

Housing Hope DWELLINGS

Winter 2021

Twin Lakes Landing II

Twin Lakes Landing I

Featuring the 2020-2021
Impact Report



**HOUSING
HOPE**
we keep hope alive

Photo by Scott Harder



TWIN LAKES LANDING II



SCAN TO TAKE A 60
SECOND DRONE FLIGHT

GROUNDBREAKING & BEYOND

August 30th was a wonderful day of celebration! We are excited to have broken ground on a new development that will provide 60 local households with housing that's affordable in North Snohomish County. The weather held out as supporters, elected officials, past and present Housing Hope participants, and community members gathered to mark this important milestone. Speakers included Maria Rios of the Tulalip Tribes who offered a Lushootseed prayer, Mel Simpson – local businesses owner and Housing Hope graduate, Senator Cantwell's office, Congresswoman DelBene, Congressman Larsen, Mayor Nehring, and others.

Twin Lakes Landing II is part of Housing Hope's strategic plan of creating one new housing development every year to meet some of the enormous needs we all personally see and experience throughout our community. For example, Lakewood School District, which serves Twin Lakes Landing residents, currently has over 1,050 students who qualify as low-income. There is not enough affordable housing to meet local needs.

If all goes according to schedule, these 60 new apartments will be available for families in early 2023. Half of the apartments are for families coming directly from homelessness. They will receive an intensive level of services, which will reduce as they stabilize. The remaining 30 units will provide housing that's affordable for households that earn less than 50% of Area Median Income. For a family of four, that's \$57,850.

“We need to make sure that Housing Hope and other organizations have the resources to continue their good work in the long term and at a larger scale. By passing the Affordable Housing Credit Improvement Act, we can help build or preserve an estimated 2 million affordable housing units nationwide over the next decade and create good-paying jobs.”

- Congresswoman Suzan DelBene

Great Need, But Great Opportunity

We are committed to developing housing that provides residents opportunities for healing and advancement. Twin Lakes Landing II is in a highly resourced, amenity-rich site. Neighboring Gissberg Twin Lakes Park, partially pictured



Mel Simpson



Left to right: Cameron Caldwell, Congressman Rick Larsen, Marysville Mayor Jon Nehring, CEO Fred Safstrom, Marysville Councilman Mark James, Congresswoman Suzan DelBene, County Councilman Nate Nehring, County Councilwoman Megan Dunn, Marysville Councilman Tom King, State Representative Emily Wicks, Tulalip Tribes Rochelle Lubbers



Congressman Rick Larsen

on the front cover, offers a peaceful view for residents as well as space for fishing, picnics, wading, and a walking trail. Nearby Lakewood Crossing gives access to more than a dozen stores and restaurants, including Costco, Target, and Marshalls. Just across I-5, the Cascade Industrial Center is our County's Hub for Manufacturing Innovation, which will provide 20,000 family-wage jobs over the next decade in the mechanical engineering, instrumentation, and fabrication fields. These amenities open access to recreation and employment for the families living at Twin Lakes Landing.

Passive House Design

In addition to fulfilling our core mission of helping households transition out of homelessness and grow in self-sufficiency, Twin Lakes Landing II will also demonstrate that affordable housing developers can be leaders in environmental sustainability. By utilizing state-of-the-art Passive House Design, we will create a beautiful housing community that improves resident experience while dramatically decreasing energy demand – by as much as 2/3 of a conventionally built apartment!

Passive House Design involves creating a highly insulated building that is strategically oriented to the sun's seasonal patterns. This highly efficient envelope is complemented by integrating smart, simple design features including triple pane windows, low-flow water fixtures, heat pump water heaters, rooftop solar panels, and more. This will be the first affordable multi-family project in the State of Washington to seek PHIUS (Passive House Institute US, Inc.) Certification.

