The story, Stone Soup, is a European folk tale in which a traveler comes to an impoverished village carrying nothing more than an empty cooking pot. Upon his arrival, the traveler goes to the stream, fills the pot with water, drops a large stone in it and places it over the fire. The villagers become curious, and the traveler convinces each of them to contribute ingredients to the 'stone soup' that results in a delicious and nourishing pot of soup to be enjoyed by the travelers and villagers alike. The message of the story: Through sharing, we are all richer.

The Stone Soup story has been the inspiration for Housing Hope’s Annual Fundraiser since its beginning in 2001. If each of us brings a little something to share, we can enrich the lives of the most vulnerable households in Snohomish County, ensuring that they have access to affordable housing and supportive services while on their journey to greater self-sufficiency.

Stone Soup includes stories of hope and resiliency from Housing Hope participants who have overcome barriers to achieve stability. You’ll also hear about Housing Hope’s exciting plans to build 5 new development over the next 5 years to help meet the increasing need for affordable housing in our community.

Thanks to your support we raised over $255,000 towards our goal of $260,000

I struggled with addiction more than half my life. I started using when I was 14. I smoked meth every day until I found out I was pregnant with my son. I stayed clean for 4 years then slowly went back to old habits. My mom ended up being the sole caretaker of my son until she was diagnosed with leukemia in 2016. This was part of the turning point to my addiction. CPS entered my life when my mom could no longer take care of my son. I was doing outpatient treatment and still getting high. I failed my UA and my son went to live with his grandparents. My mom died 1 week later. I entered Family Drug court on June 9, 2017 and went to inpatient treatment for 21 days, which was the beginning of the hard work I was about to experience. After treatment I was homeless. I stayed at the Monroe Gospel Mission for 8 months until an apartment at Twin Lakes Landing opened up. Two months after moving in I was given full custody of my son. I have been clean for 3 years and 10 months and my son is doing well! Now I attend Everett Community College and am working towards a degree in business. I am planning to start my own business in the next year.
Over 3,000 children and youth in Snohomish County experienced homelessness during the 2019-2020 school year. Housing Hope is pioneering an innovative solution to build affordable housing specifically dedicated to these families so that children and youth can succeed in school and parents can get back on their feet.

Student homelessness is extremely difficult to solve because it lies at the intersection of two federal systems: the Department of Education and the Department of Housing and Urban Development. These agencies have two different definitions of “homelessness.” According to schools, students experience homelessness anytime they don’t have a stable, adequate place to sleep (including “couch surfing” or being doubled up with friends or family). According to HUD, students only qualify as homeless if they are living in a car, tent, on the street, or are otherwise unsheltered. This means that less than 20% of students experiencing homelessness qualify for affordable housing through HUD.

The Washington State Legislature has made it legal for school districts to lease surplus land for the purpose of building affordable housing for students. Because the School District retains ownership of the land and serving students experiencing homelessness is a condition of the lease, Snohomish County Human Services Department has agreed to grant Housing Hope an exception to the normal HUD processes and serve families who meet the Department of Education definition of homelessness. This allows these families to access permanent, affordable housing for the first time. Housing Hope is currently in the final stages of negotiating a lease with the Edmonds School District that would provide approximately 50 units of affordable housing for students experiencing homelessness and their families.

Housing Hope and our partner School Districts are breaking new ground to serve these families. To the best of our knowledge, we are the first community in the state—possibly even the nation—to attempt to build affordable housing for homeless students on surplus school district property. We believe that once this model is proven successful, it can be replicated in other communities as an innovative solution to solving student homelessness.

Students who are doubled up or living in a motel are experiencing homelessness and deserve permanent, affordable housing. A study by Schoolhouse Washington found that couch surfing or being doubled up negatively affects students’ academic performance, making them less likely to graduate high school and potentially limiting their future career choices.
TOMORROW’S HOPE Earns Washington State Behavioral Health License

This new development paves the way for the children’s center to become the third therapeutic center in the state.

Tomorrow’s Hope Child Development Center, a program of Housing Hope, has earned its behavioral health license from the state of Washington which will allow us to expand the therapeutic services we’re able to offer. With this license we’re able to work with children and families to diagnose the child, define a treatment plan upon entry, and build therapeutic type interactions into the classroom.

Erin Jackson, Mental Health Therapist at Tomorrow’s Hope, says therapeutic services are extremely important to clients. “Most of the children entering the center have experienced some form of trauma. Assistance with therapy in the form of social and emotional support helps them process past trauma, develop healthy attachments and learn affective coping skills. All the work I do incorporates the parents at some level. Many of the parents even attend sessions with their kids so they can grow and progress with their child.”

