

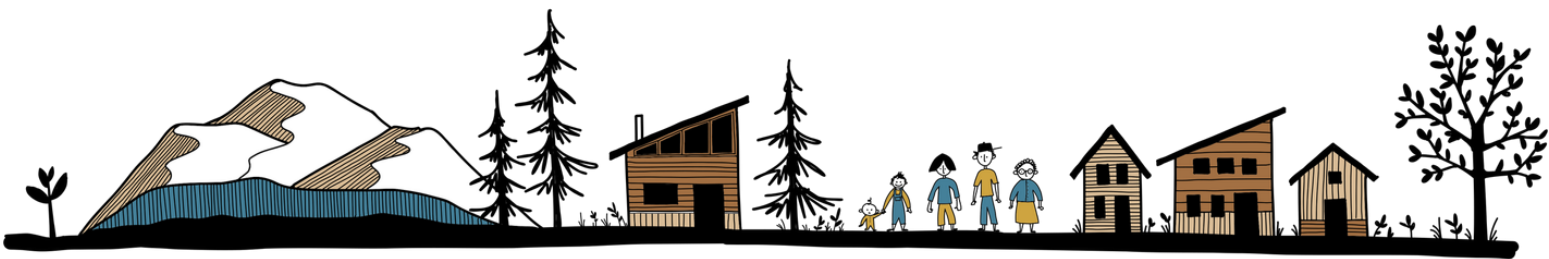


Annual Report

Fiscal Year

2022

The Methow Housing Trust develops and preserves permanently affordable, quality housing for residents of the Methow Valley.



We share this annual report with you, having just handed the keys to the 16th and final homebuyer (a local family of 5) in the newest MHT neighborhood in Winthrop. It is exciting to watch another group of families moving in, sharing tools, planting gardens, and creating their own unique neighborhood culture.

Thank you, Methow Valley community, for investing in the Community Land Trust model of homeownership. Together, we are preserving the character, values and diversity that many rural mountain towns are quickly losing. We've made great progress so let's keep it up - ensuring that a significant portion of our community's housing stock will remain affordable for locals, forever!

Thank you for your support, trust and authentic engagement.



Danica Ready, Executive Director

2022 Strategic Priorities

Build more homes, faster, to meet demand

- Our design and construction teams are now reliably delivering 8-10 houses per year.
- With a wait-pool of 60 local families, growing by 10-15 per year, the need to keep moving as fast as we can is clear.

Acquire land for future housing needs

- We have successfully acquired land to keep us in full production through 2027 (Evergreen Loop and then Cascade Meadows North).
- We are excited to be currently planning for the future with the Methow Conservancy on Sunny M.

Broaden our reach

- We have expanded eligibility requirements to include the growing group of community members who have been priced out of market homeownership.
- We remain focused on outreach efforts, working to ensure all those who are eligible are aware and well supported.

