

Building Solutions

2006 annual report



St. Andrew's Housing Group
Creating opportunity, community and housing on King County's Eastside



2650 148th Ave SE
Bellevue, WA 98007
www.sahg.org



July, 2006 - Renovation started on *Mine Hill* in Issaquah, a 28-unit Section-8 property in Issaquah.



September 21, 2006 - Microsoft employees participated in United Way's "Day of Caring" at *Highland Gardens* in Issaquah.



November 1, 2006 - *Rose Crest at Talus* opens two of five of its buildings, welcoming new residents just in time for the holidays.



June, 2007 - Secured 100% of capital funding for *280 Clark's* rehab and new construction which will start in Fall, 2007.

2006 - A Year of Change...

This has been a year of transitions, new directions, and new leadership for St. Andrew's Housing Group. In 2006, after seven years with the organization, Linda Hall stepped down as Executive Director. Her leadership has been instrumental in building SAHG into one of the premier affordable housing organizations in the Puget Sound region.

SAHG is embarking on many new, exciting opportunities. In 2006, the Board adopted a visionary new strategic plan that will result in aggressive new housing production targets, an exciting new foray into resident services and greater leadership on the Eastside through our advocacy efforts. We are happy to report that SAHG is off to an exciting start in each of these areas.

In 2006 SAHG successfully placed into service two of five buildings in our new 51-unit family housing project, *Rose Crest at Talus*. Additionally, we began rehabilitation on our 28-unit *Mine Hill* project and began preparing for construction on the 38-unit *280 Clark* project. We have aggressively sought additional projects and 2007 promises to become our most productive year ever.

SAHG is moving forward to exert new leadership in Eastside affordable housing advocacy. We are working closely with Eastside cities, business leaders and the public to solve the affordable housing crisis facing our communities, our workforce, those in poverty and those who are homeless. Our accomplishments this past year would not have been possible without your support. Thank you for your generosity and for helping SAHG positively effect the affordable housing need in our community.



Mike Nielsen



Paul Dressel

Mike Nielsen,
Executive Director

Paul Dressel,
Board President

A Glimpse at "US"

St. Andrew's Housing Group (SAHG) is dedicated to improving the quality of life for people with limited income on King County's Eastside, empowering these families to succeed by providing housing and access to services while strengthening local communities and encouraging diversity. Because of SAHG's efforts on the Eastside, struggling parents are able to raise their children in safe communities, elderly and disabled adults with limited incomes are able to live near loved ones and hope is restored to single-parent families transitioning out of homelessness.

Currently SAHG manages 318 affordable units that in 2006 served more than 660 individuals, which included 230 children, 92 seniors and 132 persons with special needs. SAHG provides affordable housing in the following Eastside communities: Bellevue, Factoria, Issaquah, Kirkland, Mercer Island and Redmond. SAHG serves the poor, including those transitioning directly from homelessness, as well as the working poor. Currently, 38% of SAHG's residents are children, 46% are female-headed households and 10% of the households were formerly homeless.



February 8, 2007 - *Rose Crest at Talus* celebrates its official grand opening with its' project team, financial partners, advisors, staff and community supporters.

Current Staff

- Mike Nielsen, Executive Director
- Sue Bliven, Director of Finance and Assets
- Jerome Burns, Director of Housing Development
- Jenn Daly, Director of Fund Development
- Marchelle Mertens, Housing Development Associate
- Meg Colombi, Accountant
- Jeana Elesky, Office Manager/IT Support
- Sarah Lawson, Fund Development and Grants Associate

Service Concluded

- Linda Hall, Executive Director 1999 - 2006
- Melora Hiller, Interim Executive Director 2006
- Jason Francis, Director of Fund Development '02 - '07
- Melissa Hall, Office Manager 2005 - 2006
- Birage Tandon, Accountant 2005 - 2006

Looking for more information?

www.sahg.org
St. Andrew's Housing Group
2650 148th Ave SE
Bellevue, WA 98007
425.746.1699
info@sahg.org

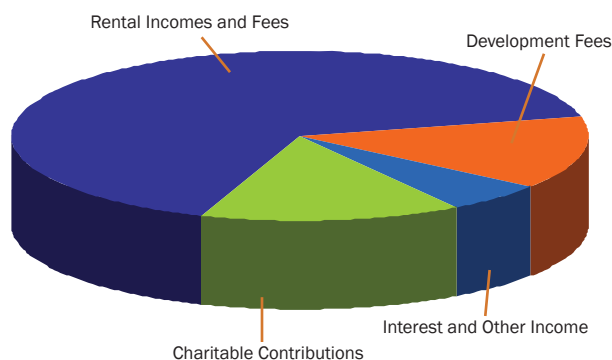
SAHG's Financial Picture¹

how we accomplish our Mission

2006 Total Revenue

| | |
|---------------------------|-------------------|
| Rental Income and Fees | 2,252,586 |
| Charitable Contributions | 499,214 |
| Development Fees | 475,000 |
| Interest and Other Income | 195,152 |
| Total Revenue | 3,421,952* |

