



# Building Solutions

## St. Andrew's Housing Group

2008 annual report

# making a difference

With change comes opportunity.

We are in a challenging economic time, causing many of our neighbors to struggle to make ends meet. Now, more than ever, Eastside families need quality affordable housing. St. Andrew's Housing Group is expanding to meet this growing need and to seize upon unprecedented opportunities. SAHG is on an exciting path and we thank you for investing in the Eastside along with us.

Over the past few years, St. Andrew's Housing Group has taken on new challenges and expanded its presence and work in East King County. Following our strategic plan adopted in 2006, SAHG's Board and staff have embraced new roles in delivering resident services and leading advocacy efforts to advance affordable housing. SAHG made stellar progress toward its strategic goals throughout 2008. SAHG completed its Resident

Services Pilot Program at Highland Gardens and witnessed the tremendous benefits the program had on residents and the community. Given this program's success, SAHG made a commitment to hire a Director of Resident Services and expand its Resident Services Program to more properties. SAHG also opened Johnson Hill Apartments, a new 38-unit



*Marni H. Wright*  
**Marni Wright**



October 2008 - SAHG Board members, staff and stakeholders celebrate the rehabilitation of Johnson Hill Apartments in Issaquah.



project in Issaquah. Additionally, we hired a new Director of Housing Development, Eric Evans, who has been working tenaciously to initiate new housing development projects. Thanks to a strong housing development team, SAHG is poised to develop a new project each year for the next five years, increasingly our housing portfolio by 70%.

2008 also marked the conclusion of Mike Nielsen's leadership of SAHG. Mike brought great energy and vision to the organization and was particularly instrumental in SAHG's successes in resident services and advocacy. Now, as we approach SAHG's 20th anniversary, SAHG is positioned for continued growth under the new leadership of Ann Levine. SAHG's Board and staff are energized to deepen connections with other community groups and local businesses, expand our Resident Services Program, improve our existing properties and build more housing on the Eastside. We also remain dedicated to our partnerships with all of you who have generously supported SAHG through the years, contributed your time and energy to strengthen our community, and guided us with a strong vision for helping fellow Eastside neighbors. We look forward to the exciting times and possibilities ahead.



  
**Ann Levine**



September 2008 - A volunteer group from AT&T volunteered with SAHG during the Day of Caring. The group completed property beautification at Andrew's Heights.

# providing resident services

In delivering affordable housing, St. Andrew's Housing Group consistently has heard from residents that they would benefit from supportive services to build their skills, strengthen their families and connect to each other and the broader community. SAHG has responded by developing a Resident Services Program to enrich our residents' lives and our community.

Through SAHG's Resident Services Program, low-income families and individuals are provided with the direct support, training classes and one-on-one coaching needed to build their skills, strengthen their self-sufficiency and break the cycle of poverty.


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*“SAHG has given our children the chance to be something that we probably weren't able to become, and given them the tools that they need to be successful in life.”*

*- Highland Gardens resident, March 2009*

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In February 2009, SAHG welcomed Rachel Mathison as SAHG's first Director of Resident Services. Since February, Rachel has been building relationships at Highland Gardens in Issaquah (site of the original Resident Services Pilot Program) and has begun hosting community activities and events at four additional



Ellsworth House  
(Mercer Island) residents  
enjoying a community  
game of bingo hosted by  
SAHG staff.



family properties in Issaquah and Bellevue, as well as both senior properties in Mercer Island and Kirkland.

In September, SAHG will welcome two full-time volunteers, one from AmeriCorps and another from Lutheran Volunteer Corps. SAHG's newly-formed Resident Services team will increase its impact by providing complete programming to 833 residents at eight properties by the end of 2009.


We have seen that, as residents are placed into stable and affordable housing with supportive services, they truly thrive. They have the support to achieve greater job and income stability and connect to critical resources and assistance when they experience financial struggles. Through the Resident Services Program, we are able to foster strong families where adults feel effective as parents and children are healthy and succeeding in school.

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*"I don't think that anybody goes to work on a Friday and says 'this is the last day that I am going to work in my life,' and, unfortunately, that's what happened to me. St. Andrew's has done everything for me that I couldn't do for myself."*

*- Johnson Hill resident,  
March 2009*

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Young residents enjoy an art activity during a family open house.

# building on a legacy

At a time when many are struggling, St. Andrew's Housing Group is in a period of significant growth. This growth is a direct response to the feedback SAHG is receiving from low income families and service providers throughout our community. They consistently express that the need for affordable housing for low income people surpasses the availability of affordable units on the Eastside.

Today, SAHG is taking advantage of an array of exciting opportunities that will help close the gap between housing need and availability. Above and beyond what SAHG has experienced before, we have land being made available to us to purchase and build on and properties open for us to acquire and rehabilitate. SAHG is poised to develop 230 affordable units over the next five years, increasing our housing portfolio by 70%. SAHG's next project, Andrew's Glen, will break ground this December and will be the first housing for formerly homeless veterans on the Eastside, addressing a growing community need.

