Form **990**

Department of the Treasury
Internal Revenue Service

Return of Organization Exempt From Income Tax

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except private foundations)

► Do not enter social security numbers on this form as it may be made public.
► Information about Form 990 and its instructions is at ***www.irs.gov/form990.***

OMB No. 1545-0047

2016

Open to Public Inspection

A For the 2016 calendar year, or tax year beginning , 2016, and ending ,

B Check if applicable:
- ☐ Address change
- ☐ Name change
- ☐ Initial return
- ☐ Final return/terminated
- ☐ Amended return
- ☐ Application pending

C
NORTHWEST HOUSING ALTERNATIVES, INC.
2316 S.E. WILLARD ST.
MILWAUKIE, OR 97222

D Employer identification number
93-0814473

E Telephone number
(503) 654-1007

G Gross receipts $ 10,899,866.

F Name and address of principal officer: MARTHA MCLENNAN
SAME AS C ABOVE

H(a) Is this a group return for subordinates? ☐ Yes ☒ No

H(b) Are all subordinates included? ☐ Yes ☐ No
If 'No,' attach a list. (see instructions)

I Tax-exempt status: ☒ 501(c)(3) ☐ 501(c) ( )◄ (insert no.) ☐ 4947(a)(1) or ☐ 527

J Website: ► WWW.NWHOUSING.ORG

H(c) Group exemption number ►

K Form of organization: ☒ Corporation ☐ Trust ☐ Association ☐ Other ► **L** Year of formation: 1982 **M** State of legal domicile: OR

Part I Summary

Activities & Governance

1 Briefly describe the organization's mission or most significant activities: TO PROVIDE A WIDE RANGE OF AFFORDABLE HOUSING OPTIONS FOR OREGONIANS WHO EARN LOW INCOMES INCLUDING FAMILES, SENIORS, AND PEOPLE WITH SPECIAL NEEDS. NHA'S MISSION IS TO CREATE OPPORTUNITY THROUGH HOUSING.

2 Check this box ► ☐ if the organization discontinued its operations or disposed of more than 25% of its net assets.

3	Number of voting members of the governing body (Part VI, line 1a)	3	11
4	Number of independent voting members of the governing body (Part VI, line 1b)	4	11
5	Total number of individuals employed in calendar year 2016 (Part V, line 2a)	5	44
6	Total number of volunteers (estimate if necessary)	6	100
7a	Total unrelated business revenue from Part VIII, column (C), line 12	7a	0.
b	Net unrelated business taxable income from Form 990-T, line 34	7b	0.

Revenue

		Prior Year	Current Year
8	Contributions and grants (Part VIII, line 1h)	2,817,056.	4,187,283.
9	Program service revenue (Part VIII, line 2g)	4,195,926.	5,563,575.
10	Investment income (Part VIII, column (A), lines 3, 4, and 7d)	710,885.	447,295.
11	Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)	6,124.	103,464.
12	Total revenue — add lines 8 through 11 (must equal Part VIII, column (A), line 12)	7,729,991.	10,301,617.

Expenses

13	Grants and similar amounts paid (Part IX, column (A), lines 1-3)	346,033.	518,995.
14	Benefits paid to or for members (Part IX, column (A), line 4)		
15	Salaries, other compensation, employee benefits (Part IX, column (A), lines 5-10)	2,665,812.	3,183,001.
16a	Professional fundraising fees (Part IX, column (A), line 11e)	30,899.	40,093.
b	Total fundraising expenses (Part IX, column (D), line 25) ► 344,435.		
17	Other expenses (Part IX, column (A), lines 11a-11d, 11f-24e)	4,782,278.	4,726,332.
18	Total expenses. Add lines 13-17 (must equal Part IX, column (A), line 25)	7,825,022.	8,468,421.
19	Revenue less expenses. Subtract line 18 from line 12	-95,031.	1,833,196.

Net Assets or Fund Balances

		Beginning of Current Year	End of Year
20	Total assets (Part X, line 16)	40,723,499.	40,652,573.
21	Total liabilities (Part X, line 26)	19,232,385.	17,490,218.
22	Net assets or fund balances. Subtract line 21 from line 20	21,491,114.	23,162,355.

Part II Signature Block

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

Sign Here

► Signature of officer — Date

► MARTHA MCLENNAN — EXECUTIVE DIRECTOR
Type or print name and title

Paid Preparer Use Only

Print/Type preparer's name	Preparer's signature	Date	Check ☒ if self-employed	PTIN
KRIS OLIVEIRA, CPA				P00959389

Firm's name ► KERN & THOMPSON, LLC
Firm's address ► 1800 SW FIRST AVENUE, SUITE 410
PORTLAND, OR 97201
Firm's EIN ► 93-1157146
Phone no. (503) 222-3338

May the IRS discuss this return with the preparer shown above? (see instructions) ☒ Yes ☐ No

Part III Statement of Program Service Accomplishments

Check if Schedule O contains a response or note to any line in this Part III X

1 Briefly describe the organization's mission:

SEE SCHEDULE O

2 Did the organization undertake any significant program services during the year which were not listed on the prior Form 990 or 990-EZ? . . . . . ☐ Yes ☒ No

If 'Yes,' describe these new services on Schedule O.

3 Did the organization cease conducting, or make significant changes in how it conducts, any program services? . . . . ☐ Yes ☒ No

If 'Yes,' describe these changes on Schedule O.

4 Describe the organization's program service accomplishments for each of its three largest program services, as measured by expenses. Section 501(c)(3) and 501(c)(4) organizations are required to report the amount of grants and allocations to others, the total expenses, and revenue, if any, for each program service reported.

4a (Code:) (Expenses $ 3,708,972. including grants of $ 26,655.) (Revenue $ 3,180,350.)

ASSET MANAGEMENT - NHA PROVIDES ASSET AND PARTNERSHIP MANAGEMENT TO 36 MULTIFAMILY PROPERTIES TOTALING 1,593 UNITS. THE FUNDING AND REGULATORY REQUIREMENTS FOR THESE PROPERTIES INCLUDE LIHTC, HUD 202 & 811, HOME, CDBG, TRUST FUND, AND OTHER SOURCES. THESE PROPERTIES PROVIDE AFFORDABLE HOUSING FOR THE COMMUNITY AND SOME PROPERTIES PROVIDE SPECIALIZED HOUSING FOR INDIVIDUALS WITH CHRONIC MENTAL ILLNESS OR IN RECOVERY FROM ADDICTIONS. OUR ASSET MANAGEMENT INSURES THE FINANCIAL VIABILITY, PHYSICAL LONGEVITY, AND RISK MANAGEMENT OF OUR MULTI-FAMILY ASSETS.

4b (Code:) (Expenses $ 1,535,270. including grants of $ 482,058.) (Revenue $ 31,793.)

HOMELESS INVERVENTION SERVICES - ANNIE ROSS PROGRAMS - THE ANNIE ROSS HOUSE PROVIDES SHELTER AND SERVICES TO FIVE CLACKAMAS COUNTY FAMILIES WHO ARE EXPERIENCING HOMELESSNESS. NHA TRANSITIONAL HOUSING UNITS PROVIDE HOMES FOR ANOTHER FIVE FAMILIES WHO ARE TRANSITIONING OUT OF HOMELESSNESS. IN 2016, 51 HOUSEHOLDS WERE SERVED THROUGH BOTH PROGRAMS. HOMEBASE - THIS COMMUNITY-BASED PROGRAM PROVIDES BOTH EVICTION PREVENTION SERVICES TO HOUSEHOLDS TO STOP HOMELESSNESS BEFORE IT BEGINS AND RAPID REHOUSING TO MOVE HOUSEHOLDS WHO ARE EXPERIENCING HOMELESSNESS INTO THEIR OWN HOME. IN LATE 2014, THIS PROGRAM EXPANDED INTO "PATHWAYS" WHERE WE WORK IN COLLABORATION WITH COMMUNITY PARTNERS TO PROVIDE MARKET HOUSING AND WRAP AROUND SERVICES TO INDIVIDUALS LIVING WITH PERSISTENT MENTAL ILLNESS. IN 2016, 184 HOUSEHOLDS WERE SERVED. TWENTY OF THESE HOUSEHOLDS WERE IN THE PATHWAYS PROGRAM.

4c (Code:) (Expenses $ 1,259,986. including grants of $) (Revenue $ 632,027.)

GROUP HOMES - NHA OWNS AND MANAGES 57 GROUP HOMES ALONG WITH SEVEN SMALL PROPERTIES WITH A TOTAL OF 272 UNITS ACROSS OREGON. THE GROUP HOMES SERVE INDIVIDUALS LIVING WITH DEVELOPMENTAL DISABILITIES, CHRONIC MENTAL ILLNESS, AND INDIVIDUALS IN RECOVERY. THE HOMES ARE LEASED BY LICENSED CARE PROVIDERS. THE SMALL PROPERTIES SERVE FORMERLY HOMELESS FAMILIES.

4d Other program services (Describe in Schedule O.) SEE SCHEDULE O

(Expenses $ 1,430,014. including grants of $ 10,282.) (Revenue $ 1,719,158.)

4e Total program service expenses ► 7,934,242.

Part IV Checklist of Required Schedules

			Yes	No
1	Is the organization described in section 501(c)(3) or 4947(a)(1) (other than a private foundation)? *If 'Yes,' complete Schedule A*	1	X	
2	Is the organization required to complete *Schedule B, Schedule of Contributors* (see instructions)?	2	X	
3	Did the organization engage in direct or indirect political campaign activities on behalf of or in opposition to candidates for public office? *If 'Yes,' complete Schedule C, Part I*	3		X
4	**Section 501(c)(3) organizations.** Did the organization engage in lobbying activities, or have a section 501(h) election in effect during the tax year? *If 'Yes,' complete Schedule C, Part II*	4	X	
5	Is the organization a section 501(c)(4), 501(c)(5), or 501(c)(6) organization that receives membership dues, assessments, or similar amounts as defined in Revenue Procedure 98-19? *If 'Yes,' complete Schedule C, Part III*	5		X
6	Did the organization maintain any donor advised funds or any similar funds or accounts for which donors have the right to provide advice on the distribution or investment of amounts in such funds or accounts? *If 'Yes,' complete Schedule D, Part I*	6		X
7	Did the organization receive or hold a conservation easement, including easements to preserve open space, the environment, historic land areas, or historic structures? *If 'Yes,' complete Schedule D, Part II*	7		X
8	Did the organization maintain collections of works of art, historical treasures, or other similar assets? *If 'Yes,' complete Schedule D, Part III*	8		X
9	Did the organization report an amount in Part X, line 21, for escrow or custodial account liability, serve as a custodian for amounts not listed in Part X; or provide credit counseling, debt management, credit repair, or debt negotiation services? *If 'Yes,' complete Schedule D, Part IV*	9		X
10	Did the organization, directly or through a related organization, hold assets in temporarily restricted endowments, permanent endowments, or quasi-endowments? *If 'Yes,' complete Schedule D, Part V*	10		X
11	If the organization's answer to any of the following questions is 'Yes', then complete Schedule D, Parts VI, VII, VIII, IX, or X as applicable.			
a	Did the organization report an amount for land, buildings, and equipment in Part X, line 10? *If 'Yes,' complete Schedule D, Part VI*	11a	X	
b	Did the organization report an amount for investments – other securities in Part X, line 12 that is 5% or more of its total assets reported in Part X, line 16? *If 'Yes,' complete Schedule D, Part VII*	11b		X
c	Did the organization report an amount for investments – program related in Part X, line 13 that is 5% or more of its total assets reported in Part X, line 16? *If 'Yes,' complete Schedule D, Part VIII*	11c		X
d	Did the organization report an amount for other assets in Part X, line 15 that is 5% or more of its total assets reported in Part X, line 16? *If 'Yes,' complete Schedule D, Part IX*	11d		X
e	Did the organization report an amount for other liabilities in Part X, line 25? *If 'Yes,' complete Schedule D, Part X*	11e	X	
f	Did the organization's separate or consolidated financial statements for the tax year include a footnote that addresses the organization's liability for uncertain tax positions under FIN 48 (ASC 740)? *If 'Yes,' complete Schedule D, Part X*	11f		X
12a	Did the organization obtain separate, independent audited financial statements for the tax year? *If 'Yes,' complete Schedule D, Parts XI and XII*	12a		X
b	Was the organization included in consolidated, independent audited financial statements for the tax year? *If 'Yes,' and if the organization answered 'No' to line 12a, then completing Schedule D, Parts XI and XII is optional*	12b	X	
13	Is the organization a school described in section 170(b)(1)(A)(ii)? *If 'Yes,' complete Schedule E*	13		X
14a	Did the organization maintain an office, employees, or agents outside of the United States?	14a		X
b	Did the organization have aggregate revenues or expenses of more than $10,000 from grantmaking, fundraising, business, investment, and program service activities outside the United States, or aggregate foreign investments valued at $100,000 or more? *If 'Yes,' complete Schedule F, Parts I and IV*	14b		X
15	Did the organization report on Part IX, column (A), line 3, more than $5,000 of grants or other assistance to or for any foreign organization? *If 'Yes,' complete Schedule F, Parts II and IV*	15		X
16	Did the organization report on Part IX, column (A), line 3, more than $5,000 of aggregate grants or other assistance to or for foreign individuals? *If 'Yes,' complete Schedule F, Parts III and IV*	16		X
17	Did the organization report a total of more than $15,000 of expenses for professional fundraising services on Part IX, column (A), lines 6 and 11e? *If 'Yes,' complete Schedule G, Part I* (see instructions)	17	X	
18	Did the organization report more than $15,000 total of fundraising event gross income and contributions on Part VIII, lines 1c and 8a? *If 'Yes,' complete Schedule G, Part II*	18	X	
19	Did the organization report more than $15,000 of gross income from gaming activities on Part VIII, line 9a? *If 'Yes,' complete Schedule G, Part III*	19		X

Part IV Checklist of Required Schedules *(continued)*

			Yes	No
20a	Did the organization operate one or more hospital facilities? *If 'Yes,' complete Schedule H*	**20a**		X
b	If 'Yes' to line 20a, did the organization attach a copy of its audited financial statements to this return?	**20b**		
21	Did the organization report more than $5,000 of grants or other assistance to any domestic organization or domestic government on Part IX, column (A), line 1? *If 'Yes,' complete Schedule I, Parts I and II*	**21**		X
22	Did the organization report more than $5,000 of grants or other assistance to or for domestic individuals on Part IX, column (A), line 2? *If 'Yes,' complete Schedule I, Parts I and III*	**22**	X	
23	Did the organization answer 'Yes' to Part VII, Section A, line 3, 4, or 5 about compensation of the organization's current and former officers, directors, trustees, key employees, and highest compensated employees? *If 'Yes,' complete Schedule J*	**23**	X	
24a	Did the organization have a tax-exempt bond issue with an outstanding principal amount of more than $100,000 as of the last day of the year, that was issued after December 31, 2002? *If 'Yes,' answer lines 24b through 24d and complete Schedule K. If 'No, 'go to line 25a*	**24a**		X
b	Did the organization invest any proceeds of tax-exempt bonds beyond a temporary period exception?	**24b**		
c	Did the organization maintain an escrow account other than a refunding escrow at any time during the year to defease any tax-exempt bonds?	**24c**		
d	Did the organization act as an 'on behalf of' issuer for bonds outstanding at any time during the year?	**24d**		
25a	**Section 501(c)(3), 501(c)(4), and 501(c)(29) organizations.** Did the organization engage in an excess benefit transaction with a disqualified person during the year? *If 'Yes,' complete Schedule L, Part I*	**25a**		X
b	Is the organization aware that it engaged in an excess benefit transaction with a disqualified person in a prior year, and that the transaction has not been reported on any of the organization's prior Forms 990 or 990-EZ? *If 'Yes,' complete Schedule L, Part I*	**25b**		X
26	Did the organization report any amount on Part X, line 5, 6, or 22 for receivables from or payables to any current or former officers, directors, trustees, key employees, highest compensated employees, or disqualified persons? *If 'Yes,' complete Schedule L, Part II*	**26**		X
27	Did the organization provide a grant or other assistance to an officer, director, trustee, key employee, substantial contributor or employee thereof, a grant selection committee member, or to a 35% controlled entity or family member of any of these persons? *If 'Yes,' complete Schedule L, Part III*	**27**		X
28	Was the organization a party to a business transaction with one of the following parties (see Schedule L, Part IV instructions for applicable filing thresholds, conditions, and exceptions):			
a	A current or former officer, director, trustee, or key employee? *If 'Yes,' complete Schedule L, Part IV*	**28a**		X
b	A family member of a current or former officer, director, trustee, or key employee? *If 'Yes,' complete Schedule L, Part IV*	**28b**		X
c	An entity of which a current or former officer, director, trustee, or key employee (or a family member thereof) was an officer, director, trustee, or direct or indirect owner? *If 'Yes,' complete Schedule L, Part IV*	**28c**		X
29	Did the organization receive more than $25,000 in non-cash contributions? *If 'Yes,' complete Schedule M*	**29**	X	
30	Did the organization receive contributions of art, historical treasures, or other similar assets, or qualified conservation contributions? *If 'Yes,' complete Schedule M*	**30**		X
31	Did the organization liquidate, terminate, or dissolve and cease operations? *If 'Yes,' complete Schedule N, Part I*	**31**		X
32	Did the organization sell, exchange, dispose of, or transfer more than 25% of its net assets? *If 'Yes,' complete Schedule N, Part II*	**32**		X
33	Did the organization own 100% of an entity disregarded as separate from the organization under Regulations sections 301.7701-2 and 301.7701-3? *If 'Yes,' complete Schedule R, Part I*	**33**	X	
34	Was the organization related to any tax-exempt or taxable entity? *If 'Yes,' complete Schedule R, Part II, III, or IV, and Part V, line 1*	**34**	X	
35a	Did the organization have a controlled entity within the meaning of section 512(b)(13)?	**35a**		X
b	If 'Yes' to line 35a, did the organization receive any payment from or engage in any transaction with a controlled entity within the meaning of section 512(b)(13)? *If 'Yes,' complete Schedule R, Part V, line 2*	**35b**		
36	**Section 501(c)(3) organizations.** Did the organization make any transfers to an exempt non-charitable related organization? *If 'Yes,' complete Schedule R, Part V, line 2*	**36**		X
37	Did the organization conduct more than 5% of its activities through an entity that is not a related organization and that is treated as a partnership for federal income tax purposes? *If 'Yes,' complete Schedule R, Part VI*	**37**		X
38	Did the organization complete Schedule O and provide explanations in Schedule O for Part VI, lines 11b and 19? **Note.** All Form 990 filers are required to complete Schedule O.	**38**	X	

