



IMAGE COURTESY OF ALEX MILLER



WASHINGTON LOW INCOME
Housing Alliance

2013-2014 GRATITUDE REPORT

Dear Friend,

I hope you enjoy our 2013-2014 Gratitude Report. In the following pages we reflect on the progress we made together over the last year to ensure that everyone has the opportunity to live in a safe, healthy, affordable home.

If you contacted a lawmaker, made a contribution, or volunteered your time, you helped make that progress possible. Thank you!

We know the next year will be challenging, both in the state Legislature and in Congress. And we know that, like in the past, you'll be there with us fighting to end homelessness and ensure a home for everyone in Washington. You can count on the Housing Alliance to bring you up to date information, let you know how and when to speak up, and make sure you have the tools you need to advocate effectively.

We've made progress in challenging times before and with your support, we will do it again.

Thank you for being part of the Housing Alliance community!

A handwritten signature in black ink, featuring a large, stylized 'R' followed by a long, horizontal flourish.

Rachael Myers
EXECUTIVE DIRECTOR

Our Growing Influence

On the evening of February 27, the thud of a gavel made shockwaves throughout the housing and homeless community and beyond. With this single action a committee chair had effectively killed bipartisan-supported ESHB 2368. This bill was a Washington Low Income Housing Alliance 2014 legislative priority. It would have kept in place a modest \$40 document recording fee to help fund effective homeless services across the state. The Housing Alliance communications and policy teams went into nonstop emergency mode to ensure this made its way into the newspapers and emails across Washington.



THE OLYMPIAN

“No good would come from a cut to state’s funds for the homeless.”

by The Olympian Editorial Board, March 11, 2014.

It started off as a few last paragraphs in the next day’s morning edition of Seattle-based political blog Publicola. It soon spread like wildfire throughout blogs and both mainstream and alternative news sources across the state. The coverage wasn’t just restricted to the political pages. Sen. Steve Hobbs (44th LD-Lake Stevens), penned an op-ed to the Seattle Times titled “State about to drain money to help homeless.” This was followed the next day by the Seattle Times Opinion Department joining Sen. Hobbs with their own op-ed titled, “The homeless are victims of legislative malpractice.” And the volley of outrage and support didn’t stop there. Next Senator Jeannie Darneille (27th LD-Tacoma) published an op-ed of outcry in the Tacoma News Tribune, followed by another op-ed from Rep. David Sawyer (29th LD-Tacoma) and Sen. Don Benton (17th LD-Vancouver) in the Olympian. Soon more op-eds followed from the Bellingham Herald to the Columbian.

In two weeks, we saw over 70 total media hits from all over Washington about the “legislative malpractice” that killed the Document Recording Fee bill. The media clamor combined with our coordinated efforts to maintain and amplify the advocacy for this bill resulted in a legislative win. Both houses passed an alternate version of the bill that preserved the housing and homeless surcharge until 2019. This meant successful services across Washington could continue to transition people off the streets into shelter and stability.

THE COLUMBIAN

“In Our View:
Compassionate
Compromise.”

by The Columbian
Editorial Board, March
18, 2014.

Invest in Affordable Homes

Building affordable homes can be challenging in communities across Washington. The private, for-profit housing market builds market-rate developments with rent levels that are out of reach for lower income families & individuals. That's why Washington State has a central role in ensuring safe, healthy, affordable housing. Our state can even the field by funding these homes.

Local governments and housing & service organizations can use these state investments to build & preserve housing across Washington. Historically the state has made these investments through the Housing Trust Fund (a critical component of the capital budget) to build & preserve affordable homes that provide long-term safety & stability to our lowest income neighbors. **A new capital budget allocation of \$200 million will serve roughly 30,000 households over the next 40 years.**

Protect Washington's Lifeline for Disabled & Elderly Adults.

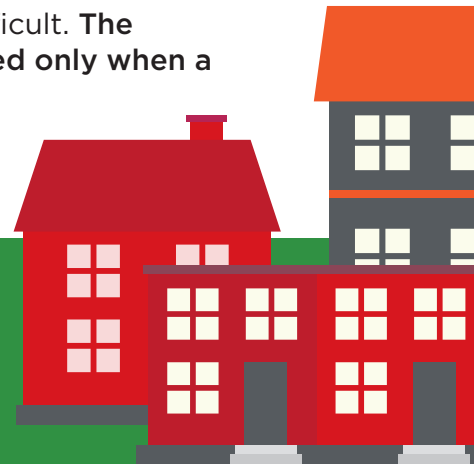
The state's Housing and Essential Needs (HEN) program ensures that people with temporary mental illnesses or temporary physical disabilities can meet their basic needs & access a stable home when facing extreme economic hardship. The state's Aged, Blind & Disabled (ABD) Program helps extremely low-income adults with permanent mental illnesses or physical disabilities by providing \$197/month while they apply to the federal Supplemental Security Income (SSI) program. **These crucial lifeline programs should be maintained at current funding levels.**

Make Tenant Screening Reports fair and affordable for all renters.