In addition, SAHG is working to solidify plans for two additional projects. A two-phased 165 unit building in the Totem Lake area of Kirkland is a partnership with Inland Group, a for-profit developer in the Puget Sound. Currently named



photo courtesy of SMR Architects

## **Andrew's Glen Apartments - Bellevue**

In partnership with St. Margaret's Episcopal Church in Factoria, we hope to break ground on Andrew's Glen in December 2009. With a tentative completion date of Summer 2011, Andrew's Glen will provide 40 studio, one-bedroom and two-bedroom units, with a focus on serving formerly homeless veterans.



photo courtesy of Driscoll Architects

## **Totem Lake Apartments - Kirkland**

In collaboration with Inland Group, SAHG is working on a two-phased, 165 unit project in Kirkland to help meet the growing need for affordable housing in East King County. SAHG has begun neighborhood outreach efforts to inform community members about this important project.

Totem Lake Apartments, this project will house 60 low income individuals and families in partnership with local service providers and will have 105 units for seniors struggling to afford local rents.

SAHG also has entered into an agreement to purchase Del Mar Village Apartments in Newcastle. This 30-unit building provides a unique opportunity to meet SAHG's mission of preserving Eastside housing as affordable. The conversion of these units to affordable housing will represent Newcastle's first affordable housing.

As SAHG builds a legacy of affordable housing, it is becoming necessary to reinvest in many of our existing properties. In 2009, SAHG will complete a Capital Needs Assessment to better understand and plan for needed property improvements.



### **Del Mar Village Apartments - Newcastle**

Located just off Coal Creek Parkway, Del Mar Village Apartments will become the City of Newcastle's first affordable housing complex.

SAHG has been awarded \$2 million in Land Acquisition Program funding to purchase the property now and then rehabilitate the units and convert them to affordable housing in the future.

## **current staff**

- Ann Levine**, Executive Director
- Sue Bliven**, Director of Finance and Assets
- Jenn Daly**, Director of Fund Development
- Eric Evans**, Director of Housing Development
- Rachel Mathison**, Director of Resident Services
- Meg Colombi**, Accountant
- Sara Cox**, Fund Development Associate
- Winona Gram**, Homework Club Assistant
- Marchelle Mertens**, Housing Development Associate
- Julie Strain**, Accounting Associate
- Hester Winn**, Office Administrator

## **service concluded**

- Mike Nielsen**, Executive Director
- Mary Beth Gunson**, Resident Services Coord.



# SAHG's financial picture<sup>1</sup>



## 2008 Total Revenue

Rental Income and Fees	2,737,599
Contributions	624,059
Development Fees	680,000
Interest and Other Income	280,805

**Total** **\$ 4,322,463\***

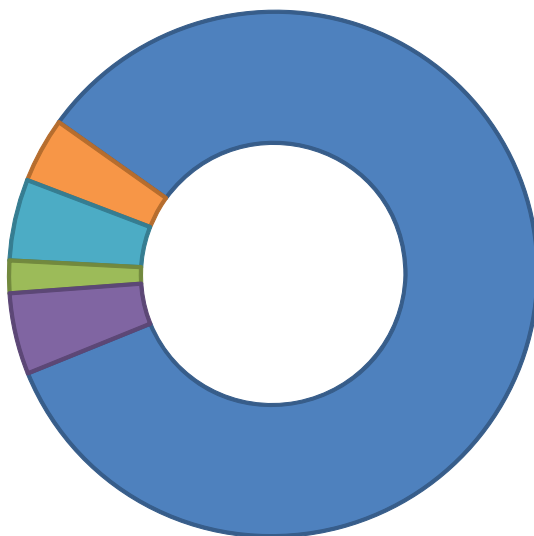
\*Total includes earned, but deferred, development fees.

## 2008 Expenses

Housing Management	2,921,445
Housing Development	141,895
Administration	159,186
Resident Services	71,225
Fundraising and Outreach	178,799

**Total** **\$ 3,472,550\***

\*Total excludes principal payment of debt and additions to operating reserves and replacement reserves.



<sup>1</sup>This data is a combination of the operations of St. Andrew's Housing Group, St. Andrew's LP, Chalet Apartments LLC, St. Andrew's Klahanie LP, Mine Hill LP, East Village LLC and 280 Clark LP.

To request a copy of the 2008 Audited Financials for St. Andrew's Housing Group and its related entities, please contact SAHG at 425.391.2300.