With our new behavioral health license, Tomorrow’s Hope is now one of only three therapeutic child development centers in Washington State designed to reduce the effects of poverty and related trauma, including food insecurity, neglect, abuse, and more. We serve children from four weeks to 11 years of age. Ongoing services include access to a mental health therapist, school psychologist, special education aide, child and family specialist, and a health and nutrition meal program. 78% of the children served in 2020 achieved on-target or improved developmental levels.

Erin Jackson
Mental Health Therapist
HopeWorks was created as an incubator for a new approach towards employment, as the main purpose was to engineer career pathways specifically for homeless households. This included several projects focused on job readiness developed within Housing Hope and a whole new approach through HopeWorks itself, in the form of social enterprise businesses providing training and jobs designed to offer career pathways for income progression over time.

**PropertyWorks**

served as a demonstration project, testing Ed’s idea for a new employment initiative which finally came to fruition in July 2010 when Housing Hope’s board of directors adopted an Economic Empowerment Initiative, including a job readiness program. The plan called for expanding a single employment specialist position to three positions, and creating a new nonprofit, HopeWorks Social Enterprises, that would develop three new social enterprises in 2011, 2012 and 2013. To the four Housing Hope board members who had raised their hands for the HopeWorks board was added a fifth, Robert K. Dent, son of the founder of Tyee Aircraft, who was an early supporter of Housing Hope during its infancy. The R.K. Dent Transitional Housing Building at Housing Hope Village is named in honor of his support.

The Boeing Company granted $50,000 to fund an enterprise developer position, filled by Mary Jonasen, and grants helped outfit and start up the first social enterprise business.

The new project was announced January 6, 2011, when it hosted a community event in Mt. Baker View’s beautiful new learning center. Sixty guests joined the five founding members of Hope Works’ board as they conducted their founding meeting. Elected officers were Bill Yoakum president, Bob Dent vice president, and Laura Brent secretary. The by-laws establishing the first of its social enterprises, GroundWorks Landscaping were adopted.

**GroundWorks Landscaping**

$15,000 in start-up money from the Fortune Family Foundation and $40,000 from Chase Bank enabled HopeWorks to purchase a truck, trailer, a fleet of lawnmowers and provided starting salaries for its employees. Signature Landscape Services, under the leadership of CEO Mark Henning and several of his staff, provided mentoring to help GroundWorks develop a business model and best practices. Given his experience, he knew intimately the elements of starting a new enterprise of this type and he inspired confidence in what it could become. Coast Real Estate also believed in landscaping as a potential career pathway. It was Ceedee Felton, portfolio manager for Coast in collaboration with Karen Matson, Social Service Director for Housing Hope who originally conceived the idea of a landscaping program to employ Housing Hope residents. At Housing Hope’s behest, Coast Real Estate provided the first contracts for landscaping services at Housing Hope’s 18 multifamily properties.

It took Housing Hope ten years to go from startup to establish Housing Hope Village as a home for the organization and it was 17 years before the 4 acre campus was complete. The power of this centralized and comprehensive location for Housing Hope’s mission provided the inspiration to imagine a home called Hope Works Station for the new employment initiative. This development was envisioned to encompass a city block with its social enterprises, a training academy, housing units and a headquarters for HopeWorks to oversee its mission. As with Housing Hope, the idea was for HopeWorks to control its own product line: social enterprise businesses that supplied internships, jobs and referrals to aligned employers. This leads us to our 10 year celebration.
Aaron Perkins is one of 191 trainees who have successfully come through our doors over the last ten years and completed the Housing Hope/HopeWorks training program. We could not be happier to be celebrating this milestone with our community as we have not done it alone. Your support and your investments have made every day an opportunity filled with hope for those we work with.

As we celebrate the 10-year anniversary of HopeWorks in 2021, we want to introduce you to Aaron Perkins. He’s a perfect example of what can happen when you offer someone hope. We are leading with his story in celebrating this agency milestone because he was one of our first trainees to complete the program. When I first met Aaron, I was struck by his calm and collected nature. He came to our interview after a full day at work and was soon going home to his beautiful wife and family of five girls ranging in age from 3 months to 12 years. Aaron’s story is one of resilience even in the face of abandonment, homelessness, foster care and the court system. At 33 years of age, he is impressive for how he has beat the odds from being a troubled, suicidal youth to developing into a successful adult. He is a working father that has given not only hope to his family, but also created a better life for them then the poverty he experienced. A big part of his journey has been with Housing Hope and HopeWorks and the staff who have guided him along the way. His tenacity paired with your support of our programs and enterprises is what made it possible for he and his family to be successful. Community support is vital for others who face similar situations. Aaron is grateful to share some of his experiences during this celebration.

