

Housing Hope

DWELLINGS

Spring 2022

BREAKING NEWS: Sustainable funding source secured for affordable housing! More on page 1.



**HOUSING
HOPE**
we keep hope alive

HOPEWORKS
a Housing Hope affiliate



INCREASED FUNDING FOR AFFORDABLE HOUSING!

BUILDING SNOHOMISH COUNTY'S FUTURE

December 15th was the biggest day ever in Snohomish County for seriously addressing the issues of homelessness, affordable housing and behavioral health. On this day, the Snohomish County Council passed Ordinance 21-098 implementing the State's 1/10th of 1% sales tax option commonly known as HB1590. Thank you to Councilmembers Stephanie Wright, Megan Dunn and Jared Mead for their courageous support for creating a stable local revenue source for affordable housing and behavioral health.

Most of us would agree that taxes should be maintained at as low of levels as possible. Most of us would also agree that a primary purpose of our government is to ensure that our most vulnerable citizens are provided at least some level of protection. Ordinance 21-098 does both.

The increased tax is truly negligible – and – literally thousands of our most vulnerable residents will, for the first time, realize stable and affordable housing because of this adoption.

Ordinance 21-098 increases the sales tax by \$0.01 (one penny) for every \$10 of taxable purchases. Those pennies will add up to more than \$23 million annually. For perspective, the County presently has a TOTAL of about \$1.5 million for affordable housing annually.

Snohomish County is growing rapidly and our creation of new housing has not kept up with this growth. This has resulted in housing prices and rents skyrocketing, with the median rent for a two-bedroom apartment now \$1,792 per month. With one-third of our residents being renters, 22% of those are now paying more than 50% of their income for rent. There is a direct correlation between the rise in the cost of housing and the increase in homelessness. Because of this cost increase, homelessness in Snohomish County is exploding.

Housing Hope will play a leadership role in using this new funding to create as many new shelter and affordable housing units as is possible.

This should permit more than a doubling of the current rate of affordable housing production and for the first time truly gives us the resources to end homelessness over time.



Fred Safstrom, CEO of Housing Hope & HopeWorks



David, Lee, and Timothy



Chris Gray, Housing Hope Board Member

COMMUNITY OF HOPE DINNER

We recently celebrated our first in-person event since the pandemic began. It was wonderful to gather with friends and supporters at Lord Hill Farms for our 18th annual Community of Hope fundraising dinner!

The most moving part of the evening was hearing from David, a Housing Hope participant. He's a Monroe Family Village resident and devoted father. He shared about the barriers that he and his family have overcome. But now David, his wife, and children are stable and strong because of their determination to make the most of the support and resources they were able to access through your support of Housing Hope.

This event wouldn't have been possible without the support of the East County Regional Board, sponsors, table captains, and all of our attendees. Thank you!

Interested in making a difference in East County? [Go online to housinghope.org/communityofhope](https://housinghope.org/communityofhope) to donate.

OVER \$54,000 RAISED AT COMMUNITY OF HOPE!



286 Shoeboxes were dropped off by members of the community!

SHOEBOX SANTA

Shoebox Santa was wonderfully successful, with 64 community partners, staff and volunteers bringing holiday joy to 286 kids living in our housing or participating in our programs. As each shoebox was dropped off at our office, the excitement grew. Staff members were offering space in their workspaces to accommodate all the gifts that were coming in. As shoeboxes were handed out, parents were overjoyed and overwhelmed at the wonderful, thoughtful gifts being given to their children.

286 kids received presents!

Here are just a few of the things parents had to say:

- A mom of a teenage autistic son said that her son burst into tears because he liked everything he got in his box.
- "This is incredible!"
- "This is such a blessing"
- "Please tell them thank you from us"
- "She loved everything. It was perfect, she said thank you so much"
- Another mom said her son put on all the clothing he got, and everything fit and he was thrilled.

SOUTH COUNTY UPDATES

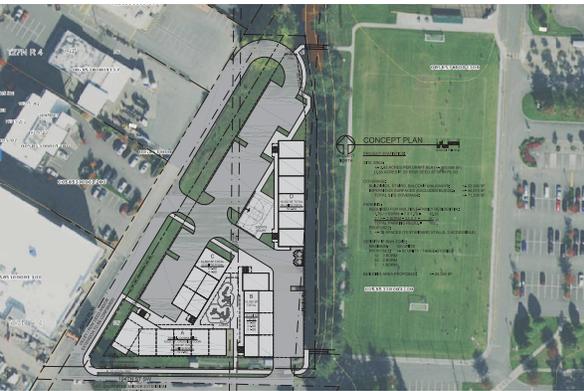


Edmonds Lutheran Church Development Model

Edmonds Lutheran Church

We have exciting news to share about Edmonds Lutheran Church! This development was recently awarded capital funding from the Washington State Housing Trust Fund and 9% Low Income Tax Credit funding from the Washington State Housing Finance Commission. These two awards, along with previously awarded funding from Snohomish County and other sources, mean that the vast majority of the funding for this development is in place, with only \$760,000 left to go.

