



Second Step Housing 2020 COMMUNITY REPORT



Second Step
HOUSING

Providing affordable housing and stabilizing resources for people escaping homelessness and those living with extremely low incomes.



TO OUR PARTNERS, FRIENDS AND SUPPORTERS

The history of Second Step Housing is long and proud. Since 1995, we've built or acquired over 100 units of affordable housing. Much has changed during the last 25 years, but Second Step is still here, still providing safe homes for people in need, and planning to add another new property this year.

As you read this overview of our impact and financial position you will get a sense of who we are and what we do. What may not be obvious is the incredible degree to which safe, stable housing has improved the lives of our residents, strengthened hundreds of families, and made our community a better place to live.

Second Step Housing is in excellent shape and ready to do more. I'm proud of that, and I hope you are too.

Sincerely,  Tim Foley
Executive Director

“Since 1995, we’ve built or acquired over 100 units of affordable housing.”

THE CRISIS: INCREASING HOMELESSNESS

There is not enough transitional or affordable housing in our community to help people avoid or escape homelessness.

There is a direct correlation between rent increases and homelessness. The average rent in Clark County is high and rising, outpacing wage gains and threatening working families with homelessness. Because of this, Clark County has a growing homeless population in need of affordable housing and access to services.

916 experiencing homelessness in Clark County.*

MANY more live in unstable, substandard, or dangerous situations.

\$1,289 the fair market monthly rent for a one-bedroom apartment in Clark County.

\$16.79 average hourly wage of Clark County renter.

59 HOURS number of hours per week an individual must work to afford fair market rent and have enough left over to cover basic necessities.**

*2020 Point in Time Count www.councilforthehomeless.org/point-in-time-count-2020 ** reports.nlihc.org/oor/washington

OUR MISSION: TO OFFER HOPE AND STABILITY

Second Step Housing's mission is to empower homeless individuals and families with opportunities that foster self-sufficiency through affordable housing partnered with community services.

For the past **25** years we have met this mission by providing deeply affordable housing and short-term transitional accommodation for people and families recovering from homelessness. Our staff connects people to the resources they need to stay stable in their homes. Today, Second Step owns **13** properties comprising **108** housing units—all to meet this growing need.

OUR HOUSING: PROVIDING A HOME

- **43 UNITS** of safe, transitional housing for people and families who are literally homeless, with little or no income.
- **85 PEOPLE** provided the time and space to stabilize their lives and eventually move on to a permanent home.
- **85%** of residents move on to a permanent living situation after a 12-24 month stay in transitional housing.
- **72 UNITS** of deeply affordable permanent housing for those living with extremely low incomes.
- **223 TOTAL** people housed, many coming directly from homelessness or are living with fixed incomes.
- **57 FAMILIES** have children.

Providing stable housing for children avoids the trauma of homelessness, which is shown to dramatically increase the odds of homelessness in adulthood, substance abuse, and early death.

OUR IMPACT: CHANGING LIVES

Providing affordable housing for people and families transitioning out of homelessness is proven to lead to:

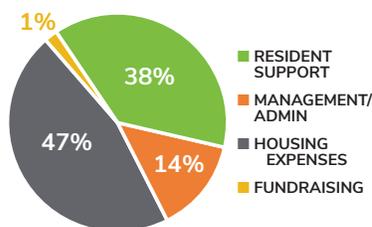
- ↓ Reduced instances of **TRAUMA** caused by homelessness.
- ↓ Reduced **EMERGENCY** room visits.
- ↓ Reduced instances of **SUBSTANCE USE**.
- ↓ Reduced involvement with the **CRIMINAL JUSTICE** system.
- ↑ Improved health **OUTCOMES**.
- ↑ Kids stay **STABLE** in school.

Transitional housing allows people to be safe, to take charge of their health, to catch their breath and to sleep. Thanks to our donors we can provide basic kitchen equipment and bedding. Transitional housing does not mean living in squalor; we aim to equip people to be successful.

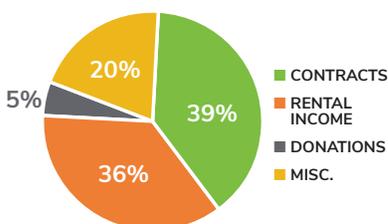
OUR FINANCIALS: STABLE AND SECURE

FY20 ASSETS \$8,338,735
FY20 LIABILITIES \$7,239,490

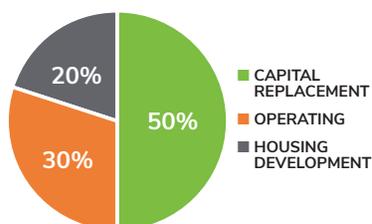
FY20 EXPENSES¹ \$989,477



FY20 REVENUE \$1,186,648



FINANCIAL RESERVES² \$400,000



OUR VISION: INCREASING CAPACITY

While we continue to provide affordable housing, we are working to increase our capacity to **impact homelessness** with new acquisitions.

By partnering with Ginn Development, we are **building homes for eight homeless families with children**.

This development will be **funded locally**, without the need for state funds or tax credits. We are hopeful that this **innovative model of collaboration** will create a test case for the construction of future affordable units by Second Step and other nonprofits.

¹85% of expenses directly support residents (resident support + housing)

²As of May 1, 2020

OUR PARTNERS

In addition to providing affordable permanent housing, Second Step Housing is the largest owner and operator of transitional housing for homeless people and families in Clark County. Since 1995, we have worked closely with community service organizations to provide the housing and services people need to avoid or escape homelessness and maintain stable housing.

Community Partners

Share
Lifeline Connections
Community Services Northwest
Clark County Therapeutic Drug Courts
CVAB
Clark County YWCA
Council for the Homeless
Vancouver Housing Authority
Open House Ministries

Business Partners

Ginn Development
Key Property Services, Inc.
LMC Construction
Susan Matlack Jones & Associates
McDonald Jacobs Accountants

Funding partners

Clark County Department of
Community Services
City of Vancouver
Washington State Department
of Commerce
Community Foundation for
SW Washington
Riverview Community Bank

SECOND STEP HOUSING STAFF

Executive Director: Tim Foley
Housing Services Manager: Lindzy Staples

2020 BOARD MEMBER ROSTER

President: Jared Sanford
Vice President: Michael Newton
Secretary: Brendan Sanchez*
Treasurer: Andrew Harper
Michelle Kinney*
Mary-Anne Linden
Morgan Parker*

*CHDO Representative
(Community Housing
Development Organization)

“Without judgement or belittling, Second Step Housing gave me a second chance at life. They provided me the tools I needed to overcome the obstacles I had created for myself. With their continuous support I am now standing on my own two feet, with the confidence and motivation to build a future I can be proud of, which is all they have ever expected in return. I couldn’t be more grateful! Thank you Second Step Housing for all that you are, and all you have done!”

—Leslie Martin, Second Step Housing resident



PO Box 61894, Vancouver, WA 98666

**TO VOLUNTEER, MAKE A DONATION, OR DISCOVER OTHER WAYS TO SUPPORT OUR MISSION:
VISIT OUR WEBSITE WWW.SECONDSTEPHOUSING.ORG OR GIVE US A CALL 360 852 8510**