These many months later, our hearts are still heavy. We were all saddened by the sudden passing of our dear friend and colleague Rick Bogeart on August 24th. Please enjoy the Employee Spotlight we did on Rick earlier this year.

Rick Bogeart has lived a life of service, not only to our country in Vietnam, (he was in the Navy for 6 years and in the National Guard for 2 years) but to our greater community as he has worked in human services facilities maintenance for 16 years for Housing Hope and HopeWorks. “The community needs to understand the level of difficulty for this work. When we welcome people into our housing, right off the street from homelessness, it takes time, patience, and the right disposition from staff to allow them to adapt to being housed. Many new tenants don’t have any self-respect let alone any respect for others or the facilities we provide. My team not only maintains and repairs housing, but we work to help tenants through this adaption period. We teach and train them with patience and the commitment that things will get easier for them. It takes a very special person to work in our housing team. You have to have the right heart and soul for this work as we work with people in trauma and sometimes with behavioral health issues.”

As Housing Hope grew and developed its housing properties, Rick was there for most it. “We started with four people over 25 properties. Change continues to happen as we grow and we get better at our work. We have reorganized our teams so they have a set number of units to oversee. Their relationships and rapport with our tenants are a big part of developing the structure and stability that our people need to adapt. Housing Hope does not do things on the cheap as we know the communities we are in expect us to keep our buildings in good condition. We want to be good neighbors. We regularly do upgrades and rehab our properties.”

Thank you, Rick, for your service to our community and to our country. We salute you and all the other veterans we employee and have as tenants. We are all better because of your “heart and soul” and are thankful for your sense of country and community before self.
Our latest development, Twin Lakes Landing II, is well on its way to completion and continues on schedule. With 60 units of low income and homeless housing, this development will serve the North Snohomish County community for decades to come. Twin Lakes Landing II is joining two similar properties in Marysville: Twin Lakes Landing I and the Beachwood Apartments, and will ensure that more families have a safe, affordable home where they can thrive.

Visit housinghope.org/twin-lakes-landing-2 to learn more.
In honor of the 35th Anniversary of Housing Hope we hosted a gathering for the Housing Hope & HopeWorks founders and their partners. It was an incredible night of stories and reflections, and it was a joy to share our plans for the years to come! We’re inspired every day by the vision of our founding members, and we’re grateful for their ongoing support.

AFFORDABLE APARTMENTS AVAILABLE!

Know someone looking for a beautiful, new affordable apartment? We have brand new one, two, and three-bedroom apartment homes available.

One-bedroom rents as low as $1,150! Must income qualify.

Amenities:
• Laundry facilities on-site
• Basketball court
• Playground
• Near bus lines, shopping and recreation

Visit housinghope.org/available-units to learn more.
PRESIDENT’S CIRCLE - DONOR TESTIMONIAL

“...I feel fortunate to have such a deserving and well-run organization offer an avenue for me to give back to my community. Especially one that addresses homelessness with an informed, thoughtful and sustainable approach.

I often have good intentions and sympathy for neighbors facing homelessness but not the first clue about what to do to help. Every day, I drive by folks holding signs at the freeway exits and in front of grocery stores. These folks obviously need help, more help than a few dollars can give them. But the question always comes to my mind: What can and should we do that is bigger and more sustainable?

I don’t know the answer to that question. However, I feel confident that the people at Housing Hope and HopeWorks have put the time, talent and intellect into addressing these problems in a humane and productive way. I know that this is a very worthwhile contribution and the best use of my yearly donation dollars. I’m honored to be able to contribute at the President’s Circle level as a monthly partner in order to give Housing Hope dependable resources to serve our neighbors.” - Julie H.

Are you interested in joining our President’s Circle?
Contact Polly at 425.318.3639 or PollyHopkins@housinghope.org to learn more!

SOUTH COUNTY UPDATES

Edmonds Lutheran Church Housing Community

Jeff Chandler, Housing Developer for Housing Hope reports, “the permitting review with the City of Edmonds is on-going with the primary efforts and focus on the design of the detention vault and the EV parking design and infrastructure layout. Bi-monthly meetings with the project funders have commenced, and the funding team is working towards a closing that is scheduled to occur in January.”

We look forward to a groundbreaking ceremony in early 2023. Stay tuned for more information on this important housing community.

Interested in joining our South County Regional Board? Contact Joan at JoanPenney@housinghope.org
An Evening at Emory’s, held at Emory’s on Silver Lake, returned after a two-year hiatus due to COVID restrictions and under the new restaurant ownership of Anthony’s Restaurants. A record-breaking $125,000 was raised, which will go toward supporting children and parents experiencing or at-risk of homelessness in Snohomish County.

