the Hamilton and Lowndale hotels. While \$480 per month is affordable to an individual who has a monthly income of \$1,600 per month, it is no longer affordable to the people we serve, and it really no longer serves as replacement housing for the buildings we have lost. It remains a beautiful building, but is now a lost resource for the very poor.

**We must do better!** The Low-Income Housing Tax Credit program provides resources for many of the buildings developed for low-income people. This program allows building owners to raise rents as median family income (MFI) for Multnomah County increases. MFI is determined annually by HUD (Department of Housing & Urban Development). The 2010 annual MFI for a single person in Multnomah County is \$49,900. But the people we are placing in these buildings are on limited and fixed incomes – many are receiving no increase in social security or other benefits – so as rents are raised they can no longer afford to live in these buildings. Some non-profit and for-profit owners have found a way not to raise rents. We must *insist* on a policy that controls rents in buildings that have received public funding to build housing for poor people, so that the people who were meant to live in the apartments aren't displaced.

If not now – when? If not us – who?

- Susan Emmons

# Downtown homeless lost hotel dwellings

By **SUSAN EMMONS**

We are often asked where homeless people come from.

They come from buildings like the Governor Hotel. The Governor was sold in 1986 to a private developer to be converted from low-income housing to another use, and the change displaced 110 tenants. Some of the residents had lived there for more than 10 years.

There were many low-income elderly living in the building. Lillian, 73, had lived there 14 years; Mildred, 80, 13 years; Martin, 89, 13 years; Gladys, 85, 10 years; and Lucille, 91, 15 years.

The Governor Hotel has been vacant since 1986. A recent news article said the hotel will be reopening this spring as Portland's newest luxury hotel with room rates beginning at \$125 a night and tailored to meet the needs of traveling business people. In 1986, Lucille paid \$175 a month for her rent and considered it her home.

The Governor is only one among many buildings that used to house Portland's downtown poor and low-income elderly people and which have now been converted to other uses: 98 units at the Laurel Hotel became the Yamhill Marketplace; the Erickson Hotel (48 rooms), the Matt Talbot (15), the Morrison Hotel (9), The Taylor Hotel (40) and the York Apts. (23) have all been converted to offices. The Plaza Hotel (125 rooms) is now the Vintage Plaza Hotel.

Other buildings have been closed but unused — the Park Avenue (94 units), the Cornelius (83), the Esquire (40). A 1988 study of single-room-occupancy housing downtown conducted by the Portland Development Commission reported a loss of 1,337 housing units between 1978 and 1988.

The U.S. General Services Administration has recently announced its choice of the Hamilton Hotel block for the site of a new federal courthouse. The Hamilton Hotel (147 units) and the Lowndale Hotel (47 units) are both in this block and are the last remaining low-cost housing in an area that was once the Lowndale community. In 1971, that community included 12 other buildings: the Hachie, the Laurel, the Dayton, the Australia, the Taylor, the Green, the Kenilworth, the Twins, the U.S. Walleys Hotel, the Berkshire, the Lenox and the Lindquist.

Siting of a new federal courthouse on the

*Susan Emmons is executive director of Northwest Pilot Project, a downtown social service agency serving elderly, disabled, poor and homeless people.*

## IN MY OPINION

Hamilton Hotel block is consistent with the Portland Downtown Plan that allows and plans for consolidating government buildings in one downtown district. The new courthouse would be adjacent to the Justice Center and close to the Multnomah County Courthouse, the Portland Building, City Hall and the Federal Building.

The Central City Plan also includes a strong commitment to the maintenance, preservation and development of low-cost housing. The Downtown Housing Policy commits the city to assure that 5,183 low-income units that existed in 1978 be maintained in downtown Portland. The city's commitment to preservation of low-income housing was reaffirmed in the 1981 North of Burnside study, the 1988 adoption of the Central City Plan and the initiation of the Downtown Housing Preservation Program in 1988.

In 1978 a city ordinance established Northwest Pilot Project as its agency to provide relocations for residents of buildings closing due to housing or code violations. The agency has handled all of the major relocations since 1978, including relocating 118 residents from the Park Haveland in 1981, 110 tenants from the Governor Hotel in 1986 and most recently 26 people from the Royal Hotel in 1990. We no longer feel it is tenable to handle relocations without advocating for replacement housing for the buildings being lost.

The city should take a firm position with GSA about replacement housing for the Hamilton and the Lowndale. Replacement housing should be built at federal expense, and current residents of the Hamilton and the Lowndale be given first right of refusal on the housing. The city should get a firm commitment from the federal government on providing this replacement housing before plans go forward for a federal courthouse.

We urge the City Council to take a strong position with the GSA to secure a commitment to replace the 194 units lost in the redevelopment of the Hamilton Block. The dramatic loss of affordable housing in our downtown core has a direct correlation to the dramatic increase in the numbers of homeless people needing shelters. When people ask us where the homeless come from, we tell them they come from buildings like the Governor, the Hamilton and the Lowndale.

## NWPP – A History of Advocacy

Here is a brief history of some of the highlights of NWPP's advocacy efforts. In addition to leading the effort to replace all the units lost to the federal courthouse project (already described on page 2), we have led efforts to replace, preserve, and develop affordable housing for very low-income people, and will continue to do so until the day when there is housing in our community for everyone.

8/94

Twelfth Avenue Terrace (SW 12<sup>th</sup> & Market) opens – 118 subsidized studio apartments for homeless and at-risk seniors.

4/98

333 SW Oak – 90 subsidized units are preserved for very low-income seniors and disabled individuals.

9/98 & 8/01

Portland's City Council adopts preservation ordinance that leads to preservation strategy, and "No Net Loss Policy" for the central city.