We're now ready and able to complete the final design work and apply for permits with the City of Edmonds. Things are progressing quickly, and we're looking forward to breaking ground in late 2022!



Scriber Lake Concept Development Proposal

Scriber Lake

Our partnership with Edmonds School District to build affordable housing for students experiencing homelessness recently cleared two important administrative hurdles. Firstly, the Edmonds School Board unanimously approved our 75-year lease of the Scriber Field property and secondly, the City of Lynnwood approved our zoning change request that will make it possible to build housing at this location.

With these pieces in place, we can begin engaging the local community and working on the development's design and use.

ELIZABETH KOHL - WE'LL MISS YOU!



Elizabeth Kohl

After over 14 years of faithfully serving our families in a variety of roles, we're sad to announce that Elizabeth Kohl is moving on from this highly rewarding, but highly demanding work. But we're glad that this transition will give her margin to focus on her physical health. She started in 2008 as a Program Manager in the Services Department where she oversaw tremendous growth of the College of Hope and Tomorrow's Hope programs. She also created our Employment, Education, and Training department, and was later promoted to Services Director, followed by a promotion to serve as Housing Hope's Chief Operating Officer for the last 2+ years. Her devotion to this agency is heartfelt and enormous and we'll miss her greatly.



HAND UP! PARTNERS

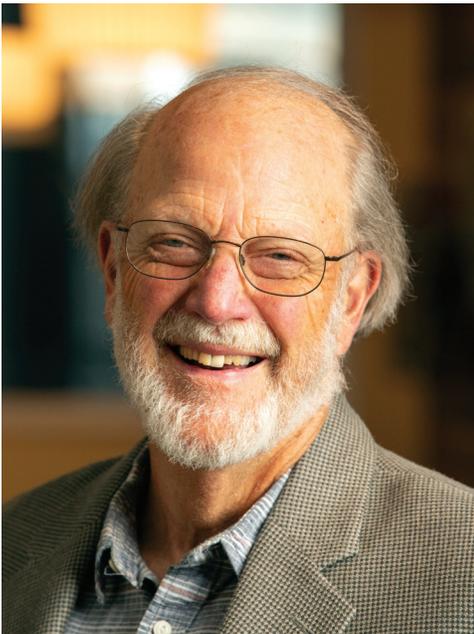
Through consistent monthly support, Hand Up! Partners help to level out the peaks and valleys of giving. By having access to regular monthly support, residents, and clients directly benefit through affordable housing, job training and child development.

Will you become a Hand Up! Partner? Sign up online by texting HANDUPPARTNER to 44-321.

Save the Date STONE SOUP



May 19th, 2022 • Tulalip Resort • In-person Event
housinghope.org/stonesoup



Bruce Eklund

FOUNDER FEATURE Bruce Eklund - Reflections

As Housing Hope has evolved through the years, the spirit of its foundation has continued to emerge. Hope remains central to its mission.

While I was a founding board member in 1987, I worked at the Snohomish County Juvenile Court. I struggled with the problem of homeless youth. How could homeless youth turn their lives around when the impact of homelessness was so profound! Some of the youth lived with their families but the whole family was homeless and the youth lived in the family's automobile with parents and siblings. Some were youth were alienated from their families and had no welcome from their parents. Either way, the impact of homelessness on youth was deeply frustrating and heartbreaking. There is no way to turn one's life around in that context. The context for change needed a new approach.

The growth, development and evolution of Tomorrow's Hope became a necessity. Children who have been traumatized by being homeless need help to overcome its damaging effects. They need assistance to have a better chance of living productive and fruitful lives. Tomorrow's Hope is, for me, perhaps the most satisfying and predictable development in Housing Hope's evolution.

I remain firmly committed to Housing Hope's mission in our community as the homeless issue takes on new dimensions requiring increasing expertise and complexities. Housing Hope's history demonstrates that it has a record of continuing to make a difference for homeless families.

PRESIDENT'S CIRCLE

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. It would be an honor and a distinct privilege to bring hope to more families with you.

