

# FRONT PORCH

Fall 2004

Housing  
Resources  
Board  
of Bainbridge Island

A non-profit housing organization empowering all Bainbridge Island residents in a quest for homeownership & affordable rents.

## FRONT PORCH CHAT

### CALL NOW for Independent Living Assistance

Our Independent Living Program transforms houses that often contain dangerous barriers like outside steps, narrow doors, slippery tubs, etc. into safe and accessible homes for the low income and infirm in our community. *If you have accessibility needs, please contact the program manager Julie Stone at 842-2041.*

### Johnson Farm Event

Several families stopped to inquire about qualifications for affordable housing and independent living assistance projects at the Harvest Fair on October 10. The HRB booth was complete with brochures and photos demonstrating our services and projects. Last year a family visiting the booth found housing at Island Home. As a result, a new HRB endeavor is the Home Finders Program, designed to match housing and families throughout the year.



### A New House—Just for Fun

HRB has a new house—a playhouse made of life-size lincoln logs. Its debut was at the Harvest Fair this month. At the HRB booth crowds of all ages were busy assembling the soft, flexible logs into the cabin of their design. We hope to make the playhouse an HRB signature piece, to be set up and played with on site wherever we go. Watch for the fun at community events!

T E N A N T      P R O F I L E S

## Meet Remarkable Tenants

### Sherry Stanley

SHERRY STANLEY AND HER TWO DAUGHTERS, Jasmin (12) and Madison (9 months) moved into Islandhome just four weeks ago. As a fifth-generation islander she is thrilled that she could stay on Bainbridge and Jasmin didn't have to change schools.

"It's refreshing to see that programs like the Stepping Stones Program offered by Helpline House and HRB exist on the island to help people get back on their feet." Her pregnancy had caused her to close her massage business, which she hopes to re-open after additional course work in marketing at Olympic College. Energetic and compassionate, she wants to start a program of affordable massage for cancer patients.



*Sherry Stanley, Islandhome tenant, and her daughters, Jasmin and Madison.*

### Linda Perry

LINDA PERRY, ONE OF OUR FIRST TENANTS at the new Janet Westhome, courageously battles her disability with a medical and counseling regimen. She is happy to live within easy walking distance to the pharmacy, grocery store and the ferry, and chuckles over her view of the neighbor's brown chickens from one of her windows.



*Linda Perry, Janet Westhome tenant.*

Independent and feisty, Linda volunteers for political causes and plans on entering the Pharmacy Technician Program at North Seattle Community College in the winter.

MORE PROFILES ON PAGE 3

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## DIRECTOR'S *Chat*

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Charles Buki, a keynote speaker at the 2002 Affordable Housing Conference, pointed out the challenge we face in a place where land is limited, hence expensive. He said: "There are three cities in the nation where the barriers to providing affordable housing are the highest. They are Mendocino, San Francisco and Bainbridge Island." This year's national conference speaker, Bruce Katz from the Brookings Institution, spoke of yet another challenge, which is "to provide housing that supports healthy families and communities."



**Bill Reddy, HRB Director**

We at HRB understand that a healthy home requires an integrated approach. Housing must be affordable, safe and community-oriented. It must have ready access to school, work, and events, as well as access to medical and other support services. In collaboration with North Kitsap agencies and community-spirited individuals, Housing Resources Board has been tackling these challenges in 2004.

Over the course of this year we helped over 1000 people either find a home or rent one of our forty units, as well as preserved their independence and housing through either our Independent Living Program or our Rental Assistance Program.

In the Islander Mobile Home Park discussion, HRB's role has been to support the residents' efforts to retain their homes. Our support ranged from offering words of encouragement to mentoring the entire process of acquisition. We also secured one year of rental assistance funding for seven families.

HRB also worked to preserve Island Terrace (located on the corner of High School Road and Ferncliff), a 48-apartment complex of mainly two-bedroom accommodations. Preservation efforts are still in progress but are coming closer to success thanks to our partner in that project, Shelter Resources Incorporated.

You may know that this year's federally funded Section-8 was slashed retroactively by 17% by HUD for all of Kitsap County. HRB has been rallying to preserve this rental assistance program and we will continue to fight for it. Needless to say, fund raising and grant writing continue to be top priorities.

Having spent most of my life in big cities on other continents, I am happy to report that living and working on Bainbridge Island has made me understand the meaning of the word "community" for the first time. For me it feels like listening to a deeply satisfying piece of music, not necessarily easy, yet rich, complex and full of ever-changing subtlety.

## New Faces at HRB

### **Karen Fredrichs** *Outreach Services Coordinator (842-9664)*

Karen can be found in the barn office of Helpline House. Her responsibilities include seeking out tenants and referring inquiries elsewhere where needed. She also supervises maintenance, and the HRB residents use her as a



touchstone for housing issues in their tenant association meetings. At public events she provides information materials for the community and is presently working on the development of the Home Finders Program. Karen's extensive experience in real estate and her infectious energy have made her a tremendous asset.

### **Jeanette Hill** *Maintenance Coordinator*

Jeanette joined our staff in August. A former resident of both Islandhome and Villagehome, she is in charge of the cleaning, painting and restoration of vacant units and will inspect all units annually. She also looks after the general maintenance of the grounds with great care and attention.



### **Karen Wolfe** *2004/05 Intern*

Karen assists Karen Fredrichs with outreach and prepares the database for the Home Finders Program. She is a senior at Western Washington University working toward a degree in Human Services. Her enthusiasm and computer and people skills have been enriching HRB's services to the community.





