

NORTHAVEN

SENIOR HOUSING WITH A *HEART*

INVESTMENT REPORT 2019



BUILDING THE FUTURE *of* AFFORDABLE HOUSING COMMUNITY FOR EVERYONE

BEFORE COVID-19: While it may seem like there has been no time before we were caught up in this pandemic — with its social isolation, Northaven residents confined mostly to their apartments and all group activities canceled — much happened in 2019 at Northaven. It was a year of slow but steady progress toward constructing new affordable housing, and we received a truly transformational gift.



AMAZING GENEROSITY

The Estate of Dorsey and Phyllis Harris gave Northaven a gift of over \$1 million.

Dorsey and Phyllis Harris were long-time supporters of Northaven’s mission. After serving in the Navy as a nurse during World War II, Dorsey settled in Seattle with his wife Phyllis. They were members of Olympic View Church of the Brethren, whose members were the founders of Northaven. Dorsey became our first maintenance director. Later, he served on our Board of Trustees for 20 years.

They built their own lovely home in stages, as they found money. Phyllis avidly gardened. Dorsey and Phyllis were gentle, frugal souls and lived quite simply all their lives.

They have left Northaven with the largest gift we have ever received, helping to secure our future as we grow in new directions.

During this time of pandemic, non-profits all over the country are seeing a huge surge in their donors making planned bequests. **We invite you to include Northaven in your bequest planning.** We can provide very simple language for your investment advisor. Contact Bill Dorn, Director of Development: bdorn@northavenseniorkiving.org or 206.334.9820.



Theresa Peloso

“
Dorsey and Phyllis Harris not only shaped the vision of Northaven past as founders, but they have now secured our future with this very generous gift from their estate.

—Theresa Peloso, President,
Board of Trustees



86 UNITS OF AFFORDABLE SENIOR HOUSING ON THE WAY

We made steady progress, together with our partner, **HumanGood**, on design for a new 86-unit affordable senior building. We are grateful to our consultants, **Beacon Development Group** and **VIA Architecture**, as well as **Walsh Construction**. We are on track to begin construction in early September 2020. In addition to the affordable housing funding we received from the City of Seattle at the end of last year, we are one of 14 projects in the country to receive funding from HUD this spring.



Ancel Romero

“
HumanGood is incredibly excited about the progress our development team is making on the design, financing and programming for Northaven 3. Being one of only a handful of recent recipients of a highly competitive national HUD 202 funding award is a testament to the innovative and effective partnership between HumanGood and Northaven. In a matter of months, we hope to finish the financing package, receive our building permits, and get to the start of construction.

—Ancel Romero, President,
HumanGood Affordable Housing



\$1 Million Legislative Appropriation

Thanks to efforts by **State Senator David Frockt**, we received a \$1 million grant from Washington Department of Commerce to fund property changes and improvements to make possible construction of the new building that are not covered by other sources (grants from Seattle Office of Housing, Washington State Finance Commission and tax credit dollars).



David Frockt



86 UNITS OF WORKFORCE HOUSING...

Northaven sold an adjoining property we purchased in 2014 to **Gaard Development**, a social impact corporation created by Seattle residents Greg and Val Gorder to build workforce housing — designed for working families and individuals who earn too much to qualify for low-income housing but not enough to purchase market rate housing in Seattle. Gaard will start building in late 2020.



Why Workforce Housing at Northaven?

Northaven and **Gaard Development** are working closely to create a model for intergenerational community.

We are more segregated by age than at any time in our national history. At the same time, our mobility means that many seniors live far away from their children and grandchildren. That has a negative effect on everyone. Children develop better social skills and greater emotional health when they interact with people across the life span. Seniors are more understanding and generative when they need to address the needs of grandchildren. As we grow older, we often experience a sense of loneliness and isolation.

Recent studies indicate that when seniors interact with younger

generations and pass on their wisdom and insight, their own mental and physical health improves. Seniors who are around children burn more calories, get more exercise and report less loneliness and feelings of uselessness.

Cognizant of all this, **Northaven** and **Gaard Development** — together with **barrientos RYAN**, urban real estate developers — are creating a workforce housing project thoughtfully integrated into the Northaven campus. The new development will be wholly owned by Gaard Development and situated on land bought from Northaven.

...AND A CHILD CARE CENTER ON THE WAY

This new building will also include day care, which will be operated by **YMCA Seattle** and specifically designed to include the children of lower-income families.

This new building has been designed to integrate with the rest of the Northaven campus, creating a feeling of community. While all the ways we can grow together will evolve with time, we expect that some programming will be shared. Some of our senior residents will want to help in the day care. Casual encounters will happen on a park bench.

