LIHI was incorporated in 1991 as a nonprofit organization to provide innovative solutions to the housing crisis and to help end homelessness.

The Aloha Inn is purchased to move in homeless people taking shelter in a METRO bus barn near Seattle Center. Homeless activists and Operation Homestead occupy the vacant Arion Court to protest the loss of low-income housing downtown.

Aloha Inn is renovated and is a national model of self-managed housing for homeless people.

Arion Court is renovated and preserved. The Glen Hotel is purchased after the Tenants Union organized the residents around housing code violations.

May Valley Mobile Home Park is preserved for low-income seniors and families.

The Urban Rest Stop is funded at the Glen Hotel, but a lawsuit is filed to stop it. After a lengthy dispute, the City of Seattle agrees to fund LIHI to develop the Urban Rest Stop at a new location Julie Apartments.

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Key Dates

1991

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1992

1993

1994

1995

1996

“LIHI changes lives!”

From something as simple as providing a dignified place for homeless people to shower and do their laundry to construction projects that help low-income families buy their first home, LIHI is fulfilling its mission to be a catalyst for change.

I am so proud of the work they do and the results they produce. Here’s to the next 20 years!”

— Speaker Frank Chopp, WA State House of Representatives, LIHI Co-Founder (1991)

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Dear Friends of LIHI

Without a doubt, these are extraordinary times. The world is turned upside-down with wars, earthquakes, man-made disasters, and natural catastrophes. The housing and economic crises, loss of jobs, and housing foreclosures confront us here at home.

But not all is bleak! Progress is being made. With your help, LIHI strives to overcome the man-made disasters of homelessness and poverty in our community. Last year LIHI made an impact and changed the lives of 8,224 people for the better. 3,871 low-income families and individuals benefitted from living in LIHI affordable housing. 4,353 homeless people received hygiene services at the LIHI Urban Rest Stop giving them a path out of homelessness.

The One Night Count in Seattle and King County found 2,442 people sleeping on the streets this winter. If LIHI had not built 1,332 units for homeless people many more households would also be living on the streets.

Demonstrating our deep commitment to end homelessness, 72% of LIHI units house formerly homeless families and individuals. Over 1,700 of our residents receive supportive services including case management which increases their self-sufficiency. We house a diverse population of families, individuals, seniors and veterans.

As we celebrate LIHI’s 20th anniversary this year, we offer a tremendous thanks to our friends and donors who made it possible for us to change the lives of our tens of thousands of people who have no place to call home and who lack the basic necessities of a hot shower and clean clothes offered by the Urban Rest Stop.

We thank you as your gifts to LIHI sustain our housing, supportive services, and the Urban Rest Stop. I hope that, as supporters, you will share our pride in this Report to the Community and celebrate with us at the 20th Anniversary Banquet & Auction which will be held at the Hyatt Olive 8 on October 28th, 2011. Check us out at www.LIHI.org.

Warmly,

Sharon H. Lee
Executive Director

LIHI Awards

LIHI is a leader in developing attractive, award-winning housing and mixed-use projects. These awards span 20 years and demonstrate our commitment to innovative, quality housing and programs for low-income people.

Gold Nugget Awards – Best in the West
Green Housing Awards
Project of the Year Award
Award of Merit for Historic Preservation
Most Innovative Programs
Dream Builders Awards
Maxwell Awards of Excellence
Housing the Northwest Vision 2020 Award
Friend of Housing Award
Hero of the Homeless Award
HUD Best Practices Awards

Bryant House; Jensen Block; Pinney House; Evanston House. Fleetwood Apartments is purchased and renovated as a result of a tent city in downtown Olympia.

Denice Hunt Townhomes; Aki Kurose Village Phase I, Hope for Homes (YouthCare)
Aki Kurose Village Phase II; Alma Gamble Apartments; Norman Mitchell Manor; Othella House; Maple Leaf House; Greenwood House; Cedar House; Sand Point Group Homes; Harbor Lofts; Sortun Court (UCHA); Ravenna House (YouthCare)

Enterprise has invested $109 million in equity, loans, and grants with LIHI which has been leveraged to develop 1,118 units (24 buildings) of affordable housing for seniors, families and homeless people. LIHI’s impressive accomplishments are a result of the outstanding leadership of Sharon Lee and her superb team. We are honored to partner with LIHI to serve families with the greatest need. We look forward to another 20 years of great work!

