



HOMES FIRST!



PROVIDING AFFORDABLE HOUSING
IN THURSTON COUNTY

1994 ANNUAL REPORT

Seven houses added to the affordable housing pool

A Message From the President

Thanks to a partnership of support from state and local governments, local banks and businesses, a hard-working board of Directors and a growing number of volunteers, Homes First! had another successful year in 1994.

We managed to purchase and renovate seven houses—one more than proposed—through our Neighborhood Revitalization Project!

These units, as well as our previously acquired houses, are rented at rates affordable to families earning about \$15,000 a year, or 50% of median income in the county. We have also purchased and are remodeling a wheel chair accessible house for four or five developmentally disabled residents.

Organizationally, we took several big steps in 1994.

We hired a full-time staff person to assist us with acquisition, renovation and management of our projects. Board members and other supporters are still donating hundreds of hours, but it's nice to have office support.

TESC students, church groups, state workers, volunteers from financial institutions and others enthusiastically joined in on several work parties to help renovate and maintain our houses. THANKS to all who have supported us, through contributions and work.

A Brief History of Homes First

April 12th will be the fifth anniversary of the signing of the Homes First! Articles of Incorporation by Founding Mothers Keturah Brown,

Helen Hodgson and Billie Heath. In very late 1989, eleven people from our community got together to work on the formation of the non-profit housing corporation which is today Homes First!

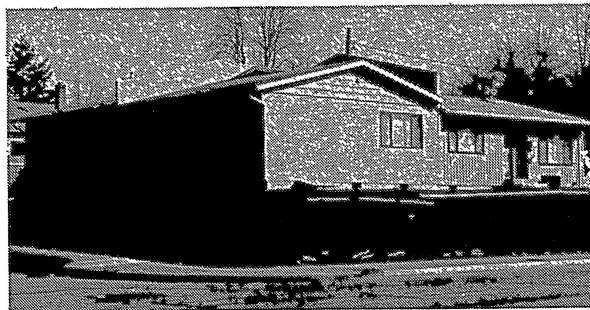
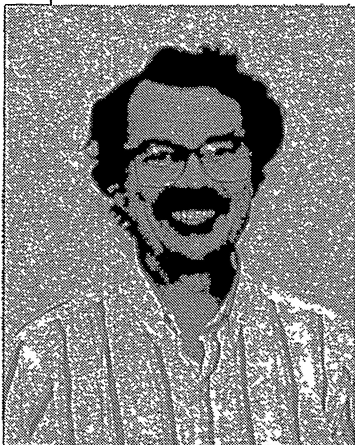
The minutes of the early meetings simply referred to "the non-profit housing corporation." Members rejected early suggestions for names such as U-Haul Housing and Homes R Us. Eventually they settled on our current name. The corporation was formed and took on its first project simultaneously and thus was born out of both crisis and opportunity.

Three construction projects in our community resulted in the loss of housing stock that was serving the needs of households with low incomes. Within a few months of each other, housing was being torn down for a new fire station, highway expansion and a parking lot for an office building.

The opportunity to save five units of housing

created the immediate impetus for the formation of the corporation and the planning and implementation of the first project.

The two large homes and the triplex which currently house five households were the result of our efforts to preserve apartments



Growth comes out of crisis and opportunity

and homes which otherwise would have been lost to the bulldozer.

Some of the original members have moved on to other activities, but the corporation continues with an active Board. We are committed to the goals of the corporation primarily "to provide for the development, ownership and/or management of affordable housing for low and very low income people in Thurston County."

The Need for Housing Grows

The need still exists more than ever. The affordability gap between what families with lower incomes can afford and the market rent continues to grow. According to the *Profile*, September 1994, published by the Thurston Regional Planning Council, 60% of renters 65 or older and over 40% of

other renters pay more than 30% of their income for housing.

The vast majority of new households assisted by the Housing

Authority in the

past year either paid in excess of 50% of their income for housing costs, or were doubled up with family or friends in overcrowded quarters.

About Our Tenants

Our houses served single parent families, the special needs population, disabled individuals and the working poor. Over half the people

living in our rentals had been homeless or doubled up with another family prior to finding affordable housing through us.

Homes First! provided housing to eleven households for a total of 39 individual in 1994. Of the 39 individuals, 16 were adults and 23 were children.

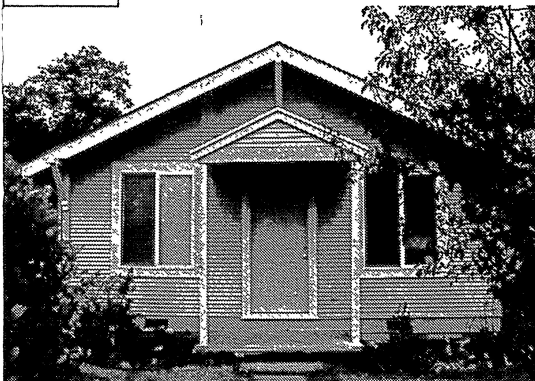
Our Future Plans

In 1995, Homes First! will be working to create more units of affordable housing.

Thanks to frugal use of funds, Homes First! was

able to purchase an additional house, for a total of seven, with grant money received as part of our Neighborhood Revitalization Project. This three bedroom house will be renovated and rented in 1995.

