



# Seeding Change, Harvesting Homes

2022 Annual Report



BELLWETHER  
HOUSING

## From Our CEO

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Friends and Supporters,

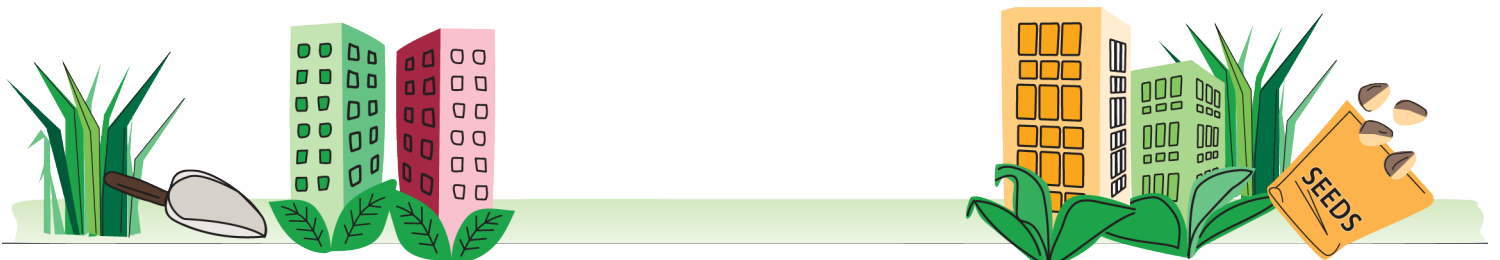
“To plant a garden is to believe in tomorrow.” Your financial support and advocacy for our mission is proof that you believe in tomorrow—a tomorrow in which everyone in our community has access to a safe, stable and affordable home; in which everyone has a home in which they can build their own tomorrow. Thank you for the seeds you have planted!

Each of the buildings highlighted—Cedar Crossing, The Rise, Flourish and The Aries—are the fruits of the Building Opportunity Campaign that so many of you seeded back in 2019. That campaign will have sprouted nearly 1,000 new homes in just three years.

And our resident services program, which would not exist but for your generous cultivation, continues to find new ways to support and enrich the lives of our residents—from accessing basic food assistance and financial support, to help overcoming language barriers and meeting educational needs, to facilitating the joyful and life-affirming recreational opportunities that you will read about here.

You are master gardeners! Thank you for believing in tomorrow and for supporting Bellwether Housing and our residents.

Yours Sincerely,  
Susan Boyd  
CEO | Bellwether Housing



**6600 ROOSEVELT WAY NE**

**254  
units**

## Cedar Crossing Opening

Bellwether Housing and Mercy Housing Northwest celebrated the opening of Cedar Crossing, our 254-apartment affordable housing development at 6600 Roosevelt Way NE, on September 14, 2022. Cedar Crossing is home to an estimated 600 adults and children and is adjacent to the Roosevelt Link light rail station, offering unparalleled access to transit. The development also includes 13,449 sq. ft. of ground floor commercial space.

Cedar Crossing features innovative community partnerships with the Roosevelt Neighborhood Association, Sound Transit, El Centro de la Raza, Mary's Place, and Seattle Children's Hospital.

Cedar Crossing creates affordable homes for families who struggle to find housing options in the current market. The building includes 91 two- and three-bedroom apartments. Three-bedroom apartments were pre-leased quickly, highlighting the intense demand for larger, affordable apartments.



Mercy Housing Northwest provides robust on-site resident services at Cedar Crossing. El Centro de La Raza operates a multi-cultural, bilingual affordable childcare and FamilyWorks will open a Family Resource Center.

In a partnership with Seattle Children's Hospital, Mary's Place, and Ronald McDonald House, 20 apartments are set aside for families experiencing housing instability whose children are receiving care at Seattle Children's Hospital.

Cedar Crossing was made possible by Sound Transit and the Seattle Office of Housing, who partnered by offering the property at a discounted land price and committed \$15 million in funds from the Seattle Office of Housing including Seattle Housing Levy dollars.





**"This development is a beautiful example of what I call profound collaboration..."**

**-Susan Boyd, CEO of Bellwether Housing**





916 N 143<sup>RD</sup> ST

200  
units



## The Aries Breaks Ground

In January of 2022, Bellwether Housing broke ground on The Aries, a new 200-unit affordable housing development at 916 N 143rd St in the Bitter Lake neighborhood of North Seattle.

The development is one of the first affordable housing developments to be supported by Seattle Foundation's [Evergreen Impact Housing Fund](#) (EIHF). When coupled with more traditional financing sources, EIHF's patient and low-cost capital allowed Bellwether to build this deeply affordable housing development.