When Aaron was just eight years old, the state placed him and his siblings in the foster care system. At age eleven he and his 3 biological brothers were adopted into a family that had ten other children. Going from the oldest of four to being the middle child of thirteen, Aaron quickly figured out that the placement was not sustainable. He often snuck out at night to counter the chaos he experienced in the home. At school he reached out to his band teacher for help. She gave him encouragement to hang on and to seek out faculty that could be “anchors” for him along the way. By the time he turned 17, he’d gotten into legal trouble and his adopted family kicked him out, leaving him totally exposed to life on the streets. Aaron was homeless for the next five years. It was during this period that his girlfriend became pregnant. They were fortunately able to move into Housing Hope’s Crossroads emergency shelter in Everett. Staff connected him with the Youth Build program, which was partnered with Housing Hope's Team HomeBuilding sweat equity program. Little did he know at the time he would end up being one of the first in Snohomish County to complete the program with his GED as well as earning college credits from Everett and Edmonds Community College. The ten-month program got him into stable housing and a traineeship with Ground Works, a social enterprise business under HopeWorks, where he worked and earned his way into full-time employment. Without a car, Aaron biked to each landscape job. His dedication to complete the program was fierce. As he grew and established his reliability with the staff, they provided him more training, responsibility, advancement, and more pay. Aaron is now on staff full-time at Housing Hope.

The fundamental key formula to the model is the attention that trainees receive that emphasizes healthy habits, time management, financial planning, positive self-esteem and self-efficacy. Aaron found these trainings critical in his personal and emotional development as well as in his employment success. “HopeWorks and the staff I had the opportunity to work with over the last ten years have given me hope even when I couldn’t see it or feel it. They gave me chances when no one else would. They taught me how to break...
the cycle of limiting my options by working hard. My wife and I now teach our daughters these same principles and they know it is completely up to them to take advantage of the opportunities before them in school and in life. It is important to not only see hope in front of you but to feel it and this is the best gift HopeWorks has given me. I want to go on from here to further my education by becoming a mechanical or electrical engineer.”

Aaron is one of 191 trainees who have successfully come through our doors over the last ten years and completed the Housing Hope/HopeWorks training program. We could not be happier to be celebrating this milestone with our community as we have not done it alone. Your support and your investments have made every day an opportunity filled with hope for those we work with.
YOUR OASIS AWAITS
MAKE THE PATIO OF YOUR DREAMS A REALITY.

INSTALL:
- Hardscape
- Mulch/Beauty Bark
- Irrigation
- Landscape Lighting
- Plants
  and more...

Ground Works Landscaping provides hands-on job training for Snohomish County residents working their way out of poverty.

FREE ESTIMATE: 425.610.4935 | groundwrks.com
College of Hope helps in the push for Vaccine Equity in Snohomish County

At the start of February this year, Housing Hope was invited to join a Vaccine Equity Partnership facilitated by Providence Institute for a Healthier Community. Housing Hope works in partnership with 22 other organizations on this project.

The main purpose of the partnership is to provide COVID-19 vaccinations to those with inequitable access to them. After a very successful pilot clinic on February 23rd, where 150 vaccinations were administered, the project took off.

With the leadership of Elizabeth Kohl, Rebecca Rogers, and the College of Hope team they are currently managing the operations side of this project for Housing Hope. We provide this service to our residents, as well as other organization's clients, in the form of appointment coordination and transportation to the clinics.

To date, this partnership has served 1,398 clients throughout the county with no plans to stop. We will continue with this work until there is no longer a need for it in our communities.

UPCOMING CLASSES

**JULY 2021**

- **Personal Finance Class**: July 1st & 8th
- **I Think I Can!**: July 13th
- **Stress Management**: July 15th
- **Solid Foundations**: July 12th - 23rd
- **Dealing with My Teen During COVID Times**: July 20th
  (First class that is scheduled to be back to in-person teaching!)
- **Couples Communication**: July 27th

Our seventeen Stanwood households are hard at work in building their homes and their neighborhood together. Group 41 is now moving on to exterior painting. The pops of color going up always gives a pop of inspiration to our homebuilders. Interior materials such as flooring, doors and trim and cabinets are also starting to show up too. If you or someone you know has some construction experience, volunteers who can commit to one day a week are greatly needed!

We’re also very excited that the USDA just renewed our grant for the Team HomeBuilding program for another two years. This will carry us into our future project in Sultan at a site we’re calling Blue Mountain Meadows.

