Housing Hope

Dwellings

Summer 2022

Team HomeBuilding

30th Anniversary

Housing Hope

we keep hope alive

HOPEWORKS

a Housing Hope affiliate
In June of 1992, the first eight families were selected for Housing Hope's Self Help Housing program. That fall, their build began in Gold Bar, WA. The average loan amount for this group was $75,000. This year, we are celebrating the program's 30-year anniversary. To date, the program now called Team HomeBuilding, has helped 328 families achieve the dream of homeownership. Soon, the 42nd group will begin their build. As we celebrate this important milestone, we spent some time with Kerry, one of the first builders, to learn more about her experience then and where she is now.

In early 1992, Kerry made the decision to participate in the first Team HomeBuilding group. It was not an easy decision as she had many factors to consider. As a single mom, Kerry had a teenage daughter who would need to change school districts to reside in the home. Kerry was working full-time in Seattle and the thought of working full-time plus committing 30 hours a week to building was intimidating. And while Kerry qualified for the program, she was nervous and unsure about the financial commitment of owning her own home. Looking back on that decision today, Kerry has absolutely no regrets.

"It worked out really well. My stepdad ended up helping us out. He came and did hours for me and for others in the neighborhood. He was a blessing. I also gained a family out of the process. After 10 months of working side by side, including doing a lot of paperwork, we were like a family that year and some of us still stay in contact."

- Kerry
“It was a big decision for my daughter to commit to this build too, as she was starting her first year of high school in a new place. I let her have a say as she was having to leave all her friends behind. She wanted to have her own room in the new house, and she got that. She was willing and available to babysit many of the other participants children, so she also played a key role in making this build happen”. Kerry has a wonderful memory of hosting a high school graduation party for her daughter in their home with a yard full of beautiful flowers. “It is one of my favorite memories of gathering my family together. It was grand!”

Thirty years later, Kerry has some advice for people considering the program. “I would do it all again. My investment in this house has done very well. It has also given me peace of mind that this is my house. I encourage people not to be afraid and to go for it. You can do it. There will always be someone on the build to help you when you don’t know what to do. Now that I am retired, I can really enjoy my home. I am not driving to work anymore, and I can really live in my house. COVID gave me a chance to stay home and do some improvements last year, and I am thankful for that.”

“It has been worth every ounce of sweat that we put into it, and I encourage others to consider this program.”
- Kerry

The Team HomeBuilding program is based on USDA Rural Development’s program called Mutual Self-Help Housing which has been in existence since the sixties. This program combines “sweat equity” home ownership opportunities with technical assistance and affordable USDA 502 Direct loans for Snohomish County’s rural families. Nationwide, the program has helped build 50,000 homes for low and very low-income households.

Homeownership continues to be the best long-term investment for most Americans and the principal way families build wealth. Additionally, the Team HomeBuilding program generates millions of dollars a year for the local economy through land & material purchases, subcontracted labor, and taxes & mitigation fees to the local jurisdictions. Not only does their “sweat-equity” provide the “down payment” for the home, participants also learn self-reliance, forge lifetime relationships with their neighbors and share in the responsibility for their neighborhood, strengthening rural communities.

For more information go to housinghope.org/team-homebuilding
Our first, live, in-person Stone Soup in three years was a huge success. Thanks to our donors and sponsors, a record-breaking $421,00 was raised!

It was wonderful to gather face-to-face with good friends and supporters at the Tulalip Resort in celebration of the impact that our donors have made in the lives of hundreds of Snohomish County and Camano Island families experiencing homelessness. One of the most moving moments of the evening was hearing from Hilary, a Housing Hope resident and GroundWorks graduate. Hilary shared her inspiring story of perseverance and strength. She and her family are now thriving because of their determination to make the most of the support and services they were able to access through Housing Hope. You can watch and hear Hilary’s story at housinghope.org/stonesoup.

Hilary has a special message for our Stone Soup donors, sponsors and volunteers: Do you all know how amazing you are? Do you realize the impact you are making on lives? Thank you for donating to Housing Hope. Thank you for your compassion and attention to homelessness and doing what you can to better someone’s life, to better someone’s family.

To all those who attended and supported Stone Soup, THANK YOU! A special thank you to Amazon, our Presenting Sponsor, and all our wonderful sponsors who made Stone Soup ’22 such a success.
TWIN LAKES LANDING II

Twin Lakes Landing II, our newest contribution to address the shortage of affordable housing in our community, is taking great shape and progressing on schedule for having all 60 units fully occupied by early 2023. Since beginning construction, many local businesses, individuals and organizations have stepped up to donate.

