



Building Solutions

2007 annual report



St. Andrew's Housing Group

Creating opportunity, community and housing on King County's Eastside



Serving the Eastside

Last year was a wonderful year of accomplishment, partnership and community leadership for SAHG in our efforts to address Eastside affordable housing needs.

In 2007, SAHG celebrated the grand opening of Rose Crest at Talus, a 50 unit project in Issaquah that includes 10 homes for homeless families who are served in partnership with the YWCA. SAHG also celebrated the grand opening of Mine Hill Apartments, a 28 unit Section-8 preservation project. In late 2007, SAHG broke ground on another Issaquah project. The 38-unit 280 Clark, now named Johnson Hill Apartments, will be completed in 2008 and includes eight units for homeless families served in partnership with Hopelink.

SAHG also began predevelopment on our most ambitious project yet, Andrew's Glen, located on the grounds of St. Margaret's Episcopal Church in Factoria. The vision includes a supported housing program that will serve both families and single adults and will target homeless veterans with the support of an array of service partners.

These projects have been made possible because of the commitment of the SAHG board and staff to increasingly focus on service supported housing and the partnerships needed to create it. That commitment has led to the launch of our first SAHG operated resident services program located at Highland Gardens in Issaquah. SAHG staff, interns, volunteers and other agencies now provide resident support, skills training, tutoring and a youth summer camp for residents.

Advocating for affordable housing was at the forefront last year. In 2007, SAHG partnered with over 30 prominent Eastside stakeholders and the Housing Development Consortium to lead an Eastside affordable housing advocacy effort. This effort culminated in an Eastside Affordable Housing Forum held in December of 2007 that was organized by SAHG and attended by nearly 300 people.

We are proud of what SAHG has accomplished in 2007. Our thanks to all of you who partnered with us to make it a success.



Marni H Wright

**Marni Wright,
Board President**



Mike Nielsen

**Mike Nielsen,
Executive Director**

Making a Difference

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.



Johnson Hill Apartments in Issaquah is nearing completion. The new construction allows for eight new supported units in partnership with Hopelink.

By providing affordable rental housing, SAHG removes one of the foundational obstacles contributing to individual and family poverty—the burden of high housing costs. Because of SAHG's



September 15th, 2007 - a group of volunteers from PCL Construction built a new retaining wall at Chalet Apartments in Bellevue during United Way's Day of Caring.

efforts, families do not have to choose between food and a roof over their heads. Instead, affordable housing allows them the financial breathing room to fully provide for the basic needs of their family and potentially break the cycle of poverty.

Currently, SAHG manages 318 affordable units that in 2007 served more than 800 individuals, which included children, seniors and people with special needs. SAHG provides 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.



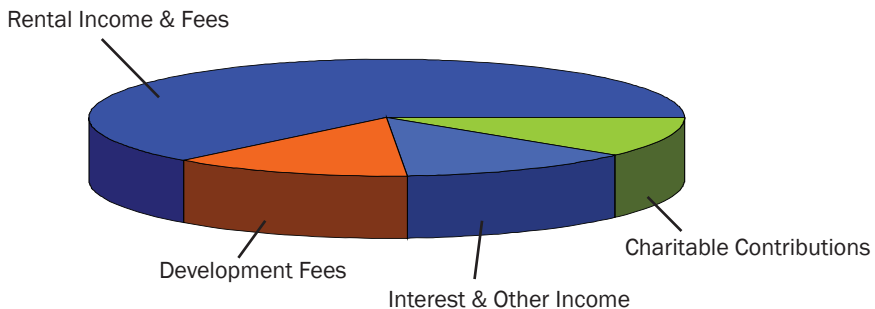
A young resident of Highland Gardens learns some basic cooking skills thanks to SAHG's new residents services program.

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 calls our properties home.