2/03

New St. Francis opens at 1024 SW Main – 132 units of replacement housing.

2/05

Station Place Tower opens – 176 units for seniors in Pearl District, including 76 subsidized units.

11/07

The Morrison opens at SW 19<sup>th</sup> & Morrison – 140 units including 30 units for chronically homeless seniors.

12/07

Preservation of Clay Tower officially announced – 235 subsidized units for very low-income seniors saved.

10/08

The Jeffrey opens – 1201 SW 11<sup>th</sup> Avenue – replacement housing for the Jefferson West.

2010

The Martha Washington and The Admiral re-open – a total of 145 units.

## Carolyn Medeiros (continued from page 1)

the assistance that she got at the shelter, and the tools she learned. Through much of her adulthood, Carolyn raised her two children, Cody and Brandy, as a single mom. Carolyn is very appreciative and proud of her children. Brandy just earned her massage therapy license and Cody has worked at the same company for ten years. They both live locally and visit with her every week. Carolyn believes that the challenges they faced together have made them closer. Marilyn, Carolyn's sister, believes that the reason they turned out so good is because of Carolyn's nurturing.

Carolyn has held many jobs in her life. While raising her children, she was always working, sometimes two jobs. She worked for a long time for the school system. She spent 8 years scheduling appointments for a group of pulmonary doctors. One day she was notified that her job was being eliminated. In one day, they laid off five employees over the age of 50, including her sister, who had worked there for 18 years. Carolyn was eligible for unemployment at that time and she quickly found a new job doing childcare where she worked for three years.

The work with children, she says, was challenging and after 3 years her job was in jeopardy. She had a disagreement with her supervisor. They began pressuring her to leave, saying that she couldn't do the job because of her age. Carolyn decided to quit rather than be fired. This decision, based on her strong work ethic, also meant that she was not eligible for unemployment

benefits. Carolyn had never been without work for very long before, but it was the summer of 2009 and the economy was bad. Carolyn was having a hard time finding a job and began to worry about how she would pay her rent.

In a panic, she called everyone she knew, including the domestic violence shelter she had stayed at many years before, and they referred her to Northwest Pilot Project.

Carolyn says that before she came to our office, she believed that she would end up on the street and she was terrified. She says that the housing specialist at Northwest Pilot Project was so calm. The staff took control and walked her through everything step by step, in a way that was manageable. "You made me feel like I wasn't just grasping at air" and gave her hope that something would be resolved.

Northwest Pilot Project was able to provide eviction prevention services, to keep Carolyn in the apartment she has rented for 7 years. Our housing specialist walked her through the process



*Carolyn with her twin sister Marilyn during their childhood in Hawaii*

of what might happen if she was not able to find work and would have to move out. Fortunately, however, that never happened, because Carolyn quickly found a job.

Carolyn had been busy applying for work, going through employment training programs, and appealing her unemployment claim in an attempt to obtain income to no avail. Then one day, while she was on hold with the Fred Meyer pharmacy a voice came on saying, "If you want the employment line, dial 3". Well, Carolyn had never waited past the line 2 pharmacy before and she said, "Yes, yes I want the employment line", and dialed 3.

It turned out that her local Fred Meyer was hiring for 2 positions. She applied and called them every day until she was hired.

Carolyn has been working at Fred Meyer for the past 8 months. She has gotten three commendations for her outstanding work. The most recent was when a mystery shopper awarded her a perfect score of 100 points. This was based on everything from her customer service, to the quality of the food, and whether she was wearing gloves or not. The recognition was presented to her in front of her whole department and everyone applauded.

Carolyn is satisfied with her work at Fred Meyer. She makes enough to pay her rent and has health ben-

efits. Carolyn says that most of her coworkers are young but they treat her with respect. Her son tells her “You’re twice as old, so you have to work twice as hard,” and she says it is true and she does. She says she finds dignity in her work, even when mopping the floors.

Carolyn showed me her apartment, the top floor of a duplex, saying, “This is the house you saved.” Her twin sister Marilyn lives on the bottom floor. Carolyn explained that when her neighbor moved out, the landlord asked her if she knew anyone interested in moving in and she asked her sister, who had been living in Milwaukie. They are very close and spend a lot of time together. Carolyn’s apartment is decorated simply, colorfully, and

sparingly, “less furniture to vacuum under,” and is within walking distance of her job.

Carolyn is looking forward to turning 62 and taking early retirement and reducing her work hours. But she’ll keep working, she says, as long as she is able. The values her parents taught her, about hard work and the importance of family, have clearly stuck with Carolyn even 60 years later. “I draw strength from them,” she says, referring to her parents. Well, we draw strength from you, Carolyn, and are inspired by your perseverance and hard work. And we are very happy that your house was saved.

*Written by Caroline Smith*

## Eviction Prevention Funds Desperately Needed to Prevent Homelessness

On November 11, 2009, Northwest Pilot Project staff gathered for an all staff retreat, and spent a day discussing the greatest needs of our clients, particularly those needs that are *not* being addressed by our community, and what we should be doing to address them. As we spent the day talking about the real life situations we are seeing, one of the highest priority needs we identified was resources to help seniors avoid being evicted from their permanent housing. NWPP, like many other social service agencies, has access to local and federal funds to provide rental assistance and placement into permanent housing for people who are homeless. But these funds are not flexible, and cannot be used to prevent an individual (like Carolyn Medeiros) from

losing the housing they already have.

NWPP Housing Program staff report a dramatic increase in the number of people they are seeing who are at risk of losing their housing due to job loss, loss of unemployment benefits, or a significant health problem. We know it is more cost effective, as well as more humane, to help people remain in their affordable apartment while they seek another job or resolve their crisis situation.