**Interested in helping us build Twin Lakes Landing II?
Text "TwinLakes2" to 44321 to donate!**

Learn more at housinghope.org/twin-lakes-landing-2



SOUTH COUNTY DEVELOPMENTS

Edmonds Lutheran Church



Edmonds Lutheran Church Development Model

In addition to Twin Lakes Landing II, we're also making progress on a planned 52-unit development next door to Edmonds Lutheran Church on their adjacent open field, near Highway 99. ELC has a huge heart for members of the community experiencing the effects of homelessness. After talks with a Seattle-based housing developer didn't pan out, they were eager to explore options with us.

Pastor Tim Oleson recently shared, "Using our east lot for affordable housing has been a long-hoped-for dream of this church community. We take seriously our call of the gospel to care for those needing help and support, and we know that affordable and stable housing is a serious need, along with the

health and healing that comes with secure housing. We are excited to have found a new partner in Housing Hope, who has a great track record and solid examples of running and managing housing."

A purchase and sale agreement has been executed and local architect Designs Northwest has provided conceptual plans (pictured) for how the new development could tie in with the existing site and surrounding neighborhood. It will include six one-bedroom, 34 two-bedroom, and 12 three-bedroom units. Construction is projected to start in mid-2022.



Scriber Lake Development Proposal

Scriber Lake

We're always delighted to develop new housing, but we're especially excited by the Scriber Lake project that's taking shape. In partnership with Edmonds School District, we are pioneering an innovative solution to solving student homelessness. This would be the first affordable housing development in the state built on surplus school district land. This is significant because it will allow us to house and serve student-families who are currently "couch surfing" or "doubled-up". HUD looks at these families as "sheltered", which typically prevents us from serving them in our units prioritized for families experiencing homelessness...but not here at Scriber Lake! Imagine the student achievement and lifelong impact this will have on these families! We anticipate construction of roughly 50 units to start in fall 2023.

HAND UP! PARTNERS

Through consistent monthly support, Hand Up! Partners help to level out the peaks and valleys of giving. By having access to regular monthly support, residents, and clients directly benefit through affordable housing, job training and child development.

Will you become a Hand Up! Partner? Sign up and give your first monthly gift by texting HANDUPPARTNER to 44-321.

A current monthly supporter writes, "My favorite thing about Housing Hope is that rather than giving "hand-outs" Housing Hope provides Hand Ups!" Families, children, parents, and individuals are given training, resources, and support to break the cycles of homelessness and poverty. Showing that they are valued members of a community that believes in them.



WINDERMERE GOLF TOURNAMENT

On Sept. 15th we participated in the 26th Annual Windermere Foundation Golf Tournament, held at Legion Memorial Golf Course. **Despite fewer golfers this year due to COVID, over \$20,000 was raised, which will benefit our ChildHope program!**

The event was overseen by Tournament Chair Preston Kallshian, who took over the reins from Kay Frederickson. Kay chaired the WFGT for many years, and while she has stepped down as Chair, she remains very committed to the tournament and as a Board Member of Housing Hope.

A huge thank you to Windermere Foundation, Union Bank (Presenting Sponsor), sponsors, golfers, Pacific Premier Bank (Everett) volunteers, and all the rest who helped make the tournament such a great success!

\$20,000 raised!



Left to right: Kay Fredrickson, Windermere Tournament Chair
Preston Kallshian, Director of Tomorrow's Hope Mandy Cheever

Interested in Donating to Housing Hope?
Scan the QR code, or go to housinghope.org



DONATE

PRESIDENT'S CIRCLE

Supporters in the President's Circle, through their annual commitments of \$5,000 or more, give Housing Hope a bedrock of dependable support. This allows us to budget confidently and plan for delivering our comprehensive supportive services.

As a member of the President's Circle, you will receive insider information and an invitation to the President's Circle Celebration every year you're a member. You will also see the direct link between your commitment and the impact it has on Housing Hope's work. It would be an honor and a distinct privilege to bring hope to more families with you.

