



# ANNUAL REPORT 2020



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# OUR MISSION

To provide housing and financial security to low-income seniors of King County.

We create and implement housing stability solutions for seniors in King County through programmatic and micro-finance strategies founded in dignity, collaboration, and inclusiveness.

# OUR VALUES

We value innovation, systemic change, collaboration, impact, civic engagement, racial and economic equity, intergenerational engagement, and inclusivity.





# OUR HISTORY

The Carrie Lewith Charitable Trust was established in the 1940s by Joseph Lewith in honor of his late wife, Carrie Lewith, with the mission to continue the work the couple had begun in the wake of the Great Depression of providing housing and financial security to low-income seniors (50+ years old) in King County. The Trust is led by the trustee, Michael Hytopoulos, who manages the financial assets of the Trust, as well as the grants, programs, and the property, known as the Lewith Cottages. The Lewith Cottages are located on five acres in Lake Forest Park, consisting of six low-income senior housing units on a wooded parcel at the northern edge of the town. In addition to the Lewith Cottages, the Trust also awards grants to organizations supporting the diverse population of low-income seniors in King County. The Trust's assets include the property (valued at \$1.4M) and an investment portfolio of approximately \$12M (as of December 2019).





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P.O. Box 11156  
Bainbridge Island, WA 98110  
+1 (425) 200-4205  
[info@lewith.org](mailto:info@lewith.org)

## INTERVIEW WITH MICHAEL HYTOPOULOS, TRUSTEE

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### **How would you describe Lewith's priorities in 2020?**

This year, we focused on the fundamentals: We hired consultants to help us create a robust set of administrative policies and procedures as we began the process of redefining and honing our sense of mission. We also sought out a number of partnerships and opportunities to support sister organizations with complementary missions, allowing us to reintroduce ourselves to the local nonprofit community. We also implemented a project management approach for our goal setting and execution in 2020 creating a solid foundation for the organization's long-term objectives.

### **How did the COVID-19 pandemic shape Lewith's approach to philanthropy?**

The collective grief and uncertainty of the pandemic strengthened our solidarity with other organizations as we reflected on ways to ground our philanthropy in a spirit of greater humanity and deeper caring. We recognized that we needed to have the humility to accept that we don't have all the answers and engaged with various community and non-profit leaders to understand how best to offer support. In other words, we did more than simply write checks. We invested considerable time to develop and grow our relationships with key leaders and our understanding of our sister organizations and their particular needs and challenges in this most difficult time.

**I know that Lewith held a thought leaders' forum in 2020. Can you speak a bit more to that?**

With the thought leaders' forum, we brought together folks from the housing nonprofit world with a desire to transform it. So many people work in this field, and Lewith is neither a large player nor expert in the subject. Instead, our strength is in acting as a catalyst and, at times, a connector. By providing a space for conversation, collaboration, and support, we hoped to spark ideas that could lead to the development of new programs better equipped for meeting the needs of King County's seniors. We didn't come up with anything too groundbreaking, but the thought leaders' forum did foster a sense of community that we hope to continue encouraging with future round-table discussions and opportunities for collaboration across multiple organizations.

**You've mentioned before that delivering maximum impact through cost-effective solutions is an integral part of Lewith's philosophy. Why have you decided to focus your energy on a micro-lending program as opposed to other strategies?**

We were feeling a bit stagnated with our own Lewith Cottages program given the many zoning and environmental restrictions associated with the property. We knew that it was going to take considerable time, maybe even years, to redevelop cottages and doing so would do little to provide additional housing units in the local market. Programmatically, we wanted to do more than just manage the existing property, so the idea of establishing microlending came up. There's inherent bias in the screening process for traditional loans, which often makes it more difficult for older people to qualify and receive them. By supporting the microlending efforts of several local nonprofits, we are hoping to give more seniors the opportunity to demonstrate that they are worth taking a chance on and investing in while also giving ourselves the chance to learn about microlending with an eye towards establishing our own in-house microlending program someday or a strategic partnership with an established local lender. Seniors are not burdensome things to be warehoused and eventually disposed of: they are vital people with much to offer the community and deserve our respect and support. They have dreams and energies throughout their life. Our decision to support microlending is in recognition of that innate desire and capacity to create, to feel fulfilled by something— it is a desire that doesn't simply disappear once you reach a certain age and many people remain productive and accomplished for the entirety of their lives.