SAHG's Financial Picture¹

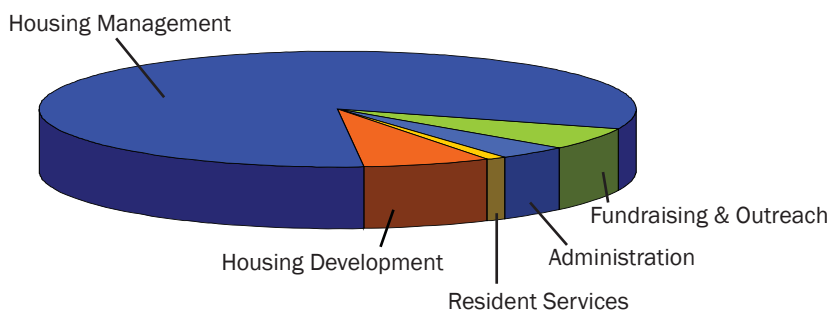
how we accomplish our Mission



2007 Total Revenue

Rental Income and Fees	2,708,953
Charitable Contributions	476,252
Development Fees	580,000
Interest and Other Income	543,498
Total Revenue	4,299,703*

* Total includes earned, but deferred development fees.



2007 Expenses

Housing Management	2,504,124
Housing Development	216,272
Resident Services	5,475
Fundraising and Outreach	202,398
Administration	131,883
Total Expenses	3,060,152*

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

¹This 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 2007 Audited Financials for St. Andrew's Housing Group and its related entities please contact SAHG at 425.391.2300.

Public Support

investing in the Eastside

\$25,000+

Bank of America Foundation
Enterprise Foundation
Medina Foundation
Washington Mutual

\$2,500 - \$1,000

Amgen Foundation
Alexander & Baldwin Foundation
Bellevue Rotary
CamWest Development, Inc.
Deloitte
Davis Wright Tremaine LLP
Faith Evangelical Lutheran Church
FES Insurance Design
First American Title Insurance Company
Home Street Bank
Kantor Taylor McCarthy PC
Kay-Smith
Legacy Management Group LLC
Saint Andrew's Lutheran Church
Sterling Savings Bank
Synergy Construction
Washington Federal
Watson & McDonell, PLLC

\$10,000 - \$5,000

Bank of America Foundation
Costco Wholesale
The Norcliffe Foundation
KeyBank
Wells Fargo
Windermere Foundation

other

ARC Architects
Chicago Title Insurance Company
The Brighton Group
Full Spectrum Lending
Gordon Derr
J. C. Gowdy Interiors, Inc.
JV Constructors, Inc.
Intracorp Real Estate LLC
Lorig Associates LLC
Stickney Murphy Romine Architects
Saint Brendan Church
Triad Associates
WCRA

Dedicated Volunteers

committed to the mission

Board of Directors

Marni Wright, Board President- Gordon Derr
Jason Anderson, Vice President- Deloitte
Mary Benckert Reis, Treasurer- Financial Systems Consultant
Jim Long, Secretary- Real Estate
Larry Abner- Management Consultant
Lainey Alai Malo- Children's Hospital
Linda Bergam- Newcastle Consulting
Eric Campbell- CamWest Development Inc.
Paul Dressel- Wells Fargo
Eric Evans- David Evans and Associates, Inc.
Judy Gowdy- JC Gowdy Interiors
Darel Harrison- Barclay Dean
Judd Lees- Williams, Kastner
Ann Levine- Levine Consulting Services
Mary Lorna Meade- City of Issaquah
Jack Morrison- Cisco Systems

Service Concluded

Hal Ferris- Lorig & Associates
Clare Moe- Community Volunteer
Patricia Parsons- First American Title
Tom Strain- Strain Enterprises



Jim Long, Board Secretary, and Hal Ferris, former Board member with 12 years of service, celebrate at SAHG's Annual Auction.

