



# Bienestar

Building housing, hope and futures

---



ANNUAL REPORT  
2008

---

---

## Board of Directors

---

On behalf of Bienestar's Board of Directors, we are pleased to present this Annual Report of our activities in 2008.



We are proud of the work that has been done this year in advancing our mission: Building housing, hope and futures for the well-being of working families.

We wish to thank the volunteer board members, our dedicated Bienestar staff, our funders and individual donors, our many new volunteers, and the residents of our properties who inspire us daily.

As you will see from this report, we have made huge strides in one year under the leadership of our new Executive Director Karen Shawcross and her dedicated staff, and we look forward to continuing the development of more affordable housing, the momentum of new resident service programs and initiatives for many years to come.

Sincerely,

Gary Dodge  
Board President



---

## Bienestar Properties



2008 was an exciting year for Bienestar as we celebrated the Grand Reopening of Sunset Gardens and Sierra West Apartments in Hillsboro, and Willow Park Apartments in Forest Grove following a year of rehabilitation. This project (Proyecto Adelante), the acquisition and rehab

of these three properties, represents our first entrance as sponsor and General Partner in a LIHTC (Low Income Housing Tax Credit) project. Our Limited Partner is PNC Multifamily Capital. The addition of these 204 apartments to our portfolio doubled its size to 458 apartments. It also represents a shift in the population we serve—after serving exclusively farmworker families for 27 years, we now offer affordable housing to working families in any occupation making 50% or less of area median income. When the



lease-up of the apartments was completed in October, we found that we still serve 98% Latino residents.

We celebrated with the community and our many partners the transformation of these communities from centers of crime, drug-dealing, and gangs o quality homes for working families. Special thanks to Sharon Nielson of The Neilson Group, our development consultant, to Seabold Construction, to Washington County Office of Community Development, and to Princeton Property Management.



---

## Resident Services Programs

2008 was a year of broad expansion of new programs for Bienestar residents, thanks to the wonderful work of Gracie Garcia, Program Services Manager, and her staff Maria Moreno, Jorge Tello, Juan Carlos Aguilera and Alex Chester.

With the addition of 3 new properties, we expanded our Promotores Program to 15 Promotores. These resident peer leaders receive special training and serve as ‘community connectors’ to their neighbors, each making 40 home visits annually to assure that our families have access to Bienestar and community resources.

### Adult Programs

- \* Basic Computer Classes
- \* GED Preparation Classes
- \* Financial Literacy Classes
- \* Community Gardens

### Youth Programs

- \* Homework Clubs
- \* AKA Science Club
- \* Financial Fitness for Life
- \* Art and Music Classes
- \* Basketball Club
- \* Zoo to You
- \* Explorador Camp
- \* Summer Reading Safari



---

## Volunteers

We were blessed this year with so many new volunteers who made new programs and events possible for us.

With the help of volunteers and residents, we hosted three SOLV events to plant donated landscape material at Sunset Gardens, Sierra West and Willow Park.

We began a wonderful new partnership with Catlin Gabel School that made a new Homework Club at Reedville Apartments possible. A Catlin Gabel bus brings upper school students twice a week to help our children with homework and tutoring.

When we began our first Homework Club, Hillsboro teacher Ada Costanzo began to volunteer, and has supported this program for over a year. She also recruited Reading Specialist Christy Ranslow who developed and led our first ever Summer Reading Program with volunteers Ada, Sandie Spotts and Judy Cross.

A Pacific University student volunteer, Natasha Michalowsky, led a new Children's Art Class for us.



# Financial Report for 2008

## STATEMENT OF ACTIVITIES—unaudited For the year ended June 30, 2008

### ASSETS

Cash	\$	184,512
Cash—restricted		674,365
Grants receivable		41,804
Other assets		63,049
Receivables from Housing Project Cash Flow		2,300,768
Equity investment in Limited Partnerships		282,811
Fixed assets, net		<u>8,828,085</u>

**TOTAL ASSETS** \$ 12,375,394

### LIABILITIES AND NET ASSETS

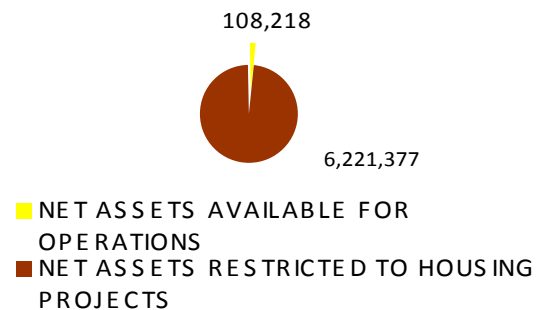
#### LIABILITIES

Accounts payable and accrued expenses	\$	195,056
Other liabilities		187,437
Notes payable—government		3,903,745
Notes payable		<u>1,759,561</u>
<b>TOTAL LIABILITIES</b>		<b>6,045,799</b>