# MEET THE TEAM

## **Michael Aris Hytopoulos, JD, TEP, Trustee.**

With nearly 25 years of experience in trust administration and managing trust departments within the wealth management industry, Michael brings deep expertise and integrity to the role of trustee. He also serves as President of Bailey Private Fiduciary Services, Inc., which provides trust management, estate settlement, and other fiduciary services to its clientele. Michael received his JD from the University of Arizona College of Law. He also holds a BA in Political Economy with a minor in Philosophy & Ethics.

## **Marianne Jones, Interim Executive Director**

Marianne has over 25 years of leadership experience within the nonprofit and foundation sectors both in the Puget Sound area and in New England. With particular experience in philanthropy and housing, she is passionate about the impact of mission-driven work. In 2013, she was recognized by the Governor of NH for her years of service in that state on behalf of women and girls through her work with the Women's Fund of NH. Marianne has a BA in German Literature from Reed College, Portland OR.

## **Zach Anderson, Director of Operations**

Zach brings almost ten years of experience as an independent IT consultant, specializing in small businesses and nonprofits as the principal of zachMade.com. He has also served as a volunteer Board member, of the Bainbridge Public Library. In 2020 Zach Anderson joined Lewith's staff as Director of Operations.

## **ADDITIONAL THANK YOU**

**Don Anderson**, All In One Construction  
**Bonnie Gallaher**, Accounting Solutions Partners  
**Emma Fedore**, Annual Report design

# PARTNERSHIPS



For more than 50 years, Byrd Barr Place (originally known as the Central Area Motivation Program) has provided Seattle residents with basic human needs— a warm home, food on the table, and immediate financial relief— so they can break the cycle of poverty and build self-sufficiency. Programs include housing and energy assistance; a food bank; personal financial resources with special attention to emergency situations regarding utilities and housing security. The Lewith Trust partnership with BBP is in recognition of the important work that Byrd Barr accomplishes in the heart of urban Seattle.



Established in 2019, Housing Connector is an innovative program that believes no unit should sit vacant while there are people in need of a home. Housing Connector provides properties with risk mitigation services and financial support in exchange for eliminating barriers such as credit score, past debt, and criminal history to provide individuals a chance at a home.

Housing Connector shares Carrie Lewith Charitable Trust's commitment to low-income seniors in King County. With Lewith Trust's support, Housing Connector has been able to impact the lives of over 2,200 low-income individuals by providing access to permanent housing. Housing Connector's commitment to building bridges between sectors and optimizing existing systems to move the needle towards a more just and equitable society is needed more than ever, and has led them to expand their operations into Colorado. Their efforts have been recognized as a national best practice and were celebrated as a FastCompany's 2020 World Changing Idea and the 2021 Friends of Housing winner for housing inclusion.





Community Credit Lab envisions an equitable financial system that fosters human potential, trust, and partnership instead of perpetuating the high costs and discrimination that form barriers to accessing credit. To realize this vision, CCL facilitates lending programs that provide 0% interest loans with non-traditional qualification criteria, reversing the financial paradigm that burdens low-income borrowers with higher interest rates. The current financial system is shaped by hierarchies and individualism, and CCL believes in addressing these premises to reorient the system toward one of interdependence and shared humanity.

This commitment to systemic change is aligned with Lewith's own values, and in 2020 the Trust partnered with Community Credit Lab through a grant to support their work in shifting power, increasing affordability, and increasing access to credit. By providing an alternative to predatory financial institutions, Community Credit Lab offers an opportunity for those who have been historically discriminated against to achieve personal, community, and generational prosperity.