The Housing Hope family lost a dedicated and generous friend this past February. Duane Pearson, along with Lianne who survives him, were at the beginning when Housing Hope launched in 1987. He was invaluable in setting up our property management systems in those early years. He also used his business acumen to provide strategic council in the formation of HopeWorks Social Enterprises. We benefited from exactly what his family shared, that ‘throughout his life, Duane left footprints of love, compassion, courage, humor, persistence, and faith.’ While we’re very sad to lose Duane, his legacy lives on through the estate gift he left as one of our Society of Hope members.

LEAVE A LEGACY THAT LASTS
If you’d like to join Duane and dozens of others like him who’ve included Housing Hope in their wills or estate plans, you can email TimFoley@housinghope.org or visit housinghope.org/leave-a-lasting-legacy to learn more.

DONOR SPOTLIGHT
In September 2020, we rolled out a new monthly donor program entitled Hand Up! Partners to provide a steady stream of funding to help families throughout the year. With this consistent support, Housing Hope is able to provide our comprehensive supportive services to vulnerable individuals and families.

Since the program began, we have approximately 100 such partners.

George and Carol share below why they became a Hand Up! Partner.

… The reason we became interested in Housing Hope is due to a presentation Nate Greenland gave as a guest speaker to Mukilteo Kiwanis Club years ago. I was impressed to hear all the good work Housing Hope was doing, but at the same time realizing there would be a need for financial support to help with the various projects.

Carol and I felt we would like to help Housing Hope reach its goals with a monthly donation along with our other charitable giving. Since that time, we have been so impressed to see firsthand how HH has impacted Snohomish County and beyond with projects that give those who need help a hand to reach their goals of a better life for themselves and their children.

In appreciation for all Housing Hope does, George and Carol Holser

Would you consider joining George and Carol as a Hand Up Partner?

Text the phrase “HandUpPartner” to the number 44321 or visit https://rb.gy/bcwfos to sign up with a gift of any amount. For partnering in this way, you will receive a commemorative Hand Up! Partner pen and a postcard for a free espresso beverage at Kindred Kitchen.

REMEMBERING DUANE

For any questions, please email or call TimFoley@housinghope.org | 425.280.7015.
THANK YOU TO OUR SPONSORS AND SUPPORTERS!

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We are grateful for the businesses and corporate foundations that support Housing Hope and HopeWorks’ missions with annual giving of $25,000 or more.

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South Everett Mukilteo Rotary Club
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Interested in working at Housing Hope?
Contact our Human Resources Department
at 425.347.6556 x300 or housinghope.org/careers
At long last, we have gained an upper hand over COVID-19 and the isolation we have endured over the past 15 months is ending. Thanks be to all that have become vaccinated or continue to be masked in indoor spaces. You have made this transition possible!

For me, this is a new beginning. A chance to start fresh by taking what we have learned from the pandemic and use those lessons to improve and enhance our work. We have learned that electronic communications supports our sustainability values and is sometimes better than a live meeting that requires travel and expense. We have learned that electronic communications with our residents and clients can be more convenient and effective in some circumstances. We have learned that many of our staff are very effective in working from home. But also, we have been reminded of the value of live personal connections that cannot be fully replaced by other means. At Housing Hope and HopeWorks, we are blending these lessons towards new and improved approaches.

Throughout the pandemic, we never hit the pause button! We had two highly successful Stone Soup events – and we look forward to Stone Soup being live once again on May 19, 2022! The 60-unit Twin Lakes Landing II project will commence construction this summer. We are deep into planning our next three housing development projects in Edmonds, Lynnwood and Everett. Our Team HomeBuilding sweat equity homeownership program completed 10 new homes and has 17 now under construction. Tomorrow’s Hope continues its progress towards a therapeutic center by obtaining its Behavioral Health license from the State of Washington. And HopeWorks is hosting more trainees than ever at its growing Ground Works Landscaping, Renew Home & Decor and Kindred Kitchen social enterprises.

The reason for our work remains squarely in front of us. The households and families we serve have been impacted by COVID-19 in ways that we had never even imagined. The tragedy of homelessness has increased rapidly as the cost of housing has skyrocketed. The demands of schooling from home has simply been overwhelming for many of the parents and students we serve. We are seeing more relational dysfunction, more domestic violence, and more depression and other mental illnesses.

As we return to face-to-face relationships with our residents, our staff will be better equipped to assist our residents to resolve these challenges and guide them towards recovery and health.

Thank you for standing with us and making all this possible.

All the best,