



# Impact Report 2020



# A letter from our leadership

In an unprecedented year, Attain Housing adapted to pandemic life, improved processes, and never lost sight of our mission to serve homeless families

2020 is a year that we all can agree we don't want to repeat. On February 29, we learned about the COVID-19 wreaking havoc on Life Care of Kirkland, directly next door to our largest apartment complex, and a week later we shut the doors of our office and began working remotely. The risks to our employees were too great as several of our tenants tested positive for the virus in those first weeks. None of us want to relive the early days of the pandemic when normal didn't exist, the key word was "pivot," and everyone was trying to figure out how to move forward when we were all paralyzed. A year ago at this time, we would not have imagined that 2020 would actually turn out to be a dynamic and important year for Attain Housing.

Attain remained laser-focused on our mission of ensuring vulnerable families on the Eastside keep a roof over their heads, and those transitioning from homelessness have case managers to walk alongside them on the journey to permanent housing. In 2020 they needed us more than ever.

The past year required so much from all of us. Giving grace to each other became a habit as we adapted, innovated and at times, simply got through another day. When we asked for help, you and so many in this community rallied. Companies partnered with caterers to make and help us deliver take-out food for our transitional housing families. Foundations, congregations, individuals and companies came together to help cover all of the rental debt for our clients who had lost their jobs, or childcare, and saw their incomes plummet. At the end of 2020, all of our clients went into 2021 with no rental debt, which is quite the feat given what is happening for many. We maintained close contact with our clients through weekly video chats instead of in-person meetings, and by the end of the year, eagerly looked forward to offering mental health services as a result of a generous grant from Premera.

All of us had our world upended, yet we also see each other with new eyes. We understand the truth of the signs that appeared in so many neighbors' windows, reminding us, "We're all in this together."

Through it all, we've stayed safe. Families transitioning from homelessness remained in our housing longer than our usual two-year stay and were able to maintain stability as a result. By partnering with King County and the Cities of Bellevue and Kirkland to distribute CARES Act rental assistance, we were able to assist hundreds more Eastside households and pay off up to six months of rental debt for some.

It has been a difficult year, but one where we've seen personal and professional growth. As our staff and Board continue our journey understanding the racial inequities in our system and adapting Attain processes as we go, we feel that we have come out of 2020 a stronger organization. We embrace a new year with hope and excitement, and look forward to expanding our programs, inviting new and diverse partners to the table, and continuing to provide excellent service to the families for which we feel responsible. Thank you!



*Samantha St. John,  
President*



*Kathy Fleming, Executive  
Director*



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# Donor Spotlight

## Holy Spirit Lutheran Church - Kirkland, WA

Among our many partners, Holy Spirit Lutheran Church has one of the deepest histories with Attain Housing/KITH. The relationship goes back nearly three decades and the church's leadership and congregation continue to be passionate supporters of Attain's work with homeless families.



For over 20 years, HSLC has hosted Attain's Community Supper program (currently on hold due to the pandemic). Every Tuesday night for all these years, rotating volunteer groups serve a free hot meal, which is open to the whole community. HSLC opened their commercial kitchen and Fellowship Room to us, providing volunteers from the church to demonstrate to groups how to use the stoves, dishwashers, and other appliances.

In recent years, the church's Social Justice committee has become the driving force in coordinating fundraising efforts from within the congregation. One member of the Social Justice committee, Pete Schnebele, passed away in December 2020. The church wanted to honor Pete's legacy and charity work with the church, so they organized a fundraising drive for folks to make gifts to Attain Housing in memory of Pete. As of May 2021, the fund had raised over \$16,000 to help support struggling Eastside families.

"Pete was truly one of the most compassionate people I have ever known," Pastor Katy McCallum Sachse said. "He did not see homelessness and housing as 'issues,' he just saw people."

Jack Staudt, member of HSLC's Social Justice Committee, says the church's focus on compassion is what drives parishioners to serve those in need in the community. Jack recalls a time when Pete went above and beyond to help out folks who were a part of the Camp Unity tent encampment while HSLC hosted them on their property.

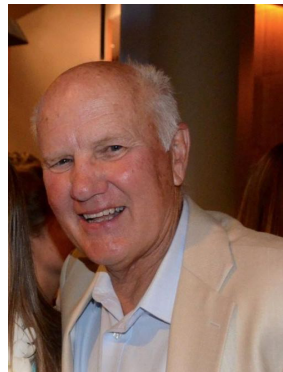
"On cold nights, we opened the church to bring people from their tents inside and he volunteered to sleep on the floor with them," Jack said. "If there was a need, Pete would step in to address it."

Throughout the COVID-19 pandemic, Holy Spirit's support of



*Pastor Katy McCallum Sachse*

Attain Housing has never wavered and many congregation members have taken on other volunteer projects such as property clean-up and landscaping at Attain's transitional housing properties. Chris Koll, who has led a team of church members in serving meals at Community Supper for many years, wanted to stay involved and has recruited friends to help out with property clean-up projects. We look forward to finding more ways to engage the congregation in our work.