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





Team HomeBuilding Lake Martha Ridge



KING 5 STORY
GROUP #40

THEY'RE DONE BUILDING!

We are elated to announce that Team HomeBuilding issued keys to 8 new homeowners on March 31, at 11:30am at the Lake Martha Ridge site. We know these families have worked hard to learn construction skills while building their homes. These Owner-Builder households provide their "sweat equity" instead of a down payment. After 18 months of working evenings and weekends on their houses, they have accumulated 14,438 construction hours and of those hours, 6,226 came from family, friends, and volunteers.

Tanya Ward, Program Manager for Team HomeBuilding stated, "I am proud to say that the Lake Martha Ridge Group #41, will put Housing Hope at 328 families that have achieved affordable homeownership through Team HomeBuilding."

To learn more about the program, go to our website at www.housinghope.org/team-homebuilding



Homeowners from Team HomeBuilding group #40 receiving their keys!

DONOR SPOTLIGHT



Dave & Wendy Gardner

Dave Gardner

I've been in real estate my whole life and became passionate about Housing Hope after Ed Petersen invited me to work with them on a couple of projects. I next toured their Tomorrow's Hope program and the message hit hard. To think of a child in our community facing homelessness, lacking a safe place to sleep at night tore my heartstrings apart. Wendy and I decided right then to start giving to stop the generational cycles of homelessness and poverty. The Housing Hope model is one that should be copied and used throughout the nation. The fact that a local organization has figured out how to take care of emergency housing all the way to affordable home ownership is amazing. On top of that, to be able to provide career pathways through HopeWorks for people that have struggled to have long-term employment is one more step to breaking the generational cycles.

We started attending Stone Soup, but eventually decided to make donations in honor of the clients and realtors whose loans I fund through New American Funding. This allows us to give monthly, to pay forward the fruits of my professional

success, and to bring exposure to others in our community who might not know about Housing Hope and all the incredible things that they do. Additionally, Wendy and I have been highly satisfied GroundWorks customers for over six years now. Housing Hope truly is a holistic program that not only gives a "hand up" but changes lives for generations to come. We are blessed to be able to be part of this organization.

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!



Charlotte Unger

"My family has supported Housing Hope since its inception and has watched as the organization grew and matured over the years. From the beginning, Housing Hope recognized that housing was only a part of the whole picture. People who were homeless would need job training, child care, mental health services - a path to become fully participant in their community. Housing Hope's progress has been so impressive as they have sought to address the issues that the homeless face. The greatest aspect for me is the way in which people are engaged in the making of their own futures - getting on-the-job training for employment that matters, for some putting sweat equity into their own housing, and participating in all of this with people who truly care about their success."

When it came to writing my will and deciding on bequests, I had no trouble in deciding to include Housing Hope. It is an exemplary organization, focused on its mission and positively impacting the lives of those it serves. I'm proud to continue my investment in Housing Hope's proven record in support of the families it serves."
- Charlotte Unger, Society of Hope Member

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

HopeWorks Spotlight



Karen Hagen

HOPEWORKS

a Housing Hope affiliate



Karen Hagen at her HopeWorks graduation ceremony.

KAREN HAGEN

Karen Hagen loves the Kindred Kitchen Training Academy. She started classes the first part of October of 2021, and she graduated in January of 2022.

Born in Texas, Karen traveled to a variety of states with her family as a child. The longest period, five years, was spent in the Puerto Rico Commonwealth. By age 15 she moved to Iowa to attend boarding school. After high school, she enlisted in the US Army as a helicopter mechanic. "There is a lot of cross-over between what I learned in the military and what I have learned in the Kindred Kitchen Training Academy. When you cook you must pay attention to detail, or the recipes do not turn out. Being accountable and punctual are also key to working in the cafe with the team."

Karen has lived with a disability for the last 20 years and has found a home at Housing Hope's Twin Lakes Landing, where she can afford to live. "I have a lot of friends where I live and now, and I have more friends at Kindred Kitchen because of this program. I really enjoy coming to work and learning something new each day. My favorite tools to work with are knives because you can do so much with them, especially cutting vegetables. I have also learned how to make fresh ravioli from scratch, and I was taught a special hollandaise sauce that I like to put on egg dishes. These are some of my favorites to prepare."

“ Jon Zintel has been an important mentor to me. He explains things so well and is patient with all the questions I ask. I am honest and hardworking, and I love to have fun but I ask a lot of questions so I can do things correctly. I am going to miss Jon and all the other friends I have made when I graduate.”

- Karen Hagen

Interested in learning more about HopeWorks? Go online to hopewrks.org!