Become a President's Circle Member:

secure.givelively.org/donate/housing-hope/president-s-circle



For more information, contact TimFoley@housinghope.org | 425.347.6556 x320

VOLUNTEERS OF THE YEAR!

A big thank you to all of our incredible volunteers! Thank you for the time, energy, and care that you donate to our cause each year. We'd also like to give special thanks to three of our amazing volunteers, who all received glowing nominations from their peers. Without further ado, here are our Volunteers of the Year!



Mark Lent

Mark Lent

Mark Lent is a stalwart volunteer at the Lake Martha Ridge Team Homebuilding site. Regularly putting in two full days a week, Mark's skills range from taking the lead to filling a supporting role, often alternating as needed throughout the day. Knowledgeable, organized, thoughtful of others, and an all-around interesting guy to be around, Mark often teams up with Mike Rorick to get things done. [Mark has volunteered 702 hours this past year!](#)



Mike Rorick

Mike Rorick

Mike Rorick is the father of one of the owner-builders at Lake Martha Ridge. He has been involved from the very beginning of the build, volunteering an awesome two to three full days every week. His upbeat, "let's make a difference today" attitude brightens the day for all whom he works with. Not intimidated by new tasks, Mike repeatedly proves to be a great asset in moving things forward. [Mike has volunteered 673 hours this past year!](#)



Steve Rogers

Steve Rogers

Steve Rogers is dedicated, energetic, and quick to lend a helping hand around the office. He moves furniture, helps with small construction projects, cooks and serves at training events, does dump and donation runs, installs cabinet locks, and more! His diverse set of skills and willingness to help has proved to be invaluable to our operations.

A woman with long dark hair and glasses is smiling and holding a young boy on a swing. The boy is wearing a white t-shirt with the word 'FUTURE' on it. They are outdoors in a park-like setting with green trees in the background.

2020-2021

Housing Hope IMPACT REPORT

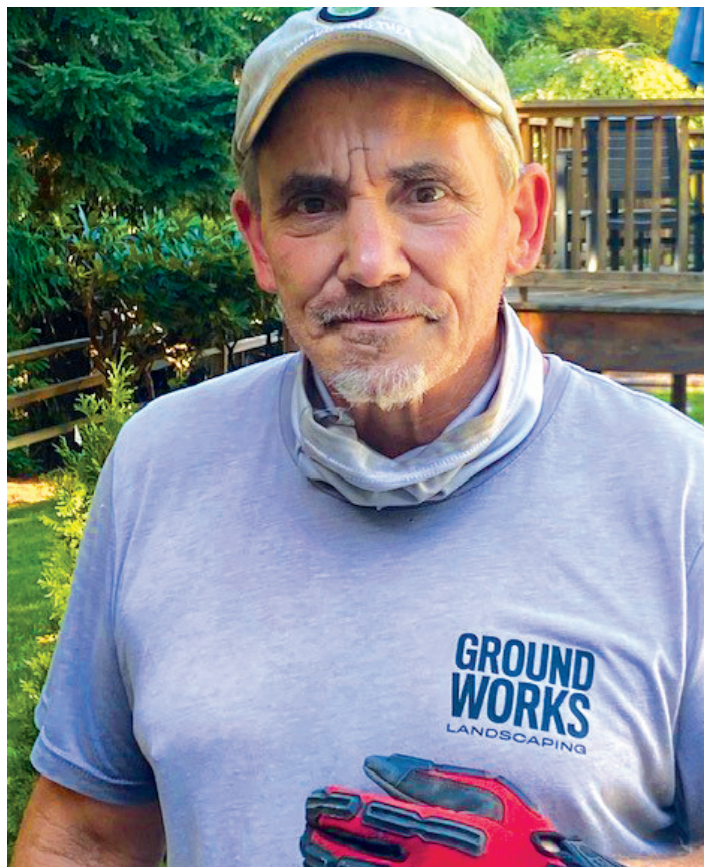
The center of our mission are our participants. They are the heart and soul of what we do. It is thanks to their strength and courage that we can make a difference in this community. Before we get into details about our numbers or impact, we'd like to celebrate the story of one of our program graduates, who has gone above and beyond to build a better future for himself.