The high cost of tenant screening reports, especially when tenants have to pay over and over, is a significant barrier to housing and renter mobility. Different companies produce tenant screening reports with virtually the same information. Despite this, with every single application prospective tenants submit, they must pay for a brand new report each time. Costly duplicate reports are not only unfair, but they can be a significant economic barrier for low-income renters in accessing a stable home in a thriving community. **Fair and efficient tenant screening reports will help more renters have the opportunity to secure housing.**

Ensure that evictions are reported only when a tenant was found guilty.

Tenant screening companies report all eviction lawsuits as equal, even lawsuits that have been settled to the landlord's satisfaction or when the tenant has won in court. Eviction court has many different outcomes. The tenant could have been wrongfully named, the tenant could have been a victim of their landlord's foreclosure, or the tenant could have won. But, none of this really matters because tenant reports list all eviction lawsuits as equal. No matter the outcome, tenants have a mark on their record. This mark will make accessing a rental home in the future much more difficult. **The Truth in Evictions Reporting Act would require that evictions are reported only when a tenant was found guilty.**



Protect Tenants from Discrimination based on their Source of Income

In the search for a home, many individuals & families face outright or unintentional discrimination by landlords who are unwilling to rent to Housing Choice (Section 8) voucher holders, to seniors relying on social security income, to veterans using housing subsidies, & to people with disabilities who receive other legal sources of income, including government & nonprofit subsidies.

Already, several municipalities in Washington & many states have adopted laws prohibiting housing discrimination based on source of income. These protections are crucial to maximizing a family's ability to secure a safe & healthy home when paying with a housing subsidy or other legal sources of income other than those from current employment. **Legislation is needed to prevent landlords from denying tenancy based solely on the grounds of the tenant relying on a subsidy to pay all or a portion of their rent.**

Help End Chronic Homelessness by Creating a Medicaid Supportive Housing Services Benefit

Prior to the Affordable Care Act, many homeless adults, were not eligible for Medicaid or had barriers to applying. Now nearly all homeless persons are eligible for Medicaid. A Medicaid Supportive Housing Services Benefit would allow certain housing providers to bill Medicaid for supportive services provided to eligible residents. This would allow more chronically homeless people to access these services, would improve the integration of behavioral & health services, & would help individuals with severe & chronic health conditions stay off the street & in a healthy home.

We're working to ensure Medicaid can pay for the tenancy support services for tenants who have come out of, or who are at risk of, chronic homelessness.

Enact Revenue, Avoid Cuts and Re-Invest in the Safety Net.

We cannot achieve our vision of ensuring that everyone in Washington has a safe, healthy, affordable home without also addressing Washington's deeply flawed tax system. Our current system will keep producing worsening budget shortfalls, threatening our state's long-term economy and wellbeing. It is also deeply unfair, and is considered the most regressive tax system in the nation. **Washington residents value caring for our most vulnerable, & our budget priorities should reflect that. Washington should enact a variety of revenue generating policies that fund safety net programs and advance equity in our state.**



Through an extensive decision-making process, the Housing Alliance Public Policy Committee (PPC) helps determine our state legislative agenda that the board of directors adopts. The PPC is comprised of Housing Alliance members from across the state who together have a depth of affordable housing, homelessness and policy experience representing the spectrum of Washington's affordable housing and homelessness stakeholders.



IMAGE COURTESY OF ALEX MILLER

Board Advocacy

We created the Board Advocacy Project because nonprofit board members are an enormous untapped resource who can - and must - play a pivotal role in the movement to end homelessness.

We know the solutions to homelessness and housing instability; what's missing is the public will to implement these solutions. Creating that will requires leadership, and the 5,000 to 10,000 board members of Washington State housing and homelessness nonprofits are community leaders critical to building the movement we need.

UNDERSTAND YOUR COMMUNITY

Barbara Morgan, Board Member, YWCA of Seattle | King | Snohomish

"I had the opportunity to tour some of our sites with elected officials earlier this year, and it was an eye-opener for us all. As a board member, I've long advocated for the YWCA's mission. But hearing from the staff what they face every day, seeing the services being delivered first-hand...it's an experience I highly recommend for other board members. You'll come away with an even greater understanding of the need in our community and how your advocacy efforts can make a difference."