Part V Statements Regarding Other IRS Filings and Tax Compliance

Check if Schedule O contains a response or note to any line in this Part V ☐

				Yes	No
1a	Enter the number reported in Box 3 of Form 1096. Enter -0- if not applicable	1a	198		
b	Enter the number of Forms W-2G included in line 1a. Enter -0- if not applicable	1b	0		
c	Did the organization comply with backup withholding rules for reportable payments to vendors and reportable gaming (gambling) winnings to prize winners?	1c		X	
2a	Enter the number of employees reported on Form W-3, Transmittal of Wage and Tax Statements, filed for the calendar year ending with or within the year covered by this return	2a	44		
b	If at least one is reported on line 2a, did the organization file all required federal employment tax returns?	2b		X	
	Note. If the sum of lines 1a and 2a is greater than 250, you may be required to *e-file* (see instructions)				
3a	Did the organization have unrelated business gross income of $1,000 or more during the year?	3a			X
b	If 'Yes,' has it filed a Form 990-T for this year? *If 'No' to line 3b, provide an explanation in Schedule O*	3b			
4a	At any time during the calendar year, did the organization have an interest in, or a signature or other authority over, a financial account in a foreign country (such as a bank account, securities account, or other financial account)?	4a			X
b	If 'Yes,' enter the name of the foreign country: ►				
	See instructions for filing requirements for FinCEN Form 114, Report of Foreign Bank and Financial Accounts (FBAR).				
5a	Was the organization a party to a prohibited tax shelter transaction at any time during the tax year?	5a			X
b	Did any taxable party notify the organization that it was or is a party to a prohibited tax shelter transaction?	5b			X
c	If 'Yes,' to line 5a or 5b, did the organization file Form 8886-T?	5c			
6a	Does the organization have annual gross receipts that are normally greater than $100,000, and did the organization solicit any contributions that were not tax deductible as charitable contributions?	6a			X
b	If 'Yes,' did the organization include with every solicitation an express statement that such contributions or gifts were not tax deductible?	6b			
7	**Organizations that may receive deductible contributions under section 170(c).**				
a	Did the organization receive a payment in excess of $75 made partly as a contribution and partly for goods and services provided to the payor?	7a		X	
b	If 'Yes,' did the organization notify the donor of the value of the goods or services provided?	7b		X	
c	Did the organization sell, exchange, or otherwise dispose of tangible personal property for which it was required to file Form 8282?	7c			X
d	If 'Yes,' indicate the number of Forms 8282 filed during the year	7d			
e	Did the organization receive any funds, directly or indirectly, to pay premiums on a personal benefit contract?	7e			X
f	Did the organization, during the year, pay premiums, directly or indirectly, on a personal benefit contract?	7f			X
g	If the organization received a contribution of qualified intellectual property, did the organization file Form 8899 as required?	7g			
h	If the organization received a contribution of cars, boats, airplanes, or other vehicles, did the organization file a Form 1098-C?	7h			
8	**Sponsoring organizations maintaining donor advised funds.** Did a donor advised fund maintained by the sponsoring organization have excess business holdings at any time during the year?	8			
9	**Sponsoring organizations maintaining donor advised funds.**				
a	Did the sponsoring organization make any taxable distributions under section 4966?	9a			
b	Did the sponsoring organization make a distribution to a donor, donor advisor, or related person?	9b			
10	**Section 501(c)(7) organizations.** Enter:				
a	Initiation fees and capital contributions included on Part VIII, line 12	10a			
b	Gross receipts, included on Form 990, Part VIII, line 12, for public use of club facilities	10b			
11	**Section 501(c)(12) organizations.** Enter:				
a	Gross income from members or shareholders	11a			
b	Gross income from other sources (Do not net amounts due or paid to other sources against amounts due or received from them.)	11b			
12a	**Section 4947(a)(1) non-exempt charitable trusts.** Is the organization filing Form 990 in lieu of Form 1041?	12a			
b	If 'Yes,' enter the amount of tax-exempt interest received or accrued during the year	12b			
13	**Section 501(c)(29) qualified nonprofit health insurance issuers.**				
a	Is the organization licensed to issue qualified health plans in more than one state?	13a			
	Note. See the instructions for additional information the organization must report on Schedule O.				
b	Enter the amount of reserves the organization is required to maintain by the states in which the organization is licensed to issue qualified health plans	13b			
c	Enter the amount of reserves on hand	13c			
14a	Did the organization receive any payments for indoor tanning services during the tax year?	14a			X
b	If 'Yes,' has it filed a Form 720 to report these payments? *If 'No,' provide an explanation in Schedule O*	14b			

Part VI **Governance, Management, and Disclosure** *For each 'Yes' response to lines 2 through 7b below, and for a 'No' response to line 8a, 8b, or 10b below, describe the circumstances, processes, or changes in Schedule O. See instructions.*

Check if Schedule O contains a response or note to any line in this Part VI X

Section A. Governing Body and Management

			Yes	No
1a Enter the number of voting members of the governing body at the end of the tax year . . . . . If there are material differences in voting rights among members of the governing body, or if the governing body delegated broad authority to an executive committee or similar committee, explain in Schedule O.	**1a**	11		
b Enter the number of voting members included in line 1a, above, who are independent	**1b**	11		
2 Did any officer, director, trustee, or key employee have a family relationship or a business relationship with any other officer, director, trustee, or key employee?	**2**			X
3 Did the organization delegate control over management duties customarily performed by or under the direct supervision of officers, directors, or trustees, or key employees to a management company or other person?	**3**			X
4 Did the organization make any significant changes to its governing documents since the prior Form 990 was filed?	**4**			X
5 Did the organization become aware during the year of a significant diversion of the organization's assets?	**5**			X
6 Did the organization have members or stockholders?	**6**			X
7a Did the organization have members, stockholders, or other persons who had the power to elect or appoint one or more members of the governing body?	**7a**			X
b Are any governance decisions of the organization reserved to (or subject to approval by) members, stockholders, or persons other than the governing body?	**7b**			X
8 Did the organization contemporaneously document the meetings held or written actions undertaken during the year by the following:				
a The governing body?	**8a**		X	
b Each committee with authority to act on behalf of the governing body?	**8b**		X	
9 Is there any officer, director, trustee, or key employee listed in Part VII, Section A, who cannot be reached at the organization's mailing address? *If 'Yes,' provide the names and addresses in Schedule O*	**9**			X

Section B. Policies *(This Section B requests information about policies not required by the Internal Revenue Code.)*

		Yes	No
10a Did the organization have local chapters, branches, or affiliates?	**10a**		X
b If 'Yes,' did the organization have written policies and procedures governing the activities of such chapters, affiliates, and branches to ensure their operations are consistent with the organization's exempt purposes?	**10b**		
11a Has the organization provided a complete copy of this Form 990 to all members of its governing body before filing the form?	**11a**	X	
b Describe in Schedule O the process, if any, used by the organization to review this Form 990. SEE SCHEDULE O			
12a Did the organization have a written conflict of interest policy? *If 'No,' go to line 13*	**12a**	X	
b Were officers, directors, or trustees, and key employees required to disclose annually interests that could give rise to conflicts?	**12b**	X	
c Did the organization regularly and consistently monitor and enforce compliance with the policy? *If 'Yes,' describe in Schedule O how this was done* . . . . SEE SCHEDULE O	**12c**	X	
13 Did the organization have a written whistleblower policy?	**13**	X	
14 Did the organization have a written document retention and destruction policy?	**14**	X	
15 Did the process for determining compensation of the following persons include a review and approval by independent persons, comparability data, and contemporaneous substantiation of the deliberation and decision?			
a The organization's CEO, Executive Director, or top management official . . SEE SCHEDULE O	**15a**	X	
b Other officers or key employees of the organization	**15b**		X
If 'Yes' to line 15a or 15b, describe the process in Schedule O (see instructions).			
16a Did the organization invest in, contribute assets to, or participate in a joint venture or similar arrangement with a taxable entity during the year?	**16a**		X
b If 'Yes,' did the organization follow a written policy or procedure requiring the organization to evaluate its participation in joint venture arrangements under applicable federal tax law, and take steps to safeguard the organization's exempt status with respect to such arrangements?	**16b**		

Section C. Disclosure

17 List the states with which a copy of this Form 990 is required to be filed ► OR

18 Section 6104 requires an organization to make its Forms 1023 (or 1024 if applicable), 990, and 990-T (Section 501(c)(3)s only) available for public inspection. Indicate how you made these available. Check all that apply.

X Own website ☐ Another's website X Upon request ☐ Other *(explain in Schedule O)*

19 Describe in Schedule O whether (and if so, how) the organization made its governing documents, conflict of interest policy, and financial statements available to the public during the tax year. SEE SCHEDULE O

20 State the name, address, and telephone number of the person who possesses the organization's books and records: ►

TAM GARDNER 2316 SE WILLARD ST. MILWAUKIE OR 97222 (503) 654-1007

Part VII Compensation of Officers, Directors, Trustees, Key Employees, Highest Compensated Employees, and Independent Contractors

Check if Schedule O contains a response or note to any line in this Part VII ☐

Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees

1 a Complete this table for all persons required to be listed. Report compensation for the calendar year ending with or within the organization's tax year.

- List all of the organization's **current** officers, directors, trustees (whether individuals or organizations), regardless of amount of compensation. Enter -0- in columns (D), (E), and (F) if no compensation was paid.
- List all of the organization's **current** key employees, if any. See instructions for definition of 'key employee.'
- List the organization's five **current** highest compensated employees (other than an officer, director, trustee, or key employee) who received reportable compensation (Box 5 of Form W-2 and/or Box 7 of Form 1099-MISC) of more than $100,000 from the organization and any related organizations.
- List all of the organization's **former** officers, key employees, and highest compensated employees who received more than $100,000 of reportable compensation from the organization and any related organizations.
- List all of the organization's **former directors or trustees** that received, in the capacity as a former director or trustee of the organization, more than $10,000 of reportable compensation from the organization and any related organizations.

List persons in the following order: individual trustees or directors; institutional trustees; officers; key employees; highest compensated employees; and former such persons.

☐ Check this box if neither the organization nor any related organization compensated any current officer, director, or trustee.

(A) Name and Title	(B) Average hours per week (list any hours for related organizations below dotted line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W-2/1099-MISC)	(E) Reportable compensation from related organizations (W-2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee	Former			
(1) KATY PATRICELLI	8									
PRESIDENT	0	X		X				0.	0.	0.
(2) SCOTT BULLARD	2									
VICE PRESIDENT	0	X		X				0.	0.	0.
(3) ROSE MARY OJEDA	2									
TREASURER	0	X		X				0.	0.	0.
(4) ROBERTA ANDO	2									
SECRETARY	0	X		X				0.	0.	0.
(5) MARILYN COHEN	1									
DIRECTOR	0	X						0.	0.	0.
(6) JAKE KIRSCH	1									
DIRECTOR	0	X						0.	0.	0.
(7) SHILO WITTROCK-LACCINO	1									
DIRECTOR	0	X						0.	0.	0.
(8) MICHAEL ANDERSON	1									
DIRECTOR	0	X						0.	0.	0.
(9) LAURA HOWARD	1									
DIRECTOR	0	X						0.	0.	0.
(10) GRACE BADIK	1									
DIRECTOR	0	X						0.	0.	0.
(11) BARB SMITH	1									
DIRECTOR	0	X						0.	0.	0.
(12) MARTHA MCLENNAN	40									
EXECUTIVE DIR.	0			X				138,072.	0.	24,553.
(13) TAM GARDNER	40									
DIRECTOR OF FIN	0			X				99,082.	0.	19,634.
(14) PHILLIP HACKWORTH	40									
DIR OF ASSET MGMT	0					X		104,443.	0.	7,310.

Part VII Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees *(continued)*

(A) Name and title	(B) Average hours per week (list any hours for related organiza - tions below dotted line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W-2/1099-MISC)	(E) Reportable compensation from related organizations (W-2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee	Former			
(15) STEPHEN MCMURTREY	40									
HOUSING DVP DIR	0					X		105,097.	0.	13,306.
(16)										
(17)										
(18)										
(19)										
(20)										
(21)										
(22)										
(23)										
(24)										
(25)										
1 b Sub-total								446,694.	0.	64,803.
c Total from continuation sheets to Part VII, Section A								0.	0.	0.
d Total (add lines 1b and 1c)								446,694.	0.	64,803.

2 Total number of individuals (including but not limited to those listed above) who received more than $100,000 of reportable compensation from the organization ► 3

		Yes	No
3 Did the organization list any **former** officer, director, or trustee, key employee, or highest compensated employee on line 1a? *If 'Yes,' complete Schedule J for such individual*	3		X
4 For any individual listed on line 1a, is the sum of reportable compensation and other compensation from the organization and related organizations greater than $150,000? *If 'Yes,' complete Schedule J for such individual*	4	X	
5 Did any person listed on line 1a receive or accrue compensation from any unrelated organization or individual for services rendered to the organization? *If 'Yes,' complete Schedule J for such person*	5		X

Section B. Independent Contractors

1 Complete this table for your five highest compensated independent contractors that received more than $100,000 of compensation from the organization. Report compensation for the calendar year ending with or within the organization's tax year.

(A) Name and business address	(B) Description of services	(C) Compensation
EPIC LAND SOLUTIONS, INC 2601 AIRPORT DR, STE 155 TORRANCE, CA 90505	TENANT RELOCATION	192,160.
DARDIS & SPURGIN, PC 32 NE 7TH AVE PORTLAND, OR 97232	ARCHITECTURAL	170,630.

2 Total number of independent contractors (including but not limited to those listed above) who received more than $100,000 of compensation from the organization ► 2

Part VIII Statement of Revenue

Check if Schedule O contains a response or note to any line in this Part VIII

			(A) Total revenue	(B) Related or exempt function revenue	(C) Unrelated business revenue	(D) Revenue excluded from tax under sections 512-514
Contributions, Gifts, Grants and Other Similar Amounts	1a Federated campaigns	1a 23,590.				
	b Membership dues	1b				
	c Fundraising events	1c 149,082.				
	d Related organizations	1d				
	e Government grants (contributions)	1e 1,667,472.				
	f All other contributions, gifts, grants, and similar amounts not included above	1f 2,347,139.				
	g Noncash contributions included in lines 1a-1f: $ 51,260.					
	h **Total.** Add lines 1a-1f	►	4,187,283.			
Program Service Revenue		**Business Code**				
	2a RENTAL INCOME	531110	3,599,469.	3,599,469.		
	b DEVELOPMENT FEES	531390	1,481,299.	1,481,299.		
	c MGMT/CONSULT. FEES	531310	228,114.	228,114.		
	d RESIDENT SERVICE FEE	624100	193,352.	193,352.		
	e MISCELLANEOUS	900099	61,341.	61,341.		
	f All other program service revenue					
	g **Total.** Add lines 2a-2f	►	5,563,575.			
	3 Investment income (including dividends, interest and other similar amounts)	►	537,656.	495,688.		41,968.
	4 Income from investment of tax-exempt bond proceeds	►				
	5 Royalties	►				
		(i) Real / (ii) Personal				
	6a Gross rents					
	b Less: rental expenses					
	c Rental income or (loss)					
	d Net rental income or (loss)	►				
		(i) Securities / (ii) Other				
	7a Gross amount from sales of assets other than inventory	460,000.				
	b Less: cost or other basis and sales expenses	550,361.				
	c Gain or (loss)	-90,361.				
	d Net gain or (loss)	►	-90,361.			-90,361.
Other Revenue	8a Gross income from fundraising events (not including $ 149,082. of contributions reported on line 1c). See Part IV, line 18	a 23,683.				
	b Less: direct expenses	b 47,888.				
	c Net income or (loss) from fundraising events	►	-24,205.			-24,205.
	9a Gross income from gaming activities. See Part IV, line 19	a				
	b Less: direct expenses	b				
	c Net income or (loss) from gaming activities	►				
	10a Gross sales of inventory, less returns and allowances	a				
	b Less: cost of goods sold	b				
	c Net income or (loss) from sales of inventory	►				
	Miscellaneous Revenue	**Business Code**				
	11a OTHER INCOME	900099	127,669.	127,669.		
	b					
	c					
	d All other revenue					
	e **Total.** Add lines 11a-11d	►	127,669.			
	12 **Total revenue.** See instructions	►	10,301,617.	6,186,932.	0.	-72,598.

