

# ATTAIN NEWS

FALL 2019 NEWSLETTER



*Bringing our community together to partner with homeless families by providing affordable housing and empowering them with practical case management and hope.*



## Inside this issue

Holiday Giving	p1
Message from the Director	p2
Luncheon Recap	p3
Community Supper 2020	p4
Donor Spotlight	p5
Growth Through Stability	p6
Stable Home Update	p7

## Your Guide to Holiday Giving!

Here's how you can make an impact in the lives of homeless and at-risk families during the holidays

We have some updates for this holiday season's giving options through Attain Housing:

### Adopt-a-Family Holiday Program

This year, we are expanding our holiday program to include support for children and their families in safe, stable housing with case management in addition to providing groceries and gifts. Our average daily cost of housing and supporting children and their family members is \$40. With these gifts, you will receive followup messages on these families' journey to stability, self-sufficiency and permanent housing. We will provide personalized gift tags with information about the family members to help promote this.

Also, to ease distribution and simplify the holiday program, we are moving to accepting direct financial donations rather than gift cards. With the direct financial donations, we are able to more precisely grant the wishes of children

and meet the needs of families during the holidays.

### Year-End Giving Drive

We are kicking off our Year-End Giving Drive on GivingTuesday, which falls on December 3. GivingTuesday inspires and celebrates generosity around the world, but especially in our own local communities. The children and families in our programs stay housed because of you!

We raised over \$18,000 at the end of 2018 and we need your help us reach our goal of \$20,000 for 2019!

The end of the year is a time for reflection and gratitude. We at Attain Housing are grateful for our amazing donors, as they allow us to serve homeless families year-round and prevent people from losing their homes. Please consider a year-end contributions. All donations are tax-deductible.



The Giving Spirit!

Members of Kirkland Rotary drop off their Adopt-a-Family gifts at the office last December.

## A Message from our Executive Director



Look out! Here come the holidays!

Our nonprofit is certainly no exception to the typical hustle and bustle of the holiday season. Our staff are working hard with our Adopt-a-Family Holiday Program, gathering donations, sorting them, and spreading the word to potential donors. Things get a little crowded at our office once the donated gifts start rolling in, but it makes for such

a festive and joyful atmosphere.

We have a lot to be grateful for at Attain Housing. Thanks to King County Councilmember Claudia Balducci and her staff, our Stable Home program will receive **\$25,500** before the end of the year. This true GIFT came from the recently approved supplemental budget intended to ensure the County budget supports organizations that provide housing stability services. That means we'll be able to meet the rising demand

for eviction prevention services on the Eastside as we continue to go further into uncharted territory in terms of households served—we estimate we will exceed 225 households by year's end, a more than 120% increase over 2018!

The Kirkland and Bellevue congregations have also rallied in support of the Stable Home program and have increased monthly donations and made special gifts to help fund Stable Home. Attain was founded by communities of faith in 1989 and we're so thankful for their continued support as we close out our 30th year of operation.

We're on the cusp of some pretty significant, positive changes at Attain Housing and I'm confident 2020 will reflect that. I feel like I've become a real estate mogul as we invest in master leases, make offers on church property and pursue available four-plex properties. I'm so excited for what the future holds for us and I can't wait to share our successes with all our donors, partners, and supporters. Thank you for helping us help those in need in our community, all year-round.

*Kathy*

Find us on social media!



Facebook.com/AttainHousing



@AttainHousing



IG: @AttainHousing



# Challenge Accepted and Paddles Raised!

Our 2019 annual fundraising luncheon raised over \$174,000 to help families leave homelessness behind



Attain Housing's efforts to heal the trauma of intergenerational poverty and stabilize children and their families with its supportive programs got a boost from a distinguished physician at the nonprofit's annual fundraising luncheon.

Dr. Ben Danielson, Senior Medical Director of the Odessa Brown Clinic in Seattle, praised Attain Housing in his keynote address at the "Home is Where the Heart is" luncheon, held at Bellevue Presbyterian Church Sept. 26.

Founded in 1989 as KITH in Kirkland and Housing at the Crossroads in Bellevue, Attain Housing is celebrating 30 years of housing and supporting families transitioning from homelessness this year. Many past board members were among the more than 200 people who attended the luncheon.

Dr. Danielson shared his personal story about being adopted out of foster care, addressed the root causes of generational poverty and praised Attain Housing for building a caring community whose members band together to weave a strong safety net.

"That filters from top to bottom in our community," Dr. Danielson said. "Giving stability to a family has an impact on them, their children, and their children's children."

Executive Director Kathy Fleming spoke to the luncheon audience about the deep roots of community support that are propelling the organization forward. In addition to housing and supporting families in 33 apartment homes in Kirkland and Bellevue, Attain Housing also prevents homelessness with its eviction prevention program. Attain Housing also is expanding its New Lease on Life program, leasing existing apartments, condos and homes from property owners or investors to provide safe, stable homes for more homeless families.

We'd like to give one more big thank you to all our wonderful event sponsors: Windermere Real Estate, Hellam Varon Certified Public Accountants, Premera Blue Cross and HomeStreet Bank at the gold level; DLI Professional Consulting Services at the silver level, Murray Franklin Family of Companies, Merit Homes, Rotary Club of Kirkland, and Johnson and Shute Certified Public Accountants and Consultants at the copper level.

Another big thanks goes out to all the volunteers that helped with set-up and clean-up. We couldn't have done it without you!



# Join our Community Supper Crew in 2020!



Kirkland Kiwanis

As 2019 comes to a close, our Community Supper program is still going strong and regularly serving meals for 40 to 50 people every Tuesday at Holy Spirit Lutheran Church in Kirkland. 2020 dates are still available for hosting meals and if you'd like to lead a group or join as an individual, please contact [Eric@attainhousing.org](mailto:Eric@attainhousing.org). It's a fantastic opportunity to give back to your community and make a direct impact in people's lives.