individuals making an impact

Larry and Shelly Abner
Lainey Alai Malo
Bill Anderson
Jason and Jessica Anderson
Andy and Gladys Anderson
Stephen and Rita Anderson
Scott and Mary Kay Ausenhus
Claudia Balducci
Brook and Sean Barnes
Donald Barron and Lucy Sannes
Brad and Elyse Battiste
Eric and Marie Bean
Randy and Arwen Becker
Janice Benson
Tom and Kathy Benson
Linda and Mark Bergam
Brian Bergstrom and Julie Ogle
Michael Bergstrom and Patricia Wilma
Andrew and Susan Bliven
David and Becky Bochsler
Kathy Bock
Jeff and Cheryl Bond
Kit and Janice Bowerman
David and Mary Bowman
Tom and Susan Bradley
Paul and Sue Bradley
Rodney and Barbara Bradt
Gordon and Lois Brandt
Eric and Minda Brusse
Jerome Burns and Lori Proulx-Burns
Martin and Carol Calvert
Tom and Cynthia Captain
Steve and Midge Cartensen
Marty and Stacy Chilberg
Patricia Chinn
Jeff and Carol Churchill
John and Sally Clark
Kathleen Clayson
John and Pat Clearman
Daniel and Jan Coats
John and Patty Coffey
Frank and Joan Cohee
Meg and Sam Colombi
Brandon Cooley
Todd and Dawn Corbin
Charles Cox
Charles and Stevie Crane
Cynthia Crane
Doris Cross
John and Carolyn Cross
Crissa Cugini
Sean O'Neill and Cathy Cugini-O'Neill
Brian Daly
Jennifer Daly
Scott and Christina Daly
Andrew Danilchik
Mark and Nancy Davis
Grant and Kathy Degginger
Jill DeMarco and Rodney Wentworth
Reah DePriest and Keith Clark
Mary Dickinson
John Douglas and Mary Dragovich
Peggy and Lou Dreisinger
Paul and Brenda Dressel
Jim Dugan
Bruce and Myrna Dunlop

Allen and Shelley Dykes
Sandra Eastly
Barry and Sally Eberhardt
Richard and Kristen Eide
Charles and Louisa Emery
Eric Evans and Sheila Sloan-Evans
Rhys Evans
Susan Evans
Jim Eyre
Juli Farris
Eric and Stephanie Ferguson
Hal andCarolynn Ferris
John and Joanna Forsyth
Jason and Linda Francis
Ava Frisinger
Roberta Fuhr
Keith and Teri Fujinaga
Craig and Jan Gable
Ben Gaffney and Stacey Fitzpatrick
Jean Garber
Thomas and Betty Gentsch
Carolyn Gladwell and Hugh Gruhn
John and Marilyn Goesling
Daniel Golden
Karen Golmarvi
Jeff Gow
John and Judy Gowdy
Clayton Graham and Robin Timmermans Graham
Jean and J.D. Graham
Dave and Doris Gravrock
Catherine Greene
Michael Lane and Linda Hall
Robert and Candace Harding
Scott and Darel Harrison
James Hartford
Gregory and Carol Helland
Erin Hiemstra
Dean and Shirley Hobson
Paul and Vesta Hoglund
Dean and Trudy Holly
Anthony Hopkins
Gary and Parul Houlahan
Louis Howard
Mark Huddleston
Michael and Susan Hughes
Mary Ellen Hundley
Molly Hurd
Susanne Hussong
Kenneth and Lark Jenkins
John Jochim
Dan and Darcy Johnson
Gary and Vivian Johnson
Lewis and Sonia Johnson
Ted and Linda Johnson
Shannon and Larry Kahn
Kathryn Keller
Robb and Theresa Kenyon
Eric and Shelby Keyser
Gordon and Susan Knowles
Randy and Barbara Knudsen
Gordon Knuth
Betsy Koehler
Jennifer Kolden
Susan Langford
Lindsay Larson
Rustan and India Jane Leino

