

Dwellings



Housing Hope Newsletter
Spring 2017

CELEBRATING 30 YEARS!

In 1987, Snohomish County emergency shelters served thousands of people each year, but were not set up to assist families. As a result, many families in need were turned away. Housing Hope was born from this community need, and because of your support, we've been able to serve homeless and low-income families for 30 years!

The results are astounding. Your support has resulted in over 25,000 individuals served. We've been honored to serve this community for over three decades, and are excited to see what the next 30 years will bring.



*The Founding Board of Directors
(L to R) Todd Morrow, Mae Stork, Amy Youngstrom, Bruce Eklund and Dr. Jon Witte.
Not pictured: Ed Petersen*

This milestone wouldn't be possible without your support. Thank you for donating, volunteering and supporting homeless families in Snohomish County and Camano Island for the past three decades.

MONROE MAIN STREET OPENS



*New homeowners at Monroe
Main Street*

In December, 13 families received the keys to their new homes, just in time for the holidays! Many of these families have overcome homelessness or poverty, and spent 30 hours a week for 18 months building their own homes at Monroe Main Street, our most recent Team HomeBuilding property. Congratulations to these hardworking owner/builders!

Work is moving along quickly at Heggart Plat and Parkwood Estates Team HomeBuilding sites. Both are expected to be completed later this year. Stay tuned for information about key ceremonies celebrating the newest groups of owner/builders!

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Save the Date

Stone Soup
Thurs., May 18
Tulalip Resort, Marysville

Fill the Sky with Hope
Sat., July 1
Harvey Airfield, Snohomish

Windermere Golf Tournament
Tues., July 18
Cedarcrest Golf Course,
Marysville

Did you know
Many companies match charitable giving, sometimes dollar for dollar! Check if your company matches gifts to make your gift stretch further.

E-newsletter
Prefer electronic updates? Email sarahaner@housinghope.org

HOMES

An update on construction and development

Work is underway at Twin Lakes Landing, our newest development, in Arlington! This new development will feature 50 units for low-income and homeless families. Over the next 10 years, this development is expected to serve more than 182 families from North Snohomish County and Camano Island.

In addition to being our largest project to date, Twin Lakes Landing is also our quickest to construct, thanks to modular units being built off-site. The new site will be opened later this year.



Modular units being constructed off-site



Preparing foundations at the Twin Lakes Landing site

Twin Lakes Landing will also serve as a hub for regional services to support families, including job training and adult life skills through Housing Hope's College of Hope program.

Of the 50 units at Twin Lakes Landing, 38 will be designated for families transitioning out of homelessness. Housing Hope Family Support Coaches will work onsite with each family, providing a high level of service to our region's most vulnerable families.

JOBS

Updates from our social enterprises

CafeWorks is one! During its first year, three interns have graduated from the internship program, and many have gone on to stable jobs within the foodservice, customer service, or coffee industry. Congratulations all!

After a three-year social investment campaign, HopeWorks Social Enterprises has received a capstone loan of \$300,000 via a program related investment from the Community Foundation of Snohomish County. This significant investment allows HopeWorks to position the organization for its HopeWorks Station Phase II expansion.

In addition to the Community Foundation of Snohomish County, 37 other community-minded philanthropists have made social investments through this campaign. These investors have chosen to utilize a portion of their investment portfolio toward supporting the acquisition and redevelopment of HopeWorks Station at 3331 Broadway in Everett.



Ed Petersen with Laura Brent, Bob Dent and Paul Vexler, founding board members of HopeWorks, celebrating CafeWorks' first anniversary

CHILDREN

What's new at Tomorrow's Hope?

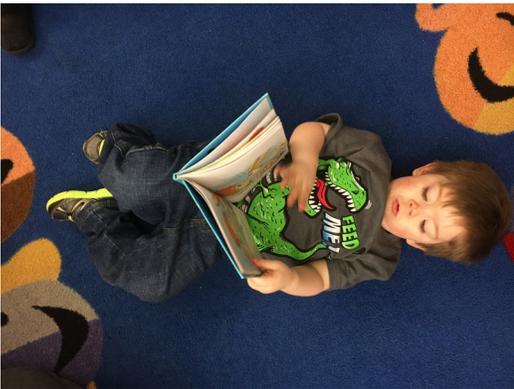
We've had a busy few months at Tomorrow's Hope Child Development Center!

Outdoor science education is continuing once a week. The children always look forward to this weekly lesson with volunteer Carolyn, and are learning about plants, animals and science, right outside their front door.

Thanks to the **Imagine Children's Museum**, weekly science lessons are also taking place inside the classroom. Over the past few months, children have been learning about shapes, lengths and gravity. Thank you, Imagine Children's Museum!



