Building Futures
CAPITAL CAMPAIGN

NORTHWEST HOUSING ALTERNATIVES

To succeed in life, everyone needs a place to call *home.*

Our state cannot fulfill any of our major goals – growing a strong and vibrant economy, keeping neighborhoods safe, building strong families and communities, and making sure every child has the opportunity to succeed at school– unless we focus on our housing crisis.

It is not just people of very modest means who are working harder to make ends meet. The demand for rental housing is at its highest level since the 1960s.

For many years, rents have been rising faster than wages.

In the Spring of 2016, the average rent for a one bedroom apartment in the region was $1,237 and the average two bedroom, $1,458.

Three-quarters of low-income families pay more than half of their income just to keep a roof over their head – leaving less for food, child care, transportation, and other basics.

Oregon Housing Statistics

3/4
Metro residents think housing affordability is a significant problem

$1,458
Average Rent for a 2-bedroom in our region

107
Work hours per week at minimum wage needed to afford a modest 2-bedroom unit

20,000+
School-age children experienced homelessness in Oregon in 2015

Behind the statistics are *families, children, veterans, and people* with special needs unable to reach their full potential.

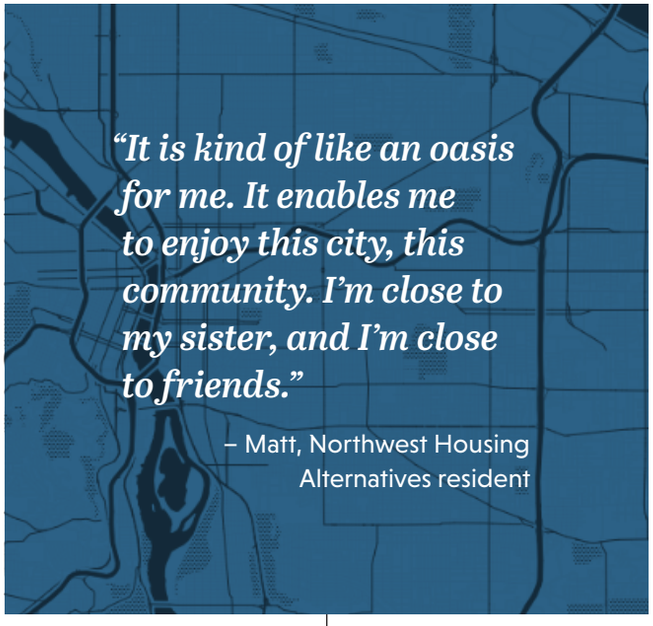
Building Futures
CAPITAL CAMPAIGN

At Northwest Housing Alternatives, we believe that everyone needs an affordable, dignified, and safe place to call home. We believe Oregon as a whole benefits when families can raise their children in homes they can afford, when seniors can remain in the communities they helped build, and where people with special needs live with dignity.

Founded in Clackamas County in 1982, Northwest Housing Alternatives is the leading nonprofit developer of affordable housing in the state, currently providing 1,831 homes in 15 counties to more than 2,700 individuals – including children and families, couples, singles, veterans, seniors, and adults with special needs. Northwest Housing Alternatives also operates the only emergency shelter for families experiencing homelessness in Clackamas county and provides extensive eviction prevention and rapid re-housing services.

"Partnering with NHA reaches families where they live with the support they need to *prosper*."

– Bob Walsh, co-founder and chairman, Walsh Construction Co.



Our rents are 33% lower than market rates and our residents save more than $6 million each year by living in our properties.

All of Northwest Housing Alternatives housing is reserved for people who earn low incomes. The average Northwest Housing Alternatives household earns $15,000 per year.

We also understand that breaking the cycle of poverty requires more than a place to live. We build strong communities with best practice programming that connects people to community resources and creates opportunities for personal growth, education and advancement.

Tackling our housing affordability crisis isn't just the right thing to do, it's also one of the best ways we can strengthen our state's long-term growth and economy.