Jeff's Story

Chemical dependency got the better of Jeff in his younger years. Addiction was prevalent in his family and he knew he needed to make some changes to overcome his family history and live a healthy life.

"I did a lot of things that caused me to be homeless, in debt, and experience the loss of respect from my loved ones. When my friend took me in after I was sober, I watched him as he came and went from his job at Ground Works. He kept encouraging me to try the program and that they would accept my situation and work with me to create more stability in my life. After several months of getting my health on track, I finally called them. I went and met with Jim Gabriel (Director of Ground Works) and Rachel who walked me through the Ground Works Training program. I decided to give it a try.

I was living on the street when I started here, but they worked with me so I could continue my sobriety and take care of my health. I rode my bike to work everyday and met with Jim regularly to keep on track. Eventually, I was able to get housing through Housing Hope. I had a lot of things from my past that I needed to take care of and Jim helped



Jeff

me with it. I was able to work with a debt consolidation agency so I could start paying back the child support I owed and take care of the motor vehicle tickets that were way past due. I wanted to get my driver's license back so I could advance in my work at Ground Works. I was able to work hard, face my issues, and make progress step by step."



Jeff's religious beliefs helped him stay on track and focused, especially around forgiving himself so he could move on. "I now believe in myself and know that others believe in me too. I am not a materialistic guy. I had a lot of things before, but now I have my health and my belief in myself and that is everything. I have my own place now and I was able to finance a car. I love my job here and am thankful for all the understanding that leadership has shown me. I look forward to being in a leadership role again as I really like helping the younger guys in the program trying to find their way. I am happy here and the work feels good."

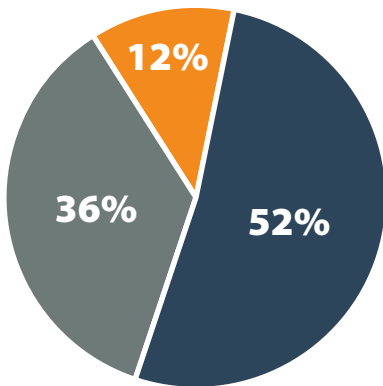
Because of the support of our donors and investors, Housing Hope and HopeWorks can embrace trainees like Jeff with the services, classes, and housing they need to get back into a stable and functioning frame of mind.

[Thank you for your support. It matters.](#)

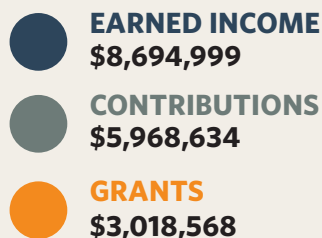
Jeff was the Project Lead for this retaining wall recently installed for a homeowner by Ground Works Landscaping.

Financial Overview 2020-2021

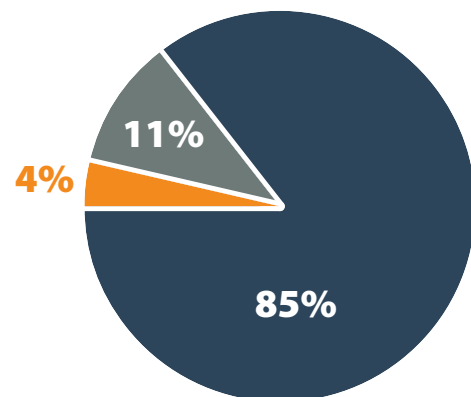
17.6M



Revenue: \$17,682,201*



15.4M



Expenses: \$15,405,128



*Revenue includes \$1.6 PPP loan forgiveness from the federal government.

Our Year in Numbers



2,370

served in ALL Housing Hope & HopeWorks programs



200

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



1,629

children, youth, and adults (631 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.



