

2018 IMPACT REPORT





E. Terry Schulze
President

Attain Housing refused to back down from the increasing challenges of serving homeless families in 2018

2018 was a year of rebuilding and strengthening our foundation to prepare us to expand our programs in the future. As one of the few Transitional Housing programs for families in the region, we doubled down to look at the value that we add in this ecosystem that addresses homelessness. We looked at our role in assisting families to become self-sufficient. We recognize that not every family experiencing homelessness needs supportive services; but some do, and how wonderful it is to have that support while you stabilize your family from the trauma of homelessness.

We reviewed our case management approach, noting what has made it so successful and improving it even more to ensure we are lowering barriers to entry into our program and not adding to our clients' trauma through a grueling intake process. We continue to "follow the client" much like a Montessori teacher "follows the child." There is no one-size fits all approach to supporting people leaving homelessness. The success of our case management approach is indisputable as we were able to prepare and move 91% of the families who left us last year into sustainable, permanent housing.

We strengthened our partnerships with local agencies to provide a pipeline for families needing housing, support, and ultimately a successful transition to permanent housing. Our partner organizations include: New Bethlehem Day Shelter, Bellevue and Northshore School Districts, Special Delivery in Woodinville, and Bellevue Presbyterian Church, which has a thriving refugee program. These partnerships are important to us so that we can continue to serve residents of the Eastside in addition to the most vulnerable families in King County who are referred to us through the Coordinated Entry system. We served 141 clients in our 33 units of transitional housing with 18 new families entering our program. These families began goal setting and striving to meet their goals with the help and guidance of their case managers. We're excited to watch their progress!



Kathy Fleming
Executive Director

2018 was also the year that Attain turned a serious eye toward growth. After a nearly year-long process to purchase land from a Bellevue Church, we lost out to a large private developer who wanted to put luxury condos on the site. Finding buildable land that isn't being snapped up by developers is increasingly difficult. Because of this, we decided to expand our "New Lease on Life" program, leasing property owned by others, and received King County funding in 2019 to lease 3 apartment homes. Finally, we expanded our Stable Home financial assistance program to support all eligible applicants on the Eastside. In 2018, we assisted 101 households (270 people) financially so that they would not lose their homes and fall into homelessness. This is the area of greatest need and we were committed to not turning any eligible applicant away.

Attain Housing is stronger and more vibrant as we enter our second 30 years. Thanks to all of you who have stayed with us and WELCOME to those who are just learning about us. We will continue to support families leaving the trauma of homelessness in the unique way we do, because we know it works!

Thank you!

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DONOR SPOTLIGHT



Anne & Josh Lysen of Merit Homes

We'd like to honor the Lysen family, long time supporters of Attain Housing through sponsorship, donations, and their involvement in our Community Supper program.

Founded in Kirkland in 2003 by Greg Griffis, Merit Homes designs and builds Northwest contemporary style single family homes. Josh joined the company in 2005, doing land acquisition and entitlements, later becoming the company President/Principal, and most recently taking on the full ownership of Merit Homes. Anne joined the company, as well, and works in marketing and sales.

Early on, Merit Homes established a culture of giving back to their Kirkland Community, which is how they became involved with Attain Housing.

"It's important for us to give back to the community we live and work in and to have a connection to people from all walks of life," Josh said. "We heard about Attain through the Kirkland Chamber of Commerce, and we started making donations at their events like the 7 Hills of Kirkland, and then we got into serving meals at Community Supper."

Josh and Anne truly relish their Community Supper opportunities and they rally their fellow employees, friends, and family members to help serve a meal four to five times a year at Holy Spirit Lutheran Church.

"It's a wonderful opportunity to meet families and see the smiles on their faces," Anne said. "It often feels like you can't help the whole world, but you can help a little bit here locally and we really enjoy that. People know they can count on Attain Housing being there every Tuesday."

Merit Home's values and ideals line up well with Attain Housing's mission of serving homeless and at-risk families and Josh said it's no surprise that our employees want to pitch in and help out.

"Our employees live here and in the surrounding areas and have similar values of respect, accountability, being humble, and valuing relationships, so it's all in line with our core values as a company," Josh said. "Plus," Josh said with laugh, "It's fun to spend time with folks outside of the office, doing some service for a couple hours and not talking about building houses."

The "Home is Where the Heart is" Luncheon gave the Lysens a further opportunity to spread the word of Attain Housing's services and housing efforts.

"As table captains at the Luncheon, we were able to invite some real estate associates who were not familiar with Attain and it made a big impression on them," Josh said. "We were excited to raise some nice donations and spread some awareness."

The Lysen family and Merit Homes are a shining example of the community stewardship and full-hearted support that allows Attain Housing to be successful in helping families in our community leave homelessness behind.

"It's important to show that there is more to us than just building homes," Josh said. "This is our community and we want to set a good example for our kids, siblings, and friends."