John and Lois Lindsay
John Links
Marcel and Jane Loh
Jim and Kathy Long
Darrell Lowe
Laura Lundahl
Karen Lundahl
Kurt and Teresa Lutterman
Chaun Mackey
Todd and Wendy Macomber
Horst and Eva Mader
Sharol Manzanaras and Eddie Bjorgo
David and Margaret Marcrander
Anthony and Ann Martin
Larry and Marsha Martin
Winston McClanahan
Lillian McDonell
James and Nancy McEachran
Gordon and Jan McFadden
Jim and Nancy McKenney
Alina McLauchlan
Walt and Mary Lorna Meade
Jim and Marchelle Mertens
John and Irene Meulemans
Cameron Miller
Robert and Clare Moe
Robert and Veda Moretti
Jim and Jeannie Morris
Jack and Lori Morrison
Bill Morrow
Carol Muecke
David and Hali Myers
Tom Nelson
John and Joyce Nelson
David and Mary Jo Nelson
Kim and Gregory Ness
Eric and Ramonne Newman
Sean Newsum and Sarah Shaw-Newsum
Stella Ng
Michael and Marcy Nicol
Jerry and Joan Niehaus
Mike and Nadine Nielsen
Dale Nienow and Rebecca Brown-Nienow
John and Lynn Norton
Larry Norton
Dillon Nugent
Clayton O'Brien-Smith
Mike and Penny O'Byrne
Tony and Davina O'Connor
Carla Okigwe and Lee Moriwaki
Melbourne and Ann O'Mara
Roger and Emily Omholt
Patrick O'Neil and Sabrina Smith
James and Patricia Parsons
Valerie Pate
T. Keith and Janet Patrick
Karl and Mary Lou Pauly
Yakeline Pena and Mark Tocci
James Peoples and Lisa Van Loben Sels
Randy Phillips
Joseph and Mary Ann Podorsek
Jennifer Porter and Steve Tamparo
David and Anna Porter
Martha Porter
Jon and Lois Pratt
Matt and Carlin Pressnall

Ralph and Marceline Pruet
Sinai and Ann Marie Putter
Ray and Michele Raece
Robert and Karen Raker
William and Doris Rea
Aaron Reis
Arthur Reis and Mary Benckert Reis
Daniel. A. Rivisto
Jeff Roper
Jessica Roper
John and Linda Rosenthal
Chris Rossman
Donald and Lois Schelp
Robert and Becky Schraeger
Gary and Barbara Schuab
David and Lynn Schueler
Michallea Schuelke
Joann Schwabland
Suzan Gail Scovel
Randy and Melanie Serroels
Roshan Shafi
M. Joel Shaw
Coichi Shiotso
Ed Short
Stan Sivesind and Jayne Riggs
Terri Skjei
Michael Slonski
Vicki and Michael Soule
Greg Spane
Brian Steiner
Jeremy Stewart
John and Jill Stewart
Tom and Julie Strain
Tony Souther
Tanya and Philip Su
Barbara and Danny Sullivan
Shane and Heather Sullivan
Don and Linda Summers
Richard and Janet Swaisgood
Gary and Diane Swofford
Robert and Charlene Swope
Dineen Tallering
Josh and Valerie Tam
Birage and Atul Tandon
Winston and Darlene Tom
Dean Torkko
Laurence and Joan Trolen
Dana and Lori Vana
Morris and Penny Wade
Lesley and Karen Wahlstrom
Duncan and Janice Wallace
Heyward Watson
Ryan Wheelwright
Roy and Rhonda Whitehead
Vaughn Willanger
Dave Williams and Nancie Bocco
Mark Wilner and Cara Van Doren
Mark Wodrich
Beth Woodman
Charles and Marni Wright

This list reflects gifts received between 1/01/07 and 12/31/07. Every effort has been made to ensure its accuracy. If you have questions or concerns, please contact 425-391-2300.



1775 12th Ave NW - Suite 102
 Issaquah, WA 98027
www.sahg.org

Current Staff

- Mike Nielsen, Executive Director
- Sue Bliven, Director of Finance and Assets
- Jenn Daly, Director of Fund Development
- Marchelle Mertens, Housing Development Associate
- Meg Colombi, Accountant
- Julie Strain, Accounting Associate
- Mary Beth Gunson, Resident Services Coordinator
- Sara Hawley, Fund Development Associate
- Hester Winn, Office Administrator

Service Concluded

- Jerome Burns, Director of Housing Development
- Jeana Elesky, Office Administrator
- Sarah Lawson, Fund Development Associate



NON-PROFIT ORG.
 U.S. POSTAGE
PAID
 PERMIT #37
 Seattle, WA