Unrestricted net assets		1,197,150
Temporarily restricted net assets		<u>5,132,445</u>
<b>TOTAL NET ASSETS</b>		<b>6,329,595</b>

**TOTAL LIABILITIES AND NET ASSETS** \$ 12,375,394

Bienestar's financial position includes 100% ownership of 5 housing projects and an investment in 5 other projects. The assets related to these projects are considered long-term and are restricted to government and other agreements which do not allow for use in operations and/or program management.



**STATEMENT OF ACTIVITIES—unaudited**  
**For the year ended June 30, 2008**

**SUPPORT AND REVENUES**

Grants—Government	\$	201,493
Grants—Other		198,349
Donations		130,603
Development & management fees		317,539
Rental income		964,117
Investment earnings (loss)		34,965
Other income		376

**TOTAL SUPPORT & REVENUES** 1,847,442

**EXPENSES**

**PROGRAM SERVICES**

Promotores	129,177
Resident Services & Leadership	142,138
Property and asset management	948,937
Project development	163,430

**TOTAL PROGRAM SERVICES** 1,383,682

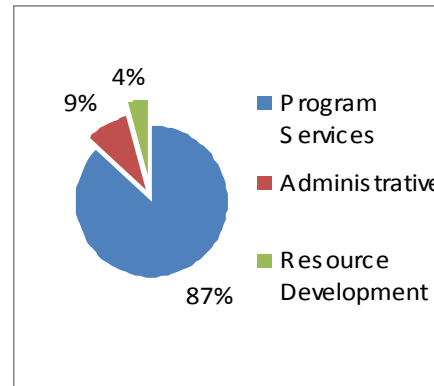
**GENERAL AND ADMINISTRATIVE** 146,297  
**RESOURCE DEVELOPMENT** 64,333

**TOTAL EXPENSES** 1,594,312

**CHANGE IN NET ASSETS** \$ 253,130

Surplus (deficit) available for operations\$ (18,075)  
 Surplus (deficit) restricted to housing projects 271,205

\$ 253,130



---

## Our Donors

### Amigos/Friends

Alejandra Aguilar  
Juan Carlos Aguilera  
Guillermina Alonso  
Isaac Alonzo  
Priscilla Carlson  
Enrique Contreras  
Heather Ficht  
Karen & Stephen Graham  
Mr. & Mrs. James Kirkbride  
Maya Wells & Herb Jahncke

### Amigos de Los Niños/Friends of the Children \$40 to \$99

Amy Bowman  
GaSandra Carlson  
Alex Chester  
Bridget Cooke  
Jill Haner  
Rene Heade  
Roberta & Walter Hellman  
John & Phyllis Kirkwood  
Robin Marquardt  
Maria Moreno  
Natalia Munoz  
Sharon Nielson  
Laurie SantaMaria  
Grace Scott  
Jean & Milan Stoyanov  
Jennifer Sundsted  
Therese Ventgen  
Alayn Waldorf & Mark Pedemonte



### Constructores/Builders Society

\$100 to \$499

Jeri Alcock  
Charles M. Blomberg  
Mr. & Mrs. Charles Blomberg  
Marcia Blomberg  
Catlin Gabel School  
Nick Chester  
Greg Danielson  
Rob & Linda Fotheringham  
Gracie Garcia  
Patrick & Leda Garside  
Dr. Laura Grandin  
Bill Hart (Carleton Hart Architecture)  
Ellen Hopper  
Ron Katterman  
Leon Laptook & Carole Most  
Martha Lindsey  
Lori Payne (BASI)  
Russ Peterson  
Holly & Fred Pfister  
Peter & Christie Ranslow  
Don Ruff  
Ron Salgado  
Steve & Lina Seabold  
Carl and Sheila Seger  
Don & Eunice Waggoner  
Wayne & Ann Weld-Martin  
Bob Wendel  
Donn Yvliksaker



### **Socios/Partnership Circle**

**\$500 to \$999**

Reagan Anderson  
Bill & Theresa Koehnke (Iowa Hill Farms)  
John Lenz  
Freddy Lunt  
Janice Morgan



### **Circle of Friends**

**\$1000 or more**

Ann Blaker  
Gary Dodge  
Cary Harkaway  
Cheryl Hilbert  
John McMeekan  
Karen Shawcross