The Aries will provide housing affordable to individuals and families making between \$46,500 for one person and \$66,420 for a family of four. Bellwether has incorporated a large number of 2-and 3-bedrooms units to serve larger families who are underserved by the rental market.

The location is ideal for people who use transit on Aurora or bike commute to downtown. The development will also be near the future Sound Transit Light Rail station at 130th NE, opening in 2025. Neighborhood amenities include the Bitter Lake Reservoir and Park, P-Patch Community Garden, playfields, a community center, and the Interurban Bike Trail.





# Flourish & The Rise Under Construction



In 2022, two Bellwether Housing developments were under construction.

## Flourish on Rainier

This development is next to our Rose Street Apartments in the Rainier Beach neighborhood. Flourish will provide 182 family centered homes, with an outdoor garden and play space, onsite childcare, and new offices for Muslim Housing Services. Empowering Youth and Family Services will lease a childcare space.

Located near the Othello light rail station and major bus routes, schools, the Rainier Beach community center, shopping, and amenities, residents at Flourish on Rainier will have everything they need at their fingertips to “Flourish.”



## The Rise on Madison

The first affordable high-rise in Seattle in decades, The Rise on Madison offers 250 homes in the heart of First Hill. The Rise is conveniently located next to transit, schools, and hospitals, with easy access to downtown. This property was developed by Bellwether Housing and is managed by Avenue 5.

The tower combines two distinct apartment complexes in one landmark building. On floors 2-5, Plymouth Housing offers 115 studios for seniors who have experienced chronic homelessness. On floors 6-17, Bellwether's The Rise on Madison offers 250 affordable homes, ranging from studios to 3-bedrooms. We are both grateful to Sound Transit, who helped make this project possible by transferring the land to us at no cost.







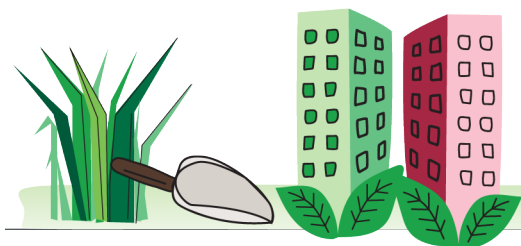
## Closer to Home 2022

Our Annual Fundraiser Luncheon was a success! We returned in-person to celebrate our community and support affordable housing in urban King County. We enjoyed inspiring speakers, a heartwarming video, and good company. **And we met our goal of raising \$430,000 for our Resident Services Program.**



Closer to Home featured a Keynote Address by Ethan Ward, an award-winning multimedia journalist, author, and podcast host. Ethan's reporting focus covers a variety of topics that include homelessness, housing, and LGBTQ+ communities.

Ethan lived in his car for a year while attending community college. "It completely changed my perspective about who can fall into homelessness," said Ethan.



## New Swim Program



▶ [Learning to Swim: Closer to Home 2022](#)

In 2022, Bellwether Housing partnered with [No More Under](#), a Black-founded nonprofit organization dedicated to saving lives through water safety education, legislation, and increasing equitable access to swimming lessons and tools. Together, we're not only preventing children from drowning, but we're also increasing representation with diverse instructors.

### Lilian's story

Lilian is a single mom to three children and works as a caregiver. Lilian and her family live in [Arbora Court](#) in the University District. They all really like their apartment and her children have friends in the building.



Arbora Court's Resident Services Coordinator helped Lilian apply to the University Christian Church scholarship fund, which provides funding for educational activities for children and youth at Arbora Court. She likes that she can choose a program that enriches their family.

"My kids love water. Last year they chose swimming classes, which was fun and very good for them to learn to swim. It's a life-saving thing to learn. The children really enjoyed it. We can do it together as a family," said Lilian.

"Our apartment means security, shelter, safety...it means everything for our family," said Lilian.

Before Arbora Court Apartments, Lilian and her family lived in Lacey, Washington. But they didn't have the resources they needed. One of Lacey's sons has nonverbal autism. They moved to Seattle so that they could access necessary resources for her son's special needs. Lilian appreciates living close to Children's Hospital and the University of Washington Medical Center.





## Senior Trips Courtesy of Horizon House



Patrick is a retired senior living at [Meridian Manor Apartments](#). His apartment is important to him because it's a roof over his head. Patrick likes that his apartment is comfortable and allows him to stay healthy. He appreciates that his neighborhood has everything he needs in it and his surroundings are familiar.

Patrick lives alone, but has friends in the building. He knows that community is important for everyone, at all stages of life. "I enjoy my neighbors. A good neighbor is one that greets you nicely no matter what type of day it is. We do have a lot of interesting people within our building," Patrick said.