As Homes First! grows, we become more diverse in how we serve our community. In 1995 we will create an affordable, wheelchair-accessible house for adults with developmental disabilities. This population has a great need for affordable housing.



Volunteers: **the backbone of our organization.**

Homes First! received grants from the Washington State Department of Community, Trade and Economic Development and from First Interstate Bank for this project.

In 1994, Homes First! located a house with an attached accessory apartment unit for the project. The house will be purchased, renovated for wheelchair accessibility, and rented in 1995.

In addition to these projects, Homes First! will be fundraising and grant writing in 1995 in order to provide more affordable housing. As the cost of single family homes continues to rise, Homes First! will be moving toward the purchase of small apartment unit clusters as a way to create more housing per dollar spent.

As always, we will rely on the involvement of tenants and volunteers in our work and will be looking for ways to stretch our funds to help more households find a safe, decent, affordable home.

Homes First! Volunteers

We rely on volunteer efforts to restore the appearance of our properties during restoration. Volunteers are also the heart of our daily operation, accomplishing a variety of tasks from transporting donated appliances to our houses, serving on sub-committees, and writing grants. Our Board of Directors is comprised solely of volunteers.

During 1994, members of our Board of Directors, neighbors, tenants, college students, bank employees and church groups were among those who gave their time to help Homes First!

There were a wide variety of volunteer efforts at our home sites last year. At an abandoned home purchased by Homes First!, a work party helped mow and rake a lawn that was as tall as one child in attendance. The

house has been beautifully restored and the lawn is now cared for with pride by the tenants.

At another work party, students from The Evergreen State College spruced up overgrown landscaping, planted bulbs, and painted a play shed.

Over the course of the year, enthusiastic church youth groups as well as hardworking employees from Continental Mortgage spent many hours tackling weeds, horsetails and assorted brambles to spruce up several of our property sites.

We are truly grateful for the support we receive from volunteers in our community as we continue to work toward providing additional affordable housing.

To enhance recruitment, training and support of volunteers, the Board has established a Volunteer Committee. Call the office at 664-3438 for more information.



Financial Statement for Period Ending December 31, 1994

STATEMENT OF INCOME

INCOME	
Rent Collected	\$ 32,069.75
Fundraising Donations	12,827.73
Department of Community, Trade and Economic Development	
Project Administration	10,331.70
Interest Earned	<u>740.61</u>
	<u>\$ 55,969.79</u>
RENTAL EXPENSES	
Interest on Loan	\$ 6,777.93
Property Taxes	7,441.92
Maintenance	8,989.01
Insurance	3,359.13
Utilities	2,378.51
Operating Reserves	3,272.05
Depreciation	6,553.26
Management Fee	<u>1,155.90</u>
	<u>\$ 39,927.71</u>
ADMINISTRATIVE EXPENSES	
Wages - Project Staff	\$ 26,400.00
Payroll Taxes and Benefits	3,946.27
Office Rent, Phone, Postage	1,387.56
Office Supplies and Printing	1,227.57
Consulting and Legal Fees	<u>398.20</u>
	<u>\$33,359.60</u>
Net Income (Deficit)	<u>\$(17,317.52)</u>

BALANCE SHEET

ASSETS	
Cash	\$ 21,620.19
Receivables	1,234.40
Homes - Net Depreciated	<u>819,138.90</u>
	<u>\$841,993.49</u>
LIABILITIES	
Reserve Funds	\$ 6,550.50
Long Term Debt	<u>820,203.11</u>
	<u>\$ 826,735.61</u>
CAPITAL	
Opening Net Worth	\$ 18,164.83
Adjusting Prior Years	4,392.57
Donated Property	10,000.00
Period Deficit	<u>(17,317.52)</u>
	<u>\$ 15,239.88</u>

NOTE:
Donated time by
Board and Community:
\$45,844.

Our thanks to all who contributed to the effort to provide affordable housing in our community. We gratefully acknowledge the generous donations made to Homes First! in 1994 from the following individuals, businesses and organizations:

Anchor Savings Bank, Campaine for Human Development, Centennial Bank, Entertainment Publications, First Interstate Bank, Haggen Top Food, Mega Food, Olympia Federal Savings, Prime Locations, State Employees Combined Fund, Stormans Inc, United Ways, U.S. Bank, West One Bank, Washington Mutual Savings Bank, Lutheran Church of Good Shepherd, St. Michael's

Catholic Church, Dean and Cathy Anderson, Jim Albert and Cece Clynch, Lois M. Bergerson, Kathleen Bauknight, Edward J. Capestany, Bill Crabtree, Steve and Lourdes Collins, Gema Casanas, Allen and Susan Fiksdal, Marita C. Herrera, Carlos & Pepi Herrera, Billie Heath, Jan Hansen, Maureen Hill, Hiss Family, M.J. and Jackie Huetter, Eric and Patricia Larson, Becky Liebman, Bernardine Main, Diane G. Myhr, Lynn McCarron, Vicky and Louis A. Roser, Griselda and Bob Perretz-Rosales, Rick Stence, Mary Ann Swain, James Stroh, In memory of Bev Sommer, Bob and Jean Marie Thomas, Pat and Marilyn La Viollette, Gene and Eliana Vosberg, Sidney White and Pat Matherny, Valerie and Bob Whitener.