



Community Report 2021



NEXT STEP HOUSING
Bicycle Apartments
An Alcohol & Drug Free Community
40 one-, 30 two & 10 three-bedroom
509-594-6053

Funded by the Washington State Housing Finance Commission, the Washington Housing Trust Fund, Yakima Office of Neighborhood Development Services, Federal Home Loan Bank of Des Moines & Boston Financial Investment Management.

NEXT STEP HOUSING
SERVICE-ENRICHED • ALCOHOL & DRUG-FREE



Directors' Notes

After 26 years as Executive Director, John Mifsud retired in September 2021. At the Grand Opening of The Bicycle Apartments, the Next Step Housing Board named him Executive Director Emeritus. John then announced Diana McClaskey as his successor.



John,

When we met, I was in early sobriety with a baby on my hip and needed housing. I had no property management experience but you gave me a home, a career and a wonderful life. Thank you for believing in me before I believed in myself. Under your leadership, Next Step Housing went from being in debt and owning nothing to developing 240 permanent housing units valued at over \$40,000,000! You started as an unpaid volunteer and we now have 10.5 full-time employees. Your impact on our staff and the Yakima community is significant. John, you have changed lives. I promise you that Next Step Housing will continue your vision and remain a leader in providing quality, affordable, alcohol and drug free, permanent, supportive housing to those who need it most.

Diana



Diana,

We've worked together for over 20 years. When I asked you to move into and manage the Clean House Apartments, you did not hesitate. When I asked the same for the Lamplighter, the Sommerset and Pear Tree Place, you always agreed. When I asked you to become a Fair Housing, Landlord Tenant Law and LIHTC Compliance expert, you did. You took on our accounting and saved our agency a lot of money. Then, when I asked you to lease up 80 units at the Bicycle Apartments during COVID, you finished the job four months early! There is no one more deserving or qualified to be our next Executive Director. I am deeply grateful for your steadfast sobriety and for making Next Step Housing your lifelong career.

John



The Bicycle

The **Bicycle Apartments** is an *Alcohol and Drug Free Community*. Its five buildings were constructed and leased-up during COVID and opened in September 2020. The subdivision consists of 10 three-, 30 two- and 40 one-bedroom units. 40 units house small and large families with established sobriety. Another 20 serve single adults living with disabilities. 8 units are reserved for housing veterans.