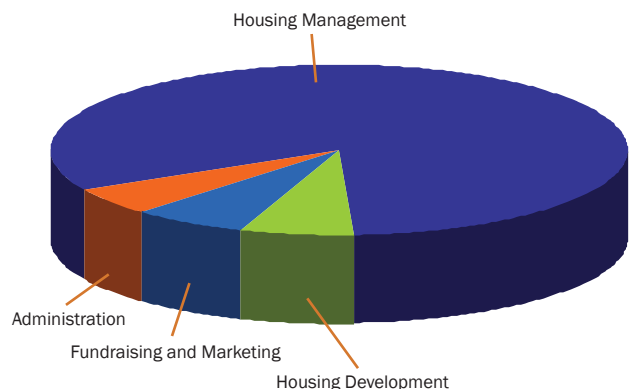
* Total includes earned, but deferred development fees.



2006 Expenses

| | |
|---------------------------|-------------------|
| Housing Management | 2,030,399 |
| Housing Development | 155,002 |
| Fundraising and Marketing | 157,349 |
| Administration | 133,614 |
| Total Expenses | 2,476,364* |

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



¹ 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 and East Village LLC.

To request a copy of the 2006 Audited Financials for St. Andrew's Housing Group and its related entities, contact the Fund Development Associate at 425.746.1699.

Public Support

investing in the Eastside

\$30,000+

- The Enterprise Foundation
- The Seattle Foundation
- Washington Mutual

\$10,000 - \$5,000

- Bank of America Foundation
- Costco Wholesale - Community Relations
- Key Bank
- United Way of King County
- Weyerhaeuser Company Foundation
- Wells Fargo
- Windermere Foundation

\$5,000 - \$2,500

- Cooper-Levy Trust
- D.V. and Ida J. McEachern Charitable Trust
- Norman Archibald Charitable Foundation
- Saint Andrew's Lutheran Church
- U.S. Bancorp Foundation

\$2,500 - \$1,000

- Bennett Homes Foundation
- Chicago Title Insurance Company
- Countrywide Home Loans
- D.A. Davidson & Co
- Davis Wright Tremaine LLP
- K & L Gates
- Kantor Taylor McCarthy PC
- Kawabe Memorial Fund
- Kimschott Factoria Mall LLC
- Piper Jaffray - Community Relations
- Sterling Savings Bank
- Triad Associates
- WACO LLC
- Washington Federal
- Watson & McDonell, PLLC

other

- ABD Insurance and Financial Services
- ARC Architects
- The Brighton Group
- Full Spectrum Lending
- J. C. Gowdy Interiors, Inc.
- JV Constructors, Inc.
- Lorig Associates LLC
- Stickney Murphy Romine Architects
- US Bank
- WCRA
- Windsor Construction Company