STAND UP FOR YOUR MISSION

Justice Bobbe Bridge, Board Member, YouthCare

"Being a good board member means more than just focusing internally on accountability, finance, or other issues inside our organizations. The truth is that some of our most important work happens outside of the board room, where it's our job to be ambassadors and champions of the missions we serve. I advocate because, to me, being a good board member means standing up for the best public policy and funding choices possible for YouthCare's mission and the youth we serve."



BE PRESENT (EVEN WHEN IT'S EARLY IN THE AM)

Geoff Baker, Board Member, Generating Hope

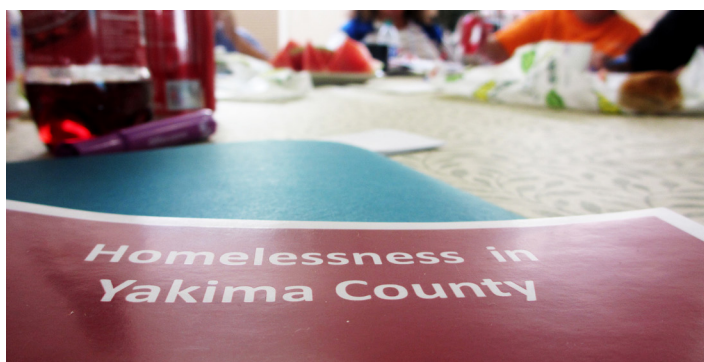
"Throughout the Yakima region, we understand not only the importance of on-going communication with legislators but the vital impact of representation in the Housing and Homelessness Advocacy Day each year.

Each year, the Yakima-Kittitas region is well represented, traveling many miles early in the morning to be present. It is rewarding. We network. We get insights. And our numbers illustrate visibly our concern to many at all levels of government in Olympia. But most importantly, our own legislators see and hear us. That is the greatest benefit of this particular advocacy event: we communicate information which may not otherwise be known to legislators - who need to hear those facts in the deliberation and legislative process."



Emerging Advocates Program

The fall of 2013 saw our first-ever Emerging Advocates Program, a curriculum that supports people who have experienced homelessness or housing instability in advocating for positive policy change.



Last fall, we had fourteen passionate program participants graduate from our first class.

This year, 24 advocates participated in not only two summer programs, but also a short fall session in Yakima!

We make sure EAP graduates are connected with opportunities to put their newfound advocacy skills to work after they've completed the program. From traveling to Olympia to testify on one of our policy bills, to sharing their story with local media, we help them use their personal experiences to advance positive policy change.



"The Emerging Advocates Program has helped me have a voice, and stand up for what I care about, which is having more homes for people!"

LISA SAWYER

Here is a short sampling of what advocates from both last year and this year have already been up to since graduation:

- Alicia met with her state senator over coffee.
- Dawnell recorded her experience of homelessness with StoryCorps.
- Mindy arranged a meeting with her representative on her way down to Olympia.
- Julia pulled her legislator off the House floor to try to change her mind about a bill.
- Nick M. and Susan were named Real Change Vendors of the Year.
- Robin volunteered at a fundraiser for housing champions.
- Lisa ran into a legislator at a community event and knew what she wanted to say.
- Kirk was interviewed by a reporter.
- August visited Washington, D.C. to advocate on federal homelessness issues.
- Rebecca is speaking out on tenants' rights.
- Andrea uses social media to advocate for homelessness issues.
- Shelby was featured in a press conference and is working to help get a bill introduced.
- Nick R. is active with the Real Change Speakers' Bureau and Path with Art.
- Jamal met with the staffer for his state senator.
- Glenda is finding new ways to support her peers.
- Kim led a state senator on a tour of the only homeless shelter in her town.

2013-14 Member List

Adams County Integrated Health Care Services
All Saints Community Services
Association of Manufactured Home Ownership
Beacon Development Group
Bellwether Housing
Benton and Franklin Counties Department of Human Services
Blue Mountain Action Council*
Bremerton Housing Authority
Building Changes
Capital Recovery Center
Capitol Hill Housing
Catholic Charities Housing Services
Catholic Community Services of Western Washington
City of Seattle Office of Housing
City of Wenatchee
Clark County Community Services
Coastal Community Action Program
Columbia Basin Veteran's Coalition
Community Action Center*
Community Action of Skagit County
Community Frameworks
Community Psychiatric Clinic
Community Youth Services
Compass Housing Alliance
Council for the Homeless
Cowlitz County
CUE Services
Department of Commerce
Enterprise Community Partners
Environmental Works
Family Support Center
Foundation for Healthy Generations
Friends of Youth