This spring, we were extremely honored to have some big names show their interest and support for this new housing community. The ever-generous Employees Community Fund of Boeing Puget Sound gave us wonderful news in May that they had approved our request for $500,000 of capital support. Thank you to all you Boeing employees who contribute to this Fund to make these grants possible!

Additionally, Governor and First Lady Inslee, and Mayor Jon Nehring paid us a visit on June 9th to view progress for this project, constructed in part with funding from the WA State Dept of Commerce’s Ultra High Energy Efficient (UHEE) funding. The Governor chatted with one resident who expressed deep appreciation for this assistance.

If you’d like to donate, visit housinghope.org/twin-lakes-landing-2 to make a gift.

Washington Governor Jay Inslee speaking with Housing Hope CEO Fred Safstrom and Marysville Mayor Jon Nehring at Twin Lakes Landing I.

Thank you for your support!
We are making good progress in our work in South Snohomish County, particularly our partnership with Edmonds Lutheran Church. This new affordable housing community will serve 52 families with children, half of whom are currently experiencing homelessness. We have submitted permitting applications to the City of Edmonds and are on track to break ground in early 2023.

The Edmonds community is welcoming Housing Hope with open arms. On June 12, we hosted a community meeting at Edmonds Lutheran Church to present our plans, answer questions, and hear concerns from the neighborhood. We had a great turnout and the audience was very supportive, especially after hearing more details about the project and getting answers to their questions. Neighbors were pleased to hear about Housing Hope’s robust social services program and our amazing on-site staff. Our thanks to members of our South County Board of Directors, who planned this event and facilitated small group conversations with community members. We really enjoyed getting to know our neighbors and connect with them about this new development.

Interested in joining our South County Regional Board or getting more involved? Please contact Rachel at RachelDownes@housinghope.org.

SOUTH COUNTY UPDATES

Edmonds Lutheran Church Development Model

Jon Witte - Reflections

As a physician, my mission has been to help people live with health and vitality. First, one must have a safe place to live and raise a family, then to have support for achieving goals, and a community in which to celebrate success. This is Housing Hope. These core values have continued since its founding in 1987 when I was on the board. I am pleased that I was able to connect HH with the Everett Clinic Foundation, which continues to provide financial support for the mission.

Over the years I’ve seen Housing Hope expand to provide a holistic approach to solving the challenges people face by providing shelters, apartments, homes, job training, professional opportunity, and childcare to those needing a “hand up, not a hand out”.

Retired now, I continue to work on issues related to health. Of particular concern to me are the adverse health impacts of climate change, which disproportionately affect our marginalized and under-served neighbors. I’m pleased that we are addressing this with “green” construction of new buildings and education about environmental issues for its residents and the community. My expectation for the future is that HH will continue to find creative and effective ways to serve our community, providing HOPE for all.
OTHER WAYS TO GIVE

Did you know that besides using your credit card or writing a check to make a gift, there are other ways of giving today with potentially significant benefits to you!

IRA’S

Making a Qualified Charitable Distribution (QCD) from your traditional IRA can be a good option to lower your income taxes while doing good for others. Individuals 70½ years or older can distribute up to $100,000 each year from their IRAs to their favorite 501(c)(3) organizations without counting it as income. If you’re 72 years or older, QCDs count toward your Required Minimum Distribution (RMD), effectively lower your adjusted gross income and often bring about other tax benefits.

Go to the IRS website for additional useful information on QCDs, and let us know if that’s something you’re considering doing. [www.irs.gov/retirement-plans/retirement-plans-faqs-regarding-iras-distributions-withdrawals]

STOCK & APPRECIATED ASSETS

When you gift stocks and other securities directly to Housing Hope, you make a significant impact without taking money directly out of your bank account. Best of all, neither you nor Housing Hope will be federally taxed on the gains for appreciated assets you donate. Your gift can be up to 20% larger because you avoid the taxes you’d incur from selling the asset and donating the proceeds. This means more money going to the work that you care about! Even with the rough year the stock market has had, this is still an option worth considering. Achieve your charitable goals, enjoy potential tax benefits, and contribute to the community flourishing you want to see. That’s a win-win-win!

We encourage you to consult with your financial advisor and contact us at giving@housinghope.org to explore these options further.
HopeWorks Spotlight

AVA - RENEW HOME & DECOR GRADUATE

Ava was born and raised on an island in Venezuela. As a child, she spent most of her time exploring the island, the forests, and her natural surroundings. Nature has always been a big part of Ava’s life and a form of therapy for them which has helped her to clear her mind, replenish her soul, and bring happiness into her life. Ava’s love for nature and traveling grew with her into adulthood.