GROUND WORKS

LANDSCAPING

SERVICES:

- Lawn Renovations
- Mulch/Beauty Bark Installations
- Irrigation Installations and Start Ups
- Sod/Turf and Plant Installations
- Pesticide Applications
- and more...



Voted #1



Section 3



FREE ESTIMATE
GroundWrks.com



BEFORE

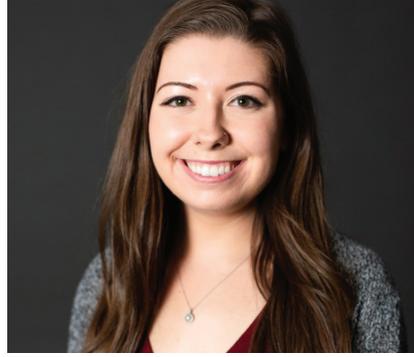


AFTER

VOLUNTEER SPOTLIGHT



Allison Daniel



Emily Mattson



Allison & Emily

Between Housing Hope and HopeWorks we have seventeen social media pages that tell all the various aspects of the work we do with our community. When BECU offered their marketing leadership to work with us on how to improve and organize our media presence, content, and outreach data, we jumped at the chance. For the last year we have enjoyed and benefited from the coaching and advice from BECU Senior Manager of Digital Marketing, Allison Daniel and BECU Paid Media Manager, Emily Mattson. We have had regular monthly meetings with them, and they have presented on several topics to our Social Media Alliance. Their expertise and external, community perspectives are invaluable to us, and we are thankful for their time and insights!

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



Judy Matheson with CEO Fred Safstrom.

THANK YOU JUDY!

Congratulations to Judy Matheson on serving our community for 31 years at her wonderful store on Colby, J. Matheson Gifts, Kitchen & Gourmet. She and her husband Hugh have announced that they are retiring and closing the store on March 19.

We salute Judy and Hugh for their outstanding citizenship and care for the community they lived, worked, and raised a family in. Housing Hope and HopeWorks have been the recipient of their kindness and sacrifice since the late 1990's. Even when they struggled with the challenges of homelessness at the front door of their business, they still gave to our mission to help those in need find a better way towards stability! Thank you, Judy, and Hugh, and to all your employees as well. You have raised your community by your example and generosity.

For more information about their business and the closure, go to www.jmatheson.com and sign up for their newsletter.

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Mandy Cheever, Director of Tomorrow's Hope CDC
Nate Greenland, Director of Donor Impact

THANK YOU PREMIER CORPORATE PARTNERS!

\$25,000+

Bank of America

BECU

Boeing

Capstone Home Loans

Medina Foundation

NWBDA

Premera Blue Cross

Puget Sound Energy Foundation

Safeco Liberty Mutual Foundation

United Way of Snohomish County

Whitehorse Foundation

Windermere Foundation

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

It's a brighter day in Snohomish County!

In my last letter, I decried the lack of funding available to address our County's homelessness and affordable housing crisis. And now, the

County Council has adopted a 1/10 of

1% sales tax. This modest increase will expand the County's support for housing from \$1.5 million to \$23 million per year! This is simply transformative.

And we have the great news that our planned 52-unit housing project in Edmonds has received critical public funding awards from the County, the State and the WSHFC. I expect we will be breaking ground in late 2022! In the meantime, construction on 60-units at Twin Lakes Landing II in Smokey Point is on-time despite challenging weather conditions.

Our work to help our residents to increase earned income is expanding with the establishment of a child development staff-member training program at Tomorrow's Hope. There is a severe shortage of trained lead teachers and assistants in our community. And where this was once a dead-end job, this is no longer true with public school districts expanding their work in early childhood education.

We are also having many conversations regarding expansion of our child development work. With the State increasing its childcare reimbursements to 85% of the market rate, for the first time it becomes feasible to expand Tomorrow's Hope Child Development Center beyond its single location in Everett. The possibilities are very exciting.

It is so great to be resuming in person engagements too! Our combined Board of Directors recently had an all-day in-person Strategic Retreat, and our live East County Community of Hope dinner on March 8th was a delight. Stone Soup is May 19th and I hope ALL of you will join us. It will be so great to see you once again!

I am very pleased for you to know that we have emerged from the pandemic financially stronger than ever. We have some programming yet to resume and, in some cases, to rebuild, but this will happen quickly and we will soon be back to full program strength.

I am constantly humbled and honored by your strong support. You are our secret sauce that makes the 'Stone Soup' we jointly create, pictured in these pages, so enriching and satisfying. Please accept our heartfelt grateful appreciation.

Yours with steadfast hope,