Friends of Youth
Frontier Behavioral Health
Goodwill Industries of the Inland Northwest
Grays Harbor County Health Department
Habitat for Humanity of Seattle/King County
Habitat for Humanity of Washington State
Homes First!
HomeSight
Homestead Community Land Trust
Hopelink
Housing Authority Grant County*
Housing Authority of Thurston County
Housing Consortium of Everett and Snohomish County
Housing Development Consortium of Seattle - King County
Housing Hope
Housing Kitsap
Housing Resources Board
Imagine Housing
Impact Capital
Inland Empire Residential Resources
InterIm Community Development Association
Island County Human Services Department
Jubilee Women's Center
King County Committee to End Homelessness
King County Housing and Community Development Program
King County Housing Authority
Kitsap Community Resources
Kulshan Community Land Trust
Lewis County Public Health and Social Services
Longview Housing Authority
Low Income Housing Institute
Lower Columbia Community Action Council
Manufactured Housing Community Preservationists
Mason County Shelter
Mercy Housing
Multi-Service Center
NeighborWorks of Grays Harbor County
Next Step Housing
Office of Rural and Farmworker Housing
Okanogan Behavioral Healthcare



In March, advocates from all over Washington sounded a gong exactly 5,043 times to recognize the 5,043 individuals found sleeping outside at night across the state during the January 2013 point-in-time count. The event took place in front of the capitol dome and drew attention to homelessness & key homeless service funding legislation.

- Olympic Community Action Programs

OPAL Community Land Trust

Opportunity Council*

Parkview Services

Pierce County Community Connections, Homeless Program

Plymouth Housing Group

Puget Sound Advocates for Retirement Action - PSARA

REACH Community Development

Rebuilding Together South Sound

Rural Community Assistance Corporation

Rural Resources Community Action/Community Services*

Salvation Army Northwest Division

San Juan Community Home Trust

Seattle Housing Authority

Second Step Housing

Serenity House of Clallam County

Share Vancouver

Snohomish County YWCA

Solid Ground

Solutions4Community

Spokane Housing Ventures

Spokane Low Income Housing Consortium

Spokane Neighborhood Action Program (SNAP)

Synergy Construction
- Tacoma/Pierce County Affordable Housing Consortium

Tacoma/Pierce County Coalition to End Homelessness

Teen Feed

Tenants Union of Washington State

Triumph Treatment Services, Inc.

Umpqua Bank

University Congregational Housing Association

Upper Valley MEND

Vancouver Housing Authority

Vashon Household

Wahkiakum County Health and Human Services

Walla Walla County Department of Human Services

Washington Community Reinvestment Association

Washington Gorge Action Program*

Washington Homeownership Resource Center

Washington State Community Action Partnership

Washington State Housing Finance Commission

Whatcom County Health Department

Yakima County Department of Human Services

Yakima Federal Savings

YouthCare

YMCA Young Adult Services

YWCA of Seattle | King County | Snohomish County
- * PAYS COUNTY AND ORGANIZATIONAL DUES

Strategic Partners

We are grateful for the support and partnerships with organizations that share our vision of everyone in Washington having the opportunity to live in a safe, healthy, affordable home.

The Bill & Melinda Gates Foundation

The Campion Foundation

City of Seattle - Office of Housing

King County

National Low Income Housing Coalition

The Satterberg Foundation

Washington Community Reinvestment Association

The Washington State Department of Commerce

The Washington State Housing Finance Commission

2013 - 2014 SPONSORS

Affordable Housing Management Association of Washington
Affordable Rural Housing Council
Northwest Indian Housing Association
AptFinder.org
AmericanWest Bank
Association of Washington Housing Authorities
Bank of America
Banner Bank
BBCN Bank
Beacon Development Group
Blue Mountain Action Council
Building Changes
Campion Foundation
Capitol Hill Housing
Center for Innovation t3
Clark County Dept. of Community Services



IMAGE COURTESY OF KAPCHUR.US PHOTOGRAPHY

Committee to End Homelessness - King County
Cornerstone Strategies
Department of Commerce
Department of Community and Human Services - King County
Downtown Emergency Service Center
Equal Rights Washington
Guild Mortgage
Habitat for Humanity WA State
Homeless Network of Yakima County
Homestead Community Land Trust
Housing Development Consortium
JPMorgan Chase
Key Bank
Lewis County Public Health and Social Services
Low Income Housing Institute
Mercy Housing
Multi-Service Center
Olympia Federal Savings and Loan
Parkview Services
Pierce County Community Connections
Plymouth Housing Group
Schroeter Goldmark & Bender - Seattle
Schwabe, Williamson & Wyatt
Spokane Housing Ventures
SvR Design Company
Tacoma Pierce County Affordable Housing Consortium
The CoHo Team of Windermere Agents
Thurston County Housing Authority
Triumph Treatment Services
Umpqua Bank
Vancouver Housing Authority
Washington Community Reinvestment Association
Washington State Community Action Partnership
Washington State Housing Finance Commission
Yakima Federal Savings & Loan Association
Yakima Neighborhood Health Services

Our Donors

Donors from 7/1/13 to 6/30/14.