In 2002, Ava moved to Oregon then Texas where she raised her daughter. While nothing compared to her love of Venezuela, the natural beauty of the west coast holds a special place in Ava’s heart and is one of the main reasons why she decided to become an American citizen. During Ava’s time in Eugene, she worked on restoring antiques out of her home as a side business while pursuing her passion for the arts, which she later consolidated while living in Texas. Ava’s passion for art and self-growth is clear in her creativity. From quilting, painting, drawing, tie-dying, and making clothes, Ava has taken her passion and entrepreneurial skills and applied them to her goal of achieving self-sufficiency.

In 2020, Ava arrived in Washington in search of new opportunities for growth. She enrolled in the Renew Home & Decor job training program at HopeWorks and was able to apply her experience and creativity to help restore antiques and gently used furniture during her time in the program. Ava is now a graduate of Renew Home and Decor and has obtained employment at our partner agency Housing Hope. Now that Ava has a new job, her next goal is to build up enough savings to visit her family in Venezuela more often and continue towards her dream of building a stable life for herself and settle down.

We are so happy to share this success with Ava and help provide the stability she and many others need to reach their life goals.

Learn more at hopewrks.org!
Our mission at HopeWorks Social Enterprises is to create pathways to self-sufficiency through social enterprises that provide hope, empowerment, education and job training.

3315 & 3331 Broadway
Everett, WA, 98201
hopewrks.org

Know someone who would be interested in job training? Refer them to our training program and receive a $50 gift card upon their completion of the program.

jobtraining@hopewrks.org
or call 425.374.4725

Inquire for additional details. Referral rewards do not apply to Housing Hope & HopeWorks employees.
VOLUNTEER SPOTLIGHT

Crane Aerospace & Electronics

A big thank you to the team from Crane Aerospace & Electronics who volunteered to paint the fence at the Tomorrow’s Hope children’s garden. They really had to race against the clock since they knew that the rain would be starting soon. You could totally tell that our volunteers were engineers with how they skillfully prioritized, thinking about which areas would be the most impacted by rain and painting those first so they had time to dry.

A special shout-out to Brian, one volunteer who jumped right on the ladder (thankfully he mentioned he was ladder certified) and took care of the trim so not just the fence but the whole structure looks so new! The kids and teachers deserve nice spaces for learning, and we want to send a special thanks to the team from Crane for volunteering their time to help us achieve that!

Do you have skills that you’d like to share with us? Check out housinghope.org/volunteer

Upcoming Events

Kirtley Cole Charity Golf Tournament
7am, September 8th | Harbor Pointe Golf Club, Mukilteo WA | Register at www.kirtley-cole.com/golf

Windermere Foundation Golf Classic
12pm, September 15th | Echo Falls Golf Club, Snohomish WA | Register at wregolf4hh.com
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Boeing  Safeco Liberty Mutual Foundation
Capstone Home Loans  United Way of Snohomish County
It was with decidedly mixed emotions that I have announced my plan to retire this year. I remain highly energized by working with an amazing group of staff, board members and community partners in addressing homes, jobs and children in Snohomish County. But the time has come for my next chapter of enjoying more focused time with my amazing family. The Board has hired a 3rd party firm to conduct the search for a new CEO to lead the organization in 2023 and beyond.

In the meantime, the agency has been busy with much to celebrate.

Over the course of the past nine months, we have been working with our boards and staff to create VISION 2030. This vision statement is now adopted and features five objectives: 1) create 1,000 new housing units, 2) become Snohomish County’s premier job training program; 3) become Snohomish County’s leading child development provider; 4) imbed DEI and anti-racism principles in everything we do; and 5) be a great place to work. This is bold vision that will make Housing Hope and HopeWorks Social Enterprises an ever-growing positive force for change in this community we love.

Stone Soup this year was once again incredible. We were in-person at the Tulalip Resort (with a live stream available for those who could not be there) and I’m told by so many that the event was extremely inspiring to them. We raised more than $420,000 - an increase of almost a third over our previous high mark. This is tangible evidence that our community trusts Housing Hope to address our serious issues of affordable housing and poverty.

We celebrate the 30th anniversary of our Team HomeBuilding program, where we have assisted 328 families to achieve homeownership through a mutual sweat equity model. Each one of these families were financially unable to realize homeownership in any other way and dedicated 30 hours of labor per week for about a year to realize their dream.

Homeownership is the best solution to securing a household’s housing affordability in our region of skyrocketing home prices and rents. This remains an important part of our work as we also celebrate the groundbreaking of a new plat of 20 lots in Sultan for this program.

Although my tenure as Housing Hope’s CEO will soon draw to a close, there remains much to do before that day arrives. I am engaged in several exciting discussions for which I hope to have news to announce very soon.

Thank you once again for your always faithful, generous and strong support. Housing Hope belongs to our community and you care for it very well.

Yours with steadfast Hope,