*Pete Schnebele*

Darlene Jones found Attain Housing through her involvement at HSLC. She was helping a refugee family find housing, and came across Attain while researching Eastside housing options.

"I was so impressed with the organization that I initially joined as a volunteer, and then was hired to help process the increasing volume of applicants for the Stable Home program," Darlene said.

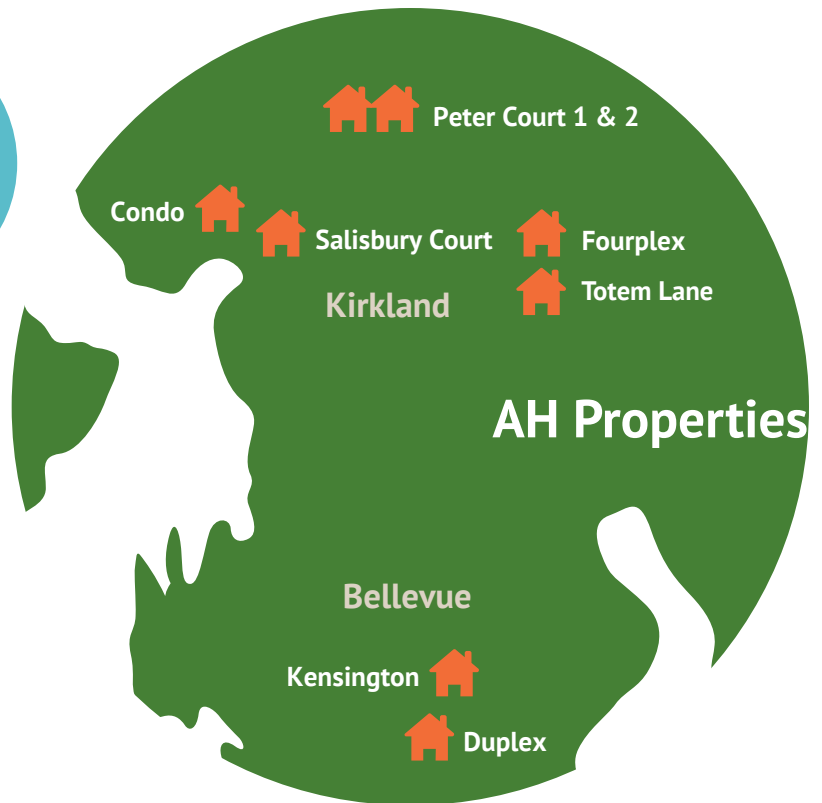
Darlene plays a huge role in guiding families through the intake process for our Stable Home rental assistance program, assuring they can receive vital funds in a timely matter to help them avoid eviction and maintain housing stability in the future.

We at Attain Housing are so grateful for the decades of the partnership and support we've received from Holy Spirit Lutheran Church and their entire congregation. Without incredible community partners like them, we simply wouldn't be as effective in preventing families from becoming homeless or in assisting families in their road to housing stability.



# Impact By the Numbers

**37**  
Apartment  
Homes



## Transitional Housing

**88%**

of qualified families obtained  
permanent housing after exiting

**93%**

average increase in client's income after  
exiting

Our housing program served

**42**

Families

**89**

Children

## Stable Home & King County Eviction Prevention Rental Assistance Program

**92%**

who received helped retained  
permanent housing after 3 months

**474**

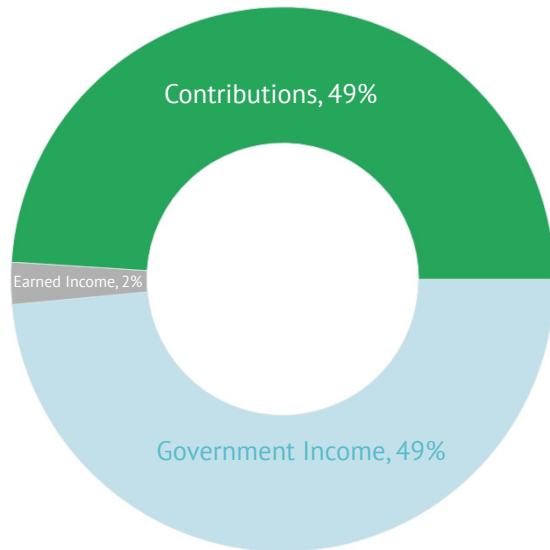
Children helped by Stable Home & KC  
EPRAP funds