Higher Leaf



Lake Washington Christian Church



# Donor Spotlight

## Our Holiday Fundraising Dynamic Duo, Kitty Ballard and Susan Jones!

When the holiday season approaches, Windermere Real Estate agents Kitty Ballard and Susan Jones team up to gather donations for Attain Housing families. They've been doing so for over 20 years now. It was an effort born out of friendship and a shared desire to help out families in need.

"I was thinking about things I was thankful for at the holiday season and just felt strongly I needed to do something to make a direct impact on people's lives," Susan Jones said. "I wrote my first letter to my client base of over 250 people, asking them to contribute to Thanksgiving meals for the people helped by KITH/Attain. Initially, I actually hired a truck, bought all of the pre-made dinners from QFC and hauled them to the KITH office about two days before Thanksgiving. The recipients lined up down the street as I unloaded the meals."

While being a very fulfilling effort, Susan decided after a few years to donate the money to Attain and let the organization provide the meals and gift cards to client families as they best saw fit.

"A few years into my Thanksgiving dinners, Kitty heard about it and wanted to join in," Susan said. "She has consistently supported the effort for all these years. We just love knowing that someone is getting a good meal at the holidays!"

Both Susan and Kitty got involved with



Susan Jones (left) drops off this year's collected donations from clients

KITH/Attain through volunteering on service projects at our housing properties.

"I first got involved in the KITH days in the mid-90's when we did a yard clean up project at Petter Court," Kitty said. "My husband was already working in real estate with Windermere, I joined in later."

Susan's introduction was also through Windermere's Day of Service.

"I believe we did painting and landscaping at several of Attain's housing properties," Susan said. "I just really loved the people I was introduced to and it was a time in my life that I was looking for a cause to support. Ultimately, I joined the board for a few years."

Together, they've been able to raise about \$5,000 each year to donate to the Attain Housing Holiday Program.



Kitty Ballard

Ballard said most of her clients are really happy to find out how Attain Housing helps families in transitioning from homelessness to stable, permanent housing.

"They are happy to help by sending a check," Kitty said. "It's an easy way to help others and lots of folks have been getting my letters for years and are ready to send a check every year."

We at Attain Housing are honored to have such loyal and strong supporters in Susan and Kitty and we truly appreciate their advocacy for Attain Housing over the years.





## Sarah and Johnny - One Day at a Time

When Johnny, Sarah, and their three kids lost their housing in Bellevue, they ended up living in and out of motels in South King County. For the several months they were displaced, Johnny still drove his kids to their schools back in the Bellevue school district so they wouldn't fall behind. Johnny had worked for years as a free-lance landscaper, but had continual trouble finding steady work.

After getting connected with Attain Housing and moving into one of our properties, Johnny began to try to grow his own landscaping business, with help from Sarah, as well. Now with the kids living near their schools again, that freed up Sarah and Johnny to devote more time and energy to making connections with more clients for landscaping work and even helping Attain Housing maintain the yards and exteriors at several properties.

Johnny and Sarah's family is just one of more than 40 families Attain Housing houses and supports each year. These are families who yearn for economic independence and want to

provide for themselves and for their children. These goals can seem impossible when you don't have a safe and stable home to call your own or you're constantly struggling to feed and clothe your family.

Moving into stable housing hasn't been without its struggles, though. Keeping the landscaping business afloat in the colder months has proven to be a challenge, which was compounded by Johnny's truck breaking down recently. But, Sarah and Johnny are only 7 months into our housing program and these big life changes and achieving goals take time.

Our case managers work diligently to provide options and resources for our families to help them find their path to stability, and we're there for them every step of the way. It's why we have a success rate of over 90% for families exiting our program into permanent housing. Sarah and Johnny are working hard to overcome the trauma of homelessness and make their way back to permanent housing, one day at a time.



# Still Going Strong!

Our Stable Home program is changing in 2020, but it won't be slowing down



Arts & Craft time!

Some behind the scenes action from our client family video, created for our luncheon. Watch it on [AttainHousing.org](https://attainhousing.org)!

Stable Home, our rental assistance program, grew tremendously in 2019 in terms of households served. We are extremely proud that we never had to shut off services for any amount of time and it's all because of our donors and advocates who rose to the challenge of keeping the program going.

As of the end of November, 190 households have received Stable Home funds and we project to finish the year well over 225. That will be over a 120% increase in households served compared to 2018.

Why the dramatic increase? There are several factors, but the main one is that the need for these kinds of services on the Eastside just continue to increase. Other agencies that offer rental assistance will often designate a set amount each month and once they exceed that, they can no longer offer services.

We are so grateful to those who have gone to bat for this program. Many of our supporters in the Eastside faith community have made special donations to Stable Home when informed of the program's growth.

We just recently found out that King County Councilmember Claudia Balducci and her staff advocated for us to be included in the newest supplemental budget and we will be receiving \$25,500 before year-end so we can continue to prevent folks from losing their homes.

We're fortunate to be able to meet these needs in our community, but even with the increase in financial support, it has strained our resources. This is why we are changing our Stable Home policy slightly in 2020 to be more in line with our mission of serving families.

Effective January 1, 2020, the Stable Home program will focus on serving families with minor dependents only. We realize this decision will mean we no longer serve certain applicants. To this end, we are communicating with our partner organizations to inform potential applicants and identify resources to fill this gap.

Despite these changes and challenges, we have no plans of slowing down in 2020 and we hope you'll continue to join us in our efforts to keep people warm and safe in their homes.



125 State Street South  
Kirkland, WA 98033  
(425) 576-9531  
[AttainHousing.org](http://AttainHousing.org)