INSIDE: MEET ALBANA

Albana has lived at Andrew’s Heights her whole life, and is giving back in the Imagine Housing community (Pg. 3)
As we reflect on 2017, we continue to be inspired by your support for our mission to develop affordable housing, build welcoming communities, and foster vibrant futures. You are responding to the housing and homelessness crisis in our region by stepping up to help create affordable homes in our Eastside communities and offer safety and stability to our neighbors in need.

We have the opportunity and ability to support our community even more in the future. Our plan, called Imagine 1000, is to provide 1,000 affordable apartment homes to more than 2,400 people by 2022. At the beginning of 2017, our portfolio had a total 485 apartments that were home to nearly 1,200 people. This ambitious goal of 1,000 affordable homes will double our impact in our Eastside communities in just 5 years!

You are the reason we know we can make this ambitious goal a reality. The completion of our most recent community, Athene, in December 2017 created 91 new affordable apartments for seniors and demonstrates the powerful impact your support has in our community. Our relationship with the congregation at St. Luke’s Lutheran Church in Bellevue is already helping create 63 new affordable apartments for families at Bellevue, which will open in spring 2019. Through your volunteerism, advocacy, and contributions you help us make hope a reality.

In this report you will have the chance to meet Albana, a resident and volunteer at Imagine Housing, and learn about her life and future goals. You’ll also get a glimpse into the hopeful community being built by the new residents at Athene.

They represent the more than 1,200 people of all backgrounds who, thanks to your support, have affordable homes in which to thrive and create community, whether they are raising a family or regaining their health. Thank you for joining us in 2017 and making a difference for people in need.

We look forward to sharing more milestones with you as we continue to build an Eastside for all.

With gratitude,

Garrett Guiler
Chairman of the Board

Villette T. Nolon
President & CEO
Your support provided homes for **1,314 Individuals in 2017**

- 14 Communities
- 576 Apartments
- 498 Children
- 195 Seniors

**145** HOUSEHOLDS WERE FORMERLY HOMELESS

**108** REPORTED A DISABILITY IN THE HOUSEHOLD

**74** ARE VETERANS

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$**20,365**

Median Income

$**543**

Median Rent Paid
Meet Albana

Age: 18  
Community: Andrew’s Heights  
Hobbies: Reading, literature, stories, art, Netflix  
Dream Job: Human Rights Lawyer  
Favorite thing about growing up in an IH apartment: The close-knit and extremely diverse community

Albana’s parents moved into their Imagine Housing apartment 18 years ago, refugees from the Yugoslavian conflict. They have raised 4 children in their home and Albana says they have become a “cornerstone” of the Andrew’s Heights community. Albana loved growing up at Andrew’s Heights.

There were lots of other kids her age, from all different cultures, backgrounds, and religions, who became her best friends. This shaped Albana’s values and understanding of what it means to be a community. While there are fewer kids now than there used to be, she says that the community is still strong and neighbors help each other out. “My friends at school don’t know their neighbors, they don’t even know their names,” she says. “My neighbors talk to me and my family, even though [my parents] have limited English, and I really value that.”

Now, Albana rides her longboard to her high school just down the road, and is thankful for the excellent education she’s been able to access in the Bellevue School District. “Andrew’s Heights allows us to not only have affordable housing, but be in a school district that offers so much for students. I go to a really great school, and so did all of my siblings.” She’ll be graduating in June and plans to go to Bellevue College and then transfer to a 4-year university, where she’d like to study law and English.

Albana is not only a resident, but a stellar volunteer as well. She offers about 40 hours of her time each month to give back to her community, and supports her neighbors at Andrew’s Heights and Andrew’s Glen. “Volunteering and community service enriches your general experience in life and you get to make a difference...It makes me feel like I’m actually doing something that helps people. When people are living in affordable housing, I don’t want them to worry about anything other than spending time with their families and building relationships with other residents.”

“I imagine Housing is a great place. I got to volunteer here, I got to have a space where I feel at home after school. When school stresses me out, I could always come here and talk to [Andrew’s Glen Case Manager] Azana and help people out here and it would clear my mind.”