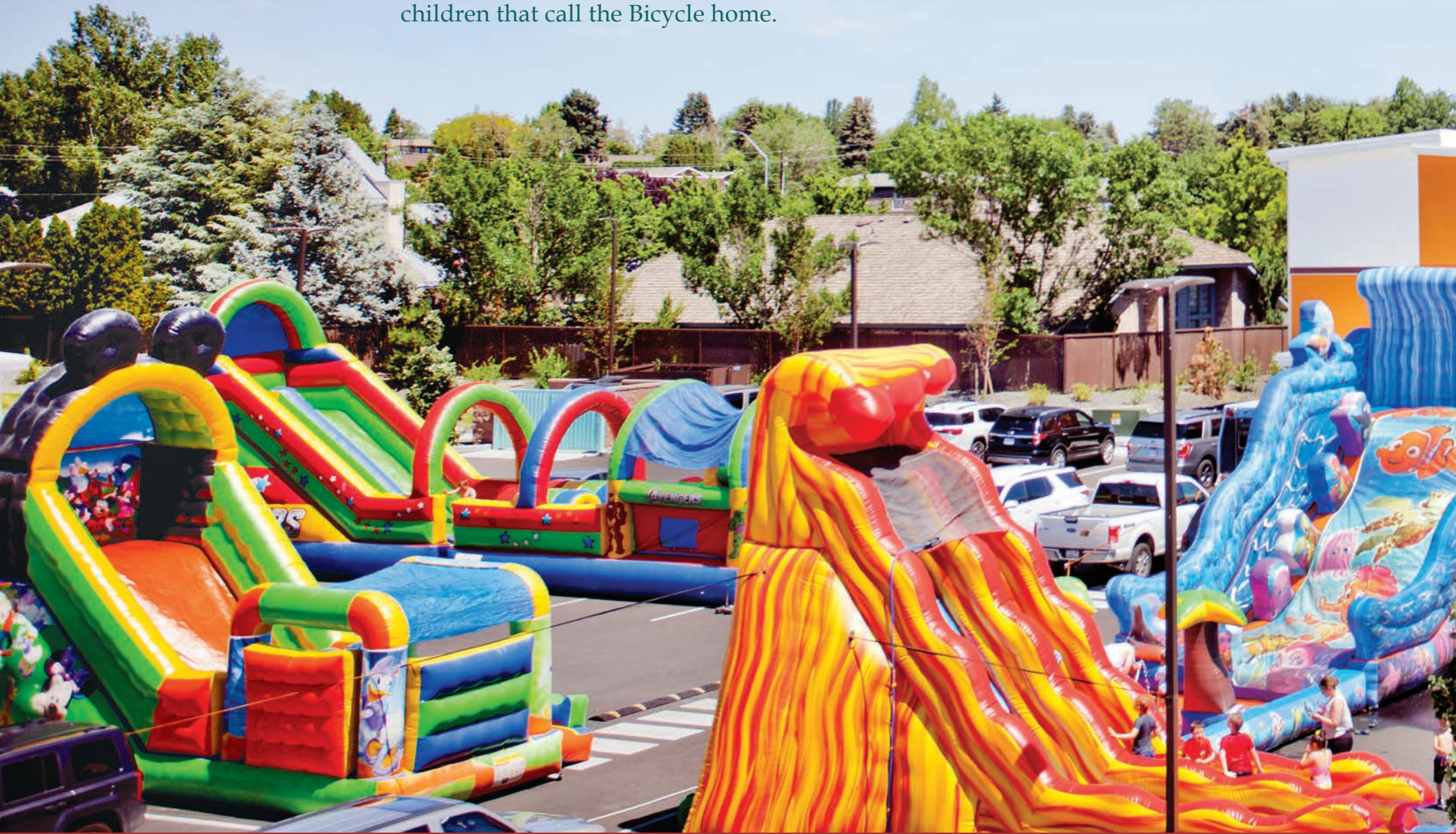
Apartments

The development utilized blended financing including \$14,752,846 in LIHTC funding from the Washington State Housing Finance Commission; \$1,275,000 from the Washington State Housing Trust Fund; \$1,000,000 from the City of Yakima Office of Neighborhood Development Services and \$750,000 from the Federal Home Loan Bank of Des Moines. Total funding for The Bicycle Apartments was **\$17,777,846**.



Splash!

On June 25, 2022, the new Bicycle Apartments held its second *Annual Clean and Sober Splash* with waterslides, bounce houses, dunk tanks, a live deejay and a taco truck to build morale and celebrate the development of Next Step Housing's latest *Alcohol and Drug Free Community*. Big thanks go to our Lead Case Manager, Rigoberto Dominguez, for visioning and managing the event. A good time was had by all, especially the 32 families with children that call the Bicycle home.





On September 21, 2021, Next Step Housing hosted the Grand Opening for the new Bicycle Apartments. The event also served as John Mifsud's retirement party after his 26 years as Executive Director. Over 100 people from the affordable housing and social services community attended as well as guests from Seattle, Bellevue, Tacoma, Spokane, and Detroit. Speakers highlighted John's career before and during his tenure with NSH. They included Angie Bolton, Teaching Artist at Seattle Theatre Group; Carol Pinkerton, Marriage, Family and Child Therapist; Joseph Diehl, Principal at Diehl & Company; Alexandria Liggins, Principal at Phoenix Consulting Group; Zena Dodson, former Asset Manager for the Low Income Housing Institute; Franklin Abbott, Psychotherapist and Poet; Reverend Janet Kraft, Music Director at Unity Spiritual Center of Spokane and Patrick Brown, Founder & Owner of Venture with Purpose.

John awarded 22 crystals and engraved plaques to NSH board members, staff, residents, major funders and allies who helped make the Bicycle Apartments a stellar success. Diana McClaskey succeeds him as Executive Director. A buffet dinner was followed by music and socializing celebrating the 80-unit subdivision and largest *Alcohol & Drug Free Community* serving families with children in Central Washington.



Bicycle Grand Opening



Awards



2021 Dedicated Employee Award
Keith Erickson, Maintenance Superintendent
Diana McClaskey, Executive Director
Connie Cleary, Deputy Director



Board Member Emeritus Award
Arnoldo Hernandez, Past President, Next Step Housing
TJ Mattingly, Past President, Next Step Housing



2021 Employee of the Year Award
Rigoberto Dominguez, Lead Case Manager
Josh Shay, Maintenance Specialist



Executive Director Emeritus Award
John Mifsud, Executive Director (Retired)



2021 Resident of the Year Award
Eliza Mancilla, Board Treasurer, Next Step Housing;
Weatherization Program Finance Coordinator,
Opportunities Industrialization Center



2021 Funder of the Year Award

Bob Peterson, Manager
Multi-Family Housing and Community Facilities
Washington State Housing Finance Commission
Archie Matthews, Manager
City of Yakima Office of Neighborhood
Development Services



