DASH envisions a community where everyone has the right to live in a quality, safe, well-maintained home.

Mission Highlights
- 764 affordable homes
- 694 households remained from prior year
- 102 new households

Our Priorities in 2015
- New Partnerships
- Housing Development
- Affordable Housing Advocacy
- Organizational Development

Visit www.dashhousing.org to view the full annual report

“...have a home and community here. These people are like family, we’re all supportive of one another. It doesn’t matter what language you speak or how much money you make. Everyone is included.”

—Evangeline Wallace, Resident

Downtown Action to Save Housing

Celebrating 25 years of affordable communities

Board of Directors
Greg Russell, Chair
Larry Gockel, Secretary
Steve West, Treasurer
Jennifer Baron
Jessica Gallegos
Tobi Magg
Andrew Miller
Jeff Mix
Roberta Schur
Ray Spencer
Katie Talcott
Vince Tom

Staff
Kim Loveall Price, Executive Director
Alicia Campo, Associate Executive Director
Gordon Asheim, Accounting Manager
Sarah Chong, Project Coordinator

2015 Annual Report
11018 NE 11th St
Bellevue, WA 98004
www.dashhousing.org
With the valuable contribution of our partners and friends, over 5,800 people accessed affordable housing in a thriving community. Through our efforts, residents living at DASH communities over the last 25 years had a place to call home.

Summerwood serves a very diverse population. This year, DASH forged a partnership with Bellevue YMCA to serve the 115 children living on the site. In October 2015, the program was at capacity with 25 kids enrolled daily in afterschool enrichment programs conducted in our community center. Future plans include capital improvements on the center to allow for increase opportunities. In the future, we will seek to replicate this program at other DASH family properties.

In an expanded partnership with King County Housing Authority (KCHA), DASH completed a $750K renovation at Plum Court Apartments. The improvements included new decks, new outdoor gathering areas, a new playground and a complete remodel of the existing computer center. The residents celebrated the new improvements with KCHA, our construction team, and DASH in September.

We believe in the power of collaboration.

NEW PARTNERSHIPS

It is important for DASH to collaborate with others to support community goals.

Thank you for all your support!
HOUSING DEVELOPMENT

Over the last five years, DASH focused on asset preservation of its existing affordable housing portfolio. An outcome of this planning was a new investment in one of the first tax credit communities that DASH owned, Ashwood Court Apartments. We are excited to progress our asset preservation plans that include work like this through DASH’s portfolio in the next coming years.

Ashwood Court is home to 55 senior residents seeking affordable housing to stay in Bellevue. DASH completed a $2,125,000 renovation to continue to exceed its neighborhood expectations while investing in its existing and future residents. DASH prioritized these funds to ensure that the building continues to be a community asset for many years to come.

OUR FINANCIAL FITNESS

DASH continued to make progress on realizing all of its 5 year goals by 2020.

DASH added $1,135,000 in earned developer fee revenue with the redevelopment of Ashwood Court Apartments. This was a significant milestone in DASH’s asset preservation and strategic five year business plan. These funds established a board restricted reserve dedicated to funding future development work.

"We don’t just build people homes, we take care of them forever.
-Greg Russell, Board Chairman"
ORGANIZATIONAL DEVELOPMENT

DASH maintains a sustainable organization through its strategic partnerships, core consultant team, and strong seasoned Board of Directors to support strategic objectives.

In 2015, DASH added three new board members, increasing our board to 12, and two committee members.

Our Board commissioned 3 task forces to provide specific focus to three key initiatives:

Advocacy and Outreach:
- DASH took leadership to convene the first ever Eastside Affordable Housing Forum. In partnership with the Downtown Bellevue Resident Association, conversation was lead by a panel of housing experts that included leaders from the City of Bellevue, Imagine Housing, King County Housing Authority, Low Income Housing Institute, Sophia Way, and Bellevue YMCA.
- DASH joined the Bellevue Downtown Association panel as a housing expert to discuss the Downtown Bellevue Livability Initiative
- DASH’s work was featured in 2 articles in the Seattle Times and Bellevue Reporter
- DASH presented to Bellevue Sunrise Rotary Club as a housing expert

Governance:
- Updated Bylaws that set forth the structure of DASH and our Board
- Created succession plan to expand the skills and talents of our Board and staff to meet the emerging needs of our community
- Launched Impact Investing Research Team to examine the potential of creating a source of private funds that will assist in bridging the gap in available capital

Asset & Property Management:
- Adopted Asset Management Policies that provides the overall framework for the management of capital equipment
- Created Asset and Property Annual Plans to follow an established review and approval process to ensure appropriateness of capital expenditures
- Resident Surveys sent to provide feedback to enable us to make our community an even better place to live, work, and play
AFFORDABLE HOUSING ADVOCACY

The significant job growth that is projected in Bellevue over the next 15 years includes a variety of income levels. With this projected job growth, it’s critical to create a housing strategy plan that supports affordable housing throughout the City. DASH sought out partnerships to increase and preserve Affordable housing in Bel-Red Corridor and planned for zoning amendments to add capacity on DASH owned existing Bellevue core sites.