From July 1, 2009 through June 30, 2010, NWPP Housing Program staff used resources from our Emergency Fund to help prevent 228 evictions. We follow up with people for a year to determine that the eviction prevention has worked,

and that they are still permanently housed. Our findings demonstrate that a few months of rental assistance will keep these individuals in their homes, and allow them the time to resolve their short-term crisis. Flexible funds allow these clients the chance to avoid homelessness.

NWPP’s Emergency Fund provides flexible resources for our staff to utilize in helping to solve the problems of the individuals we are working with. We used resources from our Emergency Fund to help Carolyn Medeiros, and to prevent her eviction. This year we have set a goal of raising **\$166,000** for our Emergency Fund (see page 15) to provide additional funds to be used for eviction prevention.

# 2010 Housing Inventory Shows Continued Loss

The options for renting a place to live in downtown Portland continue to decline for those at the lower end of the income scale. This is bad news for minimum wage workers, retired seniors living on social security benefits, and disabled veterans on a pension hoping to live downtown.

For years, NWPP has methodically counted the number of affordable downtown apartments and hotel rooms. The number of affordable units has steadily declined. In 1994, there were 4,554 units in 77 different residential buildings. In 2010, there are 3,315 units in 47 buildings. This represents a 27% decrease in affordable units in 16 years.

Affordable housing is widely defined as housing which costs no more than 30% of a household's gross income. For the purposes of this inventory, housing units are counted as affordable if rent is less than 30% of the income of a single, full-time, Oregon minimum wage earner. At the current Oregon minimum wage of \$8.40 per hour, a full-time worker earns \$1,456 per month. A monthly rent of \$437 would consume 30% of this worker's income. There are currently 3,315 units which rent for less than \$437 in downtown Portland. These are the units defined as affordable in the current inventory.

Many disabled and retired seniors have fixed incomes of \$600-\$900 per month and are being priced out of the affordable housing market today in Portland. As seniors can

no longer afford market rent, they are forced to move into subsidized housing. However, many clients are forced out of their housing before a subsidized unit is available. This often leads to a period of homelessness for seniors.

In 1999, Phil came to Northwest Pilot Project while relocating from Montana to California to be closer to his children. His car broke down in Portland and what was left of his VA disability check went to begin his car repairs. Seniors on fixed incomes often share stories with our staff, like that of Phil, explaining how one unplanned expense can lead to desperate situations. He was stranded and realized he would need to stay in Portland for awhile to repair the car, save up some money, and then continue his journey.

We were able to assist Phil into a small efficiency studio in a downtown building. He paid the monthly rent of \$300 on his VA disability check of \$440 per month. We knew that this was beyond what would be considered affordable, but it was the most affordable unit available in downtown at the time. NWPP housing specialists regularly struggle finding available units, due to the shortage of affordable housing in Portland. The demand for subsidized units grows daily causing clients to wait longer and longer for a truly affordable apartment.

Phil enjoyed living in his downtown apartment. He was never able to save enough for the car repairs and instead gave up on the vehicle.

He chose to make Portland his home. He shared how he fell in love with the city, and his neighbors. Phil lived successfully until the rent increased and he could no longer afford to pay it. In 2005, he gave notice, vacated his apartment, and began camping in Forest Park. This is where he remained until he returned to NWPP in 2009.

The apartment Phil made his home in 1999 rented for \$300 a month, today the same unit (approximately 200 sq ft.) rents for \$480 per month. Phil's disability from the VA is now \$541 per month. Based on his income, he should not pay more than \$162 (30% of his income) in rent. There is no housing in Portland on the open market that Phil can afford. Phil told NWPP staff he was reluctant to return to us for services in 2009 as he felt he had let us down by leaving his apartment. It was supposed to be permanent housing. He was embarrassed that he could not find a way to make it work. He doubted himself, and figured we would not have placed him there unless we believed he could handle it financially. We explained to him that we did believe he could handle the rent burden in 1999, and that we never anticipated the dramatic rent increases in such a short time. We assured him this was no fault of his own, and that we would help him find a housing situation that would be a permanent solution.

Fortunately for Phil, he returned to NWPP, and we were able to help him into a lovely subsidized one bedroom apartment in the heart

of downtown where he pays 30% of his income in rent and utilities (\$162 per month). It is a happy ending for Phil, but one with an unnecessary detour through four years of homelessness.

