

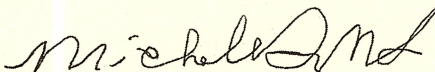
## MESSAGE FROM THE PRESIDENT:

Homes First! is entering its ninth year as a nonprofit housing organization. We are very excited about the changes that time has brought. We have grown from an all volunteer board with no staff and no units of housing, to an all volunteer board with two part time staff and 24 units of housing. With this change, Homes First! has been able to concentrate more fully on creating new affordable housing.

The growth of Homes First! can be attributed to a number of things. We are fortunate to have a dedicated and committed volunteer board who continue to give of their time and actively participate in the organization's day to day activities. We are also fortunate to have a hard-working and compassionate staff who give their time and energy to Homes First! in an amazing variety of ways.

But most importantly, we are fortunate to have the support of a wide spectrum of the community. Individuals, churches, area businesses, service groups and locally-based banks serve as community partners to help Homes First! meet the housing needs of Thurston County.

A special thank you goes to all of those who contribute their time, talent and resources to our efforts. As you look over our accomplishments of the past year, keep in mind that it is the community support of many that made it possible.

  
Michelle D. Morlan  
Board President

## THE YEAR IN REVIEW:

In 1998, Homes First! expanded the number of affordable rental houses we provide, formed a new partnership with a service provider, and increased our staff hours slightly to accommodate our growing work load. In addition, Homes First! took a look at our mission and reaffirmed our commitment to providing scattered site affordable housing in existing neighborhoods.



*Members of the Board and Staff*

## LACEY AFFORDABLE HOUSING PROJECT, PHASE II:

The Lacey Affordable Housing Project, Phase II moved ahead dramatically in 1998. After an extended search we were able to locate and purchase the last of three houses to be renovated as part of this project. Working with service providers for the 12 adults with developmental disabilities to be served, we created a plan for renovations and modifications to the houses, including wheelchair accessibility improvements

*See Year in Review (Continued)*

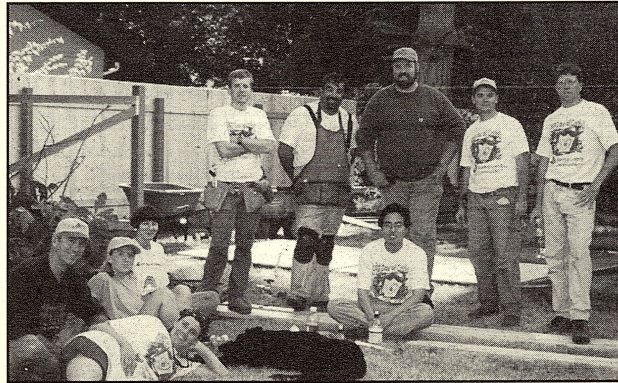


## Year in Review (Continued)

such as ramps and roll-in showers. With the help of the Housing Authority of Thurston County, a bid process was conducted, contractors were selected, and work began. By year's end, two of the three houses were complete and occupied.

Renovations to the third house are scheduled to be completed in 1999.

Major assistance for this project came from the Federal Home Loan Bank, Olympia Federal Savings, the City of Lacey, HUD and the Washington State Dept. of Community, Trade and Economic Development. Thanks also goes to Abbey Realty and to Homes First!'s many dedicated local volunteers and supporters, for their time and financial assistance.



*ESRI volunteers at a work-party*

## FUTURE PROJECTS

In 1999, Homes First! will be planning and fundraising for one or more future projects. One project being considered is construction of neighborhood housing on our West Olympia lot. Both townhouse and single-family construction types are being considered. Building from scratch would be a new experience for Homes First! and if successful, could lead to additional projects later.

Homes First! is also working with Oxford House Inc. to locate a large single-family

## Future Projects (Continued)

home that could be used as shared housing to serve women in recovery from drug and alcohol dependency. Oxford House is nationally renowned for helping individuals in recovery create clean and sober shared housing by pitching in to rent a large

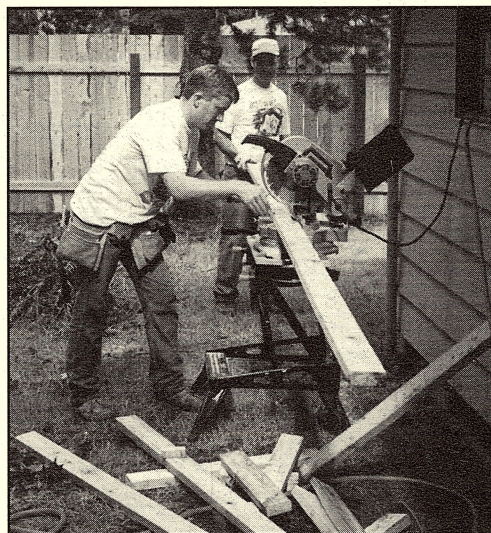
house. Oxford House has an outstanding 82% long-term sobriety success rate in Washington state.

Oxford Houses are organized into men's and women's houses. Women (who tend to have lower

incomes) often have a more difficult time finding an appropriate house that they can afford to rent. After purchasing one women's Oxford house several years ago, Homes First! hopes to be able to help again by purchasing another house in 1999.