Part IX Statement of Functional Expenses

Section 501(c)(3) and 501(c)(4) organizations must complete all columns. All other organizations must complete column (A).

Check if Schedule O contains a response or note to any line in this Part IX. ☐

Do not include amounts reported on lines 6b, 7b, 8b, 9b, and 10b of Part VIII.	**(A)** Total expenses	**(B)** Program service expenses	**(C)** Management and general expenses	**(D)** Fundraising expenses
1 Grants and other assistance to domestic organizations and domestic governments. See Part IV, line 21				
2 Grants and other assistance to domestic individuals. See Part IV, line 22	518,995.	518,995.		
3 Grants and other assistance to foreign organizations, foreign governments, and foreign individuals. See Part IV, lines 15 and 16				
4 Benefits paid to or for members				
5 Compensation of current officers, directors, trustees, and key employees	281,342.	196,939.	33,761.	50,642.
6 Compensation not included above, to disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B)	0.	0.	0.	0.
7 Other salaries and wages	2,364,161.	2,166,534.	37,432.	160,195.
8 Pension plan accruals and contributions (include section 401(k) and 403(b) employer contributions)	83,095.	74,237.	2,236.	6,622.
9 Other employee benefits	266,605.	238,183.	7,175.	21,247.
10 Payroll taxes	187,798.	167,777.	5,054.	14,967.
11 Fees for services (non-employees):				
a Management	27,541.	27,541.		
b Legal				
c Accounting				
d Lobbying				
e Professional fundraising services. See Part IV, line 17	40,093.			40,093.
f Investment management fees				
g Other. (If line 11g amount exceeds 10% of line 25, column (A) amount, list line 11g expenses on Schedule O.)	177,132.	112,183.	59,070.	5,879.
12 Advertising and promotion				
13 Office expenses	96,275.	45,518.	27,524.	23,233.
14 Information technology	18,126.	15,552.	1,004.	1,570.
15 Royalties				
16 Occupancy	1,558,475.	1,558,475.		
17 Travel	27,968.	26,732.	612.	624.
18 Payments of travel or entertainment expenses for any federal, state, or local public officials				
19 Conferences, conventions, and meetings	58,422.	41,611.	13,117.	3,694.
20 Interest	256,673.	256,673.		
21 Payments to affiliates				
22 Depreciation, depletion, and amortization	1,397,673.	1,392,017.	2,759.	2,897.
23 Insurance	179,349.	179,349.		
24 Other expenses. Itemize expenses not covered above (List miscellaneous expenses in line 24e. If line 24e amount exceeds 10% of line 25, column (A) amount, list line 24e expenses on Schedule O.)				
a BAD DEBT PROVISION	498,310.	498,310.		
b OTHER EXPENSES	416,522.	416,522.		
c COMMUNITY BUILDING	13,866.	1,094.		12,772.
d				
e All other expenses				
25 **Total functional expenses.** Add lines 1 through 24e	8,468,421.	7,934,242.	189,744.	344,435.
26 **Joint costs.** Complete this line only if the organization reported in column (B) joint costs from a combined educational campaign and fundraising solicitation. Check here ► ☐ if following SOP 98-2 (ASC 958-720)				

Part X Balance Sheet

Check if Schedule O contains a response or note to any line in this Part X ☐

				(A) Beginning of year		(B) End of year
Assets	1	Cash — non-interest-bearing		1,548,879.	1	1,852,469.
	2	Savings and temporary cash investments		4,812,785.	2	3,540,088.
	3	Pledges and grants receivable, net		397,330.	3	362,486.
	4	Accounts receivable, net		1,589,419.	4	2,673,956.
	5	Loans and other receivables from current and former officers, directors, trustees, key employees, and highest compensated employees. Complete Part II of Schedule L			5	
	6	Loans and other receivables from other disqualified persons (as defined under section 4958(f)(1)), persons described in section 4958(c)(3)(B), and contributing employers and sponsoring organizations of section 501(c)(9) voluntary employees' beneficiary organizations (see instructions). Complete Part II of Schedule L			6	
	7	Notes and loans receivable, net		926,279.	7	542,318.
	8	Inventories for sale or use			8	
	9	Prepaid expenses and deferred charges		119,595.	9	123,817.
	10a	Land, buildings, and equipment: cost or other basis. Complete Part VI of Schedule D	10a 48,259,190.			
	b	Less: accumulated depreciation	10b 22,291,638.	26,370,552.	10c	25,967,552.
	11	Investments — publicly traded securities		953,796.	11	1,707,334.
	12	Investments — other securities. See Part IV, line 11			12	
	13	Investments — program-related. See Part IV, line 11		2,775,244.	13	1,966,811.
	14	Intangible assets			14	
	15	Other assets. See Part IV, line 11		1,229,620.	15	1,915,742.
	16	**Total assets.** Add lines 1 through 15 (must equal line 34)		40,723,499.	16	40,652,573.
Liabilities	17	Accounts payable and accrued expenses		421,995.	17	558,548.
	18	Grants payable			18	
	19	Deferred revenue		132,364.	19	325,512.
	20	Tax-exempt bond liabilities			20	
	21	Escrow or custodial account liability. Complete Part IV of Schedule D			21	
	22	Loans and other payables to current and former officers, directors, trustees, key employees, highest compensated employees, and disqualified persons. Complete Part II of Schedule L			22	
	23	Secured mortgages and notes payable to unrelated third parties		17,910,580.	23	15,061,641.
	24	Unsecured notes and loans payable to unrelated third parties			24	
	25	Other liabilities (including federal income tax, payables to related third parties, and other liabilities not included on lines 17-24). Complete Part X of Schedule D		767,446.	25	1,544,517.
	26	**Total liabilities.** Add lines 17 through 25		19,232,385.	26	17,490,218.
Net Assets or Fund Balances		**Organizations that follow SFAS 117 (ASC 958), check here ► [X] and complete lines 27 through 29, and lines 33 and 34.**				
	27	Unrestricted net assets		21,273,847.	27	22,963,560.
	28	Temporarily restricted net assets		217,267.	28	198,795.
	29	Permanently restricted net assets			29	
		Organizations that do not follow SFAS 117 (ASC 958), check here ► ☐ and complete lines 30 through 34.				
	30	Capital stock or trust principal, or current funds			30	
	31	Paid-in or capital surplus, or land, building, or equipment fund			31	
	32	Retained earnings, endowment, accumulated income, or other funds			32	
	33	Total net assets or fund balances		21,491,114.	33	23,162,355.
	34	Total liabilities and net assets/fund balances		40,723,499.	34	40,652,573.

Part XI Reconciliation of Net Assets

Check if Schedule O contains a response or note to any line in this Part XI ☐

1	Total revenue (must equal Part VIII, column (A), line 12)	1	10,301,617.
2	Total expenses (must equal Part IX, column (A), line 25)	2	8,468,421.
3	Revenue less expenses. Subtract line 2 from line 1	3	1,833,196.
4	Net assets or fund balances at beginning of year (must equal Part X, line 33, column (A))	4	21,491,114.
5	Net unrealized gains (losses) on investments	5	-161,955.
6	Donated services and use of facilities	6	
7	Investment expenses	7	
8	Prior period adjustments	8	
9	Other changes in net assets or fund balances (explain in Schedule O)	9	0.
10	Net assets or fund balances at end of year. Combine lines 3 through 9 (must equal Part X, line 33, column (B))	10	23,162,355.

Part XII Financial Statements and Reporting

Check if Schedule O contains a response or note to any line in this Part XII ☐

			Yes	No
1	Accounting method used to prepare the Form 990: ☐ Cash ☒ Accrual ☐ Other _____			
	If the organization changed its method of accounting from a prior year or checked 'Other,' explain in Schedule O.			
2a	Were the organization's financial statements compiled or reviewed by an independent accountant?	2a		X
	If 'Yes,' check a box below to indicate whether the financial statements for the year were compiled or reviewed on a separate basis, consolidated basis, or both: ☐ Separate basis ☐ Consolidated basis ☐ Both consolidated and separate basis			
b	Were the organization's financial statements audited by an independent accountant?	2b	X	
	If 'Yes,' check a box below to indicate whether the financial statements for the year were audited on a separate basis, consolidated basis, or both: ☐ Separate basis ☒ Consolidated basis ☐ Both consolidated and separate basis			
c	If 'Yes' to line 2a or 2b, does the organization have a committee that assumes responsibility for oversight of the audit, review, or compilation of its financial statements and selection of an independent accountant?	2c	X	
	If the organization changed either its oversight process or selection process during the tax year, explain in Schedule O.			
3a	As a result of a federal award, was the organization required to undergo an audit or audits as set forth in the Single Audit Act and OMB Circular A-133?	3a	X	
b	If 'Yes,' did the organization undergo the required audit or audits? If the organization did not undergo the required audit or audits, explain why in Schedule O and describe any steps taken to undergo such audits	3b	X	

SCHEDULE A
(Form 990 or 990-EZ)

Department of the Treasury
Internal Revenue Service

Public Charity Status and Public Support

Complete if the organization is a section 501(c)(3) organization or a section 4947(a)(1) nonexempt charitable trust.

► **Attach to Form 990 or Form 990-EZ.**

► **Information about Schedule A (Form 990 or 990-EZ) and its instructions is at *www.irs.gov/form990.***

OMB No. 1545-0047

2016

Open to Public Inspection

Name of the organization	Employer identification number
NORTHWEST HOUSING ALTERNATIVES, INC.	93-0814473

Part I Reason for Public Charity Status (All organizations must complete this part.) See instructions.

The organization is not a private foundation because it is: (For lines 1 through 12, check only one box.)

1 [ ] A church, convention of churches, or association of churches described in **section 170(b)(1)(A)(i).**

2 [ ] A school described in **section 170(b)(1)(A)(ii).** (Attach Schedule E (Form 990 or 990-EZ).)

3 [ ] A hospital or a cooperative hospital service organization described in **section 170(b)(1)(A)(iii).**

4 [ ] A medical research organization operated in conjunction with a hospital described in **section 170(b)(1)(A)(iii)**. Enter the hospital's name, city, and state:

5 [ ] An organization operated for the benefit of a college or university owned or operated by a governmental unit described in **section 170(b)(1)(A)(iv).** (Complete Part II.)

6 [ ] A federal, state, or local government or governmental unit described in **section 170(b)(1)(A)(v).**

7 [X] An organization that normally receives a substantial part of its support from a governmental unit or from the general public described in **section 170(b)(1)(A)(vi).** (Complete Part II.)

8 [ ] A community trust described in **section 170(b)(1)(A)(vi).** (Complete Part II.)

9 [ ] An agricultural research organization described in **section 170(b)(1)(A)(ix)** operated in conjunction with a land-grant college or university or a non-land-grant college of agriculture (see instructions). Enter the name, city, and state of the college or university:

10 [ ] An organization that normally receives: (1) more than 33-1/3% of its support from contributions, membership fees, and gross receipts from activities related to its exempt functions—subject to certain exceptions, and (2) no more than 33-1/3% of its support from gross investment income and unrelated business taxable income (less section 511 tax) from businesses acquired by the organization after June 30, 1975. See **section 509(a)(2).** (Complete Part III.)

11 [ ] An organization organized and operated exclusively to test for public safety. See **section 509(a)(4).**

12 [ ] An organization organized and operated exclusively for the benefit of, to perform the functions of, or to carry out the purposes of one or more publicly supported organizations described in **section 509(a)(1)** or **section 509(a)(2).** See **section 509(a)(3).** Check the box in lines 12a through 12d that describes the type of supporting organization and complete lines 12e, 12f, and 12g.

a [ ] **Type I.** A supporting organization operated, supervised, or controlled by its supported organization(s), typically by giving the supported organization(s) the power to regularly appoint or elect a majority of the directors or trustees of the supporting organization. **You must complete Part IV, Sections A and B.**

b [ ] **Type II.** A supporting organization supervised or controlled in connection with its supported organization(s), by having control or management of the supporting organization vested in the same persons that control or manage the supported organization(s). **You must complete Part IV, Sections A and C.**

c [ ] **Type III functionally integrated.** A supporting organization operated in connection with, and functionally integrated with, its supported organization(s) (see instructions). **You must complete Part IV, Sections A, D, and E.**

d [ ] **Type III non-functionally integrated.** A supporting organization operated in connection with its supported organization(s) that is not functionally integrated. The organization generally must satisfy a distribution requirement and an attentiveness requirement (see instructions). **You must complete Part IV, Sections A and D, and Part V.**

e [ ] Check this box if the organization received a written determination from the IRS that it is a Type I, Type II, Type III functionally integrated, or Type III non-functionally integrated supporting organization.

f Enter the number of supported organizations . . . . . .

g Provide the following information about the supported organization(s).

(i) Name of supported organization	(ii) EIN	(iii) Type of organization (described on lines 1-10 above (see instructions))	(iv) Is the organization listed in your governing document? Yes	(iv) No	(v) Amount of monetary support (see instructions)	(vi) Amount of other support (see instructions)
(A)						
(B)						
(C)						
(D)						
(E)						
Total						

Part II Support Schedule for Organizations Described in Sections 170(b)(1)(A)(iv) and 170(b)(1)(A)(vi)

(Complete only if you checked the box on line 5, 7, or 8 of Part I or if the organization failed to qualify under Part III. If the organization fails to qualify under the tests listed below, please complete Part III.)

Section A. Public Support

Calendar year (or fiscal year beginning in) ►	(a) 2012	(b) 2013	(c) 2014	(d) 2015	(e) 2016	(f) Total
1 Gifts, grants, contributions, and membership fees received. (Do not include any 'unusual grants.')	2,061,087.	2,765,298.	2,148,785.	2,817,056.	4,187,283.	13,979,509.
2 Tax revenues levied for the organization's benefit and either paid to or expended on its behalf						0.
3 The value of services or facilities furnished by a governmental unit to the organization without charge						0.
4 **Total.** Add lines 1 through 3	2,061,087.	2,765,298.	2,148,785.	2,817,056.	4,187,283.	13,979,509.
5 The portion of total contributions by each person (other than a governmental unit or publicly supported organization) included on line 1 that exceeds 2% of the amount shown on line 11, column (f)						78,477.
6 **Public support.** Subtract line 5 from line 4						13,901,032.

Section B. Total Support

Calendar year (or fiscal year beginning in) ►	(a) 2012	(b) 2013	(c) 2014	(d) 2015	(e) 2016	(f) Total
7 Amounts from line 4	2,061,087.	2,765,298.	2,148,785.	2,817,056.	4,187,283.	13,979,509.
8 Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources	533,559.	567,512.	737,465.	710,885.	41,968.	2,591,389.
9 Net income from unrelated business activities, whether or not the business is regularly carried on						0.
10 Other income. Do not include gain or loss from the sale of capital assets (Explain in Part VI.)						0.
11 **Total support.** Add lines 7 through 10						16,570,898.

12 Gross receipts from related activities, etc. (see instructions)	12	24,692,865.

13 **First five years.** If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and **stop here** ► ☐

Section C. Computation of Public Support Percentage

14 Public support percentage for 2016 (line 6, column (f) divided by line 11, column (f))	14	83.89 %
15 Public support percentage from 2015 Schedule A, Part II, line 14	15	85.05 %

16a **33-1/3% support test—2016.** If the organization did not check the box on line 13, and line 14 is 33-1/3% or more, check this box and **stop here.** The organization qualifies as a publicly supported organization ► ☒

b **33-1/3% support test—2015.** If the organization did not check a box on line 13 or 16a, and line 15 is 33-1/3% or more, check this box and **stop here.** The organization qualifies as a publicly supported organization ► ☐

17a **10%-facts-and-circumstances test—2016.** If the organization did not check a box on line 13, 16a, or 16b, and line 14 is 10% or more, and if the organization meets the 'facts-and-circumstances' test, check this box and **stop here.** Explain in Part VI how the organization meets the 'facts-and-circumstances' test. The organization qualifies as a publicly supported organization ► ☐

b **10%-facts-and-circumstances test—2015.** If the organization did not check a box on line 13, 16a, 16b, or 17a, and line 15 is 10% or more, and if the organization meets the 'facts-and-circumstances' test, check this box and **stop here.** Explain in Part VI how the organization meets the 'facts-and-circumstances' test. The organization qualifies as a publicly supported organization ► ☐

18 **Private foundation.** If the organization did not check a box on line 13, 16a, 16b, 17a, or 17b, check this box and see instructions ► ☐

Part III Support Schedule for Organizations Described in Section 509(a)(2)

(Complete only if you checked the box on line 10 of Part I or if the organization failed to qualify under Part II. If the organization fails to qualify under the tests listed below, please complete Part II.)

Section A. Public Support

Calendar year (or fiscal year beginning in) ►	(a) 2012	(b) 2013	(c) 2014	(d) 2015	(e) 2016	(f) Total
1 Gifts, grants, contributions, and membership fees received. (Do not include any 'unusual grants.')						
2 Gross receipts from admissions, merchandise sold or services performed, or facilities furnished in any activity that is related to the organization's tax-exempt purpose						
3 Gross receipts from activities that are not an unrelated trade or business under section 513						
4 Tax revenues levied for the organization's benefit and either paid to or expended on its behalf						
5 The value of services or facilities furnished by a governmental unit to the organization without charge						
6 **Total.** Add lines 1 through 5						
7a Amounts included on lines 1, 2, and 3 received from disqualified persons						
b Amounts included on lines 2 and 3 received from other than disqualified persons that exceed the greater of $5,000 or 1% of the amount on line 13 for the year						
c Add lines 7a and 7b						
8 **Public support.** (Subtract line 7c from line 6.)						

