

## NOTES FROM THE DIRECTOR

*“Keep some room in your heart for the unimaginable.” — Mary Oliver*

Over the past decade, the possibility of home-ownership has become unimaginable for many Methow Valley residents. But thanks to the generosity and bold vision of the Methow community, the unimaginable is becoming a reality for nine local families as they prepare to move to their new homes this May! We are honored to share that the construction of five homes in Twisp and four homes in Mazama has been made possible by a visionary collection of **exceptionally generous donors and business members**. Our skilled and passionate **board of directors** has followed a thoughtfully designed road map created by fellow community land trust colleagues across the nation. MHT’s daily operations are carried out by a dedicated **staff of 3**, actively mastering the litany of skills needed to design, build, and sell permanently affordable homes. Most importantly, we are inspired by the **local families** who have taken the leap of faith and financial steps necessary to purchase an MHT home this spring! Together, we are maintaining a sense of belonging, ownership, and stability for all people, of all ages, and at all income levels ... forever. Thank you, Methow Valley, for keeping room in your hearts for the unimaginable time and time again!

*Danica Ready, Executive Director*



*Our staff (left to right) Danica Ready, Executive Director, Sarah Stephens, Outreach and Membership Coordinator and Erika Krumpelman, Stewardship Director*

## ANNUAL FINANCIAL REPORT

*by Phil Davis, MHT Treasurer*

What a year! A sustainable, long term model for affordable housing in the Methow Valley has blossomed. 2018 will be remembered as the year when things really started happening; homes are being built and people are buying them. And thanks to our community's generosity, our competent staff, and a committed board, the Methow Housing Trust is in strong financial and operational shape to build on this momentum.

*The Canyon Street Neighborhood has 5 homes ready for occupancy in 2019. CAST Architecture, snapped this photo in September 2018.*



### 2018 Cash Flow Highlights

Beginning Cash Balance	\$145,000
Plus Donations	\$1,488,000
Less Net Operating Costs	\$140,000
Less Capital Costs	\$863,000
Ending Cash Balance	\$630,000

### 2019 Cash Flow Projections

Beginning Cash Balance	\$630,000
Plus Pledged Donations	\$1,050,000
Plus Home Sales	\$1,300,000
Less Net Operating Costs	\$215,000
Less Capital Costs	\$3,220,000
Funding Gap	(\$455,000)

The \$1.5 million (M) in donations breaks down as follows; \$1.25M from 3 major donors, \$213 thousand (K) from 204 individual donor/members, and \$20K from 42 business members. The \$863K of capital costs represents \$273K of site development costs and \$590K of home construction costs. Our net operating costs of \$140K came in at 90% of budget reflecting excellent resource and expense management by staff.

We began 2019 with \$630K in cash, and based on our projections which are highlighted by \$3.2M of capital costs, \$1M in pledged donations, and \$1.3M in home sale proceeds, we experience a shortfall of \$455K. We will close this funding gap with anticipated membership and capital donations of over \$350K, plus additional borrowings under our line of credit.

# 2018 HIGHLIGHTS

## NEIGHBORHOOD DEVELOPMENT

- The **Canyon Street** neighborhood provides in-town living with access to the best that Twisp has to offer. Highlights of this project include an approved Planned Development with the Town of Twisp, completion of site development and the construction of 5 homes ready for occupancy in Spring 2019.
- The **McKinney Ridge** neighborhood in Mazama is surrounded by open space and shared community amenities including a garden and workshop. The first 4 homes will be ready for occupancy Spring of 2019.
- **Winthrop** property housing needs assessment on-going in 2019.

## HOMEOWNERSHIP PROGRAM

- MHT staff fielded 68 applicant inquiries and offered in-depth support to 28 applicants. 9 Methow Valley families are ready to purchase homes in spring 2019.
- The majority of the 8 homes planned for completion in 2020 have already been matched to interested and qualified families.
- MHT dedicated over 150 hours developing successful relationships with USDA and conventional lending institutions for our applicants.
- The average family income of the current residents is 77% of the area median income.
- Join us at homeowner classes and take advantage of other educational resources released in 2019.

## COMMUNITY SUPPORT

- Individual Memberships grew by 69% to 204 members in 2018. Thank you members!
- Business Memberships grew to 42, of which 17 are Foundational Business Memberships committed to giving \$1800 over three years. We are proud to partner with you!
- Through the gracious support of our 246 members and a handful of dedicated donors, MHT is poised to complete the Canyon Street & McKinney Ridge Neighborhoods, for a total of 23 affordable homes by 2021!



*Methow Housing Trust Neighborhoods: Canyon Street (pictured above), McKinney Ridge (pictured middle) and the Winthrop property (pictured bottom)*

We are proud to partner with the local building community in the construction of our homes

5 Star Concrete, All Valley Insulation, Barboza Drywall Construction, Big Picture Construction, Cascade Foam and Coatings, Cascade Mechanical, CAST Architecture, CJ's Plumbing, Evans Concrete Construction, Fisher Refrigeration, F&S Excavating, J. Haase Excavating, High Mountain Plumbing and Heating, Methow Valley Builders, Methow Valley Drywall, North Valley Lumber, Norwil Electric, Red Sky Designs, Superior Systems, Tackman Surveying, Tamarack Electric

Thank you for making affordable housing a priority!

Website:  
[METHOWHOUSINGTRUST.ORG](http://METHOWHOUSINGTRUST.ORG)

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