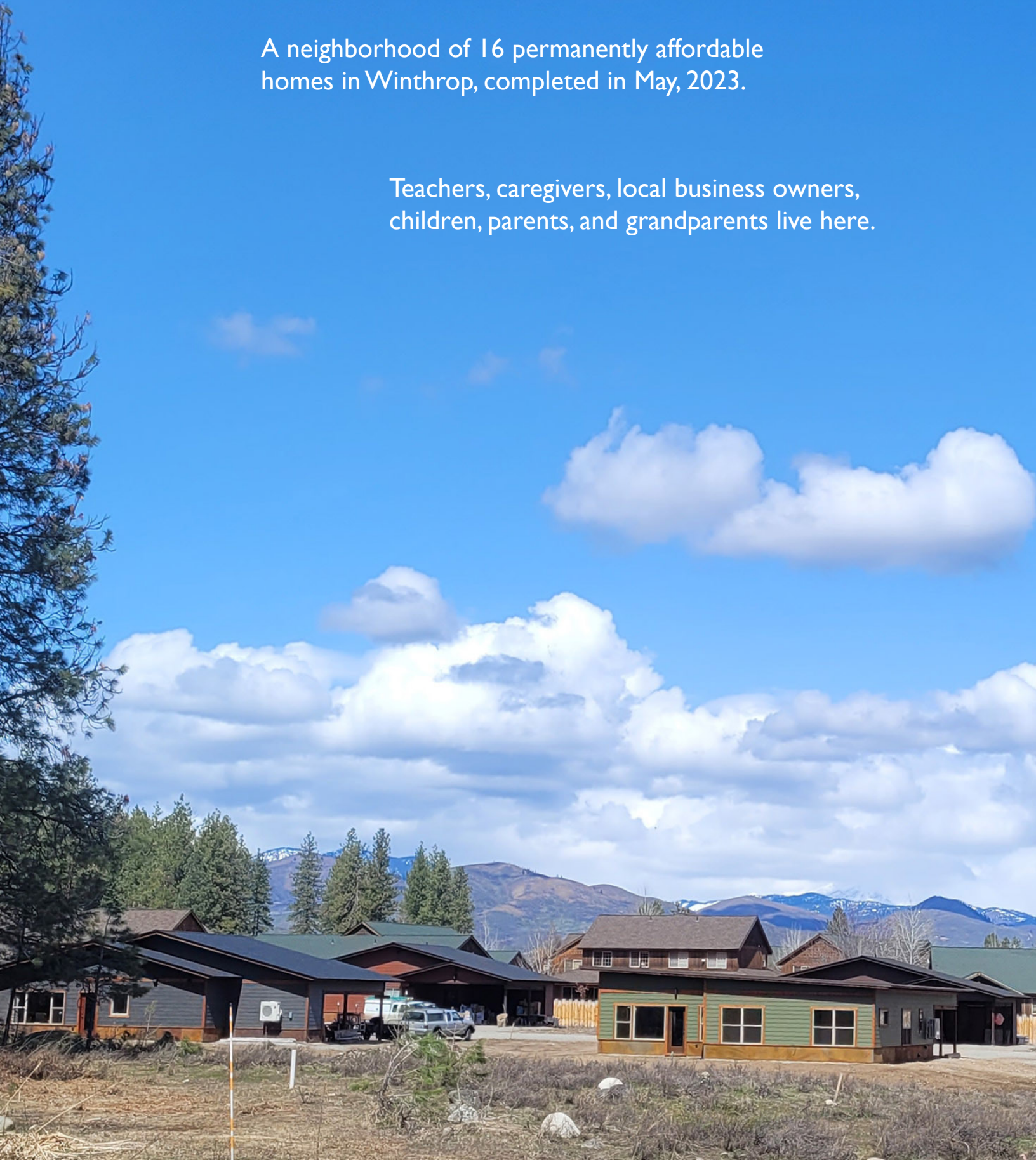
Be ready for the next big opportunity

- Our work with the Housing Authority of Okanogan County on Cascade Meadows North (CMN) establishes a model for creative partnerships, to be built upon.
- We are ready for Sunny M! We are honored to be partnering with the Methow Conservancy.

Cascade Meadows South

A neighborhood of 16 permanently affordable homes in Winthrop, completed in May, 2023.

Teachers, caregivers, local business owners, children, parents, and grandparents live here.



2017-2022 IMPACT

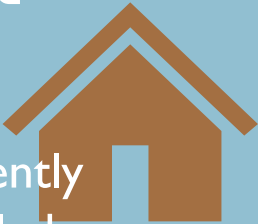
The Methow Housing Trust, by the numbers

developed

37

permanently
affordable homes,
worth approximately

\$20M



supported by

620

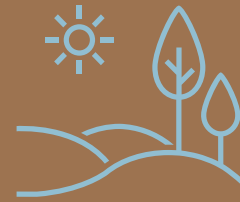
households & **57**
local businesses



20

acres held in
trust for housing,
valued at

\$5M



\$13M

invested in
permanently
affordable housing

created
stable,
quality housing for

105

members of the
community



34 more homes
in the next
4 years,

plans for Sunny M,
and a vision for 2030.



“If the Methow Housing Trust
wasn't here, odds are
we wouldn't be here, either.”



*Darla Hussey,
MHT homeowner & local small business owner*



Cascade Meadows North

In 2023 we plan to complete site development (roads, utilities, site grading) on 8 acres in Winthrop: MHT plans to build 24 single family homes, and the Housing Authority of Okanogan plans to create 22 rentals.



Evergreen Loop

This Spring (2023) we broke ground in Twisp, on 10 homes. We plan to begin sales on the first four homes this Fall, 2023.

