



HOMES FIRST!

First Annual Report 1990-91

BOARD OF DIRECTORS

Keturah Brown, President 9/90-9/91	Maureen Hill
Lois Barge, Secretary	Helen Hodgson
Kathleen Bauknight, Vice President 9/90-9/91	James Longley
Jose Gomez, Vice President 10/91-3/92	Marti Mc Carthy
Billie Heath, President 10/91- present	Evelyn Montague
Rene Herrera Fiscal Officer	Kim Rothermel
M.J. Heutter, Treasurer	Ed Stanley

Message from the President

The housing crisis in Thurston County is worsening because of the widening affordability gap for lower income households. Homes First! set out on a small scale to preserve housing units for this population. During its first twenty months of operation, our group has preserved and upgraded five units of housing as rentals at below-market rates. We thank those community folks who have helped us on this project and extend a welcome to others to join our efforts. Our all-volunteer Board, with no paid staff, depends on the community to make these projects a reality. Donations and volunteer labors are two of the keys to our success. What we cannot do alone, we can accomplish together with our neighbors and our community.

Statement of Purpose

Homes First! was formed in April, 1990 to develop, own and manage affordable housing for low-and very-low income people in Thurston County and to encourage and utilize the widest public and private participation and resources in working toward this goal.

Background

Homes First! grew out of the Housing Task Force which serves in an advisory and networking capacity to the Housing Authority of Thurston County. Through a joint effort, the Task Force, the Housing Authority, Zonta, Bread and Roses and numerous community groups and individuals successfully moved and rehabilitated a donated duplex in 1987-88 on land owned by Bread and Roses. This facility is now run as a shelter for women and families. Members of the Task Force joined with others interested in developing affordable housing to create a not-for-profit housing development corporation. Homes First! is the result of that effort.

Organizational Capacity

The all-volunteer Board combines over seven decades of housing development and low income housing management experience. Individual members have previous experience in the development of affordable housing, including a HUD 202 project, managed single family and multi-family housing, developed housing related budgets, managed federal low income rental assistance programs and provided technical assistance to non-profit housing groups. The Board also has two accountants serving in the capacities of fiscal officer and Treasurer, with a separation of duties to comply with auditing requirements.

Day-to-day management of the units has been provided under contract with Dean Questi, of Prime Locations. These services have been provided without charge.

Permanent Affordable Rental Housing Program

As a new corporation, Homes First! faced the challenge of proving itself with its first project. The organization secured five units of housing in Olympia which were slated for the bulldozer to prepare the way for a fire station, a parking lot and a road widening. With a partner from the private sector and rehabilitation supervision by the Housing Authority, Homes First! successfully purchased land, secured financing and rehabilitated the structures to provide five units of below-market rental housing for five households beginning in February, 1991. Throughout the year, as additional donations came in and volunteers were available, the units, which consist of two one bedroom, one each of two, four and five bedrooms, were given coats of paint and landscaping.

Households Served

During 1991, the units housed six households, with turnover in one unit. The tenants included two handicapped heads of household, two large families and three single parent households. These six households consisted of twenty-one individuals. Prior to becoming tenants of Homes First!, all the families were either in shelters or were doubled up with other families.

Transitional Housing Program

In May, 1991, Homes First! entered into a lease-purchase option agreement on a foreclosed property with the U.S. Department of Housing and Urban Development. For one dollar per year, Homes First! can provide housing for a formerly homeless family for up to a two years per family.

Household Served

During 1991, the unit was leased to a seven person household. The family pays thirty percent of their income for rent to cover the operational costs of the unit. Case Management services were provided to the family by a First Steps Agency.