“What I’ve seen for my family and in my community is that affordable housing takes people out of toxic environments; it allows them to focus on feeding their families, and on their emotional health, which is super important; it can take people out of dangerous situations; and it offers a chance.

When somebody feels like they don’t even have an opportunity to expand their family or chase after the job they want because they don’t have housing, that breaks my heart.

And the more of it that exists, the better everyone will be.” She also has seen the toll that stress about housing can take on a person. “When you take away the worry that is attached to trying to afford a home, then people can actually start living their lives.”
Imagine 1000

We see the crisis-level increases in homelessness and housing instability in our community that stem from the shortage of affordable housing. We are responding with a commitment to provide more homes, serve more people, and create a stronger and more connected community.

Imagine 1000 is our vision for a responsive, welcoming community in which people of all incomes have affordable choices when it comes to finding a stable, happy, and healthy home.

We have a strategic goal to grow our portfolio to 1,000 apartments by the end of 2022. In 5 years, we will approximately double the number of homes we currently offer, and will have the capacity to serve 2,400 people in Imagine Housing apartment homes.

30Bellevue

In December 2017, we broke ground on our next community. 30Bellevue will provide 63 homes for families and individuals, at least half of whom are currently experiencing homelessness. We will welcome a broad range of residents, including families with children, households with a disabled family member, and people with developmental disabilities. We anticipate the community opening in Spring 2019.

Esterra Park – Block 6B

We are excited about the opportunity we have to develop our largest project yet in the growing Esterra Park community. Along with a market-rate partner, we will be developing 260 apartments for a mix of incomes ranging from extremely low-income to market rate. The development will include an on-site YMCA early childhood development center for children up to 5 years old. Esterra Park is walking distance from a current Bus Rapid Transit Center and a future Light Rail station and within 1/2 mile from Microsoft Global Headquarters. We anticipate construction to start in early 2019.
We were so excited to open Athene in December to new residents eager to begin the next stage of their lives. Speaking to the residents, we heard such diverse stories and backgrounds, but a common desire for community, friendship, and security.

Some residents needed their own home after staying with family members, or needed a healthy home after renting the only apartments they could afford on their Social Security payments, often in unhealthy conditions or far removed from their social ties.

At Athene, residents have found everything they hoped for, and more: a new, sustainably-designed building, affordable rent, independence, and beautiful community, inside and out.

While the residents have come together to support each other and enjoy a variety of community events, the surrounding community has offered love, support, and resources. Residents were welcomed with move-in gifts including bags of basic needs supplies, grocery store gift cards, and even hand-made quilts for residents who were just recently homeless. We are blown away by the incredible welcome that the Kirkland community has shown to Athene.

“I am thankful for all of the caring staff here at Athene. Thankful for the residents I have met here. It’s wonderful being with these people.”

“There is no place like home – for real! After a long time of fear and panic, I am finally learning how to relax. Thanks to everyone who helped make that possible.”

91 affordable apartments for seniors • 97 residents, age 62 and older
20 units reserved for seniors exiting homelessness • Opened: December, 2017
Financials

2017 Total Revenue
$5,337,887 Excluding Capital Donation

2017 Total Expenses
$5,185,154

Supplemental Assets:
Donation of Commercial Real Estate $11,140,000
Proceeds from Impact Investment Fund $40,000

Rental Income and Tenant Charges $2,283,225
Contributions $1,158,444
Development Fees $1,189,398
Management Fees $228,652
Capital Grants and Contributions $33,094
Interest and Other Income $16,074

Asset Management (Program) $3,278,870
Fund Development (Overhead) $520,948
Supportive Services (Program) $486,793
Housing Development (Program) $454,289
Administration (Overhead) $444,254

Your generous support provided essential supportive services that help our residents find stability and self-sufficiency.

3,186 hours of case management to guide residents as they set goals for their future
5,173 referrals to other services and basic needs supplies
572 events to foster a sense of community
Thank you to our generous partners!

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Imagine Housing develops affordable housing, builds welcoming communities and fosters vibrant futures.

VISION
Our vision is an Eastside with interconnected and welcoming communities where all people can live, learn, work and play.

“To Imagine Housing’s donors, I want you to know that you have touched many lives and have given us hope.”
– A resident from Andrew’s Glen