40

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



108

children received child development services from Tomorrow's Hope Child Development Center.



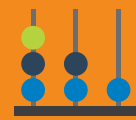
52

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



95%

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



78%

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



230

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



16

people earned their GED, diploma, or High School Completion certificate.

We are incredibly grateful for the individuals, businesses, and foundations that supported Housing Hope and/or HopeWork in FY21 (July 1st, 2020 to June 30th, 2021), including those featured below.

\$25,000+ Partners

Premier Corporate Partners



Community Partners

†United Way of Snohomish County
†The Whitehorse Foundation

†Medina Foundation
†*Tulalip Tribes Charitable Fund

\$10,000+ Partners

Leadership Corporate Partners

†*Pacific Premier Bank	†Windermere Foundation	†*Communication Resources NW
†Everett Clinic Foundation	†KeyBank Foundation	†Heritage Bank
†Haggen Food Store	†Crane Fund for Widows and Children	†Kendall Ford of Marysville
†Kirtley-Cole Associates LLC	†Master Builders Assoc of King and Snohomish Co	†WSECU
†Pacific Crest Savings Bank		†UBS Financial Services Inc

Community Partners

†Northwest Children's Foundation	†Horizons Foundation
†* Stillaguamish Tribe of Indians	†National Equity Fund
*Bonneville Environmental Foundation (BEF)	†Harvest Foundation
*FareStart	

Additional Supporters

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

†TJX Foundation	†Everett Clinic	†Nordstrom
†Washington Federal Foundation	†US Bancorp Foundation	†Northwest Plus Credit Union
†*BNSF Railway Foundation	†EverTrust Foundation	†Washington Trust Bank
†Lamoureux Real Estate Inc	†Elizabeth A Lynn Foundation	†EvergreenHealth Monroe
†Mountain Pacific Bank	†State Farm Safe Neighborhoods	†Bank of Hope
†1st Security Bank of Washington	†Muckleshoot Charity Fund	†Hope Church

†Supporting Housing Hope

*Supporting HopeWorks

DONOR SPOTLIGHT



Capstone Home Loans

"As a mortgage lender, we see firsthand the positive impact housing has on individuals and families. And while we provide financing to buy homes, we see ourselves in the "shelter" business...helping people secure a place where they can find security, live their lives with hope, and celebrate life in all its forms. It's been a blessing to be partnered with Housing Hope...for us, and the whole Capstone team, we see their "good works" as a calling and find great joy in supporting their efforts and the lives that are changed."

- Aaron Wight, Jeff Judy, Josh Bayles, Dale Larson

SOCIETY OF HOPE

Did you know one of the simplest ways to support Housing Hope is through your will? Did you also know that you don't need to be 'wealthy' to leave a legacy of hope? Even donating just 1-2% of your estate can have a huge impact!

"Housing Hope always appeared to me to reflect the values of our community...tailor-made for Snohomish County. We believe in a hand up, not a handout. We believe in local people helping local people to once again become members of our community. I am comfortable that the continuum of caring that helps those in need find housing, care for their children and, then useful work, will continue to be needed and to be offered by Housing Hope. I am pleased to be part of that future through my legacy gift." - Connie Niva, Society of Hope Member

To explore more about the Society of Hope, please contact TimFoley@housinghope.org or call 425.347.6556 ext 320.

STATION PLACE



Ed's family and colleagues gathered July 30th to celebrate the unveiling of the "Edwin R Petersen Courtyard" bronze plaque at HopeWorks Station North.

TEAM HOMEBUILDING



17 Households are hard at work in Stanwood, and close to completing their new homes!

Tomorrow's Hope Child Development Center



THE NEWEST SOCIAL ENTERPRISE

Tomorrow's Hope Child Development Center and HopeWorks have developed a new social enterprise training program that will counter the worker shortage in child care in Snohomish County. Many local childcare centers are unable to return to 100% capacity due to inadequate staffing levels. This program will help to bridge the gap for needed and trained caregivers.