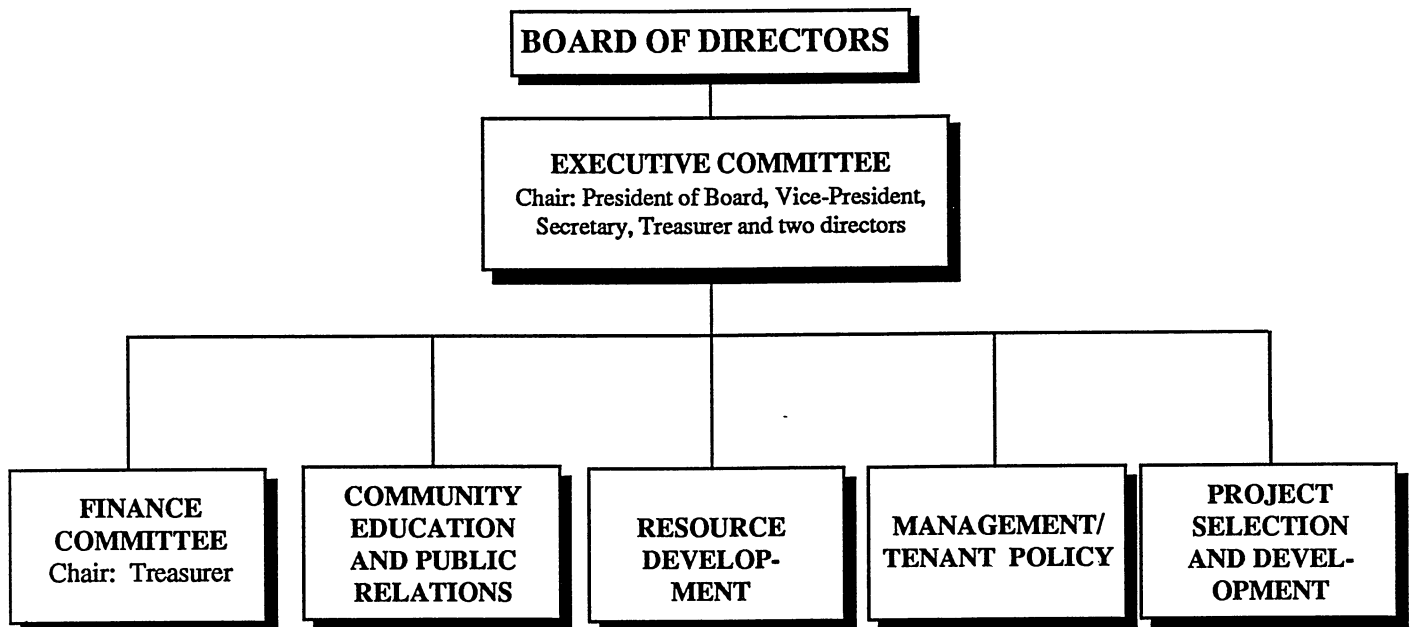
Other Accomplishments

- In April, 1991, Homes First! incorporated in Washington State as a not-for-profit corporation;
- In September, 1991 Homes First! received its designation as an IRS 501(c)(3) entity;
- In May, 1991 a report was completed by two interns, Kelly Janes and Mary Ann Swain entitled "Affordable Housing: A Report to the Board of Homes First!"

Homes First!
P.O. Box 4421
Tumwater, WA 98501



Organization Chart



FINANCIAL REPORT FOR 1991

For the twelve month period ending December 31, 1991

Income

Rent	\$19,094.00
Cash donations	1,490.00
Interest Income	483.78
Sale of Buttons	16.00
Total Income	\$21,083.78

Rental Expenses

Interest Expense	4,362.75
Advertising	28.63
Water, Sewer, Trash	2,115.07
WA Natural Gas	9.01
Electricity	8.03
Maintenance	2,107.57
General Operating Costs	146.33
Insurance	1,805.64
Property Taxes	855.68
Rental Operating Reserve	797.95
To Designated Funds	2,314.40
Depreciation	4,222.02

Administrative Expenses

State Licenses	5.00
Office Supplies	233.72
Telephone	12.21
Application Fees	85.00
Dues & Subscriptions	40.00

Total Rental & Administrative Expenses 19,149.01

Net Income (Loss) for period \$ 1,934.77

Donated Time

Board Members and the Community \$26,390.00

WORK GROUPS FOR SPECIFIC PROJECTS

Roles of Board Members

The organization did not have a paid staff during this period and consequently the Board members provided all the functions of the organization including the following:

1. Establishment and maintenance of legal corporate existence of the organization, e.g., Annual Report and changes in Articles to be filed with the Secretary of State.
2. Establishment of general policies for the organization, including those for standing committees, work groups, etc.
3. Oversight of the fiscal management of the organization.
4. Planning for the organization, including future housing projects.
5. Evaluation of the Board and project operations.
6. Community education and public relations.
7. Development of funding for the organization.