Thanks to our 2008 Volunteers:

Ada Costanzo  
Christy Ranslow  
Judy Cross  
Sandie Spotts  
Stefanny Alfaro  
Carlos Oliva  
Michaela Cochran  
Mich Conklin  
Sam Conklin  
Andrea Cruz  
Dulce Flores  
Natasha Michalowsky  
Maria Saldana  
Anya Susi  
Mark Lawton  
Roberto Villa  
Church of Jesus Christ of  
Latter Day Saints in Forest  
Grove  
Catlin Gabel High School

---

## Highlights 2008

- Grand Reopening of Sunset Gardens, Sierra West and Willow Park Apartments following a year of rehabilitation. The addition of these properties to the Bienestar portfolio doubled the size to 458 apartments, and was our first Low Income Housing Tax Credit project.
- Staff was expanded to include new Office Manager/Youth Program Coordinator Alex Chester in February and Jorge Tello, Program Coordinator in October.
- We partnered with SOLV to host 3 volunteer events with donated plants to landscape Sierra West, Sunset Gardens and Willow Park.
- Bienestar's Board developed a new three year Strategic Plan for 2008-2011.
- With the generous donation of computers from Intel and from an anonymous donor, we were able to install five computer labs at community rooms at Montebello, Reedville, Jose Arciga, Sunset Gardens, and Jose Echeverria Apartments. We were then able to offer free onsite computer classes for adults.



- The Promotores Program entered its 4th year, and expanded from 11 to 15 resident peer leaders who completed 622 home visits during the year.
- A new Financial Literacy Advisory Board was formed to provide support to the new financial literacy program. Members include representatives of Wells Fargo, Banner, and US Bank.
- A new youth initiative was implemented with pilot programs including Homework Club, Summer Reading Safari, AKA Science Club, Basketball Club, Art Classes.

- 
- Bienestar was named Community Partner of the Year for 2008 by the United Way of the Columbia Willamette, honoring the Promotores Program.

- The name of the organization was changed from HDC (Housing Development Corporation of Northwest Oregon) to Bienestar which means “well-being” in Spanish. The Board felt that the new name better reflected our newly stated mission to build housing, hope and futures for the well-being of working families.



- A new Volunteer Program was initiated and we discovered wonderful helpers for our programs through HandsOn Portland, PCC, Pacific University, and Catlin Gabel High School.
- The LISTOS youth program for at-risk youth ended after 3 years. In the final year 10 students earned their GEDs and 1 went on to post secondary education.
- Bienestar nominated Allison Brown, our portfolio manager at Princeton Property Management for 21 years, to be the first Oregon Housing and Community Services Dept. “Property Manager of the Year” and she won the statewide award.



- New resident services programs were introduced: GED preparation classes, basic computer classes, financial literacy classes, organic micro-farming training, community gardens.
  - New Board members were installed: Guillermina Alonso, Santiago Arcos, Ann Blaker, Cary Harkaway, Janice Morgan, Russ Peterson. Board held a retreat, and also had a tour of migrant farmworker camps and Bienestar properties.
-

## Board of Directors

### Vision Statement:

- Quality affordable housing is essential for individuals, families and communities to thrive.
- We envision and develop communities where residents find dignity, hope, confidence, skills and courage to pursue their dreams.
- We believe that all work is honorable and champion those who provide essential labor to the community.
- We work to unleash the potential of people to improve the quality of life for themselves, their children, their families and the community.



Suite A-100  
220 SE 12th Avenue  
Hillsboro, OR 97123  
Phone: 503.693.2937  
Fax: 503.693.4639  
E-mail: [kshawcross@hdcnwo.org](mailto:kshawcross@hdcnwo.org)  
[www.bienestar-or.org](http://www.bienestar-or.org)

President: John McMeekan  
KeyBank

Vice President: Ann Blaker  
Capacity Builders

Secretary: Janice Morgan  
Legal Aid Society

Treasurer: Russ Peterson  
Pinnacle

Members: Alejandra Aguilar  
Cornelius School

Enrique Contreras

Cary Harkaway  
Worksystems, Inc.

Don Ruff  
Bonneville Power

Reverend Larry Snow  
Murray Hills Church

Guillermina Alonzo  
Bailey's Nurseries

Santiago Arcos

Cheryl Hilbert  
Prudential NW

Marisela Iñiguez  
Bienestar Promotora

Daryn Murphy  
Housing Dev. Center

Lisa Neal-Graves  
Intel