DASH’s success is defined by guiding principles and maintaining an entrepreneurial spirit with a non-profit approach.

DASH was founded in 1991 to respond to the need for Affordable work force housing in Downtown Bellevue. What started as a Downtown Bellevue project grew to encompass all of the Eastside.

In the last 25 years, DASH has methodically and strategically acquired, built, and maintained quality housing to support low to moderate individuals and families on the Eastside. DASH currently owns 13 properties, creating over 1,000 units of housing.

While our economy continues to thrive, home values and rental markets are quickly pricing the average working family out of the marketplace. We need a healthy housing market that provides a safe, healthy, and affordable place to live for people of all income levels.
Building the Future of Affordable Communities

View the 2015 annual report at www.dashhousing.org

FROM THE EXECUTIVE DIRECTOR

DASH emerged out of a need identified by the Bellevue Downtown Association in the mid 1980's to preserve affordable housing in Bellevue. Since then, DASH has expanded to create housing opportunities throughout King County. In 2015, DASH continued to advance its comprehensive portfolio repositioning plans on its $100,000,000 portfolio of affordable housing assets, which provide homes to over 750 households dispersed through 13 communities. I'm pleased to say DASH made progress in all areas of its 2015 priorities; new partnerships, housing development, affordable housing advocacy, and organizational development. As we reach our 25 year anniversary, it's great to see an organization that remains committed to its mission, dedicated to providing homes for lower income families and individuals in East King County, and resolve in addressing any challenges that we may face in order to preserve and protect affordable housing for our stakeholders.

This year, DASH entered a partnership with the Bellevue YMCA, providing an afterschool enrichment program to the kids at Summerwood Apartments. This program ended a successful first year with a family BBQ of over 100 residents in attendance. We also partnered with King County Housing Authority (KCHA) to complete a $750,000 renovation at Plum Court Apartments. In September, the residents celebrated the new improvements with us alongside KCHA and our construction team. This marked a milestone in DASH’s preservation plans for Plum Court.

DASH added three new board members and two committee members. While maintaining diversity on our board to reflect the demographics DASH’s housing serves, we anticipate increasing our knowledge in finance, organizational development, construction development, and housing development to the group in the coming year.

We remain committed to meeting our high standards of asset management and effectively providing reliable and safe affordable housing for our residents. We are proud of what we have accomplished during our 25 years of existence and look forward to working and partnering with other non-profits and our stakeholders to continue to provide affordable homes for families and seniors in King County in an effort to meet the growing demand.

Kim Loveall Price, Executive Director
DASH

NEW PARTNERSHIPS
• Expanded Medicaid at Evergreen Court with ARCH to serve more Medicaid residents
• Partnered with King County Housing Authority on renovation of Plum Court
• Collaborated with YMCA to provide childcare to serve the 115 children living at Summerwood Apartments

AFFORDABLE HOUSING ADVOCACY
• Lead initiative to convene the first ever Eastside Affordable Housing Forum
• Planned for zoning amendments to add capacity on DASH owned existing Bellevue core sites
• Hosted community education forum with the Bellevue Downtown Resident Association

HOUSING DEVELOPMENT
• Reinvested in Ashwood Court with renovations of $2.125M
• Earned developer fee of $1.135M

ORGANIZATIONAL DEVELOPMENT
• Advanced Comprehensive Portfolio Analysis and Repositioning Plan
• Prepared Asset Preservation Plan for long-term operations
• Conducted Governance review and renewal
• Created succession plan for staff and Board

FROM THE BOARD CHAIRMAN

We are thankful for the support of the business community where it all began 25 years ago. From our very first project, Glendale, to our recent accomplishment of reinvesting in Ashwood Court, DASH continues to strive not only to create more housing, but to also ensure our communities are well managed and maintained to exceed resident and neighborhood expectations. We often say, “We don’t just build people homes, we take care of them forever.”

As with many not for profit and for profit agencies, the recession was difficult. During those challenging economic times, DASH and our then small board focused on ensuring long term sustainability. We are happy to say we have emerged a stronger and healthier DASH with a strong balance sheet, healthy reserves, and highly skilled and talented Board of Directors and staff.

Throughout the years many funders, lenders, volunteers, and community leaders played key roles in our success. With that support, DASH has been able to provide thousands of seniors, families, and children safe affordable housing close to work and school. As an original board member, I am pleased to dedicate the past 25 years to all our supporters and make a commitment to our mission for the next 25 years.

Greg Russell, Attorney
Peterson Russell, Kelly PLLC

77 units - Kenmore
Heron Landing

83 units - Bellevue
Garden Grove

65 units - Bellevue
Catalina

50 units - Woodinville
Greenbrier Senior

50 units - Woodinville
Greenbrier Family

92 units - Renton
Liberty View

115 units - Redmond
Summerwood

51 units - Tukwila
Mountain View

56 units - Bellevue
Wildwood Court

66 units - Kenmore
Heron Run