— Doris Koo, Former President/CEO, Senior Advisor, Enterprise Community Partners

2011 LIHI Board of Directors

President, Melinda Nichols, Washington State Senate
Vice-President & Secretary, Alan Castle, Retired Social Worker
Treasurer, Henry McGee, Seattle University School of Law
Linda Batter, Youth Advocate
Rodierick Butler, N3 Architects
Michael Fait, KeyBank
Duncan Hoas, Photographer
Joe Ingram, Vets Edge
Pearl Leung, Vulcan
Dwight Prince, Wells Fargo Bank
Beverly Sims, Renton Public Health Center
George Waters, Goodwill Development Association
Marian Yearby, Youth & Outreach Services

LIHI celebrates its 10th Year Anniversary! Bitterlake Housing, Cedar Heights, Arbor Manor.

Not only does LIHI strive to provide shelter, but the organization and its dedicated staff succeed in empowering the people they assist by teaching them essential life skills through programs like financial literacy and technology training courses. I want to thank the LIHI team for their 20 years of dedicated service — you have done remarkable work and changed the lives of so many individuals.”

— U.S. Congressman Jim McDermott, WA State District 7
Tekle Hagos
Resident of The Bart Harvey

Tekle (pronounced “Tek-lay”) Hagos is 73 years old and his name means “fruit of the apostle.” He is originally from Eritrea, moved to Ethiopia, and arrived as a refugee to this country. Tekle was educated in Europe and worked in the government of Ethiopia exporting coffee, cotton and vegetables.

When the war broke out in Ethiopia, Tekle had to flee his country. He recalls the sadness of his friends being killed by soldiers. Tekle first moved to Texas and lived there for 15 years. He relocated to Seattle when hard times hit. His health took a downturn, which resulted in him becoming homeless and living on the streets.

In 2009, Tekle moved into a one-bedroom apartment at The Bart Harvey, which provides 50 units for low-income seniors 62 and over. He loves his new home; “The location is great, public transportation is excellent and tons of places to go nearby. My apartment has everything I need from energy efficient heating and appliances to a beautiful view of South Lake Union.”

“Without The Bart Harvey and LIHI, I don’t know where I would live due to the high cost of housing,” Tekle states.

“It's an affordable, safe and stable environment. I truly feel at home!”

Tomika Walker
Resident of Meadowbrook View Apartments

My mother became clean from drugs for one year and we all moved to LIHI’s Meadowbrook View. She relapsed and became physically abusive with my two minor sisters and with the help of my case manager and LIHI staff, I was assigned as a temporary caregiver for them.

Today I am 24 years old caring for my siblings ages 18 and 15 years old. The judges in my case commended me for my efforts in raising my siblings.

My family is now in counseling and my two younger siblings receive services from Sound Mental Health. My sisters plan to attend college and I recently graduated from PIMA Community College and am now searching for employment.

My goal is to break the cycle of drug abuse and homelessness in my family. Drug abuse goes back three generations and it will end with my generation.

We are very involved in the activities at Meadowbrook View.

I really enjoy my neighbors and community and appreciate the programs because they offer us a chance to have fun and bond with each other.

Meadowbrook View has given me the opportunity to move forward with my life, a second chance, and I am taking it!”

LIHI delivers on its critical mission and does so with heart and compassion. For 20 years, the Low Income Housing Institute has been building healthier communities by advocating for more just housing policies, strengthening supportive services, and building beautiful new homes for formerly homeless, low income people and families—

— Former Seattle City Councilmember Peter Steinbrueck
Frye Hotel Celebrates 100th Anniversary

Historic Frye Hotel is 100 years old this year! This historic landmark building was designed by noted architects Bebb and Mendel. Located at 3rd and Yesler Way in the Pioneer Square neighborhood, the Frye Hotel holds a grand place in Seattle’s history.

The luxurious Frye Hotel first opened in 1911 by the George F. Frye family and was the largest hotel north of San Francisco. A speakeasy and the Golden Corral Restaurant were located in the building. The Frye underwent remodeling before WWII and housed military personnel during the war.

In 1971, the Frye was converted to Section 8 low-income housing by private investors. After 26 years, the owners wanted to sell the building, putting the residents at risk of being displaced. LIHI acquired and preserved the Frye in 1997 to prevent it from being converted to market-rate housing. Today, thanks to our funders and investors, it continues to provide 234 units for low-income families and individuals.

