



Imagine Housing
building eastside communities

The Blueprint
December 2017

Give the Gift of Community for the Holidays

We love sharing inspiring news of warmth and cheers with you: Thanksgiving week, more than 20 volunteers and donors teamed up with Imagine Housing's supportive services team to serve Thanksgiving community meals to nearly 200 families, seniors, and veterans. For many residents, this is their primary Thanksgiving celebration. Donations included homemade turkeys with all the trimmings, pies, cookies and other treats. Volunteers, staff and residents alike helped put the dinners together followed by good times and laughter. What warmth and joy we shared together! Thank you to everyone who helped in every way!



We will be hosting holiday meals in mid-December and ask once again for your generosity in donating food and volunteer time to make these events special.

Find more details and sign up [here](#) if you are interested in helping and to receive more details. We appreciate all you do!

From the Executive Director: Tax Reform and the Low-Income Housing Tax Credit

Amid all the news about the recently passed House and Senate tax reform bills, you may not be aware of the provision in the House proposal that would mean the potential decimation of our country's primary source of investment capital to develop affordable housing. For the past 30 years, the Low-Income Housing Tax Credit (LIHTC) program has harnessed billions of dollars of private investment annually to produce affordable housing in every state in the nation and has enjoyed broad bipartisan support. Nearly every new project we build relies on this program which the House bill promises to gut by dismantling the Private Activity Bonds that largely fund it. Crippling the program would devastate the affordable housing industry and also have a terribly negative effect on the construction, architecture, design and banking industries.

However, the brunt of the impact will be felt by people in need. Nationally, affordable housing production would be reduced by 80,000 to 90,000 apartments every year. Hundreds of affordable housing units that are planned to start construction in East King County in 2018 will be halted immediately, resulting in more homelessness and less opportunity for low- and moderate-income people to succeed. Displacement is real and damaging to our families and children. Our neighborhoods and church parking lots see more and more tents and RVs, each one filled with human beings in need of a home.

Right now, as the two chambers of Congress meet to reconcile their bills, a federally supported investment tool that helps create tens of thousands of homes is threatened.

You can read more about the proposed House bill and its potential impact at [The Seattle Times](#) and the [Housing Development Consortium](#), as well as comparison to the Senate version recently passed out of committee at [National Real Estate Investor](#) and [American Banker](#).

2018 Imagine Gala & Auction



Save the date! The 25th Annual *Imagine* Gala & Auction, on Saturday, March 24, 2018, is a night of fun, food, and celebration of our work together to create affordable apartment homes in our community. Proceeds from the event ensure that we continue to provide hope, support, and stability to more than 1,400 families, seniors, and veterans each year.

Together, we imagine a day when all everyone on the Eastside has a place to call home.

Visit our website to [register](#), and join us in making this event a great success by [sponsoring](#) or by [donating an item](#) for the auction.

Groundbreaking News!

Do you drive north on Bellevue Way to get to Kirkland or the 520 Bridge? If you do, keep your eye out for a new exciting project just as you pass the QFC. On December 12th Imagine Housing will break ground on our next apartment community, 30Bellevue at St. Luke's Lutheran Church in Bellevue. We are so grateful to our partners at St. Luke's for their warmth and generosity in this project, which will create 63 new apartment homes for families in a thriving neighborhood close to transit, shopping and schools.

We look forward to celebrating the creation of more affordable homes with our project partners, funders, elected officials, and community supporters.

Resident Success Story: Michell



When Michell was a young, single mother, she never dreamed that she would someday be homeless. She was living on her own, had a good job, a nice place to live, and was able to provide a life for her young son. Then she was laid off. She was scared but had prepared herself financially for something like this and went right out and found another job. The layoff had set her back but sheer will drove her forward and put her back on her feet.

Then the second layoff came and finding a job became much harder. Without a job, she was unable to renew her lease and she became homeless. She knew she had to do something drastic and she sent her son to live with family so that he would have a roof over his head, but it broke her heart. She stayed at a local shelter

for 7 months and they connected her to Imagine Housing and her new affordable home. "So many people are one paycheck away from being homeless and I'm going to fight to never be homeless again", says Michell.

Today, she is grateful for a place to call home. "When I moved into Velocity it was a dream come true. I love my apartment and we have a great community here."

Partner Spotlight: Jessica Allen and Slalom

Jessica Allen

Case Management Software Consultant

Slalom Philanthropy Fellow Program



Describe what you do at Imagine Housing: I am helping Imagine Housing to select a case-management software solution that will help simplify and streamline case management and reporting processes. Imagine Housing's Resident Support Specialists currently use Excel spreadsheets to track their case notes, referrals, and services provided to their residents. This highly-manual, time intensive approach is not sustainable as Imagine Housing prepares double its number of affordable apartment units over the next 5 years.

How did you first get involved with Imagine Housing?: I work with Slalom, a purpose-driven consulting firm that helps customers solve complex business problems and build for the future. One of the things I love most about Slalom

is our commitment to giving back to our local communities. Our Philanthropy Fellow program is one of those ways we give back. We place a consultant within a nonprofit for a 3-month pro-bono engagement. It allows our consultants to use their skills and knowledge for good, and it gives our nonprofit partners the expertise required to solve their biggest operational challenges. Slalom's Philanthropy Fellow program is how I first got involved with Imagine Housing.

What does your work with/on behalf of residents mean to you?: Once the software is implemented, Resident Support Specialists will have more time to focus on what is really important – helping build a sense of community, listening to the needs and desires of their residents, and connecting them resources that will help them grow and remain in stable housing. Additionally, Imagine Housing will finally have access to data that will enable them to better understand the population being served, provide the services that are most in demand, and build programs and partnerships based on the needs of the residents.

One fun fact about you/One thing you enjoy outside of work: My grandmother taught my sister and me to speak Esperanto when we were 7 & 9 respectively. I now only remember one sentence! I enjoy playing golf and hiking with my husband and friends.