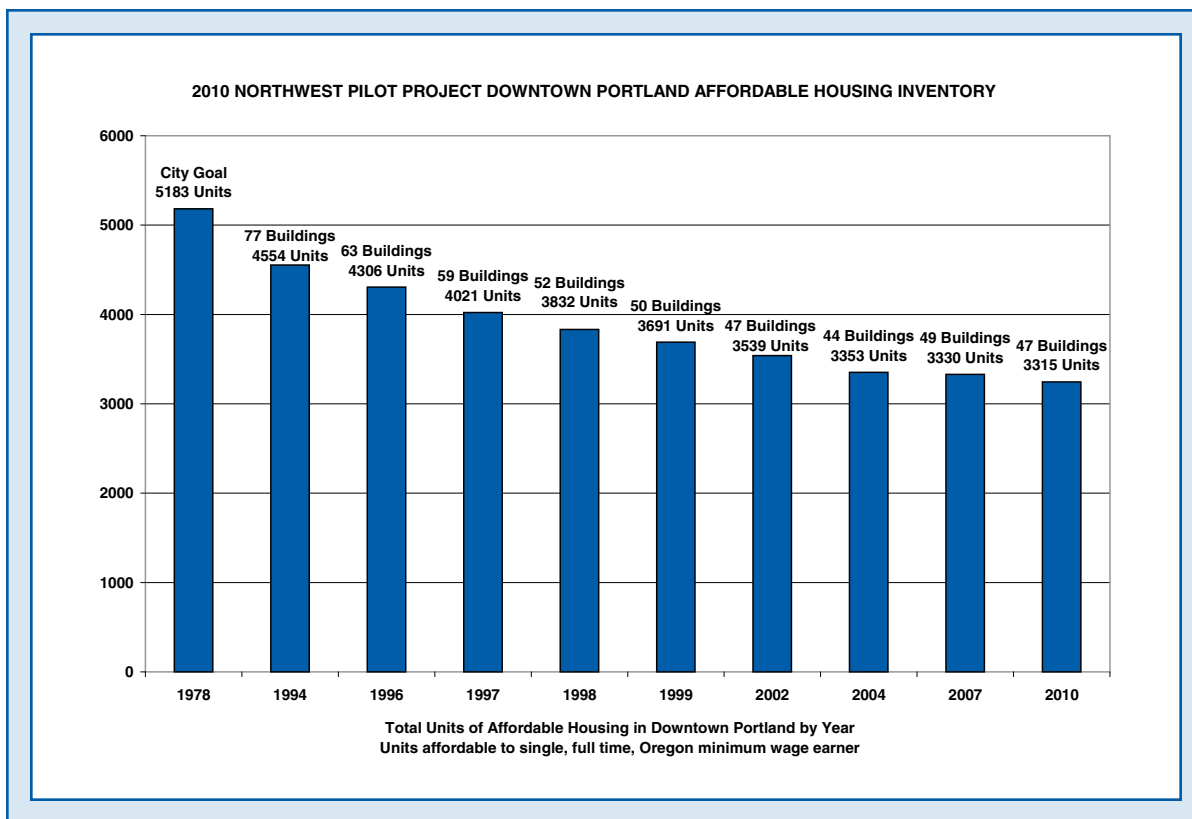
We believe an adequate number of affordable units downtown is vital to the City's infrastructure. It will enable older adults on fixed incomes to live near the hub of the transit system and the cultural amenities of downtown. It means minimum wage workers can live near their downtown job sites. This will ensure a downtown core that is economically diverse and vibrant.

An adequate affordable housing supply is also the essential component of ending the suffering associated with homelessness. In 1988, City Council passed an ordinance committing the City to the goal of 5,183 affordable units downtown. This is the number of affordable units which existed in downtown Portland in 1978. We are currently 1,868 units short of this goal. We are falling further behind each year.

We are now in the sixth year of Portland's *Ten Year Plan to End Homelessness*. Are we serious about our goal to end homelessness

in Portland? If we are, we **must** have more housing affordable to very low-income families, couples, single individuals, and seniors.

If we are serious about ending homelessness in Portland, we need a large and dedicated source of local revenue to build housing for poor people. Seattle has such a source of revenue. In upcoming newsletters, we will talk more about the effort to acquire a dedicated local funding source for the preservation and construction of truly affordable housing in downtown and throughout Portland.



## Your Vehicle Donation Can Help a Senior Stay in Housing

Northwest Pilot Project (NWPP) is a member of the Volunteers of America (VOA) Vehicle Donation Program. Donated vehicles get turned into dollars for NWPP programs. If you have a vehicle that you are interested in donating, please call Wendy at (503) 478-6877.

# Walk-A-Thon Reaches \$135,000

## Business Sponsors

**Income Property Management**

**The Partner's Group**

**Geffen Mesher**

**Bristol Equities**

**Concepts in Community Living**

**Classic Pianos**

**A to Z Moving (Piano & Furniture)**

**E & F Property, Three, LLC**

**Higgins Restaurant**

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**Cantel Sweeping**

**Portland Thriftlodge**

**West Coast Bank**

**City Liquidators**

**RE/MAX Equity Group**

**The Heights at Columbia Knoll**

Thanks to 220 walkers, 18 businesses, 8 churches, 2 synagogues, 12 teams, over 2,000 people who sponsored walkers, and our corporate sponsors, this year's Walk-A-Thon raised \$135,000 for the programs and services of Northwest Pilot Project. We are thrilled with this result! Our thanks to all of our wonderful walkers, people who sponsored walkers, individuals and groups who purchased big feet, and all the businesses that give us their support. Our special thanks to **Hollowdog**, the band that donated their time and talent, for providing us with terrific music at this year's walk. For more information on Hollowdog, please visit their website: [www.hollowdogmusic.com](http://www.hollowdogmusic.com)

## Corporate Sponsors

NWPP's 2010 Walk-A-Thon was our 31<sup>st</sup> walk, and our biggest and best ever. With the help of our corporate sponsors we are able to use the money we raise to meet specific needs in our community rather than pay overhead. This year's sponsors include: Income Property Management, The Partner's Group, Geffen Mesher, Bristol Equities, Concepts in Community Living, Classic Pianos, A to Z Moving, and E & F Property, Three, LLC.

We are also extremely grateful to all of the businesses listed on this page for their generous support of NWPP and our Walk-A-Thon.



