



PROGRESS REPORT to the KHAKI FOUNDATION
Covering 10/1/12 through 5/23/13

A New Affiliate

October, 2012 marked the merger of the Habitat for Humanity East King County affiliate and the Seattle/South King County affiliate. Our new organization, Habitat for Humanity Seattle-King County, will be a leader in providing affordable housing and safe and sustainable neighborhoods. We are now positioned to more effectively serve the housing needs of low-income families throughout the county.

For the last six months, the combined affiliate has been focusing on strategically aligning and integrating the two affiliates. At the end of April the Redmond office closed and the team moved to expanded space at the Renton office. This allows for better communication and collaboration between departments as we work together to expand Habitat's impact and broaden our support within the county.

Construction

While building new homes has been the model for which Habitat for Humanity is best known, we also perform critical home repairs on existing homes and renovate foreclosed or abandoned homes. Last year, 29 homes were built, repaired or remodeled as part of 8 separate construction projects in the cities of Seattle, Renton, Pacific, Issaquah, Kent, Redmond, Snoqualmie and Federal Way.

New construction continues on our two large jobsites of Rainier Vista in Seattle and La Fortuna in Renton. The townhomes in Renton are similar to Patterson Park, Redmond. There is a garage on the ground floor, living and kitchen areas on the first floor and bedrooms on the top floor. The first 6-unit townhouse building was dedicated last October and the second 5-plex will be completed later this month. Work on a tri-plex is now beginning and will be completed next year.

Completed homes at Rainier Vista, left, at Renton, right.



Our development in Rainier Vista, when completed in 2014, will be home for 23 families. The townhomes, located in this HOPE VI redeveloped community, are built on Martin Luther King Jr. Way South, giving residents direct access to both light rail and bus service. Four 4-plex buildings are completed and we are currently building a duplex. The final Habitat building in this neighborhood, a 5-plex, will be built next year.

Both the LaFortuna and the Rainier Vista developments are being built to higher levels of energy efficiency, meeting a 4 star Built Green standard, are NW Energy Star Certified, and one home at Rainier Vista also met the LEED Gold for Homes qualification. These standards ensure a healthy home that is less expensive for Habitat homeowners to heat and own.

Critical home repairs prevent low-income homeowners from being displaced and preserve King County's affordable housing stock. Fixing or replacing leaky roofs, rotting siding, or providing a new high efficiency furnace and insulated windows can lower heating bills, allowing low-income homeowners to stay in their homes. A new wheelchair ramp for a family with a handicapped member makes access to the home safe and brings greater freedom of movement. To date, four repairs have been completed in White Center with more in progress, and seven have been completed in the neighborhood surrounding the new homes in La Fortuna, Renton.

Renovations are taking place right now in the Westway neighborhood of Federal Way. For the past 7 years, Habitat SKC has been working to revitalize this distressed community. The 2007-2010 collaboration with the Build the Bridge Coalition, a partnership of other housing and human service agencies, faith based organizations, schools, governmental and civic entities, resulted in an improved Westway neighborhood with 36 repaired and renovated houses, gains in community pride and safety, and an effective partnership of stakeholders.

In 2011, Habitat SKC and the City of Federal Way (using Federal Neighborhood Stabilization Program funds) embarked on a partnership of acquisition and renovation of 14 foreclosed homes over 3 years to promote further neighborhood stabilization. To date, we have purchased 8 houses and completed 5 renovations.

The homes that were forty years old and suffering from neglect and inattention have been completely renovated and made better than new. They have been modernized with energy efficient furnaces, windows, appliances and plumbing systems, and increased insulation. With new siding, paint and landscaping, the homes are attractive improvement to the neighborhood.

A wheelchair ramp for a family in Renton



A home in Westway before renovation



The home after renovation

Resale homes are generally family success stories. They indicate that a family was able to move on to a new job or housing opportunity and have sold their Habitat home back to the affiliate where, after refurbishment, will be sold to another qualified family. Three homes in Snoqualmie Ridge and two homes in Patterson Park were resold this year with the families taking advantage of their accumulated mortgage equity to move forward.

The resale homes allow a second family to enjoy the benefits of homeownership and enable donor and volunteer contributions to serve more families. Our New Opportunities Fund is used to purchase the homes from Habitat homeowners and refurbish them before selling the homes to newly qualified families. Those families will also invest up to 500 hours of sweat equity on either their own home or at other Habitat worksites.