THE TEAM

MHT Staff



Danica Ready
Executive Director



Simon Windell
Chief Operating Officer



Erika Krumpelman
Housing Advocate



Joel Reid
Stewardship & Project Manager



Sarah Thomas
Outreach & Membership Coordinator

MHT Board

Rocklynn Culp, President
Don Linnertz, Vice President
Phil Davis, Treasurer
Teresa Mitchell, Secretary
John Battle
John Bliss
Maddie Eckmann
Laura Grignon
Katie Leuthauser
Chris Moore
Nancy Nash-Mendez
Jeanne White

Development Partners

Big Picture Construction
Home Construction Partner



MB Studios
Home Design Partner

J. Haase Excavating
Site Development & Infrastructure Construction



2022 Financial Summary

2022 was a big year for the Methow Housing Trust. We are now consistently building neighborhoods of 8-10 homes per year, while concurrently developing infrastructure for the next neighborhood.

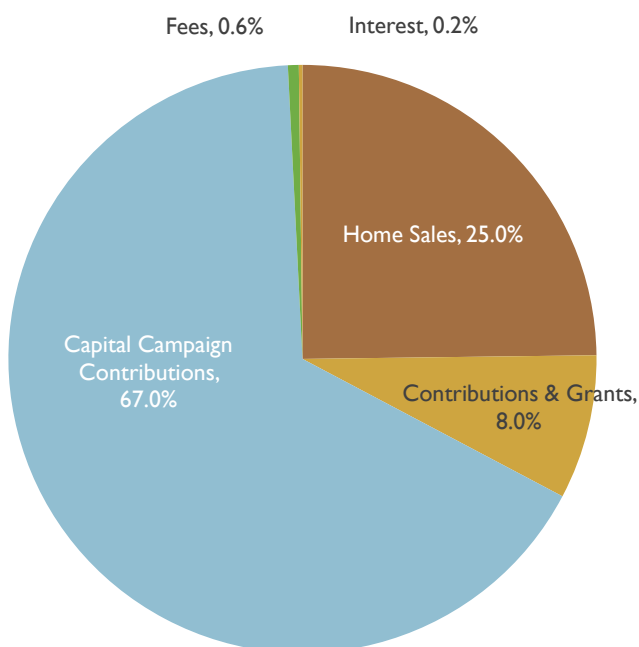
Our campaign to “Build Belonging,” completed in 2022, raised enough capital for MHT to reach 50 homes, but our work will most certainly not end there.

MHT’s 60 person wait pool continues to grow by 10-15 households per year. This means that we’ve got work to do for years to come!

Your consistent annual operational contributions fund our ongoing stewardship and thought leadership, and your capital contributions, with MHT’s careful stewardship and efficient use of resources, enables us to BUILD HOUSES.

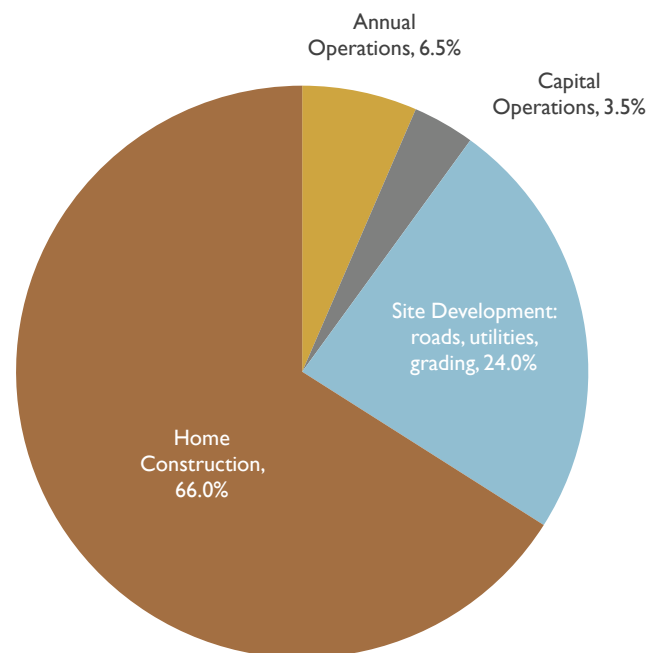
Let’s continue to BUILD BELONGING until there is enough stable, quality housing for all members of our community.

2022 Income



\$4.26M total Income

2022 Expenses



\$4.22M total Expenses