*The Knight Walkers team, from De LaSalle North Catholic High School, was our top high school team this year raising \$1,107!*

# 2010 Walkers

Johanna Aalto  
 Jory Abrams  
 Beulah Anderson  
 Herminia Arias  
 Eliana August  
 Trace Aulette  
 JoJo Ball  
 Ansel Balmer  
 Elliot Balmer  
 Barbara Bariletti  
 David Barringer  
 Heather Barta  
 Louise Beauchamp  
 Charlotte Beeman  
 Jacqueline Bell  
 Ramella Beugli  
 Ernest Blatner  
 Carol Blatner  
 Alexa Block  
 Samantha Block  
 Ella Bogdanski  
 Greta Bogdanski  
 Patty Borst  
 Kenny Borst  
 Emily Borst  
 Lily Brod  
 Berdine Buck  
 Katie Bulson  
 Lee Burleson  
 Don Callender  
 Brenda Carpenter  
 June Carvell  
 Kevin Charlston  
 Peter & Vicky Charlston  
 Donna Childs  
 Rebecca Childs  
 Dena Chilikos  
 Brittany Coleman  
 Jennifer Cooperman  
 Jason Coulthurst  
 Michael Coyle  
 Arianna Cruz-Sellu  
 Mary Daggett  
 Elizabeth Darby  
 Paul Davis  
 Karen Day  
 Jillian Detweiler  
 Sophie Duntley  
 Joyce Ellicott  
 Susan Emmons  
 Vern Emra  
 Rhiannon Etheredge  
 Alice Fischer  
 Gladys Flesher  
 Adam Fuller  
 Jane Gabrielson  
 Beth Gant  
 Leith Gerber  
 Aaron Glad

Carol Glad  
 Henry Glad  
 Margaret Glad  
 Linda Goodman  
 Peter Goodwin  
 Rick & Alita Gordon  
 Jane Gott  
 Pat Greenland  
 Bruce Greenwald  
 Bob Grimsley  
 Marva Guenther  
 Grant Hamblin  
 Kathy Haines  
 Mary Cal Hanson  
 Judith Heath  
 Sydney Hendrickson  
 Adlai Hester  
 Dov Hirschfield  
 Elisha Hirschfield  
 Preston Holt  
 Elise Hudson  
 Ava Hudson  
 Jacquelyn Hultine  
 JD Hultine  
 Lizz Hunt  
 Pauline Irwin  
 Ben Jacobson  
 Emily Jensen  
 Joan Johnson  
 Jessie Jones  
 Maynard Kessler  
 Jan Kessler  
 Kevin Kiel  
 Debbie Knudson  
 Jessica Larson  
 Dale Latham  
 Adair Law  
 Quincy Lea  
 Tamara Lewis  
 Loanda Lichtwardt  
 Elisabeth Linder  
 Bernie Lunsford  
 Cameron Malloy  
 Michael Manlove  
 Betty Martin  
 Bill Martin

Kellie Martin  
 Jared Martin  
 Russ Martin  
 Travis Martin  
 Mike Maxwell  
 Katharine McDuffie  
 Roberta McEniry  
 Helen & Norris Meigs  
 Kim Metcalf  
 Naomi Metzler  
 Ann Middleton  
 Pamela Miller  
 Alison Moore  
 Charlie Moore  
 Cindy Mosney  
 Dan Murphy  
 Judy Murphy  
 Lauren Murphy  
 Ryan Murphy  
 Jimmy Nagle  
 Wayne Nailon  
 Keaton Nash  
 Austin Nash  
 Peyton Nash  
 Pauli Nash  
 Richard Newman  
 Sara Newman  
 Cherie Nomura  
 Fred Nomura  
 Jane Oakley  
 Jim Ogden  
 Don O'Leary  
 Margie Ogden  
 Jim Ogden  
 Kelly Olive  
 Benjamin Olshin  
 Solomon Olshin  
 Dorothy Oreste  
 Jean Ovens  
 Sheryl Pagenstecher  
 Tom Pagenstecher  
 Ethelyn Pankratz  
 Loren Pankratz  
 Hannah Park  
 Maxwell Park  
 Fred Payne  
 Patricia Pearson  
 Eian Petry  
 David & Carolyn Potts

Sue Potts  
 Jack Potts  
 Evelyn Pratt  
 Fraser Rasmussen  
 Mary Re  
 Freya Read  
 Samina Reese  
 Anne Reif  
 DeeDee Richardson  
 Charlene Robertson  
 Don Robertson  
 Andrew Rudman  
 Wendy Rudman  
 Sandra Russell  
 Carolyn Rux  
 Peter Rux  
 Nancy Scheele  
 Ann Scherrer  
 Carmen Schleiger  
 Ruth Schuld  
 Heidi Scofield  
 Kim Seely  
 Emily Seiler  
 Sia Sellu  
 Harry Shaich  
 Lauren Shapton  
 Kathey Shaw  
 Marina Shepard  
 Ron Shrock  
 Holly Silver  
 Richard Skidmore  
 Elfreda Skidmore  
 Caroline Smith  
 Patricia Squire  
 Jeanne Steed  
 Len & MaryAnna Stoffer  
 Adam Stone  
 Francis Stretch  
 Marley T  
 Ziba Tavangari  
 Lynn Taylor  
 Mary Thoreson  
 Cora Traetow  
 Patricia Trout  
 Ken Vickery  
 Sydney Wagner  
 Tori Ward  
 Wendy Warren  
 Bobby Weinstock  
 Karly Weinstock  
 Jasper Welly  
 Sierra Welly  
 Sue West  
 Jane Westcott  
 Samantha Westcott  
 Taylor Westcott  
 Ben Weyerhaeuser  
 Merrill Weyerhaeuser  
 Lorraine Wheeler  
 Lydia Wilson  
 Aneala Wykoff



*The Fire Rockets were our top children's team raising \$5,721!*

# Gladys Flesher: Volunteer for All Seasons

Gladys Flesher is a long-time member of St. Luke's Lutheran Church located in Southwest Portland. Members of St. Luke's have been involved with NWPP for 28 years. They provide six beautiful bedding kits every month for our Housing Program clients, they support us financially, and every July host a beautiful luncheon picnic for NWPP seniors. For some who attend, it's their one opportunity each year to enjoy an old fashioned summer picnic in a lovely garden setting.