Tomorrow's Hope Child Development Center's highest priority in hiring is identifying qualified teachers who either already have Early Childhood Education certificates or degrees, or who are in the process of earning their credentials. These staff not only provide high-quality care to our children, but they can also provide trainees with valuable experience and knowledge that will benefit them in the job market. HopeWorks is committed to building a training program that adds value to traditional educational programs while strengthening our relationships with local community colleges and the community. The curriculum will also include an optional Solid Foundations course, which is a 2-week session to prepare clients for employment, educational opportunities, and meeting their life goals.

The new Child Care Training program will also provide trainees with coaching in career pathways such as Lead Teacher Positions, Classroom Assistants, Assistant Teacher Positions, Community Meals Assistants, and other developing trends. There is also the potential to progress into therapeutic service positions as the center is one of only three licensed therapeutic centers in Washington State designed to reduce the effects of poverty and related trauma, including food insecurity, neglect, abuse, and more.

Mandy Cheever is the Program Director of Tomorrow's Hope and believes strongly in the development and expansion of the program. "This mission and the work we





Newly installed window vinyls brighten up the classrooms!



do are so important and touch the lives of so many. Our clients become part of our Tomorrow's Hope Family. We see families come into our program and flourish through the process. I love that I have been able to watch several of the children enter our program and continue through it until they age out. Watching the children learn and seeing the light in their eyes when they master a new skill is so rewarding."

Stay tuned as we build and develop this new program that serves our community and its most precious resource, children. Today's children are Tomorrow's Hope. Your support makes this all happen. Thank you.

www.tomorrowshopecenter.org

Interested in ordering from Kindred Kitchen? Scan the QR code or go online to kindredkitchen.com!



KINDRED KITCHEN THANKSGIVING SIDES & PIES



You've Got the Turkey, We've Got the Sides!

Kindred Kitchen is featuring its annual Thanksgiving sides.

Individual Sides: Serves 4-6

- Grandma's Savory Stuffing \$19
- Real Buttery Mashed Potatoes \$19
- Green Bean Casserole \$19
- Sweet Potato Casserole \$19
- Yeast Dinner Rolls (12) \$12
- Orange Spiced Cranberry Sauce \$10

Holiday Sides Combo for 6 people \$85 (or for 2 people \$49)

Includes: stuffing, mashed potatoes, green bean casserole, sweet potato casserole, yeast dinner rolls, orange spiced cranberry sauce.

Sweet Treats:

- Cinnamon Rolls (pack of 8) \$12
- Pumpkin Pie \$15

Pre-order online at kindredkitchen.com starting Nov. 1st - 18th at 6 p.m.
Pick up Nov. 24th, delivery available Nov. 24th from 9a - 3p



HopeWorks Social Enterprises

CELEBRATING 10 YEARS!

HopeWorks, established in 2011 helps low-income, Snohomish County residents, achieve self-sufficiency through hands-on job training programs in childcare, landscaping, retail, and culinary industries that provide pathways to living wage jobs.

Learn more:
HopeWrks.org



ENROLL TODAY!

NEW
Enterprise

TOMORROW'S HOPE
Childcare
TomorrowsHopeCenter.org

INSTALL LIGHTS

10th
Year

GROUND WORKS
Landscaping
GroundWrks.com

EAT DRINK

KINDRED KITCHEN
Cafe & Catering
KindredKitchen.com

DONATE CONSIGN

RENEW HOME & DECOR
Retail
RenewEverett.com



HOUSING HOPE'S 34TH ANNIVERSARY

On Housing Hope's 34th anniversary, Ed Petersen, founding Executive, along with Todd Morrow, Jon Witte and Bruce Eklund, founding Board Members, assembled to celebrate this birthday and remember fellow founders Amy Youngstrom and Mae Stork. "We are delighted to see that housing and services are more aligned than ever as means toward breaking the cycle of poverty. We extend shout-outs for all of the accomplishments to date and have high expectations for the next 34 years!"