Impact in the Community

Last year LIHI served 8,224 people in need.
3,871 people live in LIHI housing. 4,353 people assisted by the Urban Rest Stop.
LIHI’s portfolio includes 1,845 affordable units located in six counties.
1,332 units house formerly homeless families and individuals.
313 units house working families in need of affordable housing.
85% of households have incomes of less than $20,000 per year.
706 units house families with children.
1,142 residents are children.
348 units house seniors and 213 units veterans.
LIHI employs 14 Case Managers to help residents access resources and gain self-sufficiency skills.

George Bunting, Veteran
Resident of McDermott Place

George Bunting is a veteran who was born in Arkansas who joined the Marine Corps after high school and was part of Desert Storm in Iraq in 1991.
George was given an honorable discharge in 1992 and moved from California to Washington state where he worked as a restaurant manager, crane operator and truck driver. George got married and moved to Seattle, but after five years, his marriage ended.

“I ended up in jail and lost everything,” recalls George.
He stayed in temporary housing for a year. George learned of the opening at McDermott Place and moved in last year. “It have an injured knee and so I am happy that McDermott Place is conveniently located and that the food bank is right downstairs.” George compliments LIHI staff as being very helpful.

“I would like to go back to college and study psychology. I plan on being at McDermott Place for a long time. My life has greatly improved since I moved to McDermott Place,” George said.

McDermott Place provides 75 units of permanent housing with on-site services provided by Sound Mental Health for veterans and other homeless men and women. The North Helpline Food Bank and RotaCare Medical/Dental Clinic are located within the building.
Urban Rest Stop
A Path Out of Homelessness

Dear Supporters of the Urban Rest Stop,
It’s been an incredible decade since we first opened our doors in March of 2000. The Urban Rest Stop has shown that free hygiene services, healthcare, and supportive services create greater opportunities for homeless individuals to secure stable housing and employment, and achieve self-sufficiency. Lives change for the better!

We’ve also learned that generosity comes in many ways and from diverse sources. Items such as socks, gloves, cookies, Valentines, smiles, books, toothbrushes, shampoo, laundry soap, cash donations, and amazing volunteers all allow us to continue our vital operations. Because of your support, the Urban Rest Stop will continue to thrive and expand services for the next 20 years and beyond.

Thank you all!
Ronni Gilboa
Manager of Urban Rest Stop

The Urban Rest Stop is fully staffed, clean and welcoming.

Operating Hours:
Monday through Friday
5:30 a.m. to 9:30 p.m.
Weekends
8:00 a.m. to 3:00 p.m.

Location:
1924 Ninth Avenue in downtown Seattle

For info call:
206-332-0110
www.urbanreststop.org

Thank you all!

Presenting Sponsors

Founding and corporate donors who supported LIHI’s work in 2010 and 2011

Public agencies and institutions

ARCH – A Regional Coalition for Housing
Bremerton Housing Authority
City of Seattle
City of Olympia
Housing Authority of Snohomish County

Impact Capital
King County
Kitsap County
Pierce County
Seattle Housing Authority
Thurston County
Thurston County Housing Authority
United Way of King County
United Way of Snohomish County
US Department of Housing and Urban Development
US Department of Veterans Affairs
Washington State Department of Commerce
Washington State Housing Finance Commission

Foundation and corporate donors who supported LIHI’s work in 2010 and 2011

A & B Foundation
All New Glass
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Anonymous
Aven Foundation
Bank of America
Banner Bank
Beacon Development Group
Bennett Family Foundation
Bill & Melinda Gates Foundation
Bennett Foundation
Bill & Melinda Gates Foundation
Cassian
CB Anderson Architects
CB Richard Ellis
Chantry Insurance
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Cooper Levy Trust
Coughlin Porter Lundeen
Doubly O’Connor & Zaleski, LLC
Dollar Development
Enterprise
Employees Community Fund of Boeing Puget Sound
Fales Foundation
Federal Home Loan Bank of Cincinnati
Federal Home Loan Bank of San Francisco
Federal Home Loan Bank of Seattle
Geo Engineers
Geotach Consultants
GOGO, LLC
Glacier Real Estate Finance
Glumac
GLY Construction
Goodman Real Estate
Otto & Phoebe Haas Fund
Phoebe W. Haas Charitable Trust
Lenore Hanauer Foundation
Helix Design Group
The Home Depot Foundation
Jacobson Jarvis & Co.
James Tjoa & Associates at RE/MAX
Joshua Green Foundation
Kantor Taylor Nelson & Boyd PC
Kokini
KPF Architects
KPF Consulting Engineers
Lease Crutcher Lewis
Leaver Mutual Foundation
LVM Architects
MarPac Construction LLC
Matrix Real Estate
McCullough Hill
McKinstry
Measurement Technology Northwest
MOCO Inc.
Muckleshoot Charitable Foundation
Norcliff Foundation
Ocean Park Mechanical
Oxford Industries
Pacific Northern Construction Co.
Parker, Smith & Feek, Inc.
Parker and Will
Plymouth Congregational Church
Project Line Services
Quest Pioneers
RAFN Construction
Rainier Valley Unitarian Universalist
Congregation
Riverstone Residential Group
Otto Rosenau & Associates
Ross Cree
Rutberg Architecture Group
Safea Insurance Foundation
S.B. & Associates Inc.
SBA Landscape Architects
Seattle Foundation
Schiff Foundation
Schoenewald Foundation
Seattle Foundation
Sellen
Standard Parking
Stanton Associates
Swanson Say Fogel
Synergy Construction
The Stronger Toys in Babeland LLC
Tulalip Charitable Trust
US Bank
Vanguard
Vulcan INC
Walsh Construction Company
Washington Women’s Foundation
Wells Fargo
Wells Fargo Community Development Foundation
Windermere Foundation
Wyncoate Foundation NW
Yamhill Willamette Coffee PLLC