**282**

Households received  
rental assistance

# 2020 Reviewed Financials

## Total Revenue (\$1.93 million)



Government Income: \$936,743

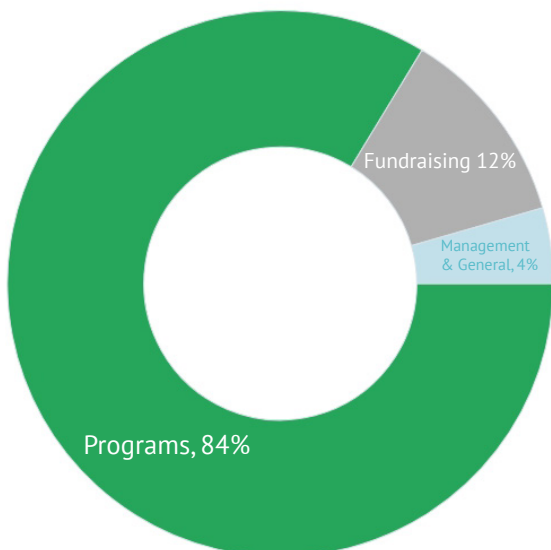
- KCHA Section 8: \$284,258
- Rental Assistance Grants from Cities: \$97,640
- King County Eviction Prevention Rental Assistance Program (EPRAP): \$554,845

Earned Income: \$48,045

Contributions: \$945,770

- Individual Donors: \$179,982
- Grants & Foundations: \$238,442
- Premera Mental Health Grant: \$100,000
- Churches & Community Organizations: \$50,834
- Businesses: \$38,182
- Events: \$338,330

## Total Expenses (\$1.69 million)

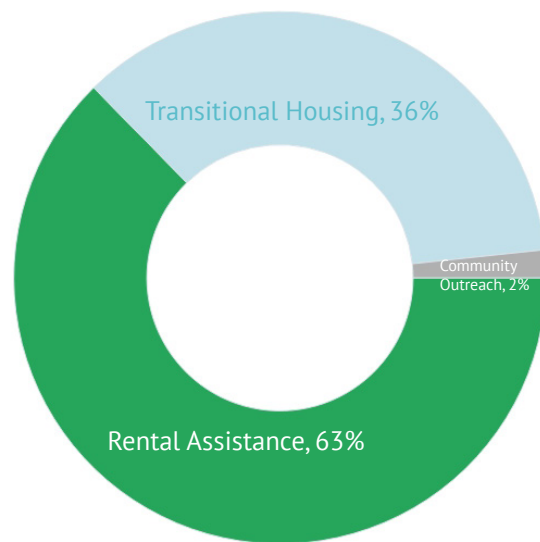


Management & General: \$75,755

Fundraising: \$200,973

Programs: \$1,419,843

## Program Expenses (\$1.4 million)



Transitional Housing: \$506,243

Community Outreach: \$23,850

Rental Assistance: \$889,750

(KC EPRAP \$554,845 + Stable Home \$334,905)

# Many thanks to our donors

## Companies & Organizations

BECU - Totem Lake Branch  
CBRE  
Catherine Holmes Wilkins Charitable Foundation  
City Of Bellevue  
City of Kirkland  
City of Redmond  
Crosby Wealth Advisors  
Design Laboratory, Inc.  
Eastside Baby Corner  
Eastside Community Aid  
Glaser Foundation  
Hellam Varon & Co. Inc. P.S.  
Higher Leaf  
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Horizons Foundation  
India Association of Western Washington  
Kirkland Community Fitness  
Kirkland Kiwanis Club  
Liberty Mutual Foundation  
The Mary See Foundation  
Merit Homes  
Muckleshoot Indian Tribe  
Murray Franklyn Companies  
The Norcliffe Foundation  
Overlake Medical Center & Clinics  
Premera Blue Cross  
Puget Sound Energy Foundation  
Safeco Insurance Fund  
Symetra  
TechPower Solutions  
Thurston Charitable Foundation  
Virginia Mason  
Windermere Foundation  
Windermere Real Estate - Central Kirkland

## Congregations

Holy Family Parish  
Holy Spirit Lutheran Church  
Inglewood Presbyterian Church  
Kirkland Interfaith Network

Northlake Unitarian Universalist Church  
Overlake Park Presbyterian Church  
Rose Hill Presbyterian Church  
St. Louise Parish

## Individuals

### \$20,000+

Don & Susan Adams  
Terry & Jane Petter

### \$10,000-\$19,999

Rodney Cornwall  
Ken & Linda Davidson  
Oris & Sylvia Dunham  
David Thompson & Judy Jesiolowski

### \$5,000-\$9,999

Neil Bretvick  
Janelle & Peter Durham  
Kathy Fleming & William Johnston  
Randi Hedin & Andy Gardner  
Walt & Kathy Krueger  
Zac Lysen  
Jack Martin  
Terry & Gay Schulze

### \$1,000 - \$4,999

Anonymous  
Robert & Gail Auslander  
Kitty Ballard & Friends  
Tony Castillo  
Clifford Chirls  
Kate Conant  
Steven Conrad  
Kimberly & Mike Convertino  
Dean & Jen Dardzinski  
Matt & Jill Deasy  
Kristen & Paul Edelhertz  
Craig Fisher  
Barriann & Ray Gram  
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