Individuals Investing in the Eastside

- William and Susan Aho
- Andy and Gladys Anderson
- Jason and Jessica Anderson
- Stephen and Rita Anderson
- John and Sandra Andresen
- Donald Argus and Nancy Beadie
- G. Frederic and Jeannie Armstrong
- Janet and Ronald Arnold
- Trudy Arnold and Bob Lee
- Scott and Mary Kay Ausenhus
- Scott and Mary Kay Ausenhus
- Stephen Baird
- Claudia Balducci
- Donald Barron and Lucy Sannes
- Debbie and Steve Barth
- Randy and Arwen Becker
- Doyle and Gina Beekley
- Dorothy and Lowry Bennett
- Janice M. Benson
- Linda and Mark Bergam
- Don Bertocin and Barry Steinberg
- Todd and Leslie Birtsch
- Andrew and Susan Bliven
- David and Becky Bochsler
- Charles and Marilyn Bomgren
- Rex Bond
- Frederick and Karen Bonk
- Dave Botsler
- Joe and Tress Bowen
- Kit and Janice Bowerman
- J. Bradley
- Rodney and Barbara Bradt
- Gordon and Lois Brandt
- Paul and Karen Breckenridge
- Randy Brown
- Eric and Minda Brusse
- Jerome Burns and Lori Proulx-Burns
- Patrick and Camie Callahan
- Eric and Denise Campbell
- Thomas Cannon and Joni Barrott-Cannon
- Cheryl Channing
- Marty and Stacy Chilberg
- Patricia Chinn
- Jeff and Carol Churchill
- Dorothy Clingan
- Daniel and Jan Coats
- John and Patty Coffey
- Frank and Joan Cohee
- Ted Conrad
- Robert Corcoran
- Melanie Corey-Ferrini
- Charles and Stevie Crane
- Crissa Cugini
- Sean O'Neill and Cathy Cugini-O'Neill
- Jennifer Daly
- Dustin Davis
- Mark and Nancy Davis
- Ben and Michelle Day
- Grant and Kathy Degginger
- Jill DeMarco and Rodney Wentworth
- Lauren Deneka
- Reah DePriest and Keith Clark
- Jim Dierst
- Paul and Brenda Dressel
- Bruce and Myrna Dunlop
- Allen and Shelley Dykes
- Brad Easton
- Connie Edwards
- Richard Eide
- James Ellison
- Charles and Louisa Emery
- John Endres
- Joan Enticknap
- Steven Erhard
- John and Sharon Ermlich
- Eric Evans and Sheila Sloan-Evans
- Susan Evans
- Matt and Dalynn Farris
- Eric and Stephanie Ferguson
- Hal and Carolynn Ferris
- Bill and Kristin Finkbeiner
- Jill Fleming
- Paul and Linda Frost
- Robertta Fuhr
- Craig and Jan Gable
- Lynne and Mitch Garton
- Michael and Lynn Garvey
- Thomas and Betty Gentsch
- Jeff Gow
- John and Judy Gowdy
- Dave and Doris Gravrock
- Murray Greenwood
- Michele and Steve Guidinger
- Michael Lane and Linda Hall
- Melissa and Ian Hall
- Robert and Candace Harding
- Jessie and Aleana Harris
- Scott and Darel Harrison
- Robert and Wendy Hatheway
- Ed and Linda Hedlund
- Gregory and Carol Helland
- Henryk and Melora Battisti-Hiller
- Dean and Shirley Hobson
- Paul and Vesta Høglund
- Dean and Trudy Holly
- Anthony Hopkins
- Gary and Parul Houlahan
- Don and Senia Hussong
- Susanne Hussong
- Tracy Hyatt
- Marilyn Iverson
- Jack and Sherrill Jacobson
- Fred Jarrett
- Kenneth and Lark Jenkins
- Leif and Brie Jensen
- Dan and Darcy Johnson
- Gary and Vivian Johnson
- Lewis and Sonia Johnson
- Sherry Johnson
- Steve and Delores Johnson
- Ted and Linda Johnson
- Mary Catherine Jones
- Jerry Jutting
- Paul and Patricia Kaald
- Shannon and Larry Kahn
- Kathryn Keller
- Oscar Kelley
- Tom and Kathy Kelley
- Robb and Theresa Kenyon
- H. Todd Kilburn
- Mark Knoll
- Gordon and Susan Knowles
- Gordon Knuth
- Mike Kremer
- Larry and Barbara Kulesa
- Jeffrey and Cheryl Kylo
- Carol LeCrone and Janiece Sattler
- Dick and Diane Lee
- Scott W. and Stephanie Lester
- Guy and Doris Lewis
- Roy and Bonny Liljebeck
- John and Lois Lindsay
- Bryan Loe
- Jim and Kathy Long
- Dean Lovitt
- Darrell and Livonia Lowe
- Laura Lundahl
- Kurt and Teresa Lutterman
- Gerald Mack
- Chaun Mackey
- Horst and Eva Mader
- Paul and Lynn Manolopoulos
- Sharol L. Manzanares and Eddie Bjorgo
- David and Margaret Marcrander
- Larry and Marsha Martin
- Rex and Connie Martin
- Robert and Ingrid Martin
- Larry Mast
- Dorothy Matsui
- Chad Mattison
- Dave and Amanda McCallum
- David McCallum
- Winston McClanahan