Northaven green spaces will be redesigned to enhance their use by our community members and the young families and children who will live next door. Additionally, while neighbors have always cut through Northaven to reach the bus stop, the new development will have a well-designed, well-lighted and gracious pathway open to the whole community.

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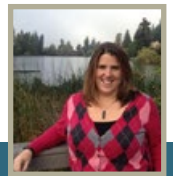
“It is another way we will turn outward to embrace our ever changing neighborhood.

More people moving about and engaged with each other will make our neighborhood more vibrant, more connected and safer,”

*—Darlene Storti,
Executive Director*



Darlene Storti



Courtney Whitaker

“

Early education centers help provide the necessary building blocks for lifelong learners and ensure that parents have safe and enriching child care while they work or go to school. The YMCA of Greater Seattle is thrilled to be partnering with Northaven Senior Living to bring this valuable resource to the Northgate community in a vibrant, inter-generational space.

*—Courtney Whitaker,
Associate Vice President, Youth Development at YMCA of Greater Seattle*

INDIVIDUALS

\$450,000
Estate of Dorsey & Phyllis Harris

\$10,001-\$25,000
Douglas & Carol Boseck

\$5,001-\$10,000
Roger & Kathy Edmark
Theresa Peloso & Joe Sarullo
Kathy & Greg Spring
Colette & Kurt Wilson

\$1,001-\$5,000
Vikas Bhatia & Hemangi Parab
Scott Briscoe & Laura Biggers
Kent & Jeanne Gregory
Magda & George Hanna
Leanne & Jay Harrington
Mary Harsila
Michael & Jana Helmut
Gary & Maria Kirchberger
Kurt & Wendy Kleppe
Justin Meith & Tory Browning
Willy Mooyman
Retta Rodal
Wolf & Leiani Saar
Eric & Megan Seeb
Andrew & Courtney Storti
Pete & Darlene Storti
Martin Strand
Hattie Vogel
Jamie & Jim Williams
Yiling Wong & Kristoffer Jonson

\$251-\$500
Kathryn & James Anshutz
Margaret and Chris Anderson
Debbie Barrow
Mark Belcher
Tim & Aimee Bisterfeldt
Kris Browne
Margaret & Kris Browne
Kyle Carrick
Ryan Dammeier
George & Betty DeBon
Grace Edmark
Deirdre Fitzpatrick
Marcus & Lorna Forgey
Deborah Gleeson
Peggy Heim
Jenny Hu
Andrea John-Smith
Paul & Becky Jones
Kathie Kelly
Dana & Noelle Lashbaugh
Myrna Latschaw
Mary Lee
Brian Lloyd
Rena Mefford
Michele Meith
Dave & Kyounghee Muttillio
Amar Nalla & Heili Aun Nalla
Janis & Jim Neff Warner

\$501-\$1,000
Anonymous
Sue & John Atchison
Vic & Cara Blindheim
Brad & Jennifer Both
Mathew Crabtree & Rebekah Strong
Kerry & Julie Dodd
William H. Dorn IV & Norman Vork
Pauline & Daniel Doyle
Michele Hamilton-Lane & Douglas Lane

Keith & Nola Russell
Kristin Ryan
Jim & Lisa Seeb
Diane & Glen Travis
Bill & Judy Tsoukalas
Michael Wishoski
Michelle Zeidman

UP TO \$250
Bruce Abas
Pamela Abas
Samuel Abbott
Min An & Sean Setua
Ila Jean Anglin
Cherie Baker
Jim Bodoia
Elsa & David Bowman
Charlotte Boynton
Bonnie Brew
Jordan Brown
Robert & April Brown
Glenn Brumbaugh
Judy Burt
Sarajane Siegfried
Richard & Sigrid Strand
Gary and Rebecca Streitmatter
Karen & Tom Themelis
Virginia Todd Blake
Nora & Rinaldo Vivarelli
Kyle Willett & Susannah Lewis

\$251-\$500
Justin Dieter
Margaret Dore
Carol Dotchin
Mitch Eatmon
Ann Emerson
Cheryl & Eric Emmer
Donna Fahey
John Fahey & Marion Mohrlak
Michael Fitz & Jasika Bawa
Jo Anne Fox
Wayne Fricke & Linda Dupuis-Fricke
Shannon Glenn
Lynn & Paul Gracy
Kathleen Green