Section B. Total Support

Calendar year (or fiscal year beginning in) ►	(a) 2012	(b) 2013	(c) 2014	(d) 2015	(e) 2016	(f) Total
9 Amounts from line 6						
10a Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources						
b Unrelated business taxable income (less section 511 taxes) from businesses acquired after June 30, 1975						
c Add lines 10a and 10b						
11 Net income from unrelated business activities not included in line 10b, whether or not the business is regularly carried on						
12 Other income. Do not include gain or loss from the sale of capital assets (Explain in Part VI.)						
13 **Total support.** (Add lines 9, 10c, 11, and 12.)						

14 **First five years.** If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and **stop here** ► ☐

Section C. Computation of Public Support Percentage

15	Public support percentage for 2016 (line 8, column (f) divided by line 13, column (f))	15	%
16	Public support percentage from 2015 Schedule A, Part III, line 15	16	%

Section D. Computation of Investment Income Percentage

17	Investment income percentage for **2016** (line 10c, column (f) divided by line 13, column (f))	17	%
18	Investment income percentage from **2015** Schedule A, Part III, line 17	18	%

19a **33-1/3% support tests—2016.** If the organization did not check the box on line 14, and line 15 is more than 33-1/3%, and line 17 is not more than 33-1/3%, check this box and **stop here.** The organization qualifies as a publicly supported organization ► ☐

b **33-1/3% support tests—2015.** If the organization did not check a box on line 14 or line 19a, and line 16 is more than 33-1/3%, and line 18 is not more than 33-1/3%, check this box and **stop here.** The organization qualifies as a publicly supported organization ► ☐

20 **Private foundation.** If the organization did not check a box on line 14, 19a, or 19b, check this box and see instructions ► ☐

Part IV Supporting Organizations

(Complete only if you checked a box in line 12 on Part I. If you checked 12a of Part I, complete Sections A and B. If you checked 12b of Part I, complete Sections A and C. If you checked 12c of Part I, complete Sections A, D, and E. If you checked 12d of Part I, complete Sections A and D, and complete Part V.)

Section A. All Supporting Organizations

		Yes	No
1	Are all of the organization's supported organizations listed by name in the organization's governing documents? *If 'No,' describe in* ***Part VI*** *how the supported organizations are designated. If designated by class or purpose, describe the designation. If historic and continuing relationship, explain.*	1		
2	Did the organization have any supported organization that does not have an IRS determination of status under section 509(a)(1) or (2)? *If 'Yes,' explain in* ***Part VI*** *how the organization determined that the supported organization was described in section 509(a)(1) or (2).*	2		
3a	Did the organization have a supported organization described in section 501(c)(4), (5), or (6)? *If 'Yes,' answer (b) and (c) below.*	3a		
b	Did the organization confirm that each supported organization qualified under section 501(c)(4), (5), or (6) and satisfied the public support tests under section 509(a)(2)? *If 'Yes,' describe in* ***Part VI*** *when and how the organization made the determination.*	3b		
c	Did the organization ensure that all support to such organizations was used exclusively for section 170(c)(2)(B) purposes? *If 'Yes,' explain in* ***Part VI*** *what controls the organization put in place to ensure such use.*	3c		
4a	Was any supported organization not organized in the United States ('foreign supported organization')? *If 'Yes' and if you checked 12a or 12b in Part I, answer (b) and (c) below.*	4a		
b	Did the organization have ultimate control and discretion in deciding whether to make grants to the foreign supported organization? *If 'Yes,' describe in* ***Part VI*** *how the organization had such control and discretion despite being controlled or supervised by or in connection with its supported organizations.*	4b		
c	Did the organization support any foreign supported organization that does not have an IRS determination under sections 501(c)(3) and 509(a)(1) or (2)? *If 'Yes,' explain in* ***Part VI*** *what controls the organization used to ensure that all support to the foreign supported organization was used exclusively for section 170(c)(2)(B) purposes.*	4c		
5a	Did the organization add, substitute, or remove any supported organizations during the tax year? *If 'Yes,' answer (b) and (c) below (if applicable). Also, provide detail in* ***Part VI,*** *including (i) the names and EIN numbers of the supported organizations added, substituted, or removed; (ii) the reasons for each such action; (iii) the authority under the organization's organizing document authorizing such action; and (iv) how the action was accomplished (such as by amendment to the organizing document).*	5a		
b	**Type I or Type II only.** Was any added or substituted supported organization part of a class already designated in the organization's organizing document?	5b		
c	**Substitutions only.** Was the substitution the result of an event beyond the organization's control?	5c		
6	Did the organization provide support (whether in the form of grants or the provision of services or facilities) to anyone other than (i) its supported organizations, (ii) individuals that are part of the charitable class benefited by one or more of its supported organizations, or (iii) other supporting organizations that also support or benefit one or more of the filing organization's supported organizations? *If 'Yes,' provide detail in* ***Part VI.***	6		
7	Did the organization provide a grant, loan, compensation, or other similar payment to a substantial contributor (defined in section 4958(c)(3)(C)), a family member of a substantial contributor, or a 35% controlled entity with regard to a substantial contributor? *If 'Yes,' complete Part I of Schedule L (Form 990 or 990-EZ).*	7		
8	Did the organization make a loan to a disqualified person (as defined in section 4958) not described in line 7? *If 'Yes,' complete Part I of Schedule L (Form 990 or 990-EZ).*	8		
9a	Was the organization controlled directly or indirectly at any time during the tax year by one or more disqualified persons as defined in section 4946 (other than foundation managers and organizations described in section 509(a)(1) or (2))? *If 'Yes,' provide detail in* ***Part VI****.*	9a		
b	Did one or more disqualified persons (as defined in line 9a) hold a controlling interest in any entity in which the supporting organization had an interest? *If 'Yes,' provide detail in* ***Part VI****.*	9b		
c	Did a disqualified person (as defined in line 9a) have an ownership interest in, or derive any personal benefit from, assets in which the supporting organization also had an interest? *If 'Yes,' provide detail in* ***Part VI****.*	9c		
10a	Was the organization subject to the excess business holdings rules of section 4943 because of section 4943(f) (regarding certain Type II supporting organizations, and all Type III non-functionally integrated supporting organizations)? *If 'Yes,' answer 10b below.*	10a		
b	Did the organization have any excess business holdings in the tax year? *(Use Schedule C, Form 4720, to determine whether the organization had excess business holdings.)*	10b		

Part IV Supporting Organizations *(continued)*

		Yes	No
11 Has the organization accepted a gift or contribution from any of the following persons?			
a A person who directly or indirectly controls, either alone or together with persons described in (b) and (c) below, the governing body of a supported organization?	11a		
b A family member of a person described in (a) above?	11b		
c A 35% controlled entity of a person described in (a) or (b) above? *If 'Yes' to a, b, or c, provide detail in* ***Part VI.***	11c		

Section B. Type I Supporting Organizations

		Yes	No
1 Did the directors, trustees, or membership of one or more supported organizations have the power to regularly appoint or elect at least a majority of the organization's directors or trustees at all times during the tax year? *If 'No,' describe in* ***Part VI*** *how the supported organization(s) effectively operated, supervised, or controlled the organization's activities. If the organization had more than one supported organization, describe how the powers to appoint and/or remove directors or trustees were allocated among the supported organizations and what conditions or restrictions, if any, applied to such powers during the tax* year.	1		
2 Did the organization operate for the benefit of any supported organization other than the supported organization(s) that operated, supervised, or controlled the supporting organization? *If 'Yes,' explain in* ***Part VI*** *how providing such benefit carried out the purposes of the supported organization(s) that operated, supervised, or controlled the supporting organization.*	2		

Section C. Type II Supporting Organizations

		Yes	No
1 Were a majority of the organization's directors or trustees during the tax year also a majority of the directors or trustees of each of the organization's supported organization(s)? *If 'No,' describe in* ***Part VI*** *how control or management of the supporting organization was vested in the same persons that controlled or managed the supported organization(s).*	1		

Section D. All Type III Supporting Organizations

		Yes	No
1 Did the organization provide to each of its supported organizations, by the last day of the fifth month of the organization's tax year, (i) a written notice describing the type and amount of support provided during the prior tax year, (ii) a copy of the Form 990 that was most recently filed as of the date of notification, and (iii) copies of the organization's governing documents in effect on the date of notification, to the extent not previously provided?	1		
2 Were any of the organization's officers, directors, or trustees either (i) appointed or elected by the supported organization(s) or (ii) serving on the governing body of a supported organization? *If 'No,' explain in* ***Part VI*** *how the organization maintained a close and continuous working relationship with the supported organization(s).*	2		
3 By reason of the relationship described in (2), did the organization's supported organizations have a significant voice in the organization's investment policies and in directing the use of the organization's income or assets at all times during the tax year? *If 'Yes,' describe in* ***Part VI*** *the role the organization's supported organizations played in this regard.*	3		

Section E. Type III Functionally Integrated Supporting Organizations

1 *Check the box next to the method that the organization used to satisfy the Integral Part Test during the year* ***(see instructions).***

a ☐ The organization satisfied the Activities Test. *Complete* ***line 2*** *below.*

b ☐ The organization is the parent of each of its supported organizations. *Complete* ***line 3*** *below.*

c ☐ The organization supported a governmental entity. *Describe in* ***Part VI*** *how you supported a government entity (see instructions).*

		Yes	No
2 Activities Test. ***Answer (a) and (b) below.***			
a Did substantially all of the organization's activities during the tax year directly further the exempt purposes of the supported organization(s) to which the organization was responsive? *If 'Yes,' then in* ***Part VI identify those supported organizations and explain*** *how these activities directly furthered their exempt purposes, how the organization was responsive to those supported organizations, and how the organization determined that these activities constituted substantially all of its activities.*	2a		
b Did the activities described in (a) constitute activities that, but for the organization's involvement, one or more of the organization's supported organization(s) would have been engaged in? ***If 'Yes,' explain in Part VI*** *the reasons for the organization's position that its supported organization(s) would have engaged in these activities but for the organization's involvement.*	2b		
3 Parent of Supported Organizations. ***Answer (a) and (b) below.***			
a Did the organization have the power to regularly appoint or elect a majority of the officers, directors, or trustees of each of the supported organizations? *Provide details in* ***Part VI.***	3a		
b Did the organization exercise a substantial degree of direction over the policies, programs, and activities of each of its supported organizations? *If 'Yes,' describe in* ***Part VI*** *the role played by the organization in this regard.*	3b		

Part V Type III Non-Functionally Integrated 509(a)(3) Supporting Organizations

1 ☐ Check here if the organization satisfied the Integral Part Test as a qualifying trust on Nov. 20, 1970 (explain in Part VI). **See instructions.** All other Type III non-functionally integrated supporting organizations must complete Sections A through E.

Section A – Adjusted Net Income

			(A) Prior Year	(B) Current Year (optional)
1	Net short-term capital gain	**1**		
2	Recoveries of prior-year distributions	**2**		
3	Other gross income (see instructions)	**3**		
4	Add lines 1 through 3.	**4**		
5	Depreciation and depletion	**5**		
6	Portion of operating expenses paid or incurred for production or collection of gross income or for management, conservation, or maintenance of property held for production of income (see instructions)	**6**		
7	Other expenses (see instructions)	**7**		
8	**Adjusted Net Income** (subtract lines 5, 6, and 7 from line 4).	**8**		

Section B – Minimum Asset Amount

			(A) Prior Year	(B) Current Year (optional)
1	Aggregate fair market value of all non-exempt-use assets (see instructions for short tax year or assets held for part of year):			
a	Average monthly value of securities	**1a**		
b	Average monthly cash balances	**1b**		
c	Fair market value of other non-exempt-use assets	**1c**		
d	**Total** (add lines 1a, 1b, and 1c)	**1d**		
e	**Discount** claimed for blockage or other factors (explain in detail in **Part VI**):			
2	Acquisition indebtedness applicable to non-exempt-use assets	**2**		
3	Subtract line 2 from line 1d.	**3**		
4	Cash deemed held for exempt use. Enter 1-1/2% of line 3 (for greater amount, see instructions).	**4**		
5	Net value of non-exempt-use assets (subtract line 4 from line 3)	**5**		
6	Multiply line 5 by .035.	**6**		
7	Recoveries of prior-year distributions	**7**		
8	**Minimum Asset Amount** (add line 7 to line 6)	**8**		

Section C – Distributable Amount

			Current Year
1	Adjusted net income for prior year (from Section A, line 8, Column A)	**1**	
2	Enter 85% of line 1.	**2**	
3	Minimum asset amount for prior year (from Section B, line 8, Column A)	**3**	
4	Enter greater of line 2 or line 3.	**4**	
5	Income tax imposed in prior year	**5**	
6	**Distributable Amount.** Subtract line 5 from line 4, unless subject to emergency temporary reduction (see instructions).	**6**	

7 ☐ Check here if the current year is the organization's first as a non-functionally integrated Type III supporting organization (see instructions).

Part V Type III Non-Functionally Integrated 509(a)(3) Supporting Organizations *(continued)*

Section D – Distributions	**Current Year**
1 Amounts paid to supported organizations to accomplish exempt purposes	
2 Amounts paid to perform activity that directly furthers exempt purposes of supported organizations, in excess of income from activity	
3 Administrative expenses paid to accomplish exempt purposes of supported organizations	
4 Amounts paid to acquire exempt-use assets	
5 Qualified set-aside amounts (prior IRS approval required)	
6 Other distributions (describe in **Part VI**). See instructions.	
7 **Total annual distributions.** Add lines 1 through 6.	
8 Distributions to attentive supported organizations to which the organization is responsive (provide details in **Part VI**). See instructions.	
9 Distributable amount for 2016 from Section C, line 6	
10 Line 8 amount divided by Line 9 amount	

Section E – Distribution Allocations (see instructions)	**(i) Excess Distributions**	**(ii) Underdistributions Pre-2016**	**(iii) Distributable Amount for 2016**
1 Distributable amount for 2016 from Section C, line 6			
2 Underdistributions, if any, for years prior to 2016 (reasonable cause required – explain in Part VI). See instructions.			
3 Excess distributions carryover, if any, to 2016:			
a			
b			
c From 2013			
d From 2014			
e From 2015			
f **Total** of lines 3a through e			
g Applied to underdistributions of prior years			
h Applied to 2016 distributable amount			
i Carryover from 2011 not applied (see instructions)			
j Remainder. Subtract lines 3g, 3h, and 3i from 3f.			
4 Distributions for 2016 from Section D, line 7: $			
a Applied to underdistributions of prior years			
b Applied to 2016 distributable amount			
c Remainder. Subtract lines 4a and 4b from 4.			
5 Remaining underdistributions for years prior to 2016, if any. Subtract lines 3g and 4a from line 2. For result greater than zero, explain in Part VI. See instructions.			
6 Remaining underdistributions for 2016. Subtract lines 3h and 4b from line 1. For result greater than zero, explain in Part VI. See instructions.			
7 **Excess distributions carryover to 2017.** Add lines 3j and 4c.			
8 Breakdown of line 7:			
a			
b Excess from 2013			
c Excess from 2014			
d Excess from 2015			
e Excess from 2016			

Part VI **Supplemental Information.** Provide the explanations required by Part II, line 10; Part II, line 17a or 17b;Part III, line 12; Part IV, Section A, lines 1, 2, 3b, 3c, 4b, 4c, 5a, 6, 9a, 9b, 9c, 11a, 11b, and 11c; Part IV, Section B, lines 1 and 2; Part IV, Section C, line 1; Part IV, Section D, lines 2 and 3; Part IV, Section E, lines 1c, 2a, 2b, 3a, and 3b; Part V, line 1; Part V, Section B, line 1e; Part V, Section D, lines 5, 6, and 8; and Part V, Section E, lines 2, 5, and 6. Also complete this part for any additional information. (See instructions.)

Schedule B
(Form 990, 990-EZ, or 990-PF)

Department of the Treasury
Internal Revenue Service

PUBLIC DISCLOSURE COPY

Schedule of Contributors

► **Attach to Form 990, Form 990-EZ, or Form 990-PF.**
► Information about Schedule B (Form 990, 990-EZ, 990-PF) and its instructions is at ***www.irs.gov/form990.***

OMB No. 1545-0047

2016

Name of the organization	**Employer identification number**
NORTHWEST HOUSING ALTERNATIVES, INC.	93-0814473

Organization type (check one):

Filers of:	**Section:**
Form 990 or 990-EZ	[X] 501(c)(3) (enter number) organization
	[ ] 4947(a)(1) nonexempt charitable trust **not** treated as a private foundation
	[ ] 527 political organization
Form 990-PF	[ ] 501(c)(3) exempt private foundation
	[ ] 4947(a)(1) nonexempt charitable trust treated as a private foundation
	[ ] 501(c)(3) taxable private foundation

Check if your organization is covered by the **General Rule** or a **Special Rule.**

Note. Only a section 501(c)(7), (8), or (10) organization can check boxes for both the General Rule and a Special Rule. See instructions.

General Rule

[ ] For an organization filing Form 990, 990-EZ, or 990-PF that received, during the year, contributions totaling $5,000 or more (in money or property) from any one contributor. Complete Parts I and II. See instructions for determining a contributor's total contributions.