This event would not be possible without the founding vision of Emory and Molly Cole, past owners of Emory’s on Silverlake, and support from the Gould Family, the current owners of Anthony’s Restaurants.

“Giving back to the community has always been our priority, as our restaurants are only as healthy as the communities they serve. We are thrilled to have the privilege of continuing the support for Housing Hope.” - Amy Burns, President & CEO of Anthony’s Restaurants

A huge thank you to all of our donors, volunteers, and supporters who made this event possible, including the Gould Family and Anthony’s Restaurants, Communication Resources Northwest, Rodland Toyota, Pacific Premier Bank, Goldfinch Brothers, Emory and Molly Cole, Bluewater Organic Distilling, Brent Planning Solutions, Ensure Skin and Brow, High Trek Adventures, Hotel Indigo, Hydrology Stand Up Paddle, Skydive Snohomish, and the Tulalip Resort.

Learn more about Emory’s on Silverlake at www.anthonys.com/restaurant/emorys-on-silver-lake

OVER $125,000 RAISED! THANK YOU!
Participants are the center of our mission. They are the heart and soul of what we do. It is thanks to their strength and courage that we can make a difference in this community. Before we get into details about our numbers or impact, we'd like to celebrate the story of one of our residents, whose hope and resilience has helped her overcome.

Heather's Story

When Heather came to Housing Hope looking for housing, she felt overwhelmed. Her health was in a severe decline. Her son, who is on the Autism Spectrum, needed structure and stability. Her husband had left them. And her sister, who counted on her for support, needed a place to live too. After several months of couch surfing at friends’ homes, and a period of homelessness, Heather was exhausted.

Her hope was restored when she was approved to move into Lincoln Hill Village in Stanwood with the minimal belongings they had saved in storage. They found the structure and stability they needed to go forward. Family Support Coach, Joan Daves, began to meet with them regularly to help them stabilize with support services. Heather was still recovering from an infection that lingered from having 4 surgeries over a 6-month period and had a lot of healing to do. She was elated to have a secure home for her son, but he needed more support.

With the help of Joan, Heather was able to get her son into a community program called WISe (Wraparound with Intensive Services). It is an effective approach to developing and coordinating care plans that build on the

Heather, Housing Hope Participant
strengths of children, youth, and families. With 30 hours a week of crisis counseling for several weeks, the caregivers were able to work with Heather’s son to curb the anxiety and self-harm tendencies he was experiencing.

Heather knows this period of help was life changing for both of them. “Housing Hope created a safe environment for us to work through the trauma we had experienced to become healthy. As a result, we have changed the way we eat, we have more structure in our schedules and how we stay organized. My son is now seeing his own self-worth as he does well in school and learns new skill sets. I already had an associate’s degree in business, but I didn’t have any belief or trust in myself to use it. By improving my health and mobility, I have learned to love and trust myself. I want people to know that homelessness was generational in my family, and I am working to end that cycle by focusing on each area of my life day by day, to improve. Everybody comes to Housing Hope from some sort of trauma, and we can connect with each other to learn and recover. I helped create a blog and podcast to help others through life’s adventures and am stepping into my superpower of helping businesses get seen on social media while empowering others to spend more time in their zone of genius. I know my son will always be living with me and I am focused on making a better future for both of us. I am thankful to Housing Hope and Joan Daves for their ongoing support and blessings.”

- Heather

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Financial Overview
2021-2022

Non-audited financial numbers.

15.5M

Revenue: $15,488,909

- Earned Income: $7,166,856
- Contributions: $5,773,523
- Grants: $2,548,530

14.2M

Expenses: $14,201,838

- Program Services: $11,851,760
- Management: $1,851,829
- Fundraising: $498,249
Our Year in Numbers

2,489 served in ALL Housing Hope & HopeWorks programs

1,660 children, youth, and adults (657 households) had stable housing where they could focus on setting goals for employment, education, life skill development, supporting their child's development and school success, and becoming the parents they desire to be.

228 children, youth, and parents got help from a Child and Family Specialist who provided stabilization services to the whole family.

29 people received on-the-job training in landscaping, retail, and food service through HopeWorks.

125 children received services from Tomorrow's Hope Child Development Center, a HopeWorks social enterprise.

85 children and parents moved from living on the streets to having safe housing in our Emergency Shelter.

88% of our households maintained their Housing Hope housing or exited out to other stable housing.

