

NORTHAVEN

SENIOR HOUSING WITH A *HEART*

INVESTMENT REPORT 2020

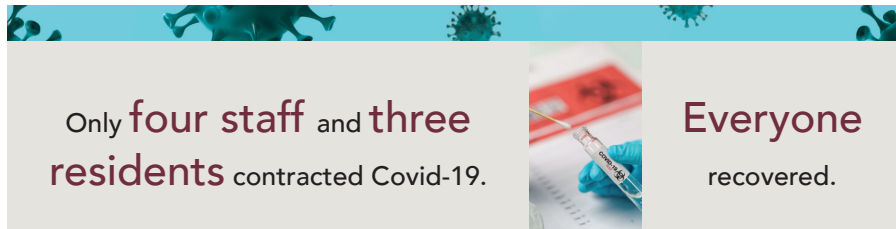


Ground breaking, October 19, 2020

A YEAR OF COVID-19
AND CONSTRUCTION

A YEAR OF COVID-19 AND CONSTRUCTION

The year has been monotonous at Northaven, as it has been for many of you... Programs were halted. Visitors were prohibited. The dining room was closed. Residents were mostly confined to their rooms. And, like all of you, whatever social interaction and communication occurred was done from a distance, behind masks.



Only **four staff** and **three residents** contracted Covid-19.

Everyone recovered.



Over **95,000 meals** were delivered to residents in their apartments.

\$46,000 worth of personal protective equipment was used.



\$228,000 in government grants were received for payroll assistance.

Residents made **100s** of masks early in the pandemic, and donors provided **1000s** more.

...AND DISRUPTION & EXCITEMENT

- Construction began on our new **82-unit** affordable senior building.
- Outdoor **green spaces** became staging areas for construction.
- Busting up concrete and digging up a parking lot made noise and **shook our buildings**.
- **Record amounts of rain** made digging for the foundations difficult and created rivers of mud.
- Residents were often glued to their windows **watching** as it became an interesting distraction in the midst of all the isolation.



750,000 gallons of rain water were pumped out of the construction site.

4,000 cubic yards of dirt (400 dump trucks) were hauled away.



112 truckloads of concrete went into the foundation.

Every studio unit is framed by **250 2x6** boards.

THE FUTURE IS TAKING SHAPE!



I've been a resident of Northaven since August 2020.

The residents and staff are supportive and friendly, and I enjoy living here, even with the necessary COVID restrictions.

I enjoy reading the weekly newsletter and have learned about the bus trips and other social activities that the residences enjoyed before the COVID pandemic.

I'm looking forward to being able to be a part of those once they can resume.

I appreciate the evening "room service" meals that the kitchen staff bring me, but I'm also looking forward to being able to finally "break bread" person to person with my neighbors in our community dining room.

Northaven is beginning to feel like home.

-Dean

Fund our Garden

TILE CAMPAIGN

In addition to the new affordable senior housing project under way, Gaard Development will soon begin to build a housing project on land they bought from us for working families and individuals who still struggle to find affordable housing. It will also provide a YWCA-sponsored day care for children, so our campus will begin to have the vibe of a vibrant, multi-generational urban community.

While all that is good, we are losing some green space. At the same time that Northaven is growing, the neighborhood around us is growing and becoming more densely populated. All these changes are good, but they also make relaxing green space more important.

We are building a new garden. Grass and walkways and roses and places for our seniors to plant tiny gardens. It will be a place to gather. Imagine our residents sitting on a bench and meditating surrounded by greenery and flowers... or talking with friends and family. Imagine a place of quiet and peace in the midst of the growing city.

YOU CAN HELP IT HAPPEN!

Buy a tile. The bricks will be attached to the wall of Northaven, and landscaping will draw attention to the wall. Your tile can honor the memory of a loved one. It can memorialize a birth or a wedding. It can bear your own name.

4 X 8 \$250	12 X 12 \$2,500	14 X 14 \$5,000
8 X 8 \$1,000		

TO ORDER A BRICK, PLEASE CONTACT

Bill Dorn, Director of Development:

bdorn@northavenseniorkiving.org
or 206.334.9820

FOR THE YEAR ENDED DECEMBER 31, 2020

INDIVIDUALS

\$100,000+

Dorsey & Phyllis Harris Estate

\$10,000-\$24,999

Douglas & Carol Boseck

\$5,000-\$9,999

Roger & Kathy Edmark
Kathryn Kelly & Peter Shaw
Theresa Peloso & Joe Sarullo

\$1,000-\$4,999

Virginia Blake
Elsa & David Bowman
Pauline & Daniel Doyle
Ren Cedar Fuller & Jason Fuller
Kent & Jeanne Gregory
Sue Grosz
Magda & George Hanna
Mary Harsila
Jessica Heaton & Justin Gilmore
Sile Cardea Harriss
Paul & Becky Jones
Carin Mack
Justin Meith & Tory Browning
Joni Metcalf
Willy Mooyman
Grace Roop
Darcy Schroeder
Joanne & Bill Shoemaker
Sarajane Siegfried
Kathy & Greg Spring
Martin Strand
Harriet Vogel
Jamie & Jim Williams
Yiling Wong & Kristoffer Jonson

\$500-\$999

Robert & Nancy Anderson
Tim & Aimee Bisterfeldt
Kathleen Browning Ceicys
Leslie Chandler
Michele Hamilton-Lane & Douglas Lane
Cindy Harms
Leanne & Jay Harrington
Jana & Michael Helmuth