If we have failed to list your name or have listed it incorrectly, please accept our sincere apology and contact us at 206-442-9455.

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Graydon Andrus
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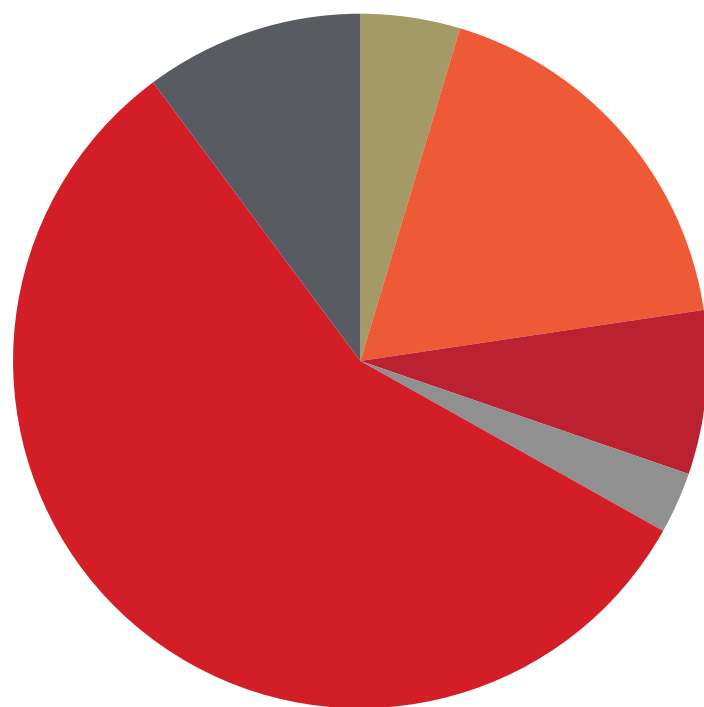
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Why invest in the Housing Alliance?

"I believe everyone should have a safe and healthy home, and I support the Housing Alliance as the strongest and most effective voice working to make this belief a reality."

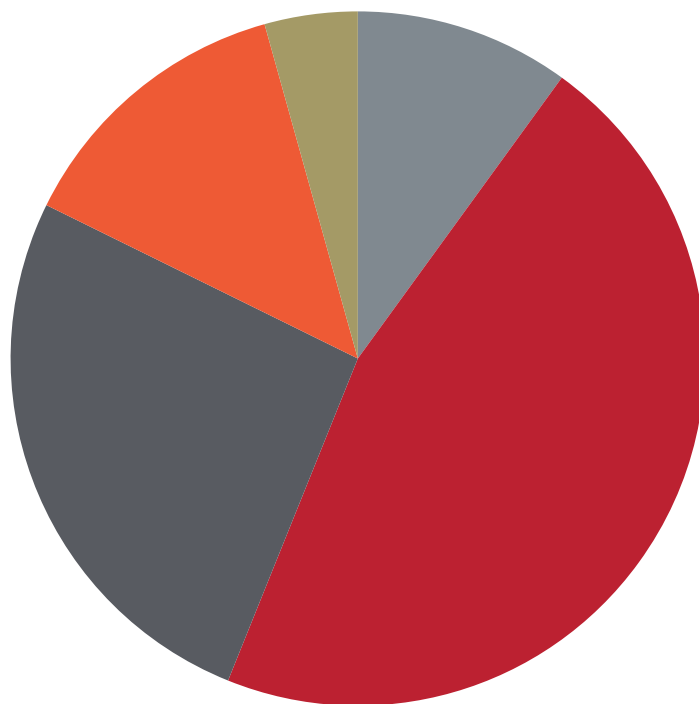
JOHN DAVIES, OPPORTUNITY COUNCIL



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For the fiscal year: July 1, 2013 through June 30, 2014.

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Andrea Marcos, Administrative Assistant

Kate McMullen, Director of Development

Benjamin Miksch, Affordable Housing Policy and Advocacy Specialist

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Margie Quinn, Social Justice Intern

Denise Rodriguez, Director of Operations

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