## VOLUNTEER HIGHLIGHTS

In 1998 Homes First! sponsored a number of volunteer work parties. These events help cut maintenance costs, which keeps rents



*Building a fence at one of our houses*

affordable and also improves the quality of life of our tenants. Two memorable events this year included painting the exterior of one of our houses, undertaken by the Olympia Host Lions Club, and construction of a backyard fence by locally based employees of the Environmental Systems Research Institute. Thanks to everyone who gave their time and effort to assist Homes First! in the past year!





# FINANCIAL STATEMENT

for the year ending December 31, 1998

## Statement of Activities

### Income

Rent Collected	\$ 114,443
Development Fees	25,995
Donations	32,172
Grants	6,008
Contributed Services	6,583
Interest Earned	<u>2,313</u>
	\$ <u>187,514</u>

### Expenses

#### *Program Services*

Property Management	\$ 42,862
Repairs & Maintenance	15,369
Prop. Taxes, Utilities & Insurance	40,219
Interest on Loans	15,294
Depreciation	34,011
Miscellaneous	<u>585</u>
	\$ <u>148,340</u>

#### *Supporting Services*

General Management	\$ 13,376
Office Support	6,747
Audit	<u>1,085</u>
	\$ <u>21,208</u>

*Operating Reserves* \$ 17,015

Excess of Income over Expenses \$ 951

## Balance Sheet

### Assets

Cash & Cash Equivalents	\$ 63,444
Cash Reserves	32,102
Approved Loans & Grants Receivable	77,868
Homes - Net Depreciated (\$ 126,105)	1,984,697
Equipment & Furniture	<u>5,525</u>
	\$ <u><u>2,163,636</u></u>

### Liabilities & Net Assets

Current Liabilities	\$ 4,347
Long Term Liabilities	<u>2,121,298</u>
Total Liabilities	<u>2,125,645</u>

#### Net Assets - Operating

Reserves	\$ 53,970
Net Income	<u>(15,979)</u>
Total Net Assets	<u>37,991</u>
	\$ <u><u>2,163,636</u></u>

### 1998 BOARD OF DIRECTORS

Michelle Morlan, *President*  
 Maureen Hill, *Vice President*  
 Billie Heath, *Secretary*  
 Rene J. Herrera, *Treasurer*

Karen Bert  
 Bill Crabtree  
 Larry Eickstaedt  
 Don Foran  
 Russell Fox  
 Karen McSwain  
 Arvilla Moore  
 Randy Shaw  
 Ed Stanley

### 1998 STAFF

Todd Davison, *Project Manager*  
 Mary Ann Swain, *Executive Director*



# Our Valued Supporters Help Make the Work of Homes First! Possible:

## INDIVIDUAL CONTRIBUTORS

Dean & Cathy Anderson  
Carol Baque  
Lois Bergerson  
Tim & Nora Burke  
Edward Capestrany  
Gema Casanas  
Jim & Betty Clemen  
Thad & Jo Thornton Curtz  
Patricia & Gayer Dominich  
Robert & Michelle Doran  
Susan A Dubuisson  
Allen & Susan Fiksdal  
Susan & Donald Finkel  
Don & Maggie Foran  
Cathy French  
Kathleen Gookin  
Jon Halverson  
Jan Hanson  
Virginia Hays  
Mimi Heinrick  
Rene & Marita Herrera  
Maureen & Patrick Hill  
Joseph & Yolanda Hiss

Jackie & M.J. Huetter  
Robert & Betty Hutt  
Jane Jervis & Norman  
Chonacky  
Frances & Rip Johnson  
Donald & Lillian Kemp  
Eric Larson  
Becky Liebman  
Tom & Barbara Malone  
Clarice McCartan  
Karen Hanson Munro  
Peter & Claudia Murray  
Oscar & Barbara Soule  
Karen Steele  
Rick Stence  
Phil & Dorothy Tenkhoff  
Robert & Jeanne Marie  
Thomas  
Evelia Romano Thuesen  
Gene & Eliana Vosberg  
Robert & Alene Whitener  
Valerie & Bob Whitener

## CHURCHES AND ORGANIZATIONS

Abbey Realty  
Clees Miles CPA Group  
Common Ground  
Environ. Systems Research Inst.  
Fullers, Mega Food  
Housing Auth. of Thurston Co.  
Kokua  
M.J. Accounting Services  
Olympia Host Lions Club  
Oxford House Inc.  
Prime Locations  
Sacred Heart Catholic Church  
Safeplace  
South Sound Options Unlimited  
SPEECH  
St. Michael Catholic Church  
Stormans, Inc: Ralphs &  
Bayview Thriftways  
The Evergreen State College  
United Way of Thurston Co.  
Wa State Combined Fund Drive  
Wright Enterprises

## FINANCIAL INSTITUTIONS

Anchor Savings Bank  
Centennial Bank  
Continental Savings Bank  
Heritage Bank  
Olympia Federal Savings

## SPECIAL GRANTS

Campaign for Human  
Development  
City of Olympia  
Housing Authority of  
Thurston County  
Human Services Review  
Council  
Olympia Federal Savings  
Washington Community  
Development Loan Fund  
Washington State Dept of  
Community, Trade &  
Economic Development



### **HOMES FIRST!**

P.O. Box 4421; Tumwater, WA 98501  
(360) 236-0920 phone  
(360) 236-0824 fax

Wa State Employees Combined Fund Drive # 556000

NON-PROFIT  
US POSTAGE  
PAID  
OLYMPIA, WA  
PERMIT NO. 376