86% of the children at Tomorrow's Hope ages birth to five showed developmental improvement or were developmentally on-target.

268 adults took College of Hope classes to improve their skills and knowledge in the areas of Family Life, Mental Health, Economic Wellbeing, Health & Wellness, and Housing Expertise.

10 people earned their GED, diploma, or High School Completion certificate.
We are incredibly grateful for the individuals, businesses and foundation that provided operating support to Housing Hope and/or HopeWorks in FY22 (July 1, 2021 to June 30, 2022), including those featured below.

*This list does not include capital gifts.

**$25,000+ Partners**

**Premier Corporate Partners**

†Amazon
†BANK OF AMERICA
†BOEING
†Liberty Mutual
†Microsoft
†NW BDA
†PREMER
†PSE
†WELLS FARGO

**Community Partners**

†*EverTrust Foundation
†Floyd and Delores Jones Fdn
†Howarth Trust
†Margery M Jones Trust
*Medina Foundation
†The Whitehorse Foundation
†United Way of Snohomish County

**$10,000+ Partners**

**Leadership Corporate Partners**

*Banner Bank Bellevue
†Communication Resources NW LLC
†Crane Fund for Widows and Children
†Heritage Bank
†Nordstrom Cares
†Pacific Crest Savings Bank
†*Pacific Premier Bank
†Shelter Holdings LLC
†UBS Financial Services Inc
†US Bank Foundation
†Washington State Employees Credit Union WSECU
†Windermere Foundation

**Community Partners**

†Horizons Foundation
†Northwest Children’s Foundation
†Olson Foundation
†Sisters of Providence of Mother Joseph Province

**Additional Supporters**

**Champion of Hope | $5,000+ (Corporate & Community)**

†1st Security Bank of Washington
†Amerigroup
†BNSF Railway Foundation
†Bob’s Corn and Pumpkin Farm
†Elizabeth A Lynn Foundation
†Everett Clinic
†EvergreenHealth Monroe
†Fred and Gretel Biel Charitable Trust
†Hope Church
†Kaiser Permanente
†KeyBank Foundation
†Lucky Seven Foundation
†Mountain Pacific Bank
†NACE, Greater Seattle Area Chapter
†National Equity Fund
†Northwest Plus Credit Union
†Paul M Anderson Foundation Charitable Fund
†Skydive Snohomish Inc
†Stillaguamish Tribe of Indians
†The Everett Clinic Foundation
†TJX Foundation
†Union Bank Foundation
†United HealthCare
†Washington Federal Foundation

†Supporting Housing Hope
*Supporting HopeWorks
VOLUNTEER SPOTLIGHT

Heritage Bank

A HUGE thank you to Heritage Bank’s volunteers who helped clean out 2 housing units at Housing Hope Village and spruce up the garden at HopeWorks Station North. The units needed A LOT of work and the volunteer team stuck with it until the end. Having our units clean and ready is an important step in the process to helping house families who are in need of a home as soon as possible. One group finished early and offered to do more work so they headed back to HopeWorks to help clean up one of the gardens. Their hard work, persistence, and generosity of time given were felt and very much appreciated!

Do you have skills that you’d like to share us here at Housing Hope? Please apply at housinghope.org/volunteer

WINDERMERE GOLF TOURNAMENT

In September, the Windermere Foundation held its 26th annual golf tournament and raised more than $18,000 for ChildHope! Thank you to our good friends at the Windermere Foundation and all golfers and sponsors who made the event such a success.
EMILIE - TOMORROW'S HOPE GRADUATE

Emilie, was the inaugural trainee in the training program at Tomorrow’s Hope. After graduating from the training program, Emilie was hired as a part-time teaching assistant at Tomorrow’s Hope. She grew up in western Washington, and was raised by a close-knit family who helped to foster her passions.

In her childhood, Emilie was homeschooled throughout elementary school and went to middle school and high school in public school. Public school was rocky, she had difficulty keeping up with schoolwork, and she often felt like the amount of schoolwork she was receiving was overwhelming. Emilie struggled with those feelings until high school, when she was finally diagnosed with Autism and ADD. She said the diagnosis was bittersweet. She was happy to have found a path to help her cope and receive the support she needed with her struggles. However, she still felt left out and different. It took her time to feel comfortable with her diagnosis;

“The most important lesson I’ve learned in my life is that everyone moves at different paces. It is okay to move at a different pace” - Emilie

That pace was one of compassion, empathy, and the desire to help. Emilie wanted to help wherever help was needed, volunteering her time at grocery stores and delis in Marysville.