- Lillian McDonell
- Jim and Nancy McKenney
- Walt and Mary Lorna Meade
- Julie Mellon
- Charolette Melluzzo
- Jim and Marchelle Mertens
- John and Irene Meulemans
- John and Dorothy Meyerdierks
- Robert and Clare Moe
- Robert Montgomery
- Jerry and Terry Moos
- Robert and Veda Moretti
- Alene Moris
- Jack and Lori T. Morrison
- Bill Morrow
- Carol Muecke
- David and Hali Myers
- John and Joyce Nelson
- Linda Ness
- Michael and Marcy Nicol
- Dale Nienow and Rebecca Brown-Nienow
- Larry Norton
- Dillon Nugent
- Janet & Thomas O'Callahan
- Tony and Davina O'Connor
- Don and Sandra Oja
- Carla Okigwe and Lee Moriwaki
- Steve and Eileen Oliver
- Stephen Oliver
- Trinity Parker
- John Parnass and Janet Hopkins
- James and Patricia Parsons
- Valerie and Eddie Pate
- Leonard and Linda Patricelli
- T. Keith and Janet Patrick
- Karl and Mary Lou Pauly
- Sam and Mary Lou Pederson
- Yakeline Pena and Mark Tocci
- James Peoples and Lisa Van Loben Sels
- Dudley and Andy Phibbs
- Guy and Nancy Pinkerton
- Dan and Kathy Pittis
- Joseph and Mary Ann Podorsek
- David and Anna Porter
- Christopher Powell
- Jon and Lois Pratt
- Steve Price
- Ethelyn Price
- Phil and Carol Prigge
- Ralph and Marceline Pruett
- Ray and Michele Raece
- Robert and Karen Raker
- William and Doris Rea
- Andrew Reid
- Arthur and Mary Reis
- Mark and Betty Reis
- Gary and Janet Richardson
- Patt and Keith Riffle
- Ralph and Jacqueline Risdal
- Daniel. A. Rivisto
- Tony Rivisto
- Robert and Pat Rosell
- John and Linda Rosenthal
- Valerie Rosman
- Jeff Ross
- Walter and Pauline Schlotterbeck
- Robert and Becky Schraeger
- David and Donna Schroeter
- Randy and Melanie Serroels
- Roshan Shafi
- Alan and Susan Sherbrooke
- Carl R. Short
- Ed Short
- Stan Sivesind and Jayne Riggs
- Brian Smith
- Vicki and Michael Soule
- Tony and Kiki Souther
- Greg Spane
- Deborah and Bradford Spencer
- Roy Sprowl
- Dean Staley
- Judi & Robert Standley
- Christopher Stark
- John and Jill Stewart
- Ron Stewart
- Tom and Julie Strain
- Tanya and Phillip Su
- Shane and Heather Sullivan
- Don and Linda Summers
- Susan Sundberg and Ryan Moses
- Richard and Janet Swaisgood
- Robert and Charlene Swope
- Birage and Atul Tandon
- Richard Thiel and Patti Berg
- Winston and Darlene Tom
- Rick Tomkins
- Peter and Joy Tran
- Martha Viola
- Vince and Doris Visaya
- Morris and Penny Wade
- Craig Walker
- William and Judy Waring
- Dan Watson and Lynne Robinson
- Elizabeth Westburg and Brad Wheeler
- Ryan Wheelwright
- Roy and Rhonda Whitehead
- Rocky Wollenhaupt and Soon Yingcharoen
- Ariel Wood
- Charles and Marni Wright
- Dean and Gretchen Young
- Dennis and Denise Young
- Karen Young
- Mona Yurk
- Ana Estela Zamora and Andrey Kurylo
- Ruth Zanick Liptok
- Robert Zapalski

Dedicated Volunteers

committed to the Mission

Board of Directors

- Paul Dressel, Board President**- Wells Fargo
- Marni Wright, Vice President**- Gordon Derr
- Jason Anderson, Treasurer**- Deloitte
- Jim Long, Secretary**- Trinity Real Estate, Inc.
- Larry Abner (new in 2007)**- Management Consultant
- Lainey Alai Malo (new in 2007)**- Children's Hospital
- Linda Bergam**- Newcastle Consulting
- Eric Campbell**- CamWest Development Inc.
- Eric Evans**- David Evans and Associates, Inc.
- Hal Ferris**- Lorig & Associates
- Darel Harrison (new in 2007)**- Barclay Dean
- Mary Lorna Meade**- City of Issaquah
- Clare Moe**- Community Volunteer
- Patricia Parsons**- First American Title
- Mary Benckert Reis**- Financial Systems Consultant
- Tom Strain**- Strain Enterprises

Service Concluded

- Carol Helland**- City of Bellevue
- Tanya Su**- Hopelink



Brenda Dressel, Auction Committee Volunteer, presents Mike Nielsen with a check from her employer, HomeStreet Bank, which financially supports agencies where employees volunteer. Brenda is one of more than 150 volunteers that serve SAHG annually.