



# 2024 ANNUAL REPORT

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House Donation Group saves houses from demolition, offers donors significant tax deductions, and generates funds for charitable housing programs for families in need.

IT'S GOOD FOR YOU.  
IT'S GOOD FOR YOUR COMMUNITY.  
IT'S GOOD FOR THE ENVIRONMENT.

[HOUSEDONATIONGROUP.ORG](https://HOUSEDONATIONGROUP.ORG)



# Welcome

## LETTER FROM THE DIRECTOR

This was the 11th year of operation for House Donation Group.

While there were a number of inquiries by potential house donors, none of these matured into actual donations in 2024. Some of the donors' plans were delayed, due to the complications of removing and replacing a home in the Puget Sound area. The good news is that many of these donations are expected to become active in 2025, so we'll look forward to those.

We were not without income in 2024 though, as our money market account earned a fair amount, which helped to offset some of our normal expenses.

One of the 3 charitable organizations that we support, The Block Project, announced that it was closing its operation in 2024 due to an inability to generate sufficient funding. We will miss the good work that they were doing in and around Seattle.

This means that all of our support will now be focused on the 2 remaining charities that we help fund. Mary's Place and Vision House continue to provide much needed help to families that are experiencing housing challenges in the Puget Sound area.

Our relationship with Nickel Bros as our dedicated house movers remains strong, as they are advocating for the donation, saving and re-purposing of homes throughout the northwest. By encouraging owners to take advantage of our program, not only are houses saved, but important charitable housing projects will be able to continue at Mary's Place and Vision House.

We see 2025 as a year that will include growth in awareness of our program, and increases in funding for the projects we support.

Respectfully,

Geoff Daigle, Executive Director



# Why Save Houses?

## OUR PROGRAM

House Donation Group accepts donations of houses, finds buyers, and generates contributions that help other charitable housing organizations. By donating a future interest in your house, it becomes tangible personal property as it is removed from your land. This qualifies it as a charitable, tax deductible item.

## DESIGNATED MOVER

We work with Nickel Bros, a separate entity contracted as our exclusive mover and co-marketer for donated houses. We have them determine which houses can be recycled and moved. They contract directly with the buyer to complete the house's removal and relocation.

## QUALIFIED BUYERS

Houses are listed on the House Donation Group ([www.housedonationgroup.org](http://www.housedonationgroup.org)) and the Nickel Bros ([www.nickelbros.com](http://www.nickelbros.com)) web sites. Potential house buyers will pre-qualify with Nickel Bros for feasibility of a move to their property, receive an estimate of moving costs, and provide confirmation of available funds for the move.

## CHARITABLE CONTRIBUTION

House donors contribute 5% of the appraised value of their structure only – not land – to House Donation Group, to support our charitable programs and to handle our operating costs. Our goal is that 80% to 85% of every dollar we bring in, goes to fund housing programs for those in need.



# Charities We Support



In 2024, Mary's Place celebrated its 25th year of providing assistance for families in need with its 3 protocols of support:

1. Their emergency family shelter with wraparound housing, employment, wellness and youth services
2. Their mobile outreach team providing critical supplies to families who are sleeping outside in their cars and tents, and moving them into housing quickly
3. Preventing homelessness and the generational impact of trauma, and keeping families in their homes with rental assistance and support



# Charities We Support



## THE HOMELESSNESS CRISIS

King county has over 40,000 men, women and children living on the street, in their cars or couch surfing.

Vision House's formula for change is:

Time + Relationships + Resources/Services + Safe  
Housing = Stability

## FAMILY SERVICES

Entry team assesses family's needs. Solutions to their housing crisis are identified. Connections to transitional housing resources are prepared. Employment and housing options are reviewed. Case management guides the family's progress. Long-term stability is followed.

## CHILDREN'S VILLAGE CHILD CARE

Child care and early childhood education for families in the community and families living at Vision House. They have child care centers in both Renton and Shoreline.



# Financials



Opening Balances

Checking

**\$5,251.14**

Money Market

**\$52,583.10**



MMA Interest Income

**\$1,958.63**



MMA Transfers to Checking

**\$20,000**



Expenses

**\$8,034.79**



Charitable Funding

**\$5,000**



Ending Balances

Checking

**\$12,216.35**

Money Market

**\$34,541.73**



# The Team

## BOARD OF DIRECTORS



Geoff Daigle – BS, MSc



Tatiana Dudley – EA, MBA



Michele Henney –  
BS, MBA, PhD



Yolanka Wulff – BA, JD

## DEVELOPMENT PARTNER



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House Donation Group is registered as The Creative Solutions Institute and is a 501(c)3 charitable non-profit organization, Federal EIN 26-0397601, Washington State UBI# 602-737-191.

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