FROM THE BOARD CHAIRMAN

DASH/Downtown Action to Save Housing is a non-profit corporation dedicated to developing and preserving affordable housing in underserved areas of King County. Since 1991, DASH has provided housing to thousands of individuals, families, and seniors. DASH continues to serve the needs of the community by helping low income households live in high opportunity neighborhoods near jobs and quality schools.

National studies have demonstrated the importance of housing in quality neighborhoods as key to positive life outcomes. DASH provides approximately 800 homes throughout 13 properties in East King County. We believe that quality, affordable housing positively impacts health and wellness, which are key factors in building successful relationships and stability in school and the workforce.

With the support of our partners and friends, DASH is able to provide safe and reliable affordable housing in our community. Today DASH continues to seek out strategic partnerships, make progress on asset preservation plans, and find creative ways to build more affordable housing. With robust job growth in the retail and service sector, the need for affordable housing is more prevalent than ever. Thank you for your support as we continue to work together to combat the growing demand for the kind of housing DASH provides in the communities we serve.

Greg Russell, Attorney, Peterson Russell Kelly PLLC

FROM THE EXECUTIVE DIRECTOR

DASH envisions a community where everyone has the right to live in a quality, safe, well-maintained home. This year, DASH continued to advance its comprehensive portfolio repositioning plans on its affordable housing assets. We also completed significant capital improvement projects that will prolong the sustainability of our communities while improving the quality of living for our residents. We take our role of maintaining our resident homes very seriously.

Through applying agency resources and efficient management of our programs, DASH maintained a 99% physical occupancy average in 2017. This includes a remarkable improvement at Evergreen Court, our independent and assisted living community in Bellevue. After our transition into self-management, DASH reached a 92% occupancy average compared to 84% in prior years. DASH also expanded Medicaid programs to serve the lowest income seniors with the support of KCHA, matching Medicaid with HAP vouchers, and focused on improving employee satisfaction and retention.

Cost burdened individuals, families, and seniors are often so financially stretched by housing costs that a health crisis or unexpected car repair could put them at risk of homelessness. DASH has proven its commitment to the community through identifying and implementing effective strategies in pursuit of expanding affordable housing opportunities. With the support of community leaders and partners, DASH continues its unfinished business to meet the current and future needs for affordability in King County.

Kim Loveall Price, Executive Director, DASH
Financial Fitness

*Downtown Action to Save Housing has maintained an entrepreneurial spirit since its founding in 1991.*

### 2017 Revenue

- **Rental income**: $3,369,957
- **Contributions**: 19,241
- **Partnership fees**: 145,193
- **Interest & investment income**: 287,845
- **Other income**: 23,591

**Total revenue**: $3,853,974

### 2017 Expenses

- **Salaries & wages**: $1,379,130
- **Management fees**: 38,389
- **Bank fees**: 8,625
- **Administrative**: 214,469
- **Services**: 213,352
- **Utilities**: 286,307
- **Repairs & maintenance**: 294,715

**Total expenses**: $2,434,987
Liana and her son moved from Armenia after being selected for the Diversity Visa Lottery, or more commonly known as the Green Card Lottery. The lottery is designed to ensure plenty of diversity in US immigration, so only individuals from countries that are underrepresented are allowed to apply. Although Liana had to leave her husband behind and sacrifice her job as a pharmacist, providing a quality life and education for her son was a priority.

Liana and her son moved to Bellevue, but quickly became overstretched by housing costs that she would use her entire paycheck on rent alone. It was when she found Glendale Apartments that her financial hardship disappeared. Liana and her son now live in the heart of Bellevue, close to school and work. Liana provides tutoring for her son and plans to pursue educational opportunities for herself.

“MY SON AND I GET TO LIVE IN A GREAT NEIGHBORHOOD. I ENROLLED HIM IN A GREAT SCHOOL AND I’M THANKFUL FOR EVERYONE HERE WHO GOES ABOVE AND BEYOND WHEN WE NEED ANY SUPPORT.”

LIANA, GLENDALE RESIDENT

DASH values diverse communities and recognizes that housing in high opportunity neighborhoods positively impacts education, health, and life outcomes.
Housing Development

*DASH is committed to adding new affordable households to the limited stock of affordable housing in East King County.*

DASH continues to advance comprehensive portfolio plans by preparing for year-15 transitions at LIHTC properties and capital projects associated with resyndication. DASH is also advancing plans with the City of Bellevue to add capacity for more affordable housing at Glendale in conjunction with Transit Oriented Development (TOD) initiatives.

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**Evergreen Court Retirement Community**

*Bellevue, WA*

84 total units

*DASH was among the first non-profit organizations in the state to develop an affordable congregate care facility in a dense and high-cost urban area. In 2017 DASH brought Evergreen Court’s property management in-house to better serve staff and residents.*

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**Occupancy**

After transitioning to self-management, DASH reached an average of 92% occupancy compared to 84% in prior years

**Medicaid**

DASH expanded Medicaid programs to serve the lowest income seniors with the support of KCHA matching Medicaid with HAP vouchers

**Staff**

DASH in-house management improved employee turnover rates to ensure greater service for residents
Advocacy

*DASH worked diligently to advocate policies that support the development of affordable housing.*

DASH was appointed to the City of Bellevue’s Technical Advisory Group (TAG) to help define the City’s housing strategy and make policy recommendations. This work culminated in the adoption of the Affordable Housing Strategy approved by City Council on June 5, 2017. The newly adopted Affordable Housing Strategy includes recommendations to fund preservation of existing affordable housing, increase density at existing affordable housing sites, and allow more flexibility in how the city calculates density for multi-family affordable housing. All of these strategies are intended to spur more development to meet the need for affordable workforce housing for families in Bellevue.

$27,303 MEDIAN INCOME OF RESIDENTS IN DASH COMMUNITIES

Partnerships

*DASH is committed to finding and developing efficient and effective partnerships with other non-profit organizations allowing all to protect and preserve communities for our residents.*

DASH continues to make progress on the Vision 2025 strategic plan that focuses developing in the Bel-Red corridor. In partnership with Imagine Housing and YMCA, the Community Action Team (CAT) engaged all perspectives of the community including staff from the City of Bellevue, ARCH, and Sound Transit to develop a coordinated effort amongst Eastside providers and stakeholders.
Organizational Development

In concert with the Board of Directors, DASH directs and manages both the development of properties as well as the maintenance of properties in operations.

DASH created a succession plan for all officers, ensuring the continued legacy of outstanding leadership at the Board level. This year, DASH welcomed a new board member who brings expertise in accounting.

DASH also welcomed a new staff member who brings expertise in development and portfolio re-positioning.

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**BOARD OF DIRECTORS**

Greg Russell, Chair
Larry Gockel, Secretary
Steve West, Treasurer
Jeff Mix, Vice Chair
Tobi Maggi, Vice Secretary
Roberta Schur, Vice Treasurer

Jessica Gallegos
Andrew Miller
Peter Morris
Ray Spencer
Vince Tom
Drew Whitman

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**47%**

HOUSEHOLDS IN DASH COMMUNITIES EARN 30% AMI OR LOWER

DASH provides permanent housing solutions with the belief everyone has a right to a quality, safe, and well-maintained home