2021 Board Member of the Year Award

Terry Wheat, Board President, Next Step Housing
Retired Chief Executive Officer, Gesa Credit Union
Amanda Delp, Board Vice President
Section 8 Department Supervisor, Yakima Housing Authority
John Probst, Past Board President, Next Step Housing
Retired Construction Manager, Catholic Charities of Central Washington

2021 Ally of the Year Award



Angus Tate, Community Transition Specialist, Mount Peoh Transition Services
Sophia Sanabria-Root, Housing Program Manager, Triumph Treatment Services
Sonia Sanabria-Gomez, Housing Case Manager, Triumph Treatment Services
Bret Fleming, Quality Standards Inspector, Yakima Housing Authority



Kathy Sebree, Christ Lutheran Church
David Wells, Homeless Case Manager, Union Gospel Mission
Judy Dawson, President, Yakima VFW
Susie Ceja, Case Manager, Yakima Neighborhood Health Services

Board of Directors



Terry Wheat
President
*Retired Chief
Executive Officer
Gesa Credit Union*



Amanda Delp
Vice President
*Yakima Housing
Authority
Section 8 Supervisor*



Eliza Mancilla
Treasurer/CHDO Rep
*OIC of Washington
Weatherization Program
Financial Coordinator*



Arnaldo Hernandez
Community Rep
DSHS/DDA
*Retired SOLA Program
Manager*



T.J. Mattingly
Community Rep
*WA Resource &
Development Council
Contract & Finance
Specialist*



Kerri Faulkner
CHDO Rep
*Pear Tree Place
Resident*



Lisa Baldoz
Community Rep
*WA Department
of Health
Disease Intervention
Specialist*



**Ashley Whitefoot-
Erickson**
CHDO Rep
*Yakama Tribal
Behavioral Health
Domestic Violence
Shelter Coordinator*



Tonilynn Savage
Community Rep
*Savage Family Law
Attorney*

Staff



Diana McClaskey
Executive Director
*Employed since
March 2002*



Connie Cleary
Deputy Director
Clean House
& Sommerset
Apartments
*Employed since
January 2005*



Hope Lange
Property Manager
Lamplighter &
Pear Tree Place
Apartments
*Employed since
February 2020*



Crystal Cleary
Property Manager
Bicycle Apartments
*Employed since
September 2020*



**Rigoberto
Dominguez**
Lead Case Manager
*Employed since
April 2013*



Keith Erickson
Maintenance
Superintendent
*Employed since
January 2010*



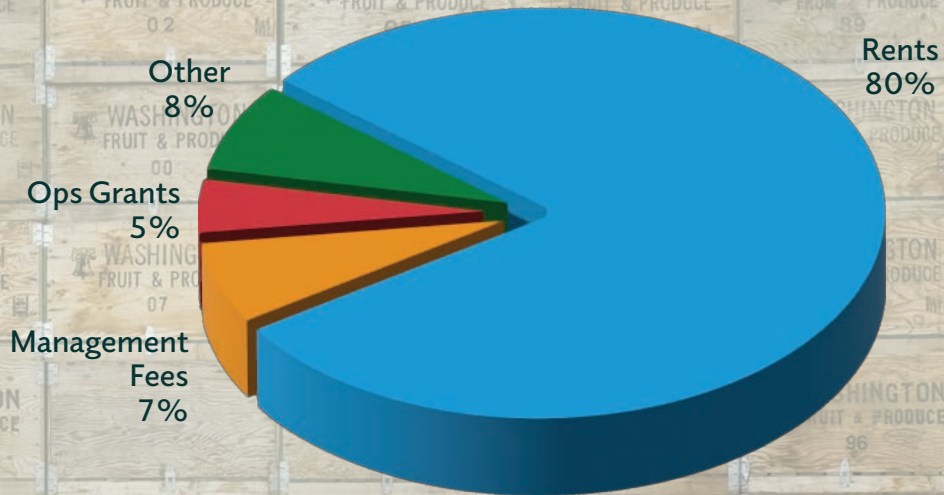
Josh Shay
Maintenance
Specialist
*Employed since
January 2019*