For years Gladys Flesher has helped with the annual picnic and been one of our top walkers at our annual Walk-A-Thon. In the last five years she's raised a total of \$23,576 for the programs and services of Northwest Pilot Project. At this year's May 2<sup>nd</sup> Walk-A-Thon, Gladys won first prize in the age category of 75 and older by raising \$5,190. She turned in 10 pledge sheets filled with pledges from 173 individuals ranging from \$5.00 to \$100.00.

Gladys also coordinates the annual holiday giving of St. Luke's members for our clients in December.

She starts early on this project, is dedicated, and extremely well organized. Last fall Gladys notified us about the opportunity to apply for a grant from a fund at St. Luke's. She agreed to be our church sponsor and we received a grant of \$5,000 we're using in our Emergency Fund to help homeless seniors find permanent housing.

It was our privilege to honor Gladys this April at our annual volunteer recognition event by presenting her with our "Volunteer for All Seasons" award signifying years of outstanding service to Northwest Pilot Project, and featuring a hat made specially for Gladys symbolizing what she has done for our organization and the people we serve. Gladys



*Gladys Flesher 5/2/10 Walk-A-Thon*

proudly wore her hat to our Walk-A-Thon this year. Our profound appreciation to Gladys for her commitment to our work, and the people we serve.

## Prize Winners

The following walkers won first prize in their age group raising the most money of anyone their age:

0-4	Freya Read	\$420
5-9	Alexa Block	\$435
10-15	Lydia Wilson	\$500
16-29	Andrew Rudman	\$4,920
30-55	Jennifer Cooperman	\$1,690
56-74	Emily Jensen	\$3,630
75+	Gladys Flesher	\$5,190

## 2010 Walk-A-Thon Teams

Kairos United Church of Christ	\$11,027
Fire Rockets	\$5,721
Livestrong Strength	\$4,397
Partner's Group	\$1,969
Heights at Columbia Knoll	\$1,301
Central Lutheran Church	\$1,230
Knight Walkers	\$1,106
Terwilliger Travellers	\$965
PSU Wonder Women	\$831
Pat Greenland's Clan	\$340
Income Property Management	\$295
Hirschfield Family	\$226

# Teams Raise \$29,408

At this year's Walk-A-Thon we had twelve wonderful teams that included 122 walkers and raised a total of \$29,408. The Livestrong Strength team was organized by NWPP supporter Jack Potts (fourth from the left in this team picture) in 2009. Last year the Livestrong team had 4 members and raised \$1,540. This year the team had 14 members (not all were available at the end of the Walk-A-Thon for this team picture) and raised \$4,397. We want to thank all of our wonderful teams for their terrific support!



*Livestrong Strength Team – 5/2/10*

## Ruth Schuld: Grand Prize Winner

Ruth Schuld is one of the most enthusiastic and successful fundraisers we have ever known. Ruth has been participating in our Walk-A-Thon since 1997. This year Ruth broke all of her previous records, raising **\$5,965** and winning our grand prize. In fourteen years of walking for NWPP she's raised a total of \$48,466.

How does she do it? When Ruth first started walking for us, she said she just began asking people in her church to sponsor her, as well as family and friends. Ruth has been a member of Central Lutheran Church for 60 years. "I would just ask whoever I happened to run into." Over the years Ruth realized by increasing her effort in asking for sponsors, she could really make a difference with her fundraising. In addition to her own fundraising, Ruth has organized a team at Central Lutheran Church (this year they raised \$1,230), and a team at her retirement community, The Heights at Columbia Knoll (this year they raised \$1,301).

As she recruits new walkers for NWPP, Ruth often has people tell her that they are shy about fundraising, or feel uncomfortable asking family and friends for money. Ruth has an answer to this quandary: "Because I'm not asking for myself – it's not difficult for me to ask. I'm asking for a bigger cause. Over the years I've watched the work of NWPP, and I'm proud to know that my contribution is making a difference – that what I do provides help for someone who really needs it."

This year Ruth had a great surprise just before the walk began. Ruth's daughter Paula, and her husband Ted, had travelled from Issaquah, Washington to surprise Ruth and walk with her. Her look of surprise and heartfelt delight when she first saw them was worth a thousand words. Paula had been extremely helpful to Ruth in computerizing and alphabetizing her extensive list of sponsors, making it easier for Ruth to do her phoning and follow up. Ruth told us after the walk that as enthusiastic as she is about participating, she never could have done it this year without Paula's help. Other family members and friends arrived to walk with Ruth, and they were all present to see her win the grand prize.

Two weeks after our Walk-A-Thon Ruth celebrated her 89<sup>th</sup> birthday. "I expect to be at next year's Walk-A-Thon. It's never too late to get involved!" Ruth Schuld is one of our angels. She's exceptional!



*Ruth Schuld with her daughter Paula Gates at this year's Walk-A-Thon*

# Kitchen Kits: Gifts from the Heart

When we are working with people who have been homeless, they need everything to make a good new start in their lives. They need bedding, furniture, and kitchen equipment.

Kitchen kits are given to our clients when they move into their permanent apartments. Most of our clients have no personal belongings and have nothing for the kitchen. Our kitchen kits are very basic, as you can see from the list below. The kits make a kitchen operational, and mean so much more.