TRANSITIONAL HOUSING

Number of clients:

141

Number of children:

81

Average increase in client's income:

117.4%

Percentage of qualified families who obtained permanent housing after exiting:

91%

STABLE HOME

Number of households helped by eviction prevention:

101

Number of children helped by Stable Home Funds

145

Percentage of those helped who retained permanent housing after 3 months

100%

2018 IMPACT

PROPERTIES



COMMUNITY SUPPER

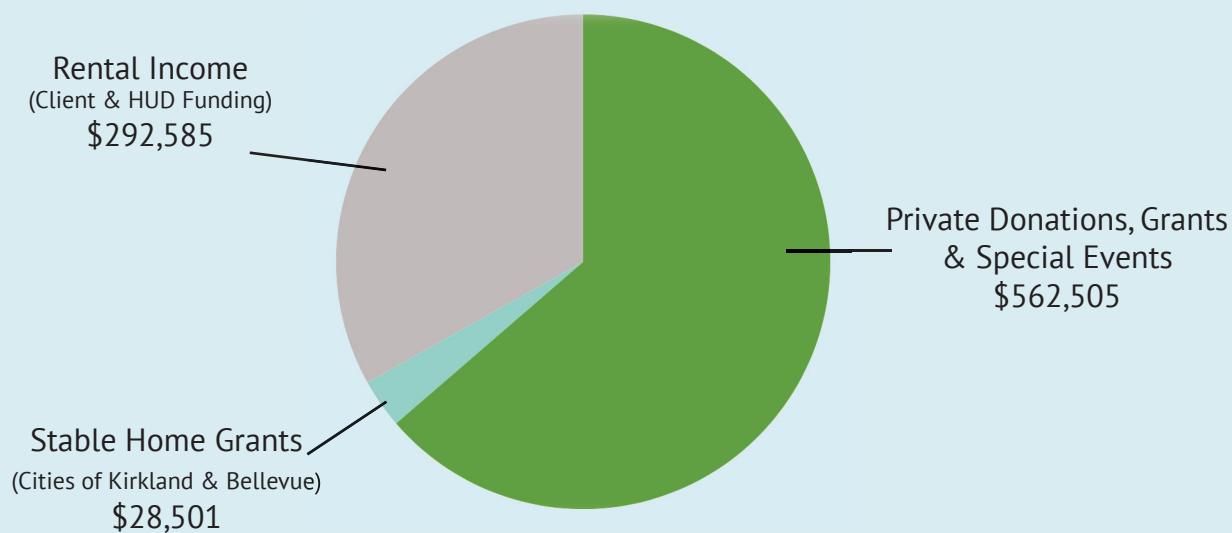
Number of meals served:

2,702

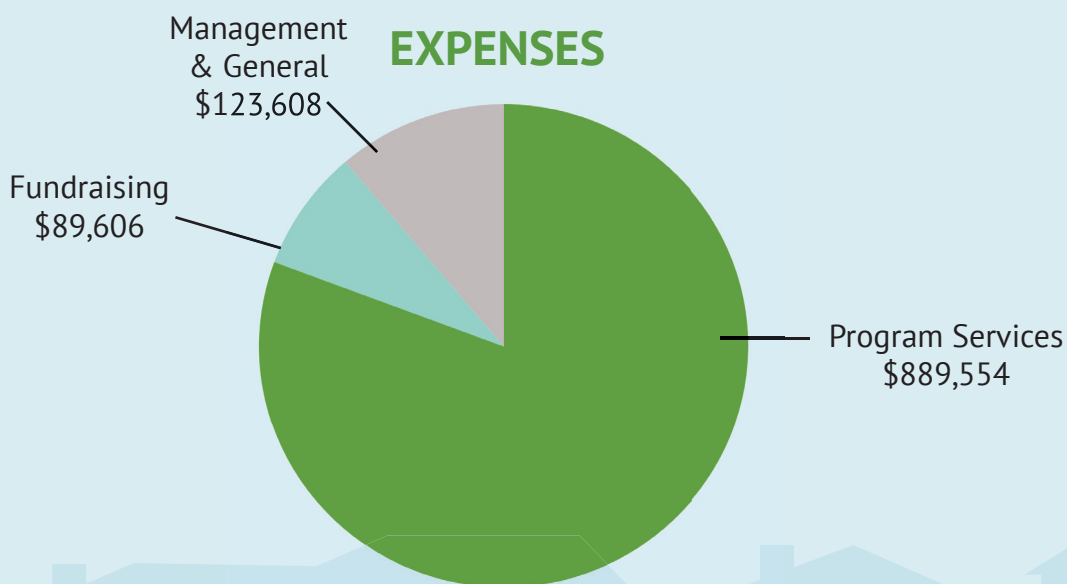


2018 REVIEWED FINANCIALS

REVENUE



EXPENSES



MANY THANKS TO OUR DONORS

COMPANIES AND ORGANIZATIONS

Alaska USA Federal Credit Union
 BECU - Totem Lake Branch
 Catherine Holmes Wilkins Foundation
 Chicago Title of Washington
 City Of Bellevue
 City of Kirkland
 Davidson, Kilpatric & Krislock, PLLC
 GFS Events
 Glaser Foundation
 Harvest Foundation
 Higher Leaf
 Homestreet Bank
 Kirkland Kiwanis
 Kirkland Urban
 Marguerite Casey Foundation
 The Mary See Foundation
 Master Builders Association
 Merit Homes
 The Norcliffe Foundation
 Safeco Foundation
 Washington Mortgage Bankers
 Association
 Windermere Real Estate - Central
 Kirkland
 Windermere Foundation

CONGREGATIONS

Holy Spirit Lutheran Church
 Inglewood Presbyterian Church
 Kirkland Interfaith Network
 Rose Hill Presbyterian Church
 Sacred Heart Church
 St. Louise Parish

INDIVIDUALS

\$20,000+

Terry & Jane Petter

\$10,000-\$19,999

Rodney Cornwall

The Estate of Jean
 MacDonald

Christine Rose

\$5,000-\$9,999

Robert & Gail Auslander

Neil Bretvick

\$1,000 - \$4,999

Kitty Ballard
 Richard & Nanette
 Bergdahl
 John Cysewski
 Jeremy Dallman
 Ken & Linda Davidson
 Leslie Decker
 Katherine Fleming
 & William Johnston
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TRANSFORMING LIVES, STRENGTHENING COMMUNITIES



Attain Housing

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