

Framing the future of our valley



# CHELAN VALLEY HOUSING TRUST

## 2023 ANNUAL REPORT

Five years of building  
affordable housing

Est. January 14, 2019

Incorporated 501(c)(3)  
Non-Profit Organization



# Letter from the Executive Director



Dear friends and members of the Chelan Valley Housing Trust,

As 2023 comes to an end I wanted to share with you the many thanks we have for our community members and all that has been accomplished this year. 2023 was a great year for CVHT and we are very excited for what the future holds.

2024 will mark the 5th anniversary of Chelan Valley Housing Trust and what a great start it's been. In just 5 short years CVHT has 7 homes built with 6 more to be completed in the Spring of 2024. Up next, we have Chelan River Heights on Anderson Road which will hold up to 66 more homes. We also have several projects in the works with some great possibilities on the horizon.

2023 also saw CVHT earn Chelan Chamber of Commerce's "2023 Non-Profit of the Year" award which goes to show that we are doing some things right while serving the Chelan Valley. None of this would have been possible without the exceptional staff, board of directors, volunteers, and partners involved with CVHT.

Speaking of partners, CVHT is very blessed to have several key partnerships within the Chelan Valley including many new faces. A special thanks to Larc Hill, The Landing, Topsy Canyon, Navarre Coulee, Fielding Hills, Vin du Lac, K&L Homes, the City of Chelan, and the Chelan County Commissioners.

CVHT has been making strides in the political arena as well. By joining forces with the Community Land Trust Legislative Advocacy Team, CVHT has promoted several changes that would allow for faster, cheaper, and easier construction of affordable workforce housing in the Chelan Valley.

I am truly humbled by the outpouring of support from the community. From the Boots Up! for Charity gala, to the Neighbors Blend Release Black Tie event, it is wonderful to see such contributions coming in from our concerned citizens.

Again, none of this would be possible if it weren't for the entire community taking part in the process. It is great to see such continued support from our true partners, who like all of you, are ready to see strides being made towards affordable housing built in our valley.

With Gratitude,

A handwritten signature in blue ink that reads "Scott Meyers". The signature is fluid and cursive, written over a light blue horizontal line.

Scott Meyers, Executive Director

# Celebrating a 5-year Anniversary

**A dedicated community is building affordable housing.**

Five townhomes & two single-family homes built to date.  
Six more townhomes to be completed this spring.

2023 was a great year for Chelan Valley Housing Trust. Several strides were made to advance CVHT's mission in our 5th year in operations. These include but are not limited to:

- Started/Finished 2 homes on Iowa Street which are now occupied.
- Broke ground on 6 units - Emerson Harbour (to be completed Spring 2024).
- Revamped layout for Chelan River Heights to build up to 66 units on Anderson Road.
- Started legislative action to make affordable housing cheaper, faster, and easier.
- Raised over \$200,000 in private funding.
- Acquired \$1,500,000 in financing from WAFD Bank.
- Held our second town hall meeting to help engage and educate the public on affordable housing.
- Worked with our county to address tax issues with Community Land Trust land.
- Met with Governor Inslee to discuss the housing situation in our area.
- Expanded our grant writing capacity.
- Continued to educate the public on "middle-income" programs and availability.



## Iowa Street Homes Two Single-Family Homes

3-Bedroom/1.5 Bath/1,150 sq. ft.

The American Dream became a reality for two young families comprised of local school employees and retail workers. They celebrated the 2023 holiday season by moving into their new homes.



Emerson Harbour  
5 Townhomes  
Completed 2019

# More Developments in Progress

## Emerson Harbour Townhouses

Emerson & Nixon Streets

This project begins with Charlie and Debbie Guildner, who purchased the property to enable CVHT to build six new townhomes.

Scheduled to be completed in Spring 2024, these affordable townhomes will be offered for sale to our local wage earners who earn between 80% to 120% of the area median income.



CVHT teams with local developer to move the original home to a new location. This old house was rehabilitated into a multi-family rental, with a unit dedicated to affordable rental rates.



## Chelan River Heights

A middle-income housing community, Chelan River Heights is 9.15 acres surrounded by views of the Butte, Stormy Mountain, and the Chelan River Gorge. Located at 38 Anderson Road, this property will be developed into 66 1 to 4-bedroom homes.

Chelan River Heights will provide attainable home ownership to local wage earners in the Chelan Valley.

By utilizing public grants, private funding, and community fundraising, CVHT will reach the target pricing goals that will make these homes attainable for our community.