While getting a permanent apartment is wonderful, it can also be the culmination of a very difficult time. According to our Housing Specialists, there has been a destabilizing event for most of the people we work with. Their worlds become unfamiliar and even frightening. Anxiety over this event can continue even when a client is getting ready to move into permanent housing. After jumping through so many hoops, the gift of a kitchen kit signifies a new home and having a “normal” life again.

The Housing Specialists say that the kitchen kit is a gift and has a message for our clients. It symbolizes everything being OK. It tells them the people that made the kit are looking out for their needs. The client does not have to worry about getting items for the kitchen, or worry about not having enough cups to have a neighbor over for coffee.

Also, the gift of a kitchen kit eases the past experience of homelessness. It signifies basic needs are now being met. The fact that what’s in a kitchen kit is new is a plus too. Most of what the clients have are not new but passed down from others.

We are always in need of kitchen kits. Putting together kitchen kits can be a perfect project for a church or other community group. This is a fun, common goal that can really bring a group together. New items are preferred and the list is below.

Dena Chilikos, NWPP’s Volunteer Program Coordinator, is eager to speak to your group or organization

about the importance of kitchen kits to our agency, and how they fit into the housing plan. Contact Dena at: 503-478-6861, or [dena@nwpilotproject.org](mailto:dena@nwpilotproject.org)

It’s always a thrilling day when our housing specialists can tell a client they have a “move in” date for their new apartment. An additional thrill is to give them a beautiful kitchen kit for their new home.

## **Kitchen Kits include:**

- Two of each: Dinner plates, mugs, bowls, glasses, place mats
- Silverware for two
- Kitchen towels & potholders
- One of each: Sauce pan and fry pan with lids
- Paring knife & can opener
- Measuring spoons/cups
- Serving spoons
- Sturdy bag to put it all in.

## **NWPP Mailbox**

*We received the following note from a 65 year old woman we helped with housing who received a kitchen kit.*

“When I came to your office I had given up all hope. Every organization I had contacted told me to go somewhere else. To say that you saved my life is no exaggeration. I just love my apartment. It’s heaven. It was quite enough that you helped me find housing. But when you gave me the beautiful flowered bag with dishes, silver, pans, dish towels, tea cups – I have to say I set everything down on my table and I cried. Please tell the people who made this for me – thank you from the bottom of my heart.”

# Donald Griffin: “Northwest Pilot Project is a blessing”

Donald Griffin has a lovely apartment in downtown Portland, but it wasn't always this way. Donald came to Portland to look for his sister, who he has been separated from since early childhood. He brought money to live on, but exhausted all of his savings, and then found himself homeless. He wanted to stay in Portland to continue his search. When he asked different people about subsidized housing, he was told it would take two years. Donald became very disheartened.

He went to Transition Project's Men's Shelter, then the Clark Center Shelter for homeless men. He was very depressed and had a heart attack.

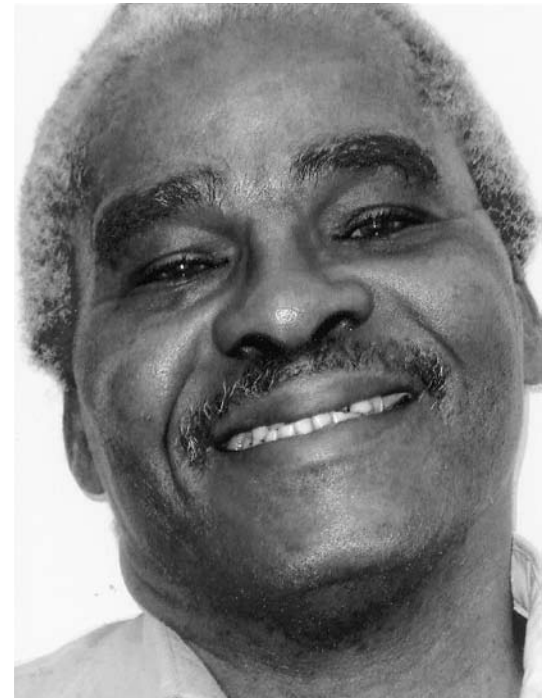
When Donald was released from the hospital, Transition Project (TPI) sent Donald to Northwest Pilot Project to meet with a housing specialist and develop a permanent housing plan. He met with Housing Specialist Heidi Scofield. “Heidi just listened to me, which felt better than medicine!”

Heidi then sent Donald to different subsidized housing buildings and

his spirits lifted. He was on many housing waiting lists, and housing looked achievable. Then Donald had a second heart attack. After his hospitalization, he was again released to a homeless shelter.

After his second heart attack, Donald was living at the TPI homeless shelter when he received the good news that his name had come to the top of a waiting list at a downtown apartment building. He moved into his own one bedroom apartment in a subsidized building in the downtown area. NWPP was able to assist Donald with a deposit, furniture, a bedding kit, kitchen supplies and bus tickets. These resources were made possible by NWPP's Emergency Fund (see page 15). Donald was able to recuperate from his heart attacks in his own apartment. He is no longer depressed, and no longer diabetic. He pays 30% of his income for rent, and will never have to worry about being homeless again.

“Homeless seniors face a whole lot harder living conditions than



Donald Griffin

do younger people. Northwest Pilot Project is a blessing,” says Donald.