Outdoor science education at Tomorrow's Hope



One of our smallest readers during Read Across America day

Last month, we celebrated literacy with **Read Across America Day!** Special guest readers visited each classroom to read Dr. Seuss classics to the children, and the children in the school age classroom even got to read to guests!

GENERATIONS OF HOPE CAMPAIGN UPDATE

It's always exhilarating to see a multi-year vision come close to completion! Our supporters and funders have generously contributed over \$8.95M to our Generations of Hope Campaign, putting us on the cusp of reaching our \$9.4M goal. That support is having tangible results in our community.

Additionally, plans for HopeWorks Station Phase II are coming along. This new five-story building will dramatically expand HopeWorks Station's overall physical footprint along Broadway in Everett. Among other highlights, a commercial space will include a culinary training kitchen as well as a banquet area and dining room. The new development will greatly expand HopeWorks' capacity from 36 annual paid internships, to well over 100 per year in the new facility. The residential space on the top will include 65 affordable apartments, with 57 dedicated to homeless households. Of those 57 apartments, 51 will be targeted for high-need homeless populations, including youth, veterans, parents seeking reunification with their children and individuals with addictions.



Rendering of HopeWorks Station Phase II

If you want to help us cross the finish line of this campaign with a one-time or multi-year gift, contact Nate at nategreenland@housinghope.org. Thank you for your support!

JOIN US AT STONE SOUP!

May 18, 2017



**Please join us for a very special evening:
Stone Soup 2017**

Thursday, May 18

5:30 p.m. social hour | 6:30 p.m. dinner and program

Tulalip Resort | 10200 Quil Ceda Blvd., Tulalip

Because of your support, our families are growing their resiliency and strength. Join us at the annual Stone Soup gala to celebrate this growth, and look ahead to the future.

Help us grow the next generation of hope in our community; please consider bringing a member of a younger generation with you to this event.

Please RSVP now

Visit housinghope.org or contact events@housinghope.org to register, for more information, or to make a regrets gift.

IRA DISTRIBUTIONS

Did you know there are more tax-efficient, savvy ways to donate than simply writing a check if you are over 70 ½? Congress made permanent the exclusion from income of up to \$100,000 per person, per year, for IRA "Required Minimum Distributions" that are given directly to charities like Housing Hope. Lowering your AGI this way can potentially have a positive impact on dozens of tax calculations based on your AGI. Ask your tax professional about it!

LASTING HOPE

Honor a loved one with a tribute gift with the Society of Hope



Many of our long-term supporters have chosen to leave a tribute gift to Housing Hope in their will as a way of honoring a family member or loved one and as a way of continuing to support a cause that is important in their lives.

Making a planned gift sounds daunting to many, but there are some very simple tools to use, like a beneficiary designation, that can take as little as 10 minutes to implement. Of course there are some excellent tax benefits to be realized from various tribute gifts as well.

If you would like to further explore how you could honor a loved one and deepen your support of our families, contact Nate at nategreenland@housinghope.org.

EAST COUNTY RAISES OVER \$43,000

Last month, 200 of our closest friends and supporters in East Snohomish County came together to support our work in the region. The event was held at Lord Hill Farms in Snohomish, and netted over \$43,000!

Event sponsors Harvey Airfield with Skydive Snohomish and Snohomish Flying Service, Canyon Creek Cabinet Company, Harmsen & Associates, Columbia Bank of Monroe and Snohomish, Lakeside Industries, Puget Sound Kidney Centers, Lord Hill Farms, Thrivent Financial, Shepherd of the Hills Church, Andy's Fish House, C. Don Filer Agency, Inc., Grace Fellowship Church, Quakenbush Jansen & Cogar, PLLC, Cherry Valley Winery, Emerald City Athletics and Flowers by Karen off-set event costs so that all money raised at the event directly supported homeless families in East Snohomish County.



Guests enjoying the 2017 Community of Hope dinner

At the event, guests heard from Keisha, a resident of Housing Hope's Monroe Family Village. Read Keisha's success story on page five of this newsletter.

All money raised at the event will stay in East Snohomish County, supporting Housing Hope's mission of breaking the cycle of poverty and homelessness in our community.

VOLUNTEER SPOTLIGHT

When Debbi Lloyd first met Housing Hope, she was a Boeing employee dropping off gifts for Spirit of the Holidays, Boeing's holiday adoption program serving homeless and low-income families. She was immediately inspired by the operation, and told the volunteer coordinator "I'm going to volunteer with you once I retire!" Sure enough, several years later, we received a call from Debbi saying she was ready to help. For the past five years, Debbi has been the backbone of Spirit of the Holidays, and is known as our "head elf." During the drive, Debbi works alongside Housing Hope staff, and this year, she helped 185 Housing Hope families have a happy holiday.