Recognizing the profound impact of financial stability and assistive technology on the lives of people with disabilities, Northwest Access Fund provides resources and coaching to help them fully participate and thrive in their communities. By taking a person-centered approach and acknowledging intersectional barriers to accessing care, the Northwest Access Fund is able to address the unique circumstances of the individuals and communities that it serves. Programs include low-interest loans, one-on-one financial coaching, and the maintenance of relevant resources for people with disabilities in Washington and Oregon.

For seniors, home modifications or assistive technology such as hearing aids are vital —45% of Northwest Access Fund loan clients reported that the technology they purchased allowed them to live in the place of their choosing. In 2020, the Lewith Trust partnered with the Northwest Access Fund through a grant to support its work in enabling seniors and people with disabilities to access the resources they need to expand their life opportunities.





Rainier Beach Action Coalition (RBAC) is a grassroots, Black-led organization that has been promoting locally-driven development in Seattle's Rainier Beach neighborhood for over ten years. Informed by the belief that revitalizing a community requires multi-faceted solutions, RBAC addresses the needs of the neighborhood through various programs that promote quality education, living wage jobs, and housing for all. Ultimately, RBAC strives toward a connected, sustainable, and equitable community within the neighborhood.

In 2020, the Lewith Trust partnered with RBAC through a grant to support its work in promoting a safe neighborhood in which residents can thrive.



The Lewith Trust established a partnership with The Seattle Foundation to deepen our knowledge and engagement with the community of innovators creating solutions for housing and financial security for low-income seniors of King County. We have established a Donor Advised Fund at the Seattle Foundation in addition to participating in collective efforts to address the most pressing issues affecting low-income seniors in the diverse communities of King County.



Sound Generations is a comprehensive non-profit organization that has supported the emotional, physical, and social needs of aging adults, adults with disabilities, and those who care for them in King County since 1967. Each year, Sound Generations provides accessible services and community connections to tens of thousands of people, helping them feel affirmed and respected as they age. Their 12 programs and five affiliated senior centers include food delivery services; door-to-door transportation that fosters independence; and fitness classes that empower older adults to lead healthy and active lives.

In 2020, the Lewith Trust partnered with Sound Generations through a grant to support the organization's work in ensuring that older adults receive quality and life-affirming care during their aging journey. Sno-Valley Senior Center, an affiliate of Sound Generations, was able to launch a digital equity program in 2021. This program provides Internet access, tablets, and tech support to older adults, allowing them to connect with their loved ones and the world at a time when real-life interaction is so limited.



Since 2008, The Sophia Way has provided shelter and services to unhoused women in King County with an approach grounded in dignity, compassion, and inclusivity. Each woman is assigned a case manager that offers personalized and trauma-informed care to support her overall well-being on her journey toward safe and stable housing. Of the women that The Sophia Way serves, 30% are above the age of 55. Houseless elders face significant health challenges, which makes The Sophia Way's individualized and holistic approach that much more integral to their care.

The Lewith Trust partnered with The Sophia Way in 2020 through a grant to support its mission of providing shelter, safety, and stability to women experiencing houselessness in King County. On August 19, 2020, The Sophia Way opened its first 24/7 shelter to offer around-the-clock care to women in need, a vital service amidst the continuing health crisis and uncertainty of the Covid-19 pandemic.





Seattle-based nonprofit Ventures provides resources to entrepreneurs who face barriers to traditional business development services— focusing on women, people of color, immigrants, and individuals with low income. Guided by a core belief that everyone deserves the opportunity to build a better life for themselves, Ventures recognizes that small business ownership can be a pathway out of poverty with the proper support. By providing individuals with business training, access to capital, coaching, and hands-on learning opportunities, Ventures empowers them to achieve long-term financial stability and provide for their families.