Volunteering brought her joy. But there was another layer of fulfillment that Emilie wanted. She wanted to care for people and animals that couldn’t fully help themselves. She spent her childhood helping to care for their family dogs which inspired
Emilie knew from that point on, she wanted to make a career in childcare. She was excited to learn something new every day, “Emilie was able to pinpoint kids who needed help and give them the extra T.L.C. they needed while the other teachers could focus on the group,” said Amanda, her trainer at Tomorrow’s Hope. Emilie proved that she is determined and ready to take on challenges. “Even when something was intimidating, she would never back down,” Amanda said about Emilie’s progression in the classroom. For the students she teaches, her diagnosis of ADD and Autism provides an example of strength and perseverance and gives children who may have similar diagnoses a feeling of belonging and support. Emilie has a gift for working with children and she shines brightly in the classroom.

Through her hard work and talent, Emilie earned a position as an assistant teacher at Tomorrow’s Hope. Emilie is always willing to learn and fine-tune the skills she wants and needs in life. Emilie is a fantastic example of persistence, strength, and kindness to the children in her classroom, and those around her.
Our mission at HopeWorks Social Enterprises is to create pathways to self-sufficiency through social enterprises that provide hope, empowerment, education and job training.

KNOW SOMEONE WHO WOULD BE INTERESTED IN JOB TRAINING?
jobtraining@hopewrks.org or call 425.374.4725
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<td>J Skelly</td>
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<td>Aaron Adelstein</td>
<td>Jeff Capeloto, JD</td>
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**LEADERSHIP STAFF**

Fred Safstrom  
**CEO | Housing Hope & HopeWorks**

Kelsey Taylor  
**Interim COO | Housing Hope**

Renata Maybruck  
**COO | HopeWorks**

Bobby Thompson  
**CHO | Housing Hope**

Akila Osakwe, Director of Therapeutic Behavioral Health  
Brea Armbruster, HopeWorks Marketing & Communications Director  
Brent Arbes, HopeWorks Director of Job Training  
Candace Chamlee, Director HR & Administration  
Crystal Simpson, Director of Property Management  
Erin Matthews, Director of Employment, Education & Training  
Jim Gabriel, Ground Works Landscaping Director  
Karin Resing, Kindred Kitchen Director  
Lynda Plummer, Director of Social Services  
Mandy Cheever, Director of Tomorrow’s Hope  
Nate Greenland, Director of Donor Impact  
Tina Rogert, Renew Home & Decor Director

**Interested in working at Housing Hope or HopeWorks?**

Contact our Human Resources Department at 425.347.6556 or go online to housinghope.org/careers
OUR MISSION

Housing Hope shall promote and provide affordable housing and tailored services to reduce homelessness and poverty for residents on Snohomish County and Camano Island.

Fred Safstrom, CEO

This has been a time of significant reflection for me as retirement draws near. In fact, this is my last word with you from this seat.

I could talk about Housing Hope’s accomplishments during my tenure here – but that would feel like stealing credit from those staff and board members who are most deserving of credit. I could reflect on highlights that stand out in my memory – but I would be certain to leave out too many. I could talk about what I have learned and how I have changed during my time here – but that seems too self-centered.

I have decided to leave you with one word that is particularly important to me, and we all would be best served to continually grow in. That word is Relationship.

It is relationships with our Board and Staff Members that have given me the honor and privilege of providing various levels of leadership for this organization over the past 25 years. It is relationship with our grantors, funders and supporters that has financially sustained our work. It is relationship with community leaders where we find common ground to pursue joint initiatives. It is our amazing staff’s relationship with our residents, clients and children that help break the cycles of homelessness and generational poverty. It is relationship with mentors that have guided my growth and effectiveness. It is devotion to relationships with my wife, family and friends that has given me more than the strength I needed to do this work. And it is these relationships that have brought me overflowing joy and happiness.

We live in a culture that puts great emphasis on rugged individualism and self-sufficiency. I maintain that we would be better served by placing greater emphasis on collective interests and inter-dependency. We accomplish these values through the pursuit of relationships. One of the long-held values at Housing Hope is ‘collective wisdom.’ We recognize that we are stronger and wiser together than any of us could hope to be as individuals.

Cultivating relationships takes work. It means spending time together – lots of time together. It means having meaningful conversations, being real and even being vulnerable. It means being trustworthy, responsive and helpful. It means being a servant and considering the other person to be more important than yourself. I didn’t say it is easy.

Thank you once again for your always faithful, generous and strong support. I will always cherish the wonderful relationships that have lifted me over these years.

I wish you all the best always,