Vicki & Kenneth G McNew
Michele Meith
Robert & Catherine Oberg
Wendy Osterman
Kristin Ryan
Wolf & Leilani Saar
Andrew & Courtney Storti
Pete & Darlene Storti
Gary and Rebecca Streitmatter
Ron Strouss & Doreen Terao

\$250-\$499

Kathryn & James Anshutz
Michael Edwards
Cheryl & Eric Emmer
Deirdre Fitzpatrick
Deborah Gleeson
Cecily Kaplan
Ann & Chuck Loomis
Martha Lybarger
Jim & Lisa Seeb
Jessica Spring
Ed & Kathy Sterner
Lori Tanzen-Hoy
Colette & Kurt Wilson
In Memory of Anna LaRiviere

UP TO \$249

Carol & Bill Barnes
Vic & Cara Blindheim
Wayne & Barbara Bradford
Sue Bride
Robert & April Brown
Jack Buce III
Catherine Calvert
Carol & Richard Chandler
Sara Cloud
Mary Beth Cunningham
& Theodore Rasch

CORPORATE

\$10,000+

Amazon

\$5,000-\$9,999

Premiera Blue Cross

\$1,000-\$4,999

Beacon Development Group
Mercury Pharmacy Services
VIA Architecture
Walsh Construction

Justin Dieter
Margaret Dore
Grace Edmark
Marcus & Lorna Forgey
Lewis Glenn
Lynn & Paul Gracy
Donald R. Gunderson
Lori Higa
David Horsey & Nole Ann Ulrey-Horsey
John & Britta Hunt
Joy Jacobson
Trudy James
Elsie Jorgensen
Suby Khangura
Sheila & Rod King
Ann & Terry Koepke
Kendall & Janice Kunz
Carol Landis
Dave Logan & JoAnna Wehrwein
Jeanne Marker
Adrienne McGruder
Alan Merry
Stephen Miller
Michael Milligan
Mark and Yoko Olds
Diana & John Philbeck
Dawn Porter
Mark & Elizabeth Rosenwinkel
Keith & Nola Russell
Fred Sayer
Garrett Shields
Cynthia Shulman
Judie Smith
Susan Stanton
Karen & Tom Themelis
Leslie Vork
Forrest Wilkinson
Michael & Linda Wishkoski

\$500-\$999

Microsoft Matching Fund

\$250-\$499

Costco Matching Fund

UP TO \$249

AmazonSmile Foundation
Fred Meyer Awards Program

INDEPENDENT LIVING

Revenue

Rental	\$2,127,687.00
Service	\$484,478.00
Other	\$69,859.00
Total Revenue	\$2,682,024.00

Total Expenses	\$3,086,284.00
Change in Net Deficit	\$(404,260.00)
Net Deficit at Beginning of Year	\$(1,231,434.00)
Net Deficit at the End of Year	\$(1,635,694.00)

Statement of Financial Position

Assets

Current	\$28,375.00
Tenant Security Deposits	\$104,575.00
Restricted Deposits	\$690,591.00
Property and Equipment	\$4,772,577.00
Total Assets	\$5,596,118.00

Liabilities

Current	\$308,834.00
Tenant Security Deposit	\$104,192.00
Long-Term	\$6,818,786.00
Total Liabilities	\$7,231,812.00
Net Deficit	\$(1,635,694.00)
Total Liabilities and Net Deficit ..	\$5,596,118.00

ASSISTED LIVING

Revenue

Services/Housing	\$1,710,106.00
Fund Raising	\$1,359,404.00
Unrealized Gains on Investments	\$136,564.00
Total Revenue	\$3,206,074.00

Expenses

Services/Housing	\$2,011,102.00
Fund Raising	
Operating	\$7,434.00
Events	\$6,883.00
Administration	\$32,336.00
Total Expenses	\$2,057,755.00

Grants to Operating Budget

Services/Housing	\$118,947.00
Property Development*	\$(2,918.00)
Total Grants	\$116,029.00

Total Disbursements

Change in Net Deficit	\$1,147,628.00
Net Assets Contributed by Related Entity.....	\$(327,070.00)
Net Deficit at the End of the Year	\$820,558.00

Statement of Financial Position

Assets

Current	\$1,458,717.00
Property and Equipment	\$864,232.00
Other Assets	\$107,099.00
Total Assets	\$2,430,048.00

Liabilities

Current	\$157,472.00
Tenant Security Deposit	\$28,600.00
Long-Term	\$1,423,418.00
Total Liabilities	\$1,609,490.00
Net Deficit	\$820,558.00
Total Liabilities and Net Deficit ...	\$2,430,048.00

During this year of Covid-19, non-profits all over the country have seen a surge in their donors who are making planned bequests as part of their wills. **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@northavenseniiorliving.org or 206.334.9820.

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

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William H Dorn IV

Director of Development

*Northaven provides low-income housing and
supportive services based on our deeply held values of
Compassion. Comfort. Hospitality. Justice. Generosity.*

INDEPENDENT LIVING

11045 8th Avenue NE

Seattle, WA 98125

206.365.3020

ASSISTED LIVING

531 NE 112th Street

Seattle, WA 98125

206.362.8077

VISIT US ONLINE: northhavenseniorliving.org