

Framing the future of our valley



CHELAN VALLEY HOUSING TRUST

2025 ANNUAL REPORT

Seven years of
building affordable
housing

Est. January 14, 2019
Incorporated 501(c)(3)
Non-Profit Organization



Letter from the Executive Director



Dear friends and affiliates of the Chelan Valley Housing Trust,

As we end 2025, I wanted to take time to update everyone on our achievements and to express our gratitude for the blessings from this passing year. It's been an interesting year, and still we have much to be thankful for.

In 2025, CVHT celebrated its 6th anniversary. In 6 short years CVHT has built 15 units and plans on building another 53 in the upcoming Chelan River Heights project on Anderson Road in the coming years.

We at CVHT could not accomplish what we do without the support of so many people and organizations including: Chelan County Commissioners and Economic Development team, the City of Chelan, the Chelan and Manson Chambers of Commerce, Larc Hill Vinyards, The Landing, Tsillan Cellars, Topsy Canyon Winery, Navarre Coulee Winery, Vin Du Lac Winery, K&L Homes, The 12 Tribes Lake Chelan Casino, and many more.

CVHT remains committed to advocating for the necessary political backing to secure financial support and remove obstacles that hinder the development of affordable housing that meets the needs of our workforce. We are proud to announce CVHT was the recipient of a \$1.3 Million dollar grant for infrastructure on Anderson Road which will help get us one step closer to building those 53 units mentioned above.

I am deeply humbled by the support from our community, even in these uncertain times, and we will continue to provide stable and secure housing options for the people of Manson and Chelan. Thank you for your support, and please don't hesitate to reach out if you feel called to contribute.

With Gratitude,

A handwritten signature in blue ink that reads "Scott Meyers". The signature is fluid and cursive, with a long horizontal stroke at the end.

Scott Meyers, Executive Director

Celebrating Our Achievements

A dedicated community is building affordable housing.

Five townhomes, two single-family homes, and six more townhomes built to date!

2025 was a great year for Chelan Valley Housing Trust. Several strides were made to advance CVHT's mission in our 7th year in operations. These include but are not limited to:

- Sold 5 Emerson Harbour Homes
- Revamped the Chelan River Heights site plan which shortens timeline by at least a year
- Increased our state grant writing capacity through a Housing Trust Fund application process as well as applying for CHIP with the City of Chelan which is now funded (\$1.4M)
- Introduced a new president, treasurer and board members
- Created a Deed Restriction document and process to be used for properties developed by private owners who would like to maintain affordable housing
- Raised \$31,215 through our Annual Appeal
- Raised \$5,391.75 through GiveNCW
- Raised \$54,023 at our Boots Up Fundraiser



Emerson Harbour

**Six Single-Family Homes
2-Bedroom/1 Bath/900 sq. ft.**

Currently five homes have been purchased by local wage earners and one is still available.



Iowa Street Homes

**Two Single-Family Homes
3-Bedroom/1.5 Bath/1,150 sq. ft.**



**Emerson Village
Five Single-Family Homes**

Development in Progress

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 53 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

2025 Annual Statement of Financial Position

(As of December 31, 2025)

<u>Assets</u>	FY2025
• Cash	
Unrestricted	\$61,373
Restricted	\$0
Reserves (Maintenance, Operating)	<u>\$46,209</u>
	Total Cash
	\$107,582
Fixed	
Emerson Harbour	\$768,476
Chelan River Heights	\$585,851
Emerson Village	\$238,171
Iowa St.	<u>\$124,420</u>
	Total Fixed
	\$1,716,918
	Total Assets
	\$1,824,500
<u>Liabilities</u>	
Other	\$879
Investor note (Chelan River Heights)	\$239,217
Seller note (Emerson Harbour)	\$65,911
Construction Loan (WaFd)	<u>\$0</u>
	Total Liabilities
	\$306,007
<u>Net Assets (Equity)</u>	\$1,518,493

2025 Annual Statement of Financial Activities

(As of December 31, 2025)

<u>Income</u>		\$456,555
• Private & Business Contributions		
• City/County/State Grants		
• Lease Fees		
<u>Expenses - Operations</u>		\$271,821
• Staff		
• Insurance		
• Professional Services		
• Office Admin		
• Fundraising		
<u>Expenses – Capital Projects</u>		
• Land Acquisition	Emerson Harbour	\$118,236
• Professional Services	Chelan River Heights	<u>\$19,061</u>
• Site Development/Prep		
• Building Construction	Total	\$137,297
• Carrying Costs		
Net Operating Income		\$47,437
Net Income (minus capitalized costs)		\$184,734



The Housing Trust Team

STAFF



Scott Meyers
Executive Director
scottl@chelanvalleyhousing.org



Rachael Goldie
Associate Director
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Elaine Cooper
Administrator
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Drake Nelson
Outreach Coordinator
outreachcoordinator@chelanvalleyhousing.org

BOARD OF DIRECTORS

Board President
Dave Rogge



Board Treasurer
April Wiggins



Board Vice President
Jay Waszkewitz



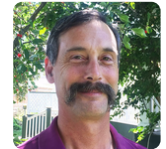
Board Secretary
Kari Kollmeyer



Board Director
Aimee Sheridan



Board Director
Dave Rogge



Board Director
Diane Leigh



Board Director
Tabatha Mires



Board Director
Maggie Palumbo



Board Director
Vacant



Board Director
Vacant



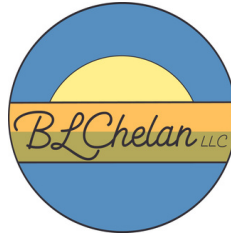
Board Director
Vacant



“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!



Robert & Elaine Meyers

THE LANDING

Jeffery and Kathryn Hill

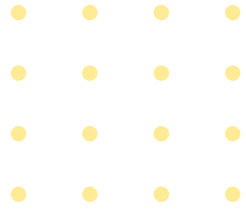
D & P Roberts Family Foundation & Boggs Family Charitable Fund

Brad Murphy

Ray Bowen

Larry Lehmbecker

Also thank you to these donors: Gail Mueller, Susan Mckinnon, Tim and Hillary Pilgrim, Scott & Lindsey Hippe, Jay & Helen Waszkewitz, Katherine Zorich & Jim Leopold, Maggie Palumbo-Elspas, Madison Mackenzie, Bill & Tamara Buckley, Tim Halladay, Bruce Cable, Bryan Wheeler, David Neuman, Paula Christen, David & Kelly Hudgins, Anne & Gregory Scea, Carol & Alan Karlak, Patricia Ogle, Robert Hargadon & Tracy Kellum, Gary Turner, Douglas & Carolyn Cole, Gaylen Willet Insurance, Jullie and Ronald Allison, Karen & Todd Heric, Russel & E. Cordy Beckstead, Mike & Wendy Schramm, Thomas Grover, Susan Reilly, Ryan & Jenerra Loken, Arlene Abbott, Aimee Sheridan, Randi Burchett, Randy & Nancy Atkins, Diane Leigh, Don & Vicki Christenson, 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

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