# dedicated volunteers

## committed to the mission

### board of directors

**Marni Wright**, Board President  
**Jim Long**, Vice President  
**Jason Anderson**, Treasurer  
**Linda Bergam**, Secretary  
**Larry Abner**  
**Lainey Alai Malo**  
**Sterling Bentsen**  
**Eric Campbell**  
**Jeff Churchill**  
**Paul Dressel**  
**Judy Gowdy**  
**Darel Harrison**  
**Joe Ingram**  
**Jack Morrison**  
**Lucy Sannes**

### service concluded

**Mary Benckert Reis**  
**Judd Lees**  
**Mary Lorna Meade**

### thank you!

It takes countless hours of support from many volunteers for SAHG to continue its work on the Eastside. Volunteers serve on committees, plan events, work hard on property projects and represent SAHG at local gatherings. It is this generosity of time and passion for seeing our Eastside neighbors in safe and affordable housing that inspires SAHG and sets the foundation for our continued work. Thank you!



Mary Lorna Meade and Trudy Holly, two dedicated Auction volunteers, enjoy the evening with Ann Levine, SAHG's Executive Director.

# individuals making an impact

Michelle Abbott	Jerome Burns and Lori Proulx-Burns	Paul and Brenda Dressel
Larry and Shelly Abner	Matt Cade	Bruce and Myrna Dunlop
Lainey Alai Malo	Eric and Denise Campbell	Sandra L. Eastly
Jason and Jessica Anderson	Tom and Cynthia Captain	David F. Evans
Scott and Mary Kay Ausenus	Brent Carson and Jill Burday-Carson	Eric Evans and Sheila Sloan-Evans
Robert and Barabara Bacon	Cory and Leah Chambers	Susan Evans
Claudia Balducci	Patricia Chinn	Marianne Everett and Steve Coffey
Brook and Sean Barnes	Jeff Churchill and An Tran	Juli Farris
Donald Barron and Lucy Sannes	John and Pat Clearman	Eric and Stephanie Ferguson
Peter and Lois Batalis	Daniel and Jan Coats	Mary Ann Ferreira
Michael and Cathy Beierle	Frank and Joan Cohee	Hal andCarolynn Ferris
Michael and Michele Benchert	Meg and Sam Colombi	Mike and Betsy Flynn
Janice M. Benson	Charles and Stevie Crane	Fred Fox
Linda and Mark Bergam	Stephanie Crane	Ava Frisinger
Andrew and Susan Bliven	Crissa Cugini	Keith and Teri Fujinaga
Charles and Marilyn Bomgren	Sean O'Neill and Cathy Cugini-O'Neill	Alan Fulp
Kit and Janice Bowerman	Albert and Holly D'Annunzio	Craig and Jan Gable
David and Mary Bowman	Jennifer Daly	Ben Gaffney and Stacey Fitzpatrick
Tom and Susan Bradley	Mark and Nancy Davis	John and Ginny Gannon
Rodney and Barbara Bradt	Jill DeMarco and Rodney Wentworth	Jean Garber
Steve Brannon	Christie Demura	Randal Gardner
Richard Bready	Reah DePriest and Keith Clark	Thomas and Betty Gentsch
Alec and Sofia Brindle	Mary Dickinson	Ellen Gish
Gary and Cynthia Brog	John Douglas and Mary Dragovich	Jeff Gow
Linda Brown		John and Judy Gowdy
Eric and Minda Brusse		Jean and J.D. Graham
		Winona Gram

## public support - investing in the Eastside

**\$25,000 +**

The Seattle Foundation  
Sound Families

**\$20,000 - \$25,000**

The Enterprise Foundation  
United Way - Venture Fund  
Washington Mutual - Chase

**\$10,000 - \$20,000**

Costco Wholesale  
The Norcliffe Foundation

**\$2,500 - \$10,000**

Cooper-Levy Trust  
GordonDerr LLP  
Key Foundation  
Saint Andrew's Lutheran Church  
US Bancorp Foundation  
Wells Fargo

**up to \$2,500**

Bank of America  
CamWest Development, Inc.  
Chicago Title Insurance  
Davis Wright Tremaine LLP  
Deloitte  
FES Insurance Design  
JC Gowdy Interiors, Inc.  
JV Constructors, Inc.  
Kantor Taylor Nelson & Boyd PC  
Pot-o-Gold, Inc.  
SMR Architects  
Terra Property Analytics LLC  
Watson & McDonell, PLLC