## Meet Anna Tofani

Artist, Immigrant, Entrepreneur, Board Member

ANNA TOFANI IS ONE OF HRB'S RECENT BOARD MEMBERS and island resident since 2001. When she arrived here three years ago from Ipanema, Brazil, she carried three suitcases, \$200 in her pocket and in her heart the determination to re-start her life. Just how she wasn't sure yet, but to thank her friends and hosts she set to painting the interior of their house.

An artist like her father and grandfather, her work was a hit. The friends of her friends, then the friends of the friends asked her to paint. She got her certificate in faux finishes. She learned

English from kids and conversation, from radio and TV.

She got a ladder and a truck. Green Door Interior Painting was born.



*Anna Tofani, HRB tenant and Board Member*

"It was scary," Anna says of her relocation across two continents, "but something inside me told me to just keep going and be confident." She found housing in one of HRB's properties, and enjoys the neighborly spirit that brings everyone together for tea parties and barbecues. "I love to have my own place. It feels comfortable and safe."

Anna, who taught at an art school in Rio de Janeiro, still paints ceramic and porcelain, not just the doors and

walls that have become her business. In her former life, she also raised chickens and organic vegetables, and sold the cheese her neighbor produced on the market in Rio (500 kg a week!) Now she is putting down roots on Bainbridge. "I want to grow professionally and artistically. The island has become home for me."

As a tenant of HRB, a recent immigrant and resourceful entrepreneur, she adds a vital perspective to the board. When we asked her to serve, she readily agreed: "HRB gives people a chance to re-start their lives."



### *Did you know...?*

We have maintained our operating overhead at 6%, so that 94% of funds coming into the agency are used directly for programs. Of that direct program funding we ensure maximum leverage for every dollar spent, typically at over \$19-for-\$1-spent ratio. That means that for every dollar spent, we aim to achieve \$19 of further value, often in the form of land value, foundation dollars or other sources.

### *One Call For All!*

*The annual Bainbridge Foundation drive is a major source of HRB funds.*

The "One Call for All" red envelope has been an island tradition for over 40 years. When you receive the "red envelope," we hope that you will designate HOUSING RESOURCES BOARD for your contribution. Your donation will assure that we can continue our work maintaining and providing affordable housing opportunities in our community.

*Thank you for thinking of HRB!*

## HRB Properties

### Islandhome

10 units, transitional housing



### Foresthme

3-bedroom, single family home



### Villagehome

10 one-bedroom apartments above commercial space



### Sadie Woodman House

3-bedroom, single family home



### Western View Terrace

Eight 2-bedroom apartments



### Janet Westhome

Eight 1-bedroom, one 2-bedroom apartments



## *Special Thanks to HRB Volunteers!*

A special thank you to the hard-working volunteers who assist with extra needs during the year. Filing, organizing, photocopying, running errands, assisting at the Harvest event, and hauling furniture have all been tasks of our volunteers.

Our appreciation goes out to: **Jill Weier, Mark Fredrichs, Karen Wolfe, Jennifer Boyton, Sally Thomas and our dedicated board members.**

A big thank you to **Fairbank Construction!**

# Janet Westhome Complete!

January 8, 2004 marked HRB's long-awaited dedication

About one hundred people turned out on a cold and rainy afternoon, but they were dry and smiling under our big tent. We were honored to have several members of Janet

West's family attend—her eldest son Duncan from Seattle, her eldest daughter Victoria from the east coast, and her grandson Mac, who lives on Bainbridge Island.

Also speaking were our mayor, Darlene Kordonowy, and Bob Connolly, a personal friend of Janet West and of HRB. A beneficiary of HRB programs and former board member, Becky Kahlvik, movingly talked about how with HRB's help she now is pursuing further education. Her experience, she said, will some day enable her to help others in a similar situation.

The accommodations we have developed comprise eight 1-bedroom and one 2-bedroom apartments. All rents include utilities and range from \$579-\$597 a month for the 1-bedroom to \$695 a month for the 2-bedroom home. With seven levels of funding and five new easements in place, the project took five years to come to fruition—typical for this type. We are proud to report that construction was on time and under budget.



*Janet Westhome  
192 Knechtel Way NE*

# 7 Ways You Can Help

- 1 Monetary contributions
- 2 Sponsorship of special events
- 3 Donations of building materials & gently used appliances
- 4 Donations of land and/or houses
- 5 Service on the board of directors
- 6 Volunteer work
- 7 Adopt -a-home guardianship

**DONATIONS WELCOME!** Your donation will contribute to supporting the diversity and vitality of our island. All monetary contributions are gratefully accepted, and can be designated as general funds or assigned to a specific project. Contributions to HRB can also be made through Bainbridge Foundation and the United Way of Kitsap County.

<input type="checkbox"/> <b>Master Builder</b> \$5,000	<b>Name</b> _____
<input type="checkbox"/> <b>Patron</b> \$2,500	<b>Address</b> _____
<input type="checkbox"/> <b>Partner</b> \$1,000	<b>City, State, Zip</b> _____
<input type="checkbox"/> <b>Friend</b> \$500	<b>Phone (day)</b> _____ <b>Evening</b> _____
<input type="checkbox"/> <b>Neighbor</b> \$100	<b>E-mail</b> _____
<input type="checkbox"/> <b>Supporter</b> \$25	

## Support HRB

Your purchase of a hand-crafted, solid wood cutting board benefits the Housing Resources Board, and helps us provide low-income housing and housing-related programs on Bainbridge Island.

**HOUSING RESOURCES BOARD**  
**P.O. Box 11391**  
**Bainbridge Island, WA 98110**  
**(206) 842-1909**

**HRB Board Members**  
*Don Heppenstall, Chair*  
*Del Miller, Vice Chair*  
*Carolyn Leigh, Sec'y.*  
*Ned Palmer, Treas.*  
*Gerardo Aguayo*  
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