Since retirement, Debbi spends her winters in Arizona. We're especially grateful for her help, as she flies up to Washington to specifically help with Spirit of the Holidays every year. Thank you Debbi!



Debbi with her husband Ralph

EDUPLYMENT UPDATE

This spring quarter at Everett Community College, 14 students are embarking on a business retail management and call center training program through our EduPloyment program, serving homeless and low-income adult learners. Over the next 10 weeks, these students will be studying HR and supervision, business essentials, customer service and computer literacy courses. At the end of the quarter, students will earn a certificate of completion, as well as college credits, job development assistance, and one-on-one academic and employment support during the program.

Know somebody who would be interested in our EduPloyment program? Contact Hayle at haylemiller@housinghope.org for more information.



SUCCESS STORY



Keisha and her daughter

There's a stairway in Keisha's apartment at Monroe Family Village, and above each step, she's hung a framed certificate from her journey. And what a journey it has been. Unlike the stairs at her home, her journey has never been straightforward and consistent, but she has taken it step by step.

At 9, Keisha tried her first cigarette. She started smoking marijuana when she was 12, and by sophomore year of high school, she was trying cocaine. Throughout all of this, there were moments when her life seemed to be getting back on track. She started attending alternative high school and got her first job, but then her drug use quickly spiraled out of control. As a result, she dropped out of school and was fired.

After meeting her husband and learning she was pregnant, Keisha had the motivation and determination to finally get clean. She's been clean and sober for over two years, and is never looking back.

Keisha met Housing Hope at a critical time in her journey. Having the stability of a safe, clean place to stay allowed her to put all of her energy into turning her life around. For the first time, her family was safe and happy, and she could keep working towards her dreams, step by step.

Keisha specifically credits the adult life skills classes and family support coaches that she experienced at Housing Hope as the most impactful part of her transformation. Through these tailored services, her family was well supported, and given the education and tools they needed to better their lives. "Housing Hope has allowed us to grow!" Keisha says.

Last year, Keisha graduated from Family Drug Treatment Court, and her dependency case with CPS was dismissed. Last June, she finished a high school completion program, and is now enrolled in college to study chemical dependency counseling.

And today, Keisha and her daughter are thriving. Her daughter loves climbing the stairs in her apartment, but can only go up, not down yet. Like her, Keisha is determined to only continue climbing up, not down. Through the support of donors like you, this will be possible, and Keisha's future looks bright.

2017 Corporate Leadership Partners

We are honored to thank and recognize a special group of supporters - businesses or their foundations that provide \$25,000 or more on an annual basis.



Housing Hope Mission

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

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We're hiring! Do you know someone who would like to work for Housing Hope? Refer them to our website or call Human Resources directly at 425-347-6556 x300

DWELLINGS MESSAGE

I am very pleased to report that Housing Hope is thriving, due in large part to your support. As our community devotes more attention to the issues of poverty and homelessness, we are honored by the trust you place in our work. Together, we are changing lives by offering hope to families when they need it most.

A 2015 study found that in our five-county northwest Washington region, only 34.6% of low-income children entered kindergarten ready to learn. For our homeless and low-income children at Tomorrow's Hope Child Development Center that same year, your support ensured that 100% of these children entered kindergarten ready to learn! Additionally, all children coming to Tomorrow's Hope with development delays are increasingly reaching these targets thanks to our hardworking and dedicated teachers.

Just three days before Christmas, we celebrated the hard work and dedication of 13 families as they received the keys to their new homes at Monroe Main Street Townhomes, and construction is underway at Twin Lakes Landing in north Marysville, where 50 low-income families with children will find a safe, affordable and supportive housing community. Twin Lakes Landing will be the regional center for our North Snohomish County area, providing tailored support services for families we serve in Marysville, Tulalip, Arlington, Smokey Point, Stanwood and Camano Island.

And because of your support, so many of the families we serve are on the path towards exiting poverty through our employment program and HopeWorks Social Enterprises. This fall, residents completed programs in healthcare education, retail management and several other fields. Every day, dozens of residents are learning job skills through internships at our GroundWorks, ReNewWorks and CafeWorks social enterprises. Because of your support, our Employment Specialists have recently expanded their reach to now serve residents from several other non-profit homeless shelters and housing programs in Snohomish County.



When Housing Hope thrives, so do the families and children we serve. And today we are working with more homeless and low-income families and children than ever before. You are responsible for making all this possible, for which we are indeed deeply grateful.



Fred Safstrom, CEO