# Financial Reports

## 2023 Statement of Financial Activities

(As of December 31, 2023)

### Assets

• Cash		
Unrestricted		\$91,655
Restricted		\$529
Reserves (Maintenance, Operating)		<u>\$67,787</u>
	Total Cash	\$159,971
• Fixed		
Emerson Harbour (CIP)		\$612,698
Chelan River Heights (CIP)		\$542,252
Emerson Village		\$238,171
Iowa St.		<u>\$130,680</u>
	Total Fixed	\$1,523,801
	Total Assets	\$1,683,772

### Liabilities

Other		\$318
Investor note (Chelan River Heights)		\$222,055
Seller note (Emerson Harbour)		<u>\$500,000</u>
	Total Liabilities	\$722,373

Net Assets (Equity) \$961,399

## 2023 Statement of Financial Position

<u>Income</u>		\$435,947
• Private & Business Contributions		
• City/County/State Grants		
• Lease Fees		
<u>Expenses - Operations</u>		\$297,762
• Staff		
• Insurance		
• Professional Services		
• Office Admin		
• Fundraising		
<u>Expenses – Capital Projects</u>	Iowa St.	\$742,909
	Emerson Harbour	\$94,805
	Chelan River Heights	<u>\$18,960</u>
	Total	\$856,674
Net Operating Income		(\$718,489)
Net Income (minus capitalized costs)		\$62,687



# The Housing Trust Team

## STAFF



Scott Meyers  
Executive Director  
scottl@chelanvalleyhousing.org



Rachael Goldie  
Systems Consultant  
rachael.goldie@gmail.com



Elaine Cooper  
Administrator  
info@chelanvalleyhousing.org



Jeanne Giddings  
Outreach Coordinator  
jeanne@chelanvalleyhousing.org

## BOARD OF DIRECTORS

Board  
President  
Jolene Baker



Board  
Vice President  
Tim Hollingworth



Board Director  
Charlie  
Guildner



Board Director  
Diane Leigh



Board Director  
Maggie  
Palumbo



Board Director  
Wendy Griffiths  
Redman



Board  
Treasurer  
Randy Atkins



Board  
Secretary  
Arlene Abbott



Board Director  
Clint Campbell



Board Director  
Dr. Jay  
Waszkewitz



Board Director  
Steve Clark



Board Director  
Sharon  
Lukacs

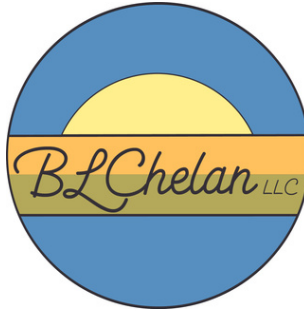


**“Never doubt that a small group of thoughtful,  
committed citizens can change the world;  
indeed, it’s the only thing that ever has.”**

**Margaret Mead**



# Thank you Partners!



Blane & Sandy Kramer



Erik & Kristen Holmberg

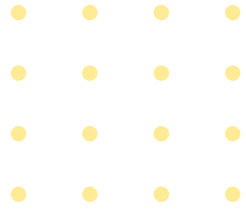
D & P Roberts Family Foundation & Boggs Family Charitable Fund

Jim & Nancy Noack

Jeff Smith

Adam & Kelly Rynd

**Also thank you to these donors:** Bob & Rosemary O'Connell, Mike Cooney, Clint Campbell & Jo Aneshansley, Ray Bowen, Tim Halladay, Dan & Vicki Selin, Scott & Lindsey Hippe, Mike & Megan Kinney, Maggie Palumbo, Daniel Cardinal, Jay & Helen Waszkewitz, Randi Burchett, Ryan & Jenerra Loken, Tom & Kim Byrne, Kevin & Karen Merritt, John & Terrina Guempel, Susan McKinnon, Gail Mueller, Paul & Mandy Schmek, Paul & Debbie Williams, and others!



# Our Mission

Our mission is to build quality, affordable housing that is attainable to Chelan and Manson wage earners whose household income is between 80% to 120% of area median income (AMI).

We believe that stable housing allows families, young professionals, and seniors to thrive. A vibrant workforce is crucial to a healthy community and a strong economy.



**Roots** – People who own their home are able to connect with neighbors and participate in building strong communities.



**Upward Bound** – Homeowners and children achieve higher rates of education, financial success and improved health.



**Stability** – Homeowners no longer fear a forced move due to rent increases or the landlord’s sale of the building.



**Inclusion** – Affordable homeownership is the answer to the history of housing discrimination.



**Assets** – Homeownership builds assets through the appreciation of the home and paydown of mortgage principal.

## MY GIFT OF ATTAINABLE HOUSING

**Yes! I want to help our local working families own a home in the Chelan Valley.**

**ENCLOSED IS MY GIFT TO HELP BUILD ATTAINABLE HOUSING**

\$40  \$80  \$\_\_\_\_\_ (Other)  Make my gift recur monthly

Credit/Debit Card #: \_\_\_\_\_ Mo/Yr Exp: \_\_\_ / \_\_\_

Name on Card: \_\_\_\_\_ CVC: \_\_\_\_\_



**CHELAN VALLEY**  
HOUSING TRUST

P.O. Box 674  
Chelan, WA 98816  
509-508-1183

[chelanvalleyhousing.org](http://chelanvalleyhousing.org)