“LIHI does important work. My wife and I are proud financial supporters.”
— Seattle Mayor Mike McGinn

2010 marked the 10th Anniversary for LIHI’s Urban Rest Stop. The Rest Stop, located in downtown Seattle, provides free hygiene services, showers, laundry, restrooms, haircuts and other services for homeless men, women, families and youth.

The Rest Stop served a total of 30,091 homeless individuals (unduplicated) since 2000, of which:
• 60% are employed
• 28% are veterans
• 78% spend the night on the streets and the rest live in emergency shelters

The Rest Stop served 4,353 homeless people in 2010, helping them take care of basic hygiene needs so that they can find and keep a job, access housing, and stay healthy and clean.

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## LIHI Properties

### KING COUNTY
- **Aki Kurose Village**
  - 11506 Stony Avenue N., Seattle 98133
  - Housing for families
- **Alma Gamble Apartments**
  - 525 - 25th Avenue S., Seattle 98144
  - Section 8 housing for seniors and disabled
- **Aloha Inn**
  - 1911 Aurora Avenue N., Seattle 98109
  - Transitional housing for couples and individuals
- **Arian Manor**
  - 930 - 14th Street NE, Auburn 98002
  - Section 8 family housing
- **Cedar House**
  - 13051 - 37th Avenue NE, Seattle 98125
  - Transitional housing for individuals
- **Benson East Duplexes**
  - 10945 SW 223rd Street, Kent 98031
  - Section 8 family housing
- **Bitterlake Family Housing**
  - 600 North 130th Street, Seattle 98133
  - Homeless pregnant women and single mothers
- **Broadway House**
  - 2609 Broadway Avenue E., Seattle 98102
  - Housing for homeless women
- **Bryant House**
  - 4008 NE 57th Street, Seattle 98105
  - Housing for homeless youth ages 18-24
- **Cate Apartments**
  - 312 NW 85th Street, Seattle 98117
  - Housing for families and individuals
- **The Bart Harvey**
  - 430 Minor Ave. N., Seattle 98109
  - Housing for seniors

### ALTA COMMUNITY DEVELOPMENT CORPORATION
- **McDermott Place**
  - Seattle 98133
- **Walsh Construction Co**
  - 15th Avenue SE, Seattle 98112
  - Transitional housing for families

### BRAVO LIHI

- High quality affordable housing is an art form that LIHI has mastered. KeyBank and Key Community Development Corporation have been proud to partner with LIHI for the past 20 years developing award-winning affordable housing for individuals, families, seniors, and veterans at:

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Address</th>
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<tr>
<td>McDermott Place</td>
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<td>223 Yesler Way, Seattle 98104</td>
<td>Housing for homeless women</td>
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<td>4719 12th Ave. NE, Seattle 98105</td>
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<td>8808 – 6th Avenue NW, Seattle 98117</td>
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<td>Jackson Street Housing</td>
<td>2010 S. Jackson, Seattle 98144</td>
<td>Housing for seniors</td>
</tr>
<tr>
<td>Jensen Block Apartments</td>
<td>1220 Mercer Street, Seattle 98109</td>
<td>Housing for families and individuals</td>
</tr>
<tr>
<td>Julie Apartments</td>
<td>1922 – 9th Avenue, Seattle 98101</td>
<td>Housing for families and individuals</td>
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<tr>
<td>Maple Leaf House</td>
<td>8803 – 15th Avenue NE, Seattle 98115</td>
<td>Transitional housing for homeless women</td>
</tr>
<tr>
<td>Martin Court</td>
<td>6188 Fourth Avenue S., Seattle 98108</td>
<td>Transitional housing for families and individuals</td>
</tr>
<tr>
<td>May Valley Mobile Home Park</td>
<td>11414 - 164th Avenue SE, Renton 98059</td>
<td>65-unit mobile home park for seniors and families</td>
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<tr>
<td>Mayfair Apartments</td>
<td>1320 Mercer Street, Seattle 98109</td>
<td>Housing for families and individuals</td>
</tr>
<tr>
<td>McCafferty Place</td>
<td>12740 12th Avenue SE, Seattle 98125</td>
<td>Housing for homeless individuals and veterans</td>
</tr>
<tr>
<td>Meadowbrook View Apartments</td>
<td>11032 Lake City Way NE, Seattle 98125</td>
<td>Housing for families and individuals</td>
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<tr>
<td>Norman Mitchell Manor</td>
<td>165 - 14th Avenue S., Seattle 98101</td>
<td>Housing for seniors and disabled</td>
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<td>Olsen House</td>
<td>7249-7351 – 43rd Avenue S., Seattle 98118</td>
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<tr>
<td>Phinney Place</td>
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<tr>
<td>Tukwila House</td>
<td>14121 – 27th Avenue S., Seattle 98168</td>
<td>Transitional housing for families</td>
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<td>Urban Rest Stop</td>
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<td>Hygiene center with showers, restrooms and laundry</td>
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<tr>
<td>White River Garden</td>
<td>1221 8th Street, Auburn 98002</td>
<td>Housing for families, individuals and veterans</td>
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## Enterprise

Enterprise congratulates LIHI on its 20 years of leadership!

For two decades Enterprise has worked with LIHI to create nearly 30 affordable communities and we look forward to continuing our partnership in the Pacific Northwest for decades to come.

Enterprise is a national organization committed to making quality, green affordable housing possible in strong, vibrant communities. Since 1982, we have raised and invested more than $10.6 billion, and locally we have created or preserved 20,500 affordable homes in urban and rural communities.

www.enterprisecommunity.org

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### KING COUNTY

- **Auburn Manor**
  - 930 - 14th Street NE, Auburn 98002
  - Section 8 family housing

### ALTA COMMUNITY DEVELOPMENT CORPORATION

- **McDermott Place**
  - 10539 Evanston Avenue N., Seattle 98133
  - Transitional housing for individuals

### BRAVO LIHI

- KeyBank
  - Unlock your possibilities
  - High quality affordable housing is an art form that LIHI has mastered. KeyBank and Key Community Development Corporation have been proud to partner with LIHI for the past 20 years developing award-winning affordable housing for individuals, families, seniors, and veterans at:

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### SOUTHOMISH COUNTY

- **McDermott Place**
  - 10539 Evanston Avenue N., Seattle 98133
  - Transitional housing for individuals

### THURSTON COUNTY

- **Fleetwood Apartments**
  - 119 – 7th Ave SE, Olympia 98501
  - Permanent housing for homeless individuals and veterans

### ISLAND COUNTY

- **Fir Village**
  - 869 North Oak Harbor Road, Oak Harbor 98277
  - Housing for families
Thank you to the Community!

Thank you to our supporters for helping LIHI build affordable, green and sustainable housing. We cannot succeed without you.

Thanks to Seattle and King County voters for passing the Seattle Housing Levy in 2009 and the King County Veterans and Human Services Levy in 2005. These levy funds create construction and permanent jobs in the community and enable LIHI to build critically needed housing for families, seniors and veterans.

We applaud United Way of King County donors as our residents benefit from the Campaign to End Chronic Homelessness. LIHI and our partners are able to provide housing linked with services to very frail and vulnerable homeless people. More housing means more lives saved!

We deeply appreciate our friends who support the Urban Rest Stop and understand the importance of a hot shower and clean clothes!

And finally, tremendous thanks to our wonderful staff and Board of Directors for making it all happen!

Imagine an End to Homelessness

Your support is vital to the work we do. Be part of LIHI’s efforts to provide homes and services to homeless and low-income families, individuals, seniors and veterans around Puget Sound. Please consider a gift of any amount. We also appreciate your volunteer time, energy or ideas! To donate or contact us:

2407 1st Ave.
Seattle, WA 98121
206.443.9935
www.LIHI.org | info@LIHI.org