"I was doing the best I could with what I had. I was going to bust my butt to make things better. I just needed some help."

– Jessica, Northwest Housing Alternatives resident

Building Futures
CAPITAL CAMPAIGN

As Oregon's statewide nonprofit leader in affordable housing development, Northwest Housing Alternatives envisions an innovative new campus where cutting-edge solutions to our housing crisis can be incubated, launched, tested and shared. The new Milwaukie campus will act as a learning hub for program and development innovation to better serve the most vulnerable households in Oregon.

3 Facilities 1 Campus

BUILDING COMMUNITY
Affordable Family Housing – 28 units

28,000 square feet, providing much needed affordable housing and serving as a demonstration site for innovation and evaluation of best practices.

BUILDING HOPE
Emergency Family Shelter – serving 245 individuals in more than 70 families each year

7,800 square feet, dedicated to helping families transition from homelessness to stable housing.

BUILDING INNOVATION
NHA Family Services & Operations Center

12,300 square feet, serving as a center for program delivery, innovation and incubation, as well as space for professional staff leading and managing our properties and programs.

Location

2-acre NHA-owned site, near mass transit and community resources in Milwaukie, Oregon.

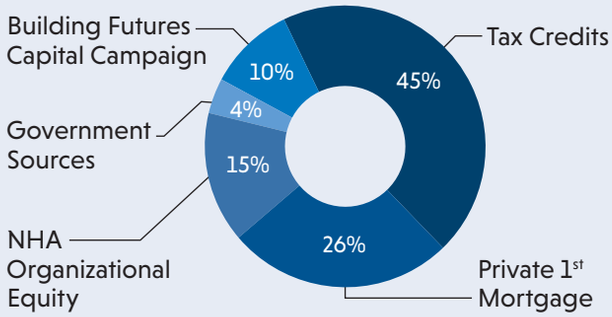
Campaign Timeline

Funding 75% complete	☑ **Winter '17**
Funding 100% complete	☐ **Winter '18**
Construction	☐ **Winter '18 - Fall '19**
Grand Opening	☐ **Fall '19**

Capital Investment

$18.3 million

Funding Plan



Campaign Leadership

Northwest Housing Alternatives Board of Directors
Building Futures Campaign Cabinet
Executive Director, Martha McLennan

Stable, affordable housing is one of the most important steps we can take to help people succeed today, and live healthier lives long into the future.

Together, we can ensure all Oregonians can afford a place to call *home.*

Building Futures
CAPITAL CAMPAIGN

NORTHWEST HOUSING ALTERNATIVES

3 Facilities 1 Campus

TOTAL PROJECT COST $18.3 million

Northwest Housing Alternatives envisions an innovative new campus where cutting-edge solutions to our housing crisis can be incubated, launched, tested and shared. The new campus will act as a learning hub for program and development innovation to better serve the most vulnerable households in Oregon.

Capital Campaign: $1,800,000 (10%)

NHA Contributions: $2,800,000 (15%)

Private Perm. Debt: $4,840,000 (26%)

Government Sources: $730,000 (4%)

Tax Credits: $8,130,000 (44%)

Community support of $1,800,000 through the *Building Futures Campaign* is needed to complete this important community project.

Building Community

Affordable Family Housing: 28 units

TOTAL COST $11,000,000

NHA Contributions (6%)
$700,000

Private Perm. Debt (15%)
$1,670,000

Government Sources (5%)
$500,000

Tax Credits (74%)
$8,130,000

Building Innovation

NHA Family Services & Operations Center

TOTAL COST $4,800,000

NHA Contributions (34%)
$1,630,000

Private Perm. Debt (66%)
$3,170,000*

*This amount may be reduced by $1,700,000 if New Market Tax Credits are awarded.

Building Hope

Emergency Family Shelter

TOTAL COST $2,500,000

Capital Campaign (72%)
$1,800,000

NHA Contributions (19%)
$470,000

Government Sources (9%)
$230,000