Dave and Doris Gravrock  
Mary Beth Gunson  
Simon Haddad  
Michael Halcoussis  
Linda Hall and Michael Lane  
Robert and Candace Harding  
Elizabeth Harris  
Scott and Darel Harrison  
Robert and Wendy Hatheway  
Paul and Cheryl Hawley  
Gregory and Carol Helland  
Ken and Kathleen Hepworth  
Henryk and Melora Hiller  
John Hilscher  
Dean and Shirley Hobson  
Paul and Vesta Hoglund  
Theresa and Randy Hollis  
Dean and Trudy Holly  
Megan Holly  
Douglas Hoople  
Gary and Parul Houlahan  
Susanne Hussong  
Joe Ingram  
Dale and Valerie Johnson  
Dan and Darcy Johnson  
Gary and Vivian Johnson  
Lewis and Sonia Johnson  
Steve and Delores Johnson  
Ted and Linda Johnson  
Todd and Erica Johnson  
Christina Jorgenson  
Paul and Patricia Kaald  
Shannon and Larry Kahn  
Warren Klink and Karolyn Wyman  
Gordon and Susan Knowles  
Kate Knox  
Jennifer Kolden  
Warren and Christine Koons  
James L. Lauinger  
Sarah Lawson  
Conrad and Winnie Lee  
Rustan and India Jane Leino  
Ann Levine  
Brian and Sylvia Lindgren  
John and Lois Lindsay  
Marcel and Jane Loh  
Jim and Kathy Long  
Grey and Judy Lundberg  
Kurt and Teresa Lutterman  
Betty Lutz  
Jonathan Macaranas  
Todd and Wendy Macomber

John and Debbie Marchione  
David and Margaret  
Marcrander  
Larry and Marsha Martin  
Lillian McDonell  
Jim and Nancy McKenney  
Joel and Dawn McQuade  
Patricia McShea  
Walt and Mary Lorna Meade  
Jim and Marchelle Mertens  
John and Irene Meulemans  
John and Diane Michalik  
Cameron Miller  
John Miller  
Robert and Clare Moe  
Robert and Veda Moretti  
Jack and Lori T. Morrison  
Carol Muecke  
James Murphy  
Tamara Nack  
John and Joyce Nelson  
Tom Nelson  
Rachel Nervik  
Sean Newsum and Sarah  
Shaw Newsum  
Michael and Marcy Nicol  
Jerry and Joan Niehaus  
Mike and Nadine Nielsen  
Dale Nienow and Rebecca  
Brown-Nienow  
Lisa and John Nilsson  
John and Lynn Norton  
Brenda and Art Nunes  
Ike Nwankwo  
Mike and Penny O'Byrne  
Tony and Davina O'Connor  
James O'Hanlon  
Deanna Oeffner  
John Oftebro  
Roger and Emily Omholt  
Lynne Overlie  
John Parnass and Janet  
Hopkins  
T. Keith and Janet Patrick  
Karl and Mary Lou Pauly  
Bill and Phyllis Perry  
David and Anna Porter  
Larry and Kathleen Powell  
Alan Pratt and Helen Clark  
Jon and Lois Pratt  
Robert and Karen Raker  
William and Doris Rea

William and Allison Reid  
Arthur and Mary Reis  
Steve and Charlotte Roberts  
Kerry Robinson  
John and Linda Rosenthal  
Tom and Kathleen Schafer  
Walter and Pauline Schlotterbeck  
Robert and Becky Schraeger  
Doug and Tara Schumacher  
Lynn Sears  
Randy and Melanie Serroels  
Julie and Tim Shaffer  
Tina Shamseldin  
Ed Short  
Stan Sivesind and Jayne Riggs  
Vicki and Michael Soule  
Tony Souther  
Scott Starr and Heidi Leyton  
Linda E. Stemler  
John and Jill Stewart  
Daryl Storey  
Tom and Julie Strain  
Arthur Sullivan  
Richard and Janet Swaisgood  
Gary and Diane Swofford  
Lorraine Taki  
Mel Thomas  
Winston and Darlene Tom  
Laurence and Joan Trollen  
Cynthia and Jim van de Erve  
Lisa Van Loben Sels  
Dana and Lori Vana  
Traci Visaya  
Linda K. Wall  
Gary and Sue Walla  
Duncan and Janice Wallace  
Dan Watson and Lynne Robinson  
Emily Wheeler  
Cortney and Leah Willert  
Dave Williams and Nancie Boccio  
Mark Wodrich  
John and Diane Woodworth  
Charles and Marni Wright  
Susie and Paul Wright  
Ken and Jan Yalowitz

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This list reflects gifts received between 1/01/08 and 12/31/08. Every effort has been made to ensure its accuracy. If you have any questions or concerns, please contact SAHG at 425.391.2300.



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**Tax ID # 94-3110312**

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**fax: 425.391.3090**

**[www.sahg.org](http://www.sahg.org)**

## mission

St. Andrew's Housing Group is dedicated to improving the quality of life for people with limited incomes on King County's Eastside, empowering these families to succeed by providing housing and access to services while strengthening local communities and encouraging diversity.

## vision

St. Andrew's Housing Group will dramatically increase the affordable housing supply in every community it serves, be recognized as an innovator in the housing field, and successfully support each individual and family who call our properties home.