***Addendum:** Donald is still trying to locate his sister. Her name is Julia Griffin. She is 67 years old. She attended the Church of God in Christ in Wichita, Kansas when a child. If you have any information on Julia, please contact Dena Chilikos at Northwest Pilot Project, 503-478-6861.*

## Memorial Gifts

During the period of March 1 through July 15, 2010, Northwest Pilot Project has received gifts in memory of:

**Maurice Christian**  
William Christian

**Rick Harmon**  
Douglas Larson &  
Kirstie Duyckinck

**John M. Poorman**  
Clark & Rosemary  
Goodman

### **Lucille Middleton**

Nurses, therapists, social workers, psychologists, and managers at the Rehabilitation Institute of Oregon at Legacy Good Samaritan Hospital

# 155 Years with NWPP

The following is a list of our NWPP staff: their names, the date they began employment at NWPP, and their position. People we work with in the community compliment us on the professionalism, consistency, knowledge, compassion, dedication, and experience of our staff. As a group we have been with NWPP for 155 years. We are proud of the gifted team we have assembled, and the number of years they have dedicated to this work.

<b>Date of Employment</b>	<b>Staff Member</b>	<b>Position</b>
8/1/09	Brenda Carpenter	Deputy Director
2/1/96	Rebecca Childs	Housing Program Manager
8/10/00	Dena Chilikos	Volunteer Coordinator
10/16/06	Chris Corrigan	Housing Specialist
1/8/07	Jason Coulthurst	Information & Referral Specialist
9/16/85	Susan Emmons	Executive Director
3/13/06	Jessica Larson	Housing Specialist
6/15/06	Wayne McIlhenny	Transportation Coordinator
3/13/88	Cindy Mosney	Housing Specialist
8/15/84	Dorothy Oreste	Assistant Bookkeeper
2/13/07	DeeDee Richardson	Receptionist
1/27/04	Wendy Rudman	Executive Assistant
7/17/06	Heidi Scofield	Housing Specialist
5/1/06	Sia Sellu	Housing Specialist
1/22/07	Caroline Smith	Housing Specialist
9/11/89	Bobby Weinstock	Housing Consultant

## NWPP Mailbox

*We receive many wonderful notes and letters about NWPP staff members. Here is one of them.*

“I am a student in the Gerontology program at Portland Community College. One of my assignments was to do either an informational or inspirational interview. Your organization put me in contact with Jason Coulthurst. My interview turned out to be **BOTH!** The vulnerable elderly are very fortunate to have him to answer their calls. I want to let you know how much I appreciate all of the time he took with me to help me with my assignment. He truly is an inspiration!”

# NWPP Housing Program Focuses on Permanence

Northwest Pilot Project has been providing personalized housing placement services for elderly, disabled, homeless, and poor people for over thirty-six years. We believe that every individual in our community deserves to live in decent, safe, accessible housing that is affordable to them, no matter what their income is. We emphasize an approach that includes understanding the situation of each person we work with, and respecting their dignity, and uniqueness as individuals.

We are interested in outcomes, and knowing whether our services do lead to housing stability and permanence. We know we are achieving phenomenal success rates, because we stay connected with people for years. Over the thirteen-year period from July 1, 1997 through June 30, 2010, NWPP staff helped **5,682** people to find and keep permanent housing, and 88% of these people are successful in their housing over the long term.



## NWPP's Emergency Fund Urgently Needs Donations

Every year Northwest Pilot Project touches the lives of 3,000 elderly, disabled, homeless and poor people. As the demand for our services continues to grow, our challenge is greater than ever before to maintain our vital services, and to continue to respond to unmet needs in our community.

This year we have set a goal of raising **\$166,000** for our Emergency Fund. The Emergency Fund is used to pay for housing application fees,

housing deposits, moving expenses, furniture, medical expenses such as prescriptions and emergency care, bus tickets, and meal vouchers.

These resources are crucial to the success of our Housing Program, and our ability to respond quickly to people who come to us in crisis. All donations to NWPP's Emergency Fund directly benefit the people we serve.

As an organization we've made a commitment to have adequate

emergency funds so that our staff have sufficient resources to offer the services we are committed to, and to fulfill our mission.

**We need your support!** Please use the coupon below and the return envelope in this newsletter to make a gift to NWPP's Emergency Fund.

Your support will make it possible to help someone sleep safely in their own bed, in their own apartment.

### Count Me In!

I want to contribute to NWPP's Emergency Fund.

\$25     \$50     \$100     \$500     \$1,000     Other:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Please Charge \$ \_\_\_\_\_ to my Credit Card number: \_\_\_\_\_ Exp: \_\_\_\_\_

Verification Code (on back of card – last three numbers on signature strip) \_\_\_\_\_

Please return this coupon in return envelope to: NWPP, 1430 SW Broadway, #200, Portland, OR 97201

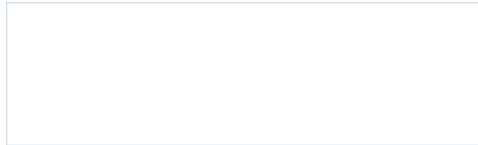
To give online, visit our website at [www.nwpilotproject.org](http://www.nwpilotproject.org).



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## Best Walk-A-Thon Ever!

On May 2, 2010, 220 walkers aged 6 weeks to 92 gathered in the South Park Blocks by Portland State University to celebrate Northwest Pilot Project's forty years of service to Portland, and to join us for our 31<sup>st</sup> Walk-A-Thon, raising \$135,000 for our programs and services. Our major sponsors: Income Property Management, The Partner's Group, Geffen Mesher, Bristol Equities, Concepts in Community Living, Classic Pianos, A to Z Moving, and E & F Property, Three, covered all the expenses related to our Walk-A-Thon, so that all the money raised by our walkers goes directly to help low-income seniors with housing, transportation, access to health care and basic needs.



The money raised at this year's walk makes it possible for us to help hundreds of seniors find safe, accessible, permanent housing they can afford on their limited incomes. For more information on this year's Walk-A-Thon, please see pages 8-9, and 10-11.