In 2020, the Lewith Trust partnered with Ventures through a grant to support their work in breaking down barriers to small business ownership. The nonprofit's commitment to providing resources for members of underserved communities to become entrepreneurs is vital to advancing racial and economic equity on a grassroots level.



# SPECIAL THANKS

## THOUGHT LEADERS' FORUM

In October 2020, the Lewith Trust hosted the first of a series of probing discussions that brought together local nonprofit leaders and community visionaries who are passionate about advancing housing security and life opportunities for low-income seniors in King County. Held in partnership with philanthropic advisor of the Seattle Foundation, Cedric Davis, this forum provided a relaxed space for peers to share expertise and resources as they devised creative strategies to better meet the needs of at-risk seniors. We'd like to extend our gratitude to the forum's facilitator, Tali Hairston of Equitable Development, LLC.

## WITH GRATITUDE:

**Jack Brummel**, NW Access Fund

**Andrea Caupain**, Byrd Barr

**Cedric Davis**, Seattle Foundation

**Joanne Donahugh**, Sound Generations

**Ryan Glasgo**, Community Credit Lab

**Tali Hairston**, Equitable Development, LLC

**Liz Heath**, Sound Nonprofits

**TraeAnna Holiday**, Africatown Community Land Trust

**Emerson Sekins**, NW Access Fund

**Shkëlqim Kelmendi**, Housing Connector

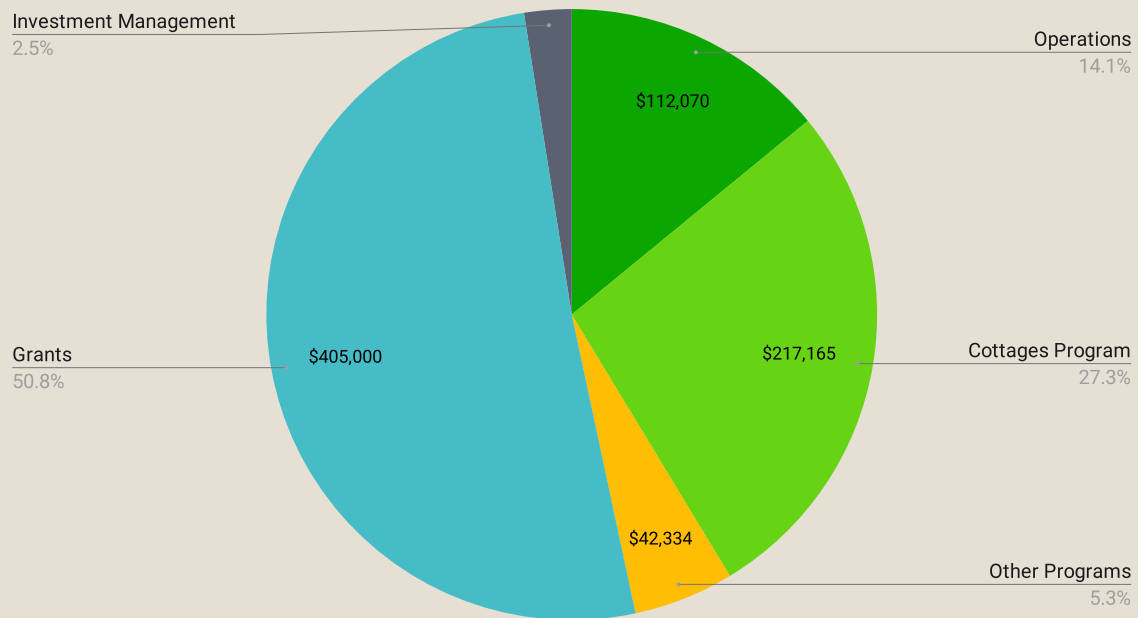
**Emerson Sekins**, NW Access Fund

**Beto Yarce**, Ventures



# FINANCIALS

## 2020 Expenses



## 2020 Assets (as of Dec. 31st, 2020)