AmeriCorps

We are thrilled to have an expanded AmeriCorps program that now conforms better to our building calendar. Habitat SKC is now contracting directly with the Washington Commission for National and Community Service, and has received a three year grant for 15 members who will begin their service year in February of each year and end in December. This means that during the summer when we receive the largest number of volunteer requests to build with Habitat, our AmeriCorps members will be well trained, experienced, and ready to lead them. They, along with the 6 VISTA and AC members already recruited last fall, form a 21 member team that is assisting in Family Services, Marketing and Communications, and, of course, as Construction Volunteer Leads. Their service to the community through Habitat for Humanity is extremely valuable and allows us to engage and train more volunteers, which in turn, allows us to serve more families.

For the second year, Habitat SKC is one of five sites nationally to host an AmeriCorps Build-a-Thon. More than 120 AmeriCorps members from 11 states and 27 Habitat affiliates will gather in Seattle to participate in Habitat for Humanity International's annual AmeriCorps Build-a-Thon.



The 33 members serving at Habitat affiliates in King and Pierce counties will be joined by over 90 members from around the country and will be building at 4 sites in King County for a week where they will framing two new homes, setting the foundation forms for five more, putting the finishing touches on a five-plex, and participating in the White Center Community Clean-up Day. There was an article about one of our AmeriCorps members just posted on the HfHI website:

http://www.habitat.org/stories_multimedia/volunteer_stories/BAT13_ways_to_serve

Family Services

Combining the Family Services Program of the Seattle affiliate with that of East King County affiliate has created an enhanced family selection process that incorporates non-profit community housing partnerships. These organizations do an initial screening, directing those families who need help improving their credit scores to the applicable agency who can help them, directing those who may qualify for a different housing program to that relevant organization, and those who best fit the Habitat program to our family selection team. This way, more families get the help they need right away by being directed to the appropriate agency that can best serve those needs.

Accomplishments last year:

- 31 homebuyer families partnered with Habitat, investing sweat equity building or renovating their homes and participating in homebuyer education classes
- 15 families became proud new homeowners
- 6 families received critical repairs on their homes in Seattle and Renton
- Over 1,600 families interested in homeownership were referred to our partner agencies for pre-purchase counseling and assessment of financial readiness for homeownership.
- 69 homebuyer education classes were attended by Habitat families.

After 25 years, Habitat SKC has a less than 2% mortgage default rate; evidence that our Homeowner Education Program creates successful homeowners.

Community Engagement

Habitat SKC is mobilizing and training thousands of volunteers annually. We also solicit businesses to partner with Habitat to serve their community by donating in-kind building materials and labor. In 2012, volunteers contributed 57,075 hours, a value of \$1,243,664. Dozens of businesses donated in-kind services or materials worth a total of \$573,531.

Interfaith Communities

We are very grateful for our continued long time partnership with Together we Build who has been working with us for 12 years. This group of Muslims, Jews and Christians from almost 20 congregations have a terrific program that includes six days of building together (with delicious halal and kosher meals) a youth build project and an Interfaith Service. The build dates for 2013 are Sept 19, 20, 21, and 26, 27, 28 at the Renton site again.

We have also been working with another Interfaith group in Seattle. The focus of this group has been the House of the Immediate Future (HOIF) that was built as a demonstration house at the Seattle Center last year as part of the Next 50 celebrations. The house was deconstructed and is currently being rebuilt at its permanent site in the Rainier Valley. The symbolism of tearing down walls and building them back up has been the focus of interfaith dialogue during build day lunches.

Home Dedications

Being a larger organization that is serving more families means that there are a lot more home dedications now! Since the five Renton townhomes were dedicated last October, there has been one re-sale home dedication in Redmond, 2 dedications of new homes in Seattle and three dedications of renovated homes in Federal Way and Kent. It is amazing to see the transformation of both the houses and the families at these events.

The families that were working their full time jobs while also accomplishing their sweat equity hours are experiencing the end of a long, hard, but ultimately rewarding project. The result is a joyous celebration of a tremendous accomplishment and the delight of moving into their very own home.



Looking Forward

We deeply appreciate the support of the Khaki Family Foundation and thank you for your continued investment in Habitat for Humanity Seattle-King County.

Sincerely,

Mary Martin