Board of Directors | Housing Hope

- | | | |
|----------------------|-----------------------|--------------------|
| Alka Atal-Barrio, MD | Jeff Capeloto, JD | Kristina Jorgensen |
| Aaron Adelstein | Jennifer Marvin | Pat Sisneros |
| Barb Yates | Kay Fredrickson-Kolb | Dr. Paul Pitre |
| Carol Jensen | Kirby Duncan | Tom Berquist |
| Chris Gray | Laura Brent | Tony Balk |
| Colm Boer | Louise Stanton-Masten | |
| Harold Dash, MD | Nik Halladay | |

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- Kerri Lonergan-Dreke
- Laura Brent
- Louise Stanton-Masten
- Mark Henning
- Paul Vexler

LEADERSHIP STAFF



Fred Safstrom
CEO | Housing Hope & HopeWorks



Elizabeth Kohl
COO | Housing Hope



Renata Maybruck
COO | HopeWorks



Janice Nishikawa
CFO | Housing Hope & HopeWorks



Bobby Thompson
CHO | Housing Hope

- Brea Armbuster, HopeWorks Marketing & Comm. Director
- Candace Chamlee, Director HR & Administration
- Cathryn Cole, VISTA Program Director
- Crystal Simpson, Director of Property Management
- Cynthia Eichner, Director of Employee Engagement
- Erin Matthews, Director of Education, Employment & Training
- Jim Gabriel, Ground Works Landscaping Director

- Kandi Graber, Renew Home & Decor Director
- Karin Resing, Kindred Kitchen Director
- Kelsey Taylor, Social Enterprise Impact Director
- Lynda Plummer, Director of Social Services
- Mandy Cheever, Director of Tomorrow's Hope CDC
- Nate Greenland, Director of Donor Impact

Interested in working at Housing Hope or HopeWorks?
Contact our Human Resources Department at 425.347.6556
or 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.



@housinghope
@hopeworksocialenterprises



@housing_hope



DWELLINGS MESSAGE

Fred Safstrom, CEO

Very best greetings to our dear friends.

I must confess to mixed emotions with our groundbreaking for Twin Lakes Landing II. On the one hand, this represents the culmination of two and a half years of hard work to design the project, assemble the financing and obtain the land use permits. All this was accomplished by our extraordinarily dedicated and talented team of staff and project professionals. We can now proceed with construction and look forward to a glorious Ribbon Cutting celebration in early 2023!

Perhaps even more exciting is the unfolding reality of being prepared to start construction on a new project every year. We are assembling financing now for a project at the Edmonds Lutheran Church site that is planned to start construction a year from now. For the following year, we're obtaining land use permits for an Edmonds School District site near Cedar Valley Community School in Lynnwood.

This is taking our commitment to the creation of new affordable housing to the next level. But we're maxed out by effectively capturing all the local, State and Federal resources available for this work in Snohomish County. More public resources are needed.

And therein lies the source of my mixed emotions. Despite doing all we possibly can to create new housing that's affordable for local households in need, it's not enough. For those of us who own homes, we gleefully see our home values skyrocketing. But so are rents, which especially impacts those least able to afford those increases.

One third of Snohomish County residents are renters, and 22% of them pay more than 50% of their income just for rent. That's not sustainable. It won't be long before many of them will join the hundreds of already homeless households in Snohomish County.

As a community, we can continue with 'business as usual' and watch an increasing number of our neighbors become homeless and at-risk-of-homeless. Or we can do something different.

That something different is for you to contact your mayor, your county or city council member, our county Executive, your federal house representative and our congressional senators to implore them to seriously address this inhumane crisis. The time is long overdue for their support to meet the depth of the crisis.

Yours in solidarity and hope,