Patrick is pleased that his Resident Services Coordinator organizes trips for the seniors in his building. In 2022, they visited places like the Van Gogh art exhibit and Snoqualmie Falls.

"We have a Resident Services Coordinator who is very good in her position and she handles the residents with a certain amount of dignity that is not seen too often. She is exceptionally good at what she's doing," said Patrick.

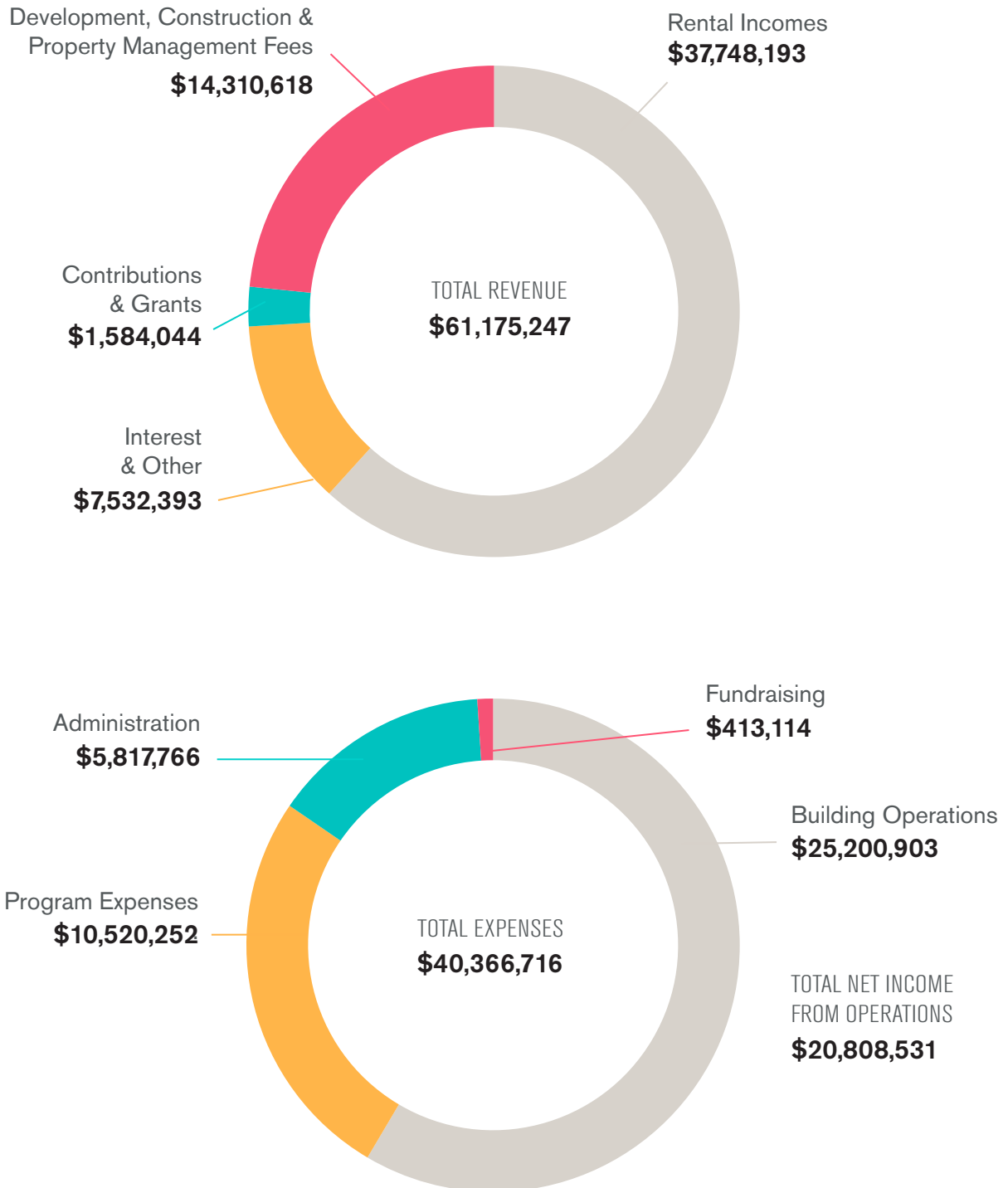
Thank you to [Horizon House](#) for donating \$5,000 for Senior Trips for our residents!



# 2022 Financials

## Operating Revenue

These figures exclude depreciation from expenses and gains from inter-company transactions from revenue. Bellwether Housing uses net revenue to maintain our buildings and invest in new ones.





# Thank You to Our 2022 Supporters!

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