**Kristopher
Erickson**
Maintenance
Intern
*Employed since
June 2022*

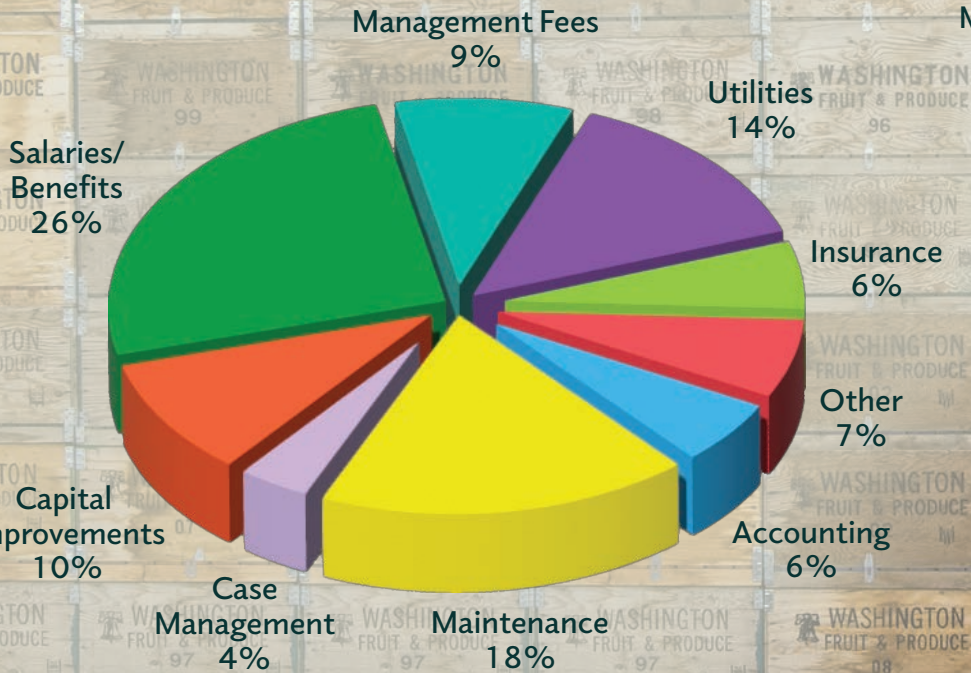
2021 Financials

Revenue



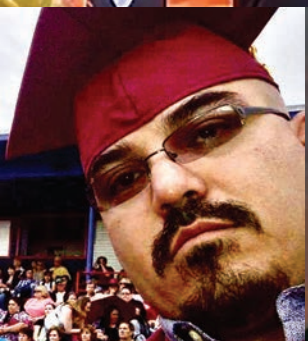
Total Expenses: \$924,147

Expenses



Total Revenue: \$1,947,538



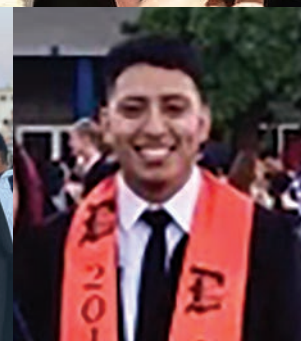


Announcing the

John Mifsud Scholarship Fund

Next Step Housing will further support residents by helping with the cost of their higher education. Annually, six scholarships will be awarded to qualifying residents who are enrolled in college, university or trade schools.

Diana McClaskey, the NSH Executive Director, named the fund after her mentor and previous Executive Director, John Mifsud. Given agency profit comes from rents, the Board of Directors and staff felt it was only fitting to return some back to the source in keeping with the agency's mission to encourage resident self-sufficiency. Criteria and applications are on the NSH website at www.nextstephousing.com.



Portfolio



This is an
ALCOHOL
and
DRUG FREE
COMMUNITY

Next Step Housing provides the only permanent, supportive *Alcohol and Drug Free Communities* (ADFC's) for individuals & families with children in Eastern Washington. 36% of our permanent housing units are set-aside for people living with Developmental Disabilities (DD). Another 14% of our units house veterans. All of our properties are located in Yakima, Washington.



Clean House Apartments
220 N. Second Street 98901
509.457.8771
21 studios & 1 one-bedroom
Single adults in sobriety
or living with DD



Lamplighter Apartments
406 N. Naches Avenue 98901
509.249.0390
12 one- & 4 two-bedrooms
Singles/families in sobriety
& adults living with DD



Sommerset Apartments
711 W. Walnut Street 98902
509.457.8771
5 studios, 21 one- and 21 two-bedrooms
Singles/families in sobriety
& adults living with DD



Pear Tree Place I
2900 Powerhouse Road 98902
509.249.0390
8 one-, 7 two- & 11 three-bedrooms
Singles/families in sobriety
& adults living with DD



Pear Tree Place II
2902 Powerhouse Road 98902
509.249.0390
8 two- & 4 four-bedrooms
Families in sobriety
& adults living with DD



Pear Tree Place III
2902 Powerhouse Road 98902
509.249.0390
2 studios, 18 one- & 4 two-bedrooms
Veterans in sobriety
& adults living with DD



Bicycle Apartments, LLC
118 N. 50th Avenue
509.594.6053
11 three-, 29 two- & 40 one-bedrooms
Singles/families, veterans in sobriety
& adults living with DD