CORPORATE GIFTS

\$10,001-\$25,000
Premera Blue Cross

\$5,001-\$10,000
VIA Architecture

\$1,001-\$5,000
Beacon Development Group

Carmel Gregory
Joel & Susan Gregory
Jackie Griffin
Nancy and Rev Earl Grout
Donald R. Gunderson
Cindy Harms
Diane Hart-Hamilton
Becky Hella
William & Sylvia Hershberger
Lori Higa
Valerie & Gregg Hill
David Horsey & Nole Ann Ulrey-Horsey
Tim Hossain
Harriet Hostetler
John & Britta Hunt
Joy Jacobson
Tom Jafari
Blanche Johnson Tierman
Elsie Jorgensen
Bob & Thelma Kauffman
Jerry Kaufman
Michael Keuss
Sheila & Rod King
Anne Christensen
Corian Clark
Brian & Victoria Cole
Harry Coles
Tiffany & Tyler Colton
Tara Cox Britton
Ben & Jess Crane
Justin Dieter
Margaret Dore
Carol Dotchin
Dave Logan & JoAnna Wehrwein
Ardith and Fred Lupton
Vanessa Lyons
Drew Lytle
Laurie Mallett
Greta & Edward Marks
Edward Mason
Peggy McCarthy
Monica McFadden
Janelle McFalls
Vicki & Kenneth G McNew

Stephen Miller
Michael Milligan
Monika Mires & Keith Dillenburg
Jody Nacke Grant
Marjorie Nehring
Linda Sue Nelson
Sarah Nichols
Mark and Yoko Olds
Ted Ormbrek
Isaura Perez
Diana & John Philbeck
Alessandra Pollock
Rita Pomareda
Dawn Porter
Marjorie Portin
Hilary Prinz
Sonia & Bruce Ransom
Jeanne Rempel
Mary Richter
Evelyn Ripley
Joe Robinson
Mark & Elizabeth Rosenwinkel
Mardette Sanders
Steve Schaut
Barbara Schielmann
June Seeley
Sean Setua
Cynthia Shulman
Bruce Spence
Jeremy Spring
T.J. Stutman
Lisa Sund
Virginia Swale
Carlee Swayne
Patrick Taylor
Stanley & Diane Thomas
Marilyn Thompson
Ben Trogdon
Penny Tuft Seeger
Greg Tuke & Jan Hurley
Carol Twentyfive
Leslie Vork
Kristina & Grant Walker
Suzanne Weinheimer
Mary Lou Winchell
Sharie Wolff
Pat Youngberg

\$251-\$500
Berger Partnership

UP TO \$250
AmazonSmile Foundation
Fred Meyer Awards Program
Olympic View Community Church

INDEPENDENT LIVING

Revenue	
Rental	\$2,112,693.00
Service	\$552,264.00
Other	\$68,759.00
Total Revenue	\$2,733,716.00
Total Expenses	\$2,944,305.00
Change in Net Deficit	\$(279,349.00)
Net Deficit at Beginning of Year	\$(952,085.00)
Net Deficit at the End of Year	\$(1,231,434.00)

Statement of Financial Position

Assets	
Current	\$110,339.00
Tenant Security Deposits	\$109,112.00
Restricted Deposits	\$693,986.00
Property and Equipment	\$5,136,066.00
Total Assets	\$6,049,503.00
Liabilities	
Current	\$283,351.00
Tenant Security Deposit	\$109,064.00
Long-Term	\$6,888,522.00
Total Liabilities	\$7,280,937.00
Net Deficit	\$(1,231,434.00)
Total Liabilities and Net Deficit	\$6,049,503.00

ASSISTED LIVING

Revenue	
Services/Housing	\$1,539,550.00
Fund Raising	\$559,630.00
Unrealized Gains on Investments	\$24,065.00
Total Revenue	\$2,123,245.00
Expenses	
Services/Housing	\$1,782,697.00
Fund Raising	\$56,086.00
Total Expenses	\$1,838,783.00

Grants to Operating Budget

Services/Housing	\$131,788.00
Property Development*	\$178,898.00
Total Grants	\$238,686.00

Total Disbursements	\$2,149,469.00
Change in Net Deficit	\$105,564.00
Net Assets Contributed by Related Entity	\$(432,634.00)
Net Deficit at the End of the Year	\$(327,070.00)

Statement of Financial Position

Assets	
Current	\$401,293.00
Property and Equipment	\$942,106.00
Other Assets	\$18,522.00
Total Assets	\$1,361,921.00
Liabilities	
Current	\$193,249.00
Tenant Security Deposit	\$58,796.00
Long-Term	\$1,436,946.00
Total Liabilities	\$1,688,991.00
Net Deficit	\$(327,070.00)
Total Liabilities and Net Deficit	\$1,361,921.00

* Property Development dollars have supported pre-development costs for the two new building projects described in the report.

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Capitol Hill Housing

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Microsoft

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Project Architect
Weber Thompson Architects

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JoAnn Shoemaker

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Affiliate Faculty
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Executive Director

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Director, Assisted Living

William H. Dorn IV

Director of Development