Special Rules

[X] For an organization described in section 501(c)(3) filing Form 990 or 990-EZ that met the 33-1/3% support test of the regulations under sections 509(a)(1) and 170(b)(1)(A)(vi), that checked Schedule A (Form 990 or 990-EZ), Part II, line 13, 16a, or 16b, and that received from any one contributor, during the year, total contributions of the greater of (**1**) $5,000 or (**2**) 2% of the amount on (i) Form 990, Part VIII, line 1h, or (ii) Form 990-EZ, line 1. Complete Parts I and II.

[ ] For an organization described in section 501(c)(7), (8), or (10) filing Form 990 or 990-EZ that received from any one contributor, during the year, total contributions of more than $1,000 *exclusively* for religious, charitable, scientific, literary, or educational purposes, or for the prevention of cruelty to children or animals. Complete Parts I, II, and III.

[ ] For an organization described in section 501(c)(7), (8), or (10) filing Form 990 or 990-EZ that received from any one contributor, during the year, contributions *exclusively* for religious, charitable, etc., purposes, but no such contributions totaled more than $1,000. If this box is checked, enter here the total contributions that were received during the year for an *exclusively* religious, charitable, etc., purpose. Don't complete any of the parts unless the **General Rule** applies to this organization because it received *nonexclusively* religious, charitable, etc., contributions totaling $5,000 or more during the year . . . . . ► $ _____

Caution. An organization that isn't covered by the General Rule and/or the Special Rules doesn't file Schedule B (Form 990, 990-EZ, or 990-PF), but it **must** answer 'No' on Part IV, line 2, of its Form 990; or check the box on line H of its Form 990-EZ or on its Form 990-PF, Part I, line 2, to certify that it doesn't meet the filing requirements of Schedule B (Form 990, 990-EZ, or 990-PF).

Name of organization	Employer identification number
NORTHWEST HOUSING ALTERNATIVES, INC.	93-0814473

Part I **Contributors** (see instructions). Use duplicate copies of Part I if additional space is needed.

(a) Number	(b) Name, address, and ZIP + 4	(c) Total contributions	(d) Type of contribution
1		$ 212,890.	Person [X] Payroll [ ] Noncash [ ] (Complete Part II for noncash contributions.)
2		$ 100,000.	Person [X] Payroll [ ] Noncash [ ] (Complete Part II for noncash contributions.)
3		$ 1,038,920.	Person [X] Payroll [ ] Noncash [ ] (Complete Part II for noncash contributions.)
4		$ 584,052.	Person [X] Payroll [ ] Noncash [ ] (Complete Part II for noncash contributions.)
		$	Person [ ] Payroll [ ] Noncash [ ] (Complete Part II for noncash contributions.)
		$	Person [ ] Payroll [ ] Noncash [ ] (Complete Part II for noncash contributions.)

Name of organization	Employer identification number
NORTHWEST HOUSING ALTERNATIVES, INC.	93-0814473

Part II **Noncash Property** (see instructions). Use duplicate copies of Part II if additional space is needed.

(a) No. from Part I	(b) Description of noncash property given	(c) FMV (or estimate) (see instructions)	(d) Date received
	N/A	$	

(a) No. from Part I	(b) Description of noncash property given	(c) FMV (or estimate) (see instructions)	(d) Date received
		$	

(a) No. from Part I	(b) Description of noncash property given	(c) FMV (or estimate) (see instructions)	(d) Date received
		$	

(a) No. from Part I	(b) Description of noncash property given	(c) FMV (or estimate) (see instructions)	(d) Date received
		$	

(a) No. from Part I	(b) Description of noncash property given	(c) FMV (or estimate) (see instructions)	(d) Date received
		$	

(a) No. from Part I	(b) Description of noncash property given	(c) FMV (or estimate) (see instructions)	(d) Date received
		$	

Name of organization	Employer identification number
NORTHWEST HOUSING ALTERNATIVES, INC.	93-0814473

Part III ***Exclusively*** **religious, charitable, etc., contributions to organizations described in section 501(c)(7), (8), or (10) that total more than $1,000 for the year from any one contributor.** Complete columns **(a)** through **(e) and** the following line entry. For organizations completing Part III, enter the total of *exclusively* religious, charitable, etc., contributions of **$1,000 or less** for the year. (Enter this information once. See instructions.) ► $ N/A
Use duplicate copies of Part III if additional space is needed.

(a) No. from Part I	(b) Purpose of gift	(c) Use of gift	(d) Description of how gift is held
	N/A		

(e) Transfer of gift	
Transferee's name, address, and ZIP + 4	Relationship of transferor to transferee

(a) No. from Part I	(b) Purpose of gift	(c) Use of gift	(d) Description of how gift is held

(e) Transfer of gift	
Transferee's name, address, and ZIP + 4	Relationship of transferor to transferee

(a) No. from Part I	(b) Purpose of gift	(c) Use of gift	(d) Description of how gift is held

(e) Transfer of gift	
Transferee's name, address, and ZIP + 4	Relationship of transferor to transferee

(a) No. from Part I	(b) Purpose of gift	(c) Use of gift	(d) Description of how gift is held

(e) Transfer of gift	
Transferee's name, address, and ZIP + 4	Relationship of transferor to transferee

SCHEDULE C
(Form 990 or 990-EZ)

Department of the Treasury
Internal Revenue Service

Political Campaign and Lobbying Activities

For Organizations Exempt From Income Tax Under section 501(c) and section 527

► **Complete if the organization is described below.** ► **Attach to Form 990 or Form 990-EZ.**
► **Information about Schedule C (Form 990 or 990-EZ) and its instructions is at *www.irs.gov/form990.***

OMB No. 1545-0047

2016

Open to Public Inspection

If the organization answered 'Yes,' on Form 990, Part IV, line 3, or Form 990-EZ, Part V, line 46 (Political Campaign Activities), then

- Section 501(c)(3) organizations: Complete Parts I-A and B. Do not complete Part I-C.
- Section 501(c) (other than section 501(c)(3)) organizations: Complete Parts I-A and C below. Do not complete Part I-B.
- Section 527 organizations: Complete Part I-A only.

If the organization answered 'Yes,' on Form 990, Part IV, line 4, or Form 990-EZ, Part VI, line 47 (Lobbying Activities), then

- Section 501(c)(3) organizations that have filed Form 5768 (election under section 501(h)): Complete Part II-A. Do not complete Part II-B.
- Section 501(c)(3) organizations that have NOT filed Form 5768 (election under section 501(h)): Complete Part II-B. Do not complete Part II-A.

If the organization answered 'Yes,' on Form 990, Part IV, line 5 (Proxy Tax) (see separate instructions) or Form 990-EZ, Part V, line 35c (Proxy Tax) (see separate instructions), then

- Section 501(c)(4), (5), or (6) organizations: Complete Part III.

Name of organization	Employer identification number
NORTHWEST HOUSING ALTERNATIVES, INC.	93-0814473

Part I-A Complete if the organization is exempt under section 501(c) or is a section 527 organization.

1 Provide a description of the organization's direct and indirect political campaign activities in Part IV. (see instructions for definition of 'political campaign activities')

2 Political campaign activity expenditures (see instructions) ► $

3 Volunteer hours for political campaign activities (see instructions)

Part I-B Complete if the organization is exempt under section 501(c)(3).

1 Enter the amount of any excise tax incurred by the organization under section 4955 ► $ 0.

2 Enter the amount of any excise tax incurred by organization managers under section 4955 ► $ 0.

3 If the organization incurred a section 4955 tax, did it file Form 4720 for this year? ☐ Yes ☐ No

4 **a** Was a correction made? ☐ Yes ☐ No

b If 'Yes,' describe in Part IV.

Part I-C Complete if the organization is exempt under section 501(c) , except section 501(c)(3).

1 Enter the amount directly expended by the filing organization for section 527 exempt function activities ► $

2 Enter the amount of the filing organization's funds contributed to other organizations for section 527 exempt function activities ► $

3 Total exempt function expenditures. Add lines 1 and 2. Enter here and on Form 1120-POL, line 17b ► $

4 Did the filing organization file **Form 1120-POL** for this year? ☐ Yes ☐ No

5 Enter the names, addresses and employer identification number (EIN) of all section 527 political organizations to which the filing organization made payments. For each organization listed, enter the amount paid from the filing organization's funds. Also enter the amount of political contributions received that were promptly and directly delivered to a separate political organization, such as a separate segregated fund or a political action committee (PAC). If additional space is needed, provide information in Part IV.

	(a) Name	**(b)** Address	**(c)** EIN	**(d)** Amount paid from filing organization's funds. If none, enter-0-.	**(e)** Amount of political contributions received and promptly and directly delivered to a separate political organization. If none, enter -0-.
(1)					
(2)					
(3)					
(4)					
(5)					
(6)					

Part II-A **Complete if the organization is exempt under section 501(c)(3) and filed Form 5768 (election under section 501(h)).**

A Check ► ☐ if the filing organization belongs to an affiliated group (and list in Part IV each affiliated group member's name, address, EIN, expenses, and share of excess lobbying expenditures).

B Check ► ☐ if the filing organization checked box A and 'limited control' provisions apply.

Limits on Lobbying Expenditures (The term 'expenditures' means amounts paid or incurred.)	(a) Filing organization's totals	(b) Affiliated group totals
1a Total lobbying expenditures to influence public opinion (grass roots lobbying)	95.	
b Total lobbying expenditures to influence a legislative body (direct lobbying)	13,766.	
c Total lobbying expenditures (add lines 1a and 1b)	13,861.	0.
d Other exempt purpose expenditures	8,110,125.	
e Total exempt purpose expenditures (add lines 1c and 1d)	8,123,986.	0.
f Lobbying nontaxable amount. Enter the amount from the following table in both columns	556,199.	
g Grassroots nontaxable amount (enter 25% of line 1f)	139,050.	0.
h Subtract line 1g from line 1a. If zero or less, enter -0-	0.	0.
i Subtract line 1f from line 1c. If zero or less, enter -0-	0.	0.

If the amount on line 1e, column (a) or (b) is:	The lobbying nontaxable amount is:
Not over $500,000	20% of the amount on line 1e.
Over $500,000 but not over $1,000,000	$100,000 plus 15% of the excess over $500,000.
Over $1,000,000 but not over $1,500,000	$175,000 plus 10% of the excess over $1,000,000.
Over $1,500,000 but not over $17,000,000	$225,000 plus 5% of the excess over $1,500,000.
Over $17,000,000	$1,000,000.

j If there is an amount other than zero on either line 1h or line 1i, did the organization file Form 4720 reporting section 4911 tax for this year? ☐ **Yes** ☐ **No**

4-Year Averaging Period Under section 501(h)
(Some organizations that made a section 501(h) election do not have to complete all of the five columns below. See the separate instructions for lines 2a through 2f.)

Lobbying Expenditures During 4-Year Averaging Period

Calendar year (or fiscal year beginning in)	(a) 2013	(b) 2014	(c) 2015	(d) 2016	(e) Total
2a Lobbying nontaxable amount	542,311.	521,923.	527,655.	556,199.	2,148,088.
b Lobbying ceiling amount (150% of line 2a, column (e))					3,222,132.
c Total lobbying expenditures	9,630.	8,004.	15,924.	13,861.	47,419.
d Grassroots nontaxable amount	135,578.	130,481.	131,914.	139,050.	537,023.
e Grassroots ceiling amount (150% of line 2d, column (e))					805,535.
f Grassroots lobbying expenditures				95.	95.

Part II-B Complete if the organization is exempt under section 501(c)(3) and has NOT filed Form 5768 (election under section 501(h)).

For each 'Yes' response on lines 1a through 1i below, provide in Part IV a detailed description of the lobbying activity.	(a) Yes	(a) No	(b) Amount
1 During the year, did the filing organization attempt to influence foreign, national, state or local legislation, including any attempt to influence public opinion on a legislative matter or referendum, through the use of:			
a Volunteers?			
b Paid staff or management (include compensation in expenses reported on lines 1c through 1i)?			
c Media advertisements?			
d Mailings to members, legislators, or the public?			
e Publications, or published or broadcast statements?			
f Grants to other organizations for lobbying purposes?			
g Direct contact with legislators, their staffs, government officials, or a legislative body?			
h Rallies, demonstrations, seminars, conventions, speeches, lectures, or any similar means?			
i Other activities?			
j Total. Add lines 1c through 1i			
2 a Did the activities in line 1 cause the organization to be not described in section 501(c)(3)?			
b If 'Yes,' enter the amount of any tax incurred under section 4912			
c If 'Yes,' enter the amount of any tax incurred by organization managers under section 4912			
d If the filing organization incurred a section 4912 tax, did it file Form 4720 for this year?			

Part III-A Complete if the organization is exempt under section 501(c)(4), section 501(c)(5), or section 501(c)(6).

			Yes	No
1	Were substantially all (90% or more) dues received nondeductible by members?	**1**		
2	Did the organization make only in-house lobbying expenditures of $2,000 or less?	**2**		
3	Did the organization agree to carry over lobbying and political campaign activity expenditures from the prior year?	**3**		

Part III-B Complete if the organization is exempt under section 501(c)(4), section 501(c)(5), or section 501(c)(6) and if either (a) BOTH Part III-A, lines 1 and 2, are answered 'No,' OR (b) Part III-A, line 3, is answered 'Yes.'

1	Dues, assessments and similar amounts from members	**1**	
2	Section 162(e) nondeductible lobbying and political expenditures **(do not include amounts of political expenses for which the section 527(f) tax was paid).**		
a	Current year	**2 a**	
b	Carryover from last year	**2 b**	
c	Total	**2 c**	
3	Aggregate amount reported in section 6033(e)(1)(A) notices of nondeductible section 162(e) dues	**3**	
4	If notices were sent and the amount on line 2c exceeds the amount on line 3, what portion of the excess does the organization agree to carryover to the reasonable estimate of nondeductible lobbying and political expenditure next year?	**4**	
5	Taxable amount of lobbying and political expenditures (see instructions)	**5**	

Part IV Supplemental Information

Provide the descriptions required for Part I-A, line 1; Part I-B, line 4; Part I-C, line 5; Part II-A (affiliated group list); Part II-A, lines 1 and 2 (see instructions); and Part II-B, line 1. Also, complete this part for any additional information.

SCHEDULE D (Form 990)

Department of the Treasury
Internal Revenue Service

Supplemental Financial Statements

► Complete if the organization answered 'Yes' on Form 990, Part IV, line 6, 7, 8, 9, 10, 11a, 11b, 11c, 11d, 11e, 11f, 12a, or 12b.
► Attach to Form 990.
► Information about Schedule D (Form 990) and its instructions is at *www.irs.gov/form990.*

OMB No. 1545-0047

2016

Open to Public Inspection

Name of the organization

NORTHWEST HOUSING ALTERNATIVES, INC.

Employer identification number

93-0814473

Part I Organizations Maintaining Donor Advised Funds or Other Similar Funds or Accounts.

Complete if the organization answered 'Yes' on Form 990, Part IV, line 6.

		(a) Donor advised funds	(b) Funds and other accounts
1	Total number at end of year		
2	Aggregate value of contributions to (during year)		
3	Aggregate value of grants from (during year)		
4	Aggregate value at end of year		

5 Did the organization inform all donors and donor advisors in writing that the assets held in donor advised funds are the organization's property, subject to the organization's exclusive legal control? ☐ Yes ☐ No

6 Did the organization inform all grantees, donors, and donor advisors in writing that grant funds can be used only for charitable purposes and not for the benefit of the donor or donor advisor, or for any other purpose conferring impermissible private benefit? ☐ Yes ☐ No

Part II Conservation Easements.

Complete if the organization answered 'Yes' on Form 990, Part IV, line 7.

1 Purpose(s) of conservation easements held by the organization (check all that apply).

☐ Preservation of land for public use (e.g., recreation or education)
☐ Protection of natural habitat
☐ Preservation of open space
☐ Preservation of a historically important land area
☐ Preservation of a certified historic structure

2 Complete lines 2a through 2d if the organization held a qualified conservation contribution in the form of a conservation easement on the last day of the tax year.

		Held at the End of the Tax Year
a Total number of conservation easements	2a	
b Total acreage restricted by conservation easements	2b	
c Number of conservation easements on a certified historic structure included in (a)	2c	
d Number of conservation easements included in (c) acquired after 8/17/06, and not on a historic structure listed in the National Register	2d	

3 Number of conservation easements modified, transferred, released, extinguished, or terminated by the organization during the tax year ►

4 Number of states where property subject to conservation easement is located ►

5 Does the organization have a written policy regarding the periodic monitoring, inspection, handling of violations, and enforcement of the conservation easements it holds? ☐ Yes ☐ No

6 Staff and volunteer hours devoted to monitoring, inspecting, handling of violations, and enforcing conservation easements during the year ►

7 Amount of expenses incurred in monitoring, inspecting, handling of violations, and enforcing conservation easements during the year ►$

8 Does each conservation easement reported on line 2(d) above satisfy the requirements of section 170(h)(4)(B)(i) and section 170(h)(4)(B)(ii)? ☐ Yes ☐ No

9 In Part XIII, describe how the organization reports conservation easements in its revenue and expense statement, and balance sheet, and include, if applicable, the text of the footnote to the organization's financial statements that describes the organization's accounting for conservation easements.

Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets.

Complete if the organization answered 'Yes' on Form 990, Part IV, line 8.

1a If the organization elected, as permitted under SFAS 116 (ASC 958), not to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide, in Part XIII, the text of the footnote to its financial statements that describes these items.

b If the organization elected, as permitted under SFAS 116 (ASC 958), to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide the following amounts relating to these items:

(i) Revenue included on Form 990, Part VIII, line 1 ►$

(ii) Assets included in Form 990, Part X ►$

2 If the organization received or held works of art, historical treasures, or other similar assets for financial gain, provide the following amounts required to be reported under SFAS 116 (ASC 958) relating to these items:

a Revenue included on Form 990, Part VIII, line 1 ►$

b Assets included in Form 990, Part X ►$

Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets *(continued)*

3 Using the organization's acquisition, accession, and other records, check any of the following that are a significant use of its collection items (check all that apply):

- **a** ☐ Public exhibition
- **b** ☐ Scholarly research
- **c** ☐ Preservation for future generations
- **d** ☐ Loan or exchange programs
- **e** ☐ Other _____

4 Provide a description of the organization's collections and explain how they further the organization's exempt purpose in Part XIII.

5 During the year, did the organization solicit or receive donations of art, historical treasures, or other similar assets to be sold to raise funds rather than to be maintained as part of the organization's collection? ☐ **Yes** ☐ **No**

Part IV Escrow and Custodial Arrangements. Complete if the organization answered 'Yes' on Form 990, Part IV, line 9, or reported an amount on Form 990, Part X, line 21.

1 a Is the organization an agent, trustee, custodian or other intermediary for contributions or other assets not included on Form 990, Part X? ☐ **Yes** ☐ **No**

b If 'Yes,' explain the arrangement in Part XIII and complete the following table:

		Amount
c Beginning balance	**1 c**	
d Additions during the year	**1 d**	
e Distributions during the year	**1 e**	
f Ending balance	**1 f**	

2 a Did the organization include an amount on Form 990, Part X, line 21, for escrow or custodial account liability? ☐ **Yes** ☐ **No**

b If 'Yes,' explain the arrangement in Part XIII. Check here if the explanation has been provided on Part XIII ☐

Part V Endowment Funds. Complete if the organization answered 'Yes' on Form 990, Part IV, line 10.

	(a) Current year	**(b)** Prior year	**(c)** Two years back	**(d)** Three years back	**(e)** Four years back
1 a Beginning of year balance					
b Contributions					
c Net investment earnings, gains, and losses					
d Grants or scholarships					
e Other expenditures for facilities and programs					
f Administrative expenses					
g End of year balance					

2 Provide the estimated percentage of the current year end balance (line 1g, column (a)) held as:

- **a** Board designated or quasi-endowment ► _____ %
- **b** Permanent endowment ► _____ %
- **c** Temporarily restricted endowment ► _____ %

The percentages on lines 2a, 2b, and 2c should equal 100%.

3 a Are there endowment funds not in the possession of the organization that are held and administered for the organization by:

		Yes	**No**
(i) unrelated organizations	**3a(i)**		
(ii) related organizations	**3a(ii)**		
b If 'Yes' on line 3a(ii), are the related organizations listed as required on Schedule R?	**3b**		

4 Describe in Part XIII the intended uses of the organization's endowment funds.

Part VI Land, Buildings, and Equipment.

Complete if the organization answered 'Yes' on Form 990, Part IV, line 11a. See Form 990, Part X, line 10.

Description of property	**(a)** Cost or other basis (investment)	**(b)** Cost or other basis (other)	**(c)** Accumulated depreciation	**(d)** Book value
1 a Land		6,804,317.		6,804,317.
b Buildings		37,325,849.	21,204,144.	16,121,705.
c Leasehold improvements				
d Equipment		1,286,456.	1,087,494.	198,962.
e Other		2,842,568.		2,842,568.
Total. Add lines 1a through 1e. *(Column (d) must equal Form 990, Part X, column (B), line 10c.)* ►				25,967,552.

Part VII Investments – Other Securities. N/A
Complete if the organization answered 'Yes' on Form 990, Part IV, line 11b. See Form 990, Part X, line 12.

(a) Description of security or category (including name of security)	**(b)** Book value	**(c)** Method of valuation: Cost or end-of-year market value
(1) Financial derivatives		
(2) Closely-held equity interests		
(3) Other		
(A)		
(B)		
(C)		
(D)		
(E)		
(F)		
(G)		
(H)		
(I)		
Total. *(Column (b) must equal Form 990, Part X, column (B) line 12.)* ►		

Part VIII Investments – Program Related. N/A
Complete if the organization answered 'Yes' on Form 990, Part IV, line 11c. See Form 990, Part X, line 13.

(a) Description of investment	**(b)** Book value	**(c)** Method of valuation: Cost or end-of-year market value
(1)		
(2)		
(3)		
(4)		
(5)		
(6)		
(7)		
(8)		
(9)		
(10)		
Total. *(Column (b) must equal Form 990, Part X, column (B) line 13.)* ►		

Part IX Other Assets. N/A
Complete if the organization answered 'Yes' on Form 990, Part IV, line 11d. See Form 990, Part X, line 15.

(a) Description	**(b)** Book value
(1)	
(2)	
(3)	
(4)	
(5)	
(6)	
(7)	
(8)	
(9)	
(10)	
Total. *(Column (b) must equal Form 990, Part X, column (B) line 15.)* ►	

Part X Other Liabilities.
Complete if the organization answered 'Yes' on Form 990, Part IV, line 11e or 11f. See Form 990, Part X, line 25

(a) Description of liability	**(b)** Book value
(1) Federal income taxes	
(2) FUNDS HELD ON BEHALF OF OTHERS	90,088.
(3) LONG-TERM INTEREST PAYABLE	1,412,064.
(4) PAYABLE TO AFFILIATES	42,365.
(5)	
(6)	
(7)	
(8)	
(9)	
(10)	
(11)	
Total. *(Column (b) must equal Form 990, Part X, column (B) line 25.)* ►	1,544,517.

2. Liability for uncertain tax positions. In Part XIII, provide the text of the footnote to the organization's financial statements that reports the organization's liability for uncertain tax positions under FIN 48 (ASC 740). Check here if the text of the footnote has been provided in Part XIII ☐

Part XI Reconciliation of Revenue per Audited Financial Statements With Revenue per Return. N/A

Complete if the organization answered 'Yes' on Form 990, Part IV, line 12a.

1	Total revenue, gains, and other support per audited financial statements			**1**	
2	Amounts included on line 1 but not on Form 990, Part VIII, line 12:				
a	Net unrealized gains (losses) on investments	**2a**			
b	Donated services and use of facilities	**2b**			
c	Recoveries of prior year grants	**2c**			
d	Other (Describe in Part XIII.)	**2d**			
e	Add lines **2a** through **2d**			**2e**	
3	Subtract line **2e** from line **1**			**3**	
4	Amounts included on Form 990, Part VIII, line 12, but not on line 1:				
a	Investment expenses not included on Form 990, Part VIII, line 7b	**4a**			
b	Other (Describe in Part XIII.)	**4b**			
c	Add lines **4a** and **4b**			**4c**	
5	Total revenue. Add lines **3** and **4c.** *(This must equal Form 990, Part I, line 12.)*			**5**	

Part XII Reconciliation of Expenses per Audited Financial Statements With Expenses per Return. N/A

Complete if the organization answered 'Yes' on Form 990, Part IV, line 12a.

1	Total expenses and losses per audited financial statements			**1**	
2	Amounts included on line 1 but not on Form 990, Part IX, line 25:				
a	Donated services and use of facilities	**2a**			
b	Prior year adjustments	**2b**			
c	Other losses	**2c**			
d	Other (Describe in Part XIII.)	**2d**			
e	Add lines **2a** through **2d**			**2e**	
3	Subtract line **2e** from line **1**			**3**	
4	Amounts included on Form 990, Part IX, line 25, but not on line 1:				
a	Investment expenses not included on Form 990, Part VIII, line 7b	**4a**			
b	Other (Describe in Part XIII.)	**4b**			
c	Add lines **4a** and **4b**			**4c**	
5	Total expenses. Add lines **3** and **4c.** *(This must equal Form 990, Part I, line 18.)*			**5**	

Part XIII Supplemental Information.

Provide the descriptions required for Part II, lines 3, 5, and 9; Part III, lines 1a and 4; Part IV, lines 1b and 2b; Part V, line 4; Part X, line 2; Part XI, lines 2d and 4b; and Part XII, lines 2d and 4b. Also complete this part to provide any additional information.

SCHEDULE G
(Form 990 or 990-EZ)

Department of the Treasury
Internal Revenue Service

Supplemental Information Regarding Fundraising or Gaming Activities

Complete if the organization answered 'Yes' on Form 990, Part IV, line 17, 18, or 19, or if the organization entered more than $15,000 on Form 990-EZ, line 6a.

► Attach to Form 990 or Form 990-EZ.

► Information about Schedule G (Form 990 or 990-EZ) and its instructions is at ***www.irs.gov/form990.***

OMB No. 1545-0047

2016

Open to Public Inspection

Name of the organization

NORTHWEST HOUSING ALTERNATIVES, INC.

Employer identification number

93-0814473

Part I **Fundraising Activities.** Complete if the organization answered 'Yes' on Form 990, Part IV, line 17. Form 990-EZ filers are not required to complete this part.

1 Indicate whether the organization raised funds through any of the following activities. Check all that apply.

- **a** [X] Mail solicitations
- **b** [X] Internet and email solicitations
- **c** [ ] Phone solicitations
- **d** [X] In-person solicitations
- **e** [X] Solicitation of non-government grants
- **f** [X] Solicitation of government grants
- **g** [X] Special fundraising events

2a Did the organization have a written or oral agreement with any individual (including officers, directors, trustees, or key employees listed in Form 990, Part VII) or entity in connection with professional fundraising services? ..... [X] **Yes** [ ] **No**

b If 'Yes,' list the 10 highest paid individuals or entities (fundraisers) pursuant to agreements under which the fundraiser is to be compensated at least $5,000 by the organization.

	(i) Name and address of individual or entity (fundraiser)	**(ii)** Activity	**(iii)** Did fundraiser have custody or control of contributions? Yes	No	**(iv)** Gross receipts from activity	**(v)** Amount paid to (or retained by) fundraiser listed in column **(i)**	**(vi)** Amount paid to (or retained by) organization
1	MARK SHERMAN 3540 SW BOUNDARY ST PORTLAND OR 97221	FUNDRAISING CONSULTANT		X		21,743.	
2	VARGA CONSULTING LLC 19363 WILLAMETTE DR #303 WEST LINN OR 97068	FUNDRAISING CONSULTANT		X		18,350.	
3							
4							
5							
6							
7							
8							
9							
10							
Total ►						40,093.	0.

3 List all states in which the organization is registered or licensed to solicit contributions or has been notified it is exempt from registration or licensing.

OR WA

Part II **Fundraising Events.** Complete if the organization answered 'Yes' on Form 990, Part IV, line 18, or reported more than $15,000 of fundraising event contributions and gross income on Form 990-EZ, lines 1 and 6b. List events with gross receipts greater than $5,000.

		(a) Event #1 HOME SWEET HOM (event type)	(b) Event #2 ARH PLANT SALE (event type)	(c) Other events 2 (total number)	(d) Total events (add column (a) through column (c))
REVENUE	1 Gross receipts	116,575.	37,278.	18,912.	172,765.
	2 Less: Contributions	114,795.	28,603.	5,684.	149,082.
	3 Gross income (line 1 minus line 2)	1,780.	8,675.	13,228.	23,683.
DIRECT EXPENSES	4 Cash prizes				
	5 Noncash prizes	177.		72.	249.
	6 Rent/facility costs	4,000.	953.		4,953.
	7 Food and beverages	222.	128.		350.
	8 Entertainment	1,891.			1,891.
	9 Other direct expenses	23,939.	16,413.	93.	40,445.
	10 Direct expense summary. Add lines 4 through 9 in column (d)				47,888.
	11 Net income summary. Subtract line 10 from line 3, column (d)				-24,205.

Part III **Gaming.** Complete if the organization answered 'Yes' on Form 990, Part IV, line 19, or reported more than $15,000 on Form 990-EZ, line 6a.

		(a) Bingo	(b) Pull tabs/instant bingo/progressive bingo	(c) Other gaming	(d) Total gaming (add column (a) through column (c))
REVENUE	1 Gross revenue				
DIRECT EXPENSES	2 Cash prizes				
	3 Noncash prizes				
	4 Rent/facility costs				
	5 Other direct expenses				
	6 Volunteer labor	☐ Yes ☐ No %	☐ Yes ☐ No %	☐ Yes ☐ No %	
	7 Direct expense summary. Add lines 2 through 5 in column (d)				
	8 Net gaming income summary. Subtract line 7 from line 1, column (d)				

9 Enter the state(s) in which the organization conducts gaming activities:

a Is the organization licensed to conduct gaming activities in each of these states? ☐ Yes ☐ No

b If 'No,' explain:

10 a Were any of the organization's gaming licenses revoked, suspended or terminated during the tax year? ☐ Yes ☐ No

b If 'Yes,' explain:

11 Does the organization conduct gaming activities with nonmembers? ☐ Yes ☐ No

12 Is the organization a grantor, beneficiary or trustee of a trust, or a member of a partnership or other entity formed to administer charitable gaming? ☐ Yes ☐ No

13 Indicate the percentage of gaming activity conducted in:

a The organization's facility	**13a**	%
b An outside facility	**13b**	%

14 Enter the name and address of the person who prepares the organization's gaming/special events books and records:

Name ►

Address ►

15a Does the organization have a contract with a third party from whom the organization receives gaming revenue? ☐ Yes ☐ No

b If 'Yes,' enter the amount of gaming revenue received by the organization ► $ _____ and the amount of gaming revenue retained by the third party ► $ _____.

c If 'Yes,' enter name and address of the third party:

Name ►

Address ►

16 Gaming manager information:

Name ►

Gaming manager compensation ► $ _____.

Description of services provided ►

☐ Director/officer ☐ Employee ☐ Independent contractor

17 Mandatory distributions

a Is the organization required under state law to make charitable distributions from the gaming proceeds to retain the state gaming license? ☐ Yes ☐ No

b Enter the amount of distributions required under state law to be distributed to other exempt organizations or spent in the organization's own exempt activities during the tax year ► $

Part IV **Supplemental Information.** Provide the explanations required by Part I, line 2b, columns (iii) and (v); and Part III, lines 9, 9b, 10b, 15b, 15c, 16, and 17b, as applicable. Also provide any additional information. See instructions

SCHEDULE I
(Form 990)

Department of the Treasury
Internal Revenue Service

Grants and Other Assistance to Organizations, Governments, and Individuals in the United States

Complete if the organization answered 'Yes' on Form 990, Part IV, line 21 or 22.
► **Attach to Form 990.**
► **Information about Schedule I (Form 990) and its instructions is at *www.irs.gov/form990.***

OMB No. 1545-0047

2016

Open to Public Inspection

Name of the organization

NORTHWEST HOUSING ALTERNATIVES, INC.

Employer identification number

93-0814473

Part I General Information on Grants and Assistance

1 Does the organization maintain records to substantiate the amount of the grants or assistance, the grantees' eligibility for the grants or assistance, and the selection criteria used to award the grants or assistance? ..... [X] **Yes** [ ] **No**

2 Describe in Part IV the organization's procedures for monitoring the use of grant funds in the United States. SEE PART IV

Part II Grants and Other Assistance to Domestic Organizations and Domestic Governments.

Complete if the organization answered 'Yes' on Form 990, Part IV, line 21, for any recipient that received more than $5,000. Part II can be duplicated if additional space is needed.

1 **(a)** Name and address of organization or government	**(b)** EIN	**(c)** IRC section (if applicable)	**(d)** Amount of cash grant	**(e)** Amount of non-cash assistance	**(f)** Method of valuation (book, FMV, appraisal, other)	**(g)** Description of noncash assistance	**(h)** Purpose of grant or assistance
(1)							
(2)							
(3)							
(4)							
(5)							
(6)							
(7)							
(8)							

2 Enter total number of section 501(c)(3) and government organizations listed in the line 1 table ..... ► 0

3 Enter total number of other organizations listed in the line 1 table ..... ► 0

Part III **Grants and Other Assistance to Domestic Individuals.** Complete if the organization answered 'Yes' on Form 990, Part IV, line 22. Part III can be duplicated if additional space is needed.

	(a) Type of grant or assistance	(b) Number of recipients	(c) Amount of cash grant	(d) Amount of noncash assistance	(e) Method of valuation (book, FMV, appraisal, other)	(f) Description of noncash assistance
1	ASSISTANCE RELATED TO HOUSING	409	518,995.			
2						
3						
4						
5						
6						
7						

Part IV **Supplemental Information.** Provide the information required in Part I, line 2; Part III, column (b); and any other additional information.

PART I, LINE 2 - PROCEDURES FOR MONITORING USE OF GRANTS FUNDS IN U.S.

ALL STAFF MEMBERS ARE TRAINED AS TO THE GUIDELINES OF THE FUNDING SOURCES.

PROCEDURES ARE IN PLACE TO DOCUMENT CLIENT ELIGIBILITY. AT LEAST TWO APPROVALS ARE ATTAINED FOR EACH ASSISTANCE REQUEST.

SCHEDULE J
(Form 990)

Department of the Treasury
Internal Revenue Service

Compensation Information

For certain Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees

► **Complete if the organization answered 'Yes' on Form 990, Part IV, line 23.**

► **Attach to Form 990.**

► **Information about Schedule J (Form 990) and its instructions is at *www.irs.gov/form990.***

OMB No. 1545-0047

2016

Open to Public Inspection

Name of the organization

NORTHWEST HOUSING ALTERNATIVES, INC.

Employer identification number

93-0814473

Part I Questions Regarding Compensation

		Yes	No
1 a	Check the appropriate box(es) if the organization provided any of the following to or for a person listed on Form 990, Part VII, Section A, line 1a. Complete Part III to provide any relevant information regarding these items.		
	☐ First-class or charter travel ☐ Housing allowance or residence for personal use		
	☐ Travel for companions ☐ Payments for business use of personal residence		
	☐ Tax indemnification and gross-up payments ☐ Health or social club dues or initiation fees		
	☐ Discretionary spending account ☐ Personal services (such as, maid, chauffeur, chef)		
b	If any of the boxes on line 1a are checked, did the organization follow a written policy regarding payment or reimbursement or provision of all of the expenses described above? If 'No,' complete Part III to explain **1 b**		
2	Did the organization require substantiation prior to reimbursing or allowing expenses incurred by all directors, trustees, and officers, including the CEO/Executive Director, regarding the items checked in line 1a? **2**		
3	Indicate which, if any, of the following the filing organization used to establish the compensation of the organization's CEO/Executive Director. Check all that apply. Do not check any boxes for methods used by a related organization to establish compensation of the CEO/Executive Director, but explain in Part III.		
	☐ Compensation committee ☐ Written employment contract		
	☐ Independent compensation consultant ☒ Compensation survey or study		
	☐ Form 990 of other organizations ☒ Approval by the board or compensation committee		
4	During the year, did any person listed on Form 990, Part VII, Section A, line 1a, with respect to the filing organization or a related organization:		
a	Receive a severance payment or change-of-control payment? **4 a**		X
b	Participate in, or receive payment from, a supplemental nonqualified retirement plan? **4 b**		X
c	Participate in, or receive payment from, an equity-based compensation arrangement? **4 c**		X
	If 'Yes' to any of lines 4a-c, list the persons and provide the applicable amounts for each item in Part III.		
	Only section 501(c)(3), 501(c)(4), and 501(c)(29) organizations must complete lines 5-9.		
5	For persons listed on Form 990, Part VII, Section A, line 1a, did the organization pay or accrue any compensation contingent on the revenues of:		
a	The organization? **5 a**		X
b	Any related organization? **5 b**		X
	If 'Yes' on line 5a or 5b, describe in Part III.		
6	For persons listed on Form 990, Part VII, Section A, line 1a, did the organization pay or accrue any compensation contingent on the net earnings of:		
a	The organization? **6 a**		X
b	Any related organization? **6 b**		X
	If 'Yes' on line 6a or 6b, describe in Part III.		
7	For persons listed on Form 990, Part VII, Section A, line 1a, did the organization provide any nonfixed payments not described on lines 5 and 6? If 'Yes,' describe in Part III **7**		X
8	Were any amounts reported on Form 990, Part VII, paid or accrued pursuant to a contract that was subject to the initial contract exception described in Regulations section 53.4958-4(a)(3)? If 'Yes,' describe in Part III **8**		X
9	If 'Yes' on line 8, did the organization also follow the rebuttable presumption procedure described in Regulations section 53.4958-6(c)? **9**		

Part II Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees. Use duplicate copies if additional space is needed.

For each individual whose compensation must be reported on Schedule J, report compensation from the organization on row (i) and from related organizations, described in the instructions, on row (ii). Do not list any individuals that are not listed on Form 990, Part VII.

Note: The sum of columns (B)(i)-(iii) for each listed individual must equal the total amount of Form 990, Part VII, Section A, line 1a, applicable column (D) and (E) amounts for that individual.

	(A) Name and Title		**(B)** Breakdown of W-2 and/or 1099-MISC compensation			**(C)** Retirement and other deferred compensation	**(D)** Nontaxable benefits	**(E)** Total of columns(B)(i)-(D)	**(F)** Compensation in column (B) reported as deferred on prior Form 990
			(i) Base compensation	**(ii)** Bonus & incentive compensation	**(iii)** Other reportable compensation				
1	MARTHA MCLENNAN EXECUTIVE DIR.	(i)	138,072.	0.	0.	10,599.	13,954.	162,625.	0.
		(ii)	0.	0.	0.	0.	0.	0.	0.
2		(i)							
		(ii)							
3		(i)							
		(ii)							
4		(i)							
		(ii)							
5		(i)							
		(ii)							
6		(i)							
		(ii)							
7		(i)							
		(ii)							
8		(i)							
		(ii)							
9		(i)							
		(ii)							
10		(i)							
		(ii)							
11		(i)							
		(ii)							
12		(i)							
		(ii)							
13		(i)							
		(ii)							
14		(i)							
		(ii)							
15		(i)							
		(ii)							
16		(i)							
		(ii)							

Part III Supplemental Information

Provide the information, explanation, or descriptions required for Part I, lines 1a, 1b, 3, 4a, 4b, 4c, 5a, 5b, 6a, 6b, 7, and 8, and for Part II. Also complete this part for any additional information.

SCHEDULE M (Form 990)

Department of the Treasury
Internal Revenue Service

Noncash Contributions

► **Complete if the organizations answered 'Yes' on Form 990, Part IV, lines 29 or 30.**
► **Attach to Form 990.**
► **Information about Schedule M (Form 990) and its instructions is at *www.irs.gov/form990.***

OMB No. 1545-0047

2016

Open to Public Inspection

Name of the organization

NORTHWEST HOUSING ALTERNATIVES, INC.

Employer identification number

93-0814473

Part I Types of Property

		(a) Check if applicable	(b) Number of contributions or items contributed	(c) Noncash contribution amounts reported on Form 990, Part VIII, line 1g	(d) Method of determining noncash contribution amounts
1	Art — Works of art				
2	Art — Historical treasures				
3	Art — Fractional interests				
4	Books and publications				
5	Clothing and household goods	X		51,260.	FMV
6	Cars and other vehicles				
7	Boats and planes				
8	Intellectual property				
9	Securities — Publicly traded				
10	Securities — Closely held stock				
11	Securities — Partnership, LLC, or trust interests				
12	Securities — Miscellaneous				
13	Qualified conservation contribution — Historic structures				
14	Qualified conservation contribution — Other				
15	Real estate — Residential				
16	Real estate — Commercial				
17	Real estate — Other				
18	Collectibles				
19	Food inventory				
20	Drugs and medical supplies				
21	Taxidermy				
22	Historical artifacts				
23	Scientific specimens				
24	Archeological artifacts				
25	Other ► (_____)				
26	Other ► (_____)				
27	Other ► (_____)				
28	Other ► (_____)				

29	Number of Forms 8283 received by the organization during the tax year for contributions for which the organization completed Form 8283, Part IV, Donee Acknowledgement	29	

			Yes	No
30a	During the year, did the organization receive by contribution any property reported in Part I, lines 1 through 28, that it must hold for at least three years from the date of the initial contribution, and which isn't required to be used for exempt purposes for the entire holding period?	30a		X
b	If 'Yes,' describe the arrangement in Part II.			
31	Does the organization have a gift acceptance policy that requires the review of any nonstandard contributions?	31	X	
32a	Does the organization hire or use third parties or related organizations to solicit, process, or sell noncash contributions?	32a	X	
b	If 'Yes,' describe in Part II. SEE PART II			
33	If the organization didn't report an amount in column (c) for a type of property for which column (a) is checked, describe in Part II.			

Part II **Supplemental Information.** Provide the information required by Part I, lines 30b, 32b, and 33, and whether the organization is reporting in Part I, column (b), the number of contributions, the number of items received, or a combination of both. Also complete this part for any additional information.

PART I, LINE 32 - HIRE AND USE OF THIRD PARTIES

IF AN INDIVIDUAL WISHES TO DONATE A VEHICLE TO THE ORGANIZATION, THEY ARE INSTRUCTED TO CONTACT VOLUNTEERS OF AMERICA WHO WILL WORK WITH THE INDIVIDUAL DIRECTLY TO SELL THE CAR WITH THE NET PROCEEDS GOING TO NHA.

SCHEDULE O
(Form 990 or 990-EZ)

Department of the Treasury
Internal Revenue Service

Supplemental Information to Form 990 or 990-EZ

Complete to provide information for responses to specific questions on Form 990 or 990-EZ or to provide any additional information.
► **Attach to Form 990 or 990-EZ.**
► **Information about Schedule O (Form 990 or 990-EZ) and its instructions is at *www.irs.gov/form990.***

OMB No. 1545-0047

2016

Open to Public Inspection

Name of the organization

NORTHWEST HOUSING ALTERNATIVES, INC.

Employer identification number

93-0814473

FORM 990, PART III, LINE 1 - ORGANIZATION MISSION

NORTHWEST HOUSING ALTERNATIVES (NHA) CREATES OPPORTUNITY THROUGH HOUSING. NHA BUILDS AND PRESERVES AFFORDABLE HOUSING FOR PEOPLE EARNING LOW INCOMES INCLUDING FAMILIES, SENIORS AND PEOPLE WITH SPECIAL NEEDS. HOMELESS INTERVENTION SERVICES ARE PROVIDED TO FAMILIES, COUPLES, SINGLES AND SENIORS IN CLACKAMAS COUNTY THROUGH THE ANNIE ROSS HOUSE AND ITS SISTER PROGRAM, HOMEBASE. NORTHWEST HOUSING ALTERNATIVE'S PROPERTIES IN THE PORTLAND METRO AREA ARE ENRICHED WITH RESIDENT SERVICES TO PROVIDE OUR RESIDENTS WITH OPPORTUNITIES TO LIVE HEALTHY AND FULFILLING LIVES.

FORM 990, PART III, LINE 4D - OTHER PROGRAM SERVICES DESCRIPTION

HOUSING DEVELOPMENT AND ADVOCACY - NHA IS A LEADING DEVELOPER OF AFFORDABLE RENTAL COMMUNITIES AND GROUP HOMES. NHA COMBINES FEDERAL, STATE, AND LOCAL GOVERNMENT PROGRAMS WITH FINANCING FROM BANKS, PRIVATE INVESTORS, AND CHARITABLE FOUNDATIONS IN ORDER TO DEVELOP AND PRESERVE AFFORDABLE HOUSING. IN 2016, NHA COMPLETED REHABILITATION OF HAWTHORNE EAST APARTMENTS, A 71-UNIT SENIOR HOUSING PROPERTY IN MULTNOMAH COUNTY. ALSO IN 2016, NHA STARTED CONSTRUCTION ON POMEROY PLACE APARTMENTS, A 20 UNIT VETERANS' HOUSING COMMUNITY IN WASHINGTON COUNTY. ADDITIONALLY IN 2016, NHA ACQUIRED A PARCEL OF LAND LOCATED IN OREGON CITY, CLACKAMAS COUNTY, OREGON FOR THE DEVELOPMENT OF A 22 UNIT VETERAN-SPECIFIC PROPERTY. FINALLY, IN 2016 NHA ENTERED INTO A LEASE OPTION AGREEMENT ON A PARCEL OF LAND IN THE ALPHABET DISTRICT OF THE CITY OF PORTLAND FOR THE PURPOSES OF DEVELOPING 150 UNITS OF HOUSING FOR SENIORS, VETERANS, AND PEOPLE WITH DISABILITIES. NHA ALSO SEEKS TO ADVANCE THE IMPORTANCE OF AFFORDABLE HOUSING IN THE PUBLIC POLICY SPHERE.

RESIDENT SERVICES - NHA LINKS RESIDENTS OF MULTI-FAMILY AND SENIOR PROPERTIES ACROSS THE STATE TO SERVICES THAT KEEP THEM STABLE IN THEIR HOUSING AND CONNECTED TO THEIR COMMUNITY. CORE SERVICES INCLUDE EVICTION PREVENTION, INFORMATION AND REFERRAL, AND

Name of the organization: NORTHWEST HOUSING ALTERNATIVES, INC.

Employer identification number: 93-0814473

FORM 990, PART III, LINE 4D - OTHER PROGRAM SERVICES DESCRIPTION

ONSITE PROGRAMMING TARGETED TO A SPECIFIC BUILDING'S POPULATION. IN 2016, RESIDENT SERVICES RESPONDED TO 8,475 REQUESTS FOR SERVICES, COORDINATED 720 ONSITE EVENTS FOR NHA RESIDENTS, AND LEVERAGED OVER $33,000 IN VOLUNTEER AND IN-KIND RESOURCES. ADDITIONALLY, THE DEPARTMENT CONTINUED AN INDIVIDUAL DEVELOPMENT ACCOUNT (IDA) PROGRAM IN PARTNERSHIP WITH CASA OF OREGON. THIS PROGRAM PROVIDES NHA RESIDENTS WITH A MATCHED SAVINGS ACCOUNT THAT CAN THEN BE USED TO FUND THEIR FIRST HOME OR POST-SECONDARY EDUCATION. AT YEAR-END, PARTICIPANTS IN THE IDA PROGRAM HAD A MATCHED SAVINGS BALANCE OF OVER $64,000 TO GO TOWARD HOMEOWNERSHIP OR POST-SECONDARY EDUCATION.

CONSOLIDATED HOUSING SUBSIDIARIES - NHA CREATES AND MAINTAINS ATTRACTIVE, FINANCIALLY HEALTHY, AND AFFORDABLE RENTAL HOUSING. THIS PROGRAM REFLECTS THE OPERATIONS OF THE HOUSING ACTIVITIES INCLUDING ONE PRESERVATION ACQUISITION PROPERTY, FOUR FORMER LIHTC PROPERTIES, FOUR ENTITIES FORMED TO DEVELOP NEW PROJECTS, AND 14 ENTITIES ORGANIZED TO INVEST IN LIHTC PROJECTS.

FORM 990, PART VI, LINE 11B - FORM 990 REVIEW PROCESS

THE BOARD REVIEWS A COPY OF THE FORM 990 AND HAS THE OPPORTUNITY FOR QUESTIONS AT A REGULARLY SCHEDULED MEETING, BEFORE THE FORM IS FILED WITH THE IRS.

FORM 990, PART VI, LINE 12C - EXPLANATION OF MONITORING AND ENFORCEMENT OF CONFLICTS

THE ANNUAL DISCLOSURE PROCESS OCCURS EACH YEAR AS SOON AS FEASIBLE AFTER THE CLOSE OF THE FISCAL YEAR. BOARD MEMBERS RECEIVE A QUESTIONNAIRE IN THEIR BOARD PACKET AND RETURN IT AT THE NEXT BOARD MEETING. THE QUESTIONNAIRE DISCLOSES VENDORS PROVIDING MORE THAN $50,000 OF CONTRACTED SERVICES TO NHA OR NHA RELATED ENTITIES DURING THE PREVIOUS CALENDAR YEAR. THE QUESTIONNAIRE REQUESTS INFORMATION ON ANY FAMILY OR BUSINESS RELATIONSHIPS THE MEMBER MAY HAVE WITH NHA VENDORS OR WITH OTHER BOARD

Name of the organization: NORTHWEST HOUSING ALTERNATIVES, INC.

Employer identification number: 93-0814473

FORM 990, PART VI, LINE 12C - EXPLANATION OF MONITORING AND ENFORCEMENT OF CONFLICTS (CONTINUED)

MEMBERS. SUB-CONTRACTORS ARE NOT INCLUDED IN THIS LIST AS NHA HAS NO ABILITY TO CONTROL THESE CONTRACTS. THE LIST ALSO INCLUDES A SECTION FOR LENDERS COMMITTING MORE THAN $100,000 IN LOANS TO NHA AND/OR NHA RELATED ENTITIES.

BOARD MEMBERS' DISCLOSURE STATEMENTS ARE COLLECTED BY THE FINANCE DEPARTMENT. THE FINANCE DEPARTMENT IS RESPONSIBLE FOR GATHERING DOCUMENTATION TO DETERMINE WHETHER THE CONTRACTUAL RELATIONSHIP IS AN ARM'S LENGTH TRANSACTION OR WHETHER THE RELATIONSHIP WAS UNDULY INFLUENCED BY THE MEMBER. THE DOCUMENTATION RESIDES IN THE BOARD OF DIRECTORS FILES MAINTAINED PERMANENTLY BY THE ORGANIZATION AND ORGANIZED BY YEAR.

FORM 990, PART VI, LINE 15A - COMPENSATION REVIEW & APPROVAL PROCESS - CEO & TOP MANAGEMENT

IT IS THE INTENTION OF THE BOARD OF DIRECTORS OF NHA TO PROVIDE FAIR COMPENSATION TO ITS EXECUTIVE DIRECTOR (ED). IN ORDER TO ACCOMPLISH THIS GOAL, THE NHA BOARD HAS ADOPTED A PROCESS FOR REVIEWING THE PERFORMANCE OF THE EXECUTIVE DIRECTOR AND FOR DETERMINING FAIR COMPENSATION.

PERFORMANCE REVIEW: THE BOARD REVIEWS THE EXECUTIVE DIRECTOR'S PERFORMANCE ANNUALLY. THIS REVIEW USUALLY OCCURS IN THE FALL, BUT MUST OCCUR BEFORE MERIT INCREASES CAN BE DETERMINED. THE REVIEW IS CONDUCTED IN AN EXECUTIVE SESSION. THE REVIEW FORMAT IS AT THE DISCRETION OF THE BOARD CHAIR. DOCUMENTATION OF THE REVIEW IS PREPARED BY THE BOARD CHAIR AND SIGNED BY THE BOARD SECRETARY. THE DOCUMENTATION IS MAINTAINED IN THE EXECUTIVE DIRECTOR'S PERSONNEL FILE.

COMPENSATION REVIEW: NHA PARTICIPATES IN AND/OR PURCHASES A NOT-FOR-PROFIT SALARY SURVEY AT LEAST ONCE EVERY 3 YEARS. THIS SURVEY PROVIDES THE BASIS FOR DETERMINATION OF FAIR COMPENSATION TO THE ED. THE BOARD CHAIR REQUESTS THE SALARY

Name of the organization: NORTHWEST HOUSING ALTERNATIVES, INC.

Employer identification number: 93-0814473

FORM 990, PART VI, LINE 15A - COMPENSATION REVIEW & APPROVAL PROCESS - CEO & TOP MANAGEMENT (CON

SURVEY FROM NHA'S DIRECTOR OF FINANCE AND ADMINISTRATION. THE EXECUTIVE COMMITTEE OF THE BOARD CONSIDERS THESE FACTORS WHEN DETERMINING FAIR COMPENSATION TO THE ED: JOB PERFORMANCE, YEARS OF EXPERIENCE, LENGTH OF SERVICE TO NHA, CHANGES IN THE CONSUMER PRICE INDEX, FINANCIAL HEALTH OF THE ORGANIZATION, AND MARKET COMPENSATION FOR SIMILAR POSITIONS IN SIMILAR ORGANIZATION.

COMPENSATION COMPONENTS: EXECUTIVE COMPENSATION AT NHA HAS SEVERAL COMPONENTS WHICH ARE TAKEN INTO CONSIDERATION BY THE BOARD. THESE COMPONENTS ARE HEALTH AND DENTAL BENEFITS, PENSION BENEFITS, BONUSES, LONG-TERM AND SHORT-TERM DISABILITY INSURANCE, AND OTHER BENEFITS PROVIDED TO ALL EMPLOYEES. EXECUTIVE COMPENSATION IS REVIEWED AS A COMPLETE PACKAGE OF COMPENSATION RATHER THAN SALARY ONLY.

MANAGEMENT LEVEL COMPENSATION IS DETERMINED BY THE EXECUTIVE DIRECTOR. THE ED USES SALARY MARKET SURVEYS GEARED TOWARDS THE NOT-FOR-PROFIT INDUSTRY, GEOGRAPHIC AREA, AND ORGANIZATIONAL SIZE.

FORM 990, PART VI, LINE 19 - OTHER ORGANIZATION DOCUMENTS PUBLICLY AVAILABLE

GOVERNING DOCUMENTS AND THE CONFLICT OF INTEREST POLICY ARE MADE AVAILABLE TO THE PUBLIC UPON REQUEST. AUDITED FINANCIAL STATEMENTS ARE AVAILABLE ON THE ORGANIZATION'S WEBSITE.

SCHEDULE R
(Form 990)

Department of the Treasury
Internal Revenue Service

Related Organizations and Unrelated Partnerships

► **Complete if the organization answered 'Yes' on Form 990, Part IV, line 33, 34, 35b, 36, or 37.**
► **Attach to Form 990.**
► **Information about Schedule R (Form 990) and its instructions is at *www.irs.gov/form990.***

OMB No. 1545-0047

2016

Open to Public Inspection

Name of the organization

NORTHWEST HOUSING ALTERNATIVES, INC.

Employer identification number

93-0814473

Part I Identification of Disregarded Entities. Complete if the organization answered 'Yes' on Form 990, Part IV, line 33.

(a) Name, address, and EIN (if applicable) of disregarded entity	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Total income	(e) End-of-year assets	(f) Direct controlling entity
(1) 333 ASSOCIATES, LLC 2316 SE WILLARD ST MILWAUKIE, OR 97222 93-1814473	LOW INCOME HOUSING	OR	0.	0.	N/A
(2) AUTUMN PARK GP, LLC 2316 SE WILLARD ST MILWAUKIE, OR 97222 20-1249945	LOW INCOME HOUSING	OR	0.	0.	N/A
(3) CHARLESTON GP, LLC 2316 SE WILLARD ST MILWAUKIE, OR 97222 26-1532389	LOW INCOME HOUSING	OR	0.	1,400.	N/A

Part II Identification of Related Tax-Exempt Organizations. Complete if the organization answered 'Yes' on Form 990, Part IV, line 34 because it had one or more related tax-exempt organizations during the tax year.

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Exempt Code section	(e) Public charity status (if section 501(c)(3))	(f) Direct controlling entity	(g) Sec 512(b)(13) controlled entity? Yes	(g) Sec 512(b)(13) controlled entity? No
(1) COLLEGE MANOR ASSOCIATES, INC 2316 SE WILLARD ST MILWAUKIE, OR 97222 91-1768637	LOW INCOME HOUSING	OR	501(C)(3)	9	N/A		X
(2) OAKHILL ASSOCIATES, INC 2316 SE WILLARD ST MILWAUKIE, OR 97222 93-1216398	LOW INCOME HOUSING	OR	501(C)(3)	9	N/A		X
(3) SAGINAW VILLAGE ASSOCIATES INC 2316 SE WILLARD ST MILWAUKIE, OR 97222 93-1216397	LOW INCOME HOUSING	OR	501(C)(3)	9	N/A		X
(4) SUNNYSLOP MANOR ASSOCIATES 2316 SE WILLARD ST MILWAUKIE, OR 97222 91-1768607	LOW INCOME HOUSING	OR	501(C)(3)	9	N/A		X

Part III **Identification of Related Organizations Taxable as a Partnership** Complete if the organization answered 'Yes' on Form 990, Part IV, line 34 because it had one or more related organizations treated as a partnership during the tax year.

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Predominant income (related, unrelated, excluded from tax under sections 512-514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproportionate allocations? Yes	(h) No	(i) Code V-UBI amount in box 20 of Schedule K-1 (Form 1065)	(j) General or managing partner? Yes	(j) No	(k) Percentage ownership
SEE PART VII												
(1) AUTUMN PARK RENE 2316 SE WILLARD MILWAUKIE, OR 97 20-1250436	LOW INCOME HOUSING	OR	AUTUMN PARK GP, LLC	RELATED	-104,892.	1,128,672.		X	N/A	X		0.01
(2) CHARLESTON, LP 2316 SE WILLARD MILWAUKIE, OR 97 26-1532496	LOW INCOME HOUSING	OR	CHARLESTON GP, LLC	RELATED	-36.	2,596,483.		X	N/A	X		0.01
(3) FOSTER TOWNHOMES 2316 SE WILLARD MILWAUKIE, OR 97 20-0655298	LOW INCOME HOUSING	OR	FOSTER GP, LLC	RELATED	-8.	192,482.		X	N/A	X		0.01

Part IV **Identification of Related Organizations Taxable as a Corporation or Trust** Complete if the organization answered 'Yes' on Form 990, Part IV, line 34 because it had one or more related organizations treated as a corporation or trust during the tax year.

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Type of entity (C corp, S corp, or trust)	(f) Share of total income	(g) Share of end-of-year assets	(h) Percentage ownership	(i) Sec 512(b)(13) controlled entity? Yes	(i) No
(1) UPSHUR GP 2316 SE WILLARD ST MILWAUKIE, OR 97222 27-2234246	LOW INCOME HOUSING	OR	N/A	C CORP	-8.	49,216.	100.00		X
(2) HOLLYFIELD VILLAGE ACQUISITION 2316 SE WILLARD ST MILWAUKIE, OR 97222 45-1024259	LOW INCOME HOUSING	OR	N/A	C CORP	-13.	1,987.	100.00		X
(3)									

Part V **Transactions With Related Organizations.** Complete if the organization answered 'Yes' on Form 990, Part IV, line 34, 35b, or 36.

		Yes	No
	Note. Complete line 1 if any entity is listed in Parts II, III, or IV of this schedule.		
1	During the tax year, did the organization engage in any of the following transactions with one or more related organizations listed in Parts II-IV?		
a	Receipt of **(i)** interest, **(ii)** annuities, **(iii)** royalties, or **(iv)** rent from a controlled entity **1 a**		X
b	Gift, grant, or capital contribution to related organization(s) **1 b**	X	
c	Gift, grant, or capital contribution from related organization(s) **1 c**		X
d	Loans or loan guarantees to or for related organization(s) **1 d**	X	
e	Loans or loan guarantees by related organization(s) **1 e**		X
f	Dividends from related organization(s) **1 f**		X
g	Sale of assets to related organization(s) **1 g**		X
h	Purchase of assets from related organization(s) **1 h**		X
i	Exchange of assets with related organization(s) **1 i**		X
j	Lease of facilities, equipment, or other assets to related organization(s) **1 j**		X
k	Lease of facilities, equipment, or other assets from related organization(s) **1 k**		X
l	Performance of services or membership or fundraising solicitations for related organization(s) **1 l**	X	
m	Performance of services or membership or fundraising solicitations by related organization(s) **1 m**		X
n	Sharing of facilities, equipment, mailing lists, or other assets with related organization(s) **1 n**		X
o	Sharing of paid employees with related organization(s) **1 o**		X
p	Reimbursement paid to related organization(s) for expenses **1 p**		X
q	Reimbursement paid by related organization(s) for expenses **1 q**	X	
r	Other transfer of cash or property to related organization(s) **1 r**		X
s	Other transfer of cash or property from related organization(s) **1 s**		X

2 If the answer to any of the above is 'Yes,' see the instructions for information on who must complete this line, including covered relationships and transaction thresholds.

	(a) Name of related organization	(b) Transaction type (a-s)	(c) Amount involved	(d) Method of determining amount involved
(1)				
(2)				
(3)				
(4)				
(5)				
(6)				

Part VI **Unrelated Organizations Taxable as a Partnership.** Complete if the organization answered 'Yes' on Form 990, Part IV, line 37.

Provide the following information for each entity taxed as a partnership through which the organization conducted more than five percent of its activities (measured by total assets or gross revenue) that was not a related organization. See instructions regarding exclusion for certain investment partnerships.

(a) Name, address, and EIN of entity	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Predominant income (related, unrelated, excluded from tax under sections 512-514)	(e) Are all partners section 501(c)(3) organizations?		(f) Share of total income	(g) Share of end-of-year assets	(h) Disproportionate allocations?		(i) Code V-UBI amount in box 20 of Schedule K-1 (Form 1065)	(j) General or managing partner?		(k) Percentage ownership
				Yes	No			Yes	No		Yes	No	
(1)													
(2)													
(3)													
(4)													
(5)													
(6)													
(7)													
(8)													

Part VII **Supplemental Information.**
Provide additional information for responses to questions on Schedule R. See instructions.

PART III - PARTNERSHIP FULL NAME, ADDRESS, FEIN

AUTUMN PARK RENEWAL, LP 20-1250436 2316 SE WILLARD ST MILWAUKIE, OR 97222

CHARLESTON, LP 26-1532496 2316 SE WILLARD ST MILWAUKIE, OR 97222

FOSTER TOWNHOMES, LP 20-0655298 2316 SE WILLARD ST MILWAUKIE, OR 97222

OAK ASSOCIATES, LP 93-1263784 2316 SE WILLARD ST MILWAUKIE, OR 97222

ROSEMONT SENIOR HOUSING ASSOCIATES 93-1287644 2316 SE WILLARD ST MILWAUKIE, OR 97222

ROSEMONT TOWN HOMES 93-1286934 2316 SE WILLARD ST MILWAUKIE, OR 97222

TRENTON TERRACE LP 20-2894962 2316 SE WILLARD ST MILWAUKIE, OR 97222

VILLAGE AT THE HEADWATERS, LP 20-3284207 2316 SE WILLARD ST MILWAUKIE, OR 97222

WEIDLER RENEWAL, LP 40-4504881 2316 SE WILLARD ST MILWAUKIE, OR 97222

OAKRIDGE PARK, LP 26-1642867 2316 SE WILLARD ST MILWAUKIE, OR 97222

COTTONWOOD I RENEWAL, LLC 26-3775450 2316 SE WILLARD ST MILWAUKIE, OR 97222

COTTONWOOD II RENEWAL, LLC 26-3777801 2316 SE WILLARD ST MILWAUKIE, OR 97222

ROSELYN RENEWAL, LLC 26-3778073 2316 SE WILLARD ST MILWAUKIE, OR 97222

CREEKSIDE WOODS, LP 26-3960562 2316 SE WILLARD ST MILWAUKIE, OR 97222

QUIMBY HOUSING, LP 27-1940368 2316 SE WILLARD ST MILWAUKIE, OR 97222

SENECA TERRACE RENEWAL, LP 27-1939913 2316 SE WILLARD ST MILWAUKIE, OR 97222

UPSHUR RENEWAL HOUSING, LP 27-2234502 2316 SE WILLARD ST MILWAUKIE, OR 97222

Part VII **Supplemental Information.**

Provide additional information for responses to questions on Schedule R. See instructions.

PART III - PARTNERSHIP FULL NAME, ADDRESS, FEIN (CONTINUED)

ALMA GARDENS, LP 27-4350518 2316 SE WILLARD ST MILWAUKIE, OR 97222

SPRING HOUSING, LP 45-0609089 2316 SE WILLARD ST MILWAUKIE, OR 97222

HOLLYFIELD VILLAGE 80-0868052 2316 SE WILLARD ST MILWAUKIE, OR 97222

SIUSLAW DUNES RENEWAL, LP 46-3016841 2316 SE WILLARD ST MILWAUKIE, OR 97222

IKOI SO TERRACE RENEWAL, LP 32-0432481 2316 SE WILLARD ST MILWAUKIE, OR 97222

Continuation Sheet for Schedule R

2016

Name of filing organization
NORTHWEST HOUSING ALTERNATIVES, INC.

Employer identification number
93-0814473

Part I Continuation of Identification of Disregarded Entities

(A) Name, address, and EIN (if applicable) of disregarded entity	(B) Primary activity	(C) Legal domicile (state or foreign country)	(D) Total income	(E) End-of-year assets	(F) Direct controlling entity
FOSTER GP, LLC 2316 SE WILLARD ST MILWAUKIE, OR 97222 20-0655206	LOW INCOME HOUSING	OR	0.	0.	N/A
THE HEADWATERS GP, LLC 2316 SE WILLARD ST MILWAUKIE, OR 97222 20-3284003	LOW INCOME HOUSING	OR	0.	0.	N/A
OAKRIDGE GP, LLC 2316 SE WILLARD ST MILWAUKIE, OR 97222 26-1642807	LOW INCOME HOUSING	OR	17,389.	53,627.	N/A
VILLA ST ROSE MANAGEMENT, LLC 2316 SE WILLARD ST MILWAUKIE, OR 97222 93-0814473	LOW INCOME HOUSING	OR	0.	0.	N/A
WEIDLER RENEWAL GP, LLC 2316 SE WILLARD ST MILWAUKIE, OR 97222 20-4504576	LOW INCOME HOUSING	OR	0.	0.	N/A
CREEKSIDE GP, LLC 2316 SE WILLARD ST MILWAUKIE, OR 97222 26-3960562	LOW INCOME HOUSING	OR	-30.	1,328,812.	N/A
PLEASANT VALLEY HOMES, LLC 2316 SE WILLARD ST MILWAUKIE, OR 97222 93-0498973	LOW INCOME HOUSING	OR	0.	0.	N/A
ALMA GP, LLC 2316 SE WILLARD ST MILWAUKIE, OR 97222 45-0933431	LOW INCOME HOUSING	OR	0.	0.	N/A

Name of filing organization: NORTHWEST HOUSING ALTERNATIVES, INC.

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QUIMBY GP, LLC 2316 SE WILLARD ST MILWAUKIE, OR 97222 27-1887204	LOW INCOME HOUSING	OR	0.	0.	N/A
SENECA TERRACE GP, LLC 2316 SE WILLARD ST MILWAUKIE, OR 97222 27-1886161	LOW INCOME HOUSING	OR	0.	0.	N/A
SPRING RENEWAL GP, LLC 2316 SE WILLARD ST MILWAUKIE, OR 97222 45-0608855	LOW INCOME HOUSING	OR	0.	0.	N/A
SIUSLAW DUNES ACQUISITION, LLC 2316 SE WILLARD ST MILWAUKIE, OR 97222 45-4434290	LOW INCOME HOUSING	OR	-31.	16,927.	N/A
VICTORIAN INN HOLDINGS, LLC 2316 SE WILLARD ST MILWAUKIE, OR 97222 45-0674954	LOW INCOME HOUSING	OR	0.	0.	N/A
HOTEL JULIAN ACQUISITION, LLC 2316 SE WILLARD ST MILWAUKIE, OR 97222 46-6079638	LOW INCOME HOUSING	OR	0.	0.	N/A
HAWTHORNE EAST ACQUISITION, LLC 2316 SE WILLARD ST MILWAUKIE, OR 97222 46-1855257	LOW INCOME HOUSING	OR	518,762.	0.	N/A
SANDY GP, LLC 2316 SE WILLARD ST MILWAUKIE, OR 97222 45-5412145	LOW INCOME HOUSING	OR	0.	1,579.	N/A

Continuation Sheet for Schedule R

2016

Name of filing organization

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333 INTERIM, LLC 2316 SE WILLARD ST MILWAUKIE, OR 97222 46-1378969	LOW INCOME HOUSING	OR	0.	0.	N/A
INITIAL LP, LLC 2316 SE WILLARD ST MILWAUKIE, OR 97222	LOW INCOME HOUSING	OR	0.	0.	N/A
IKOI SO TERRACE GP, LLC 2316 SE WILLARD ST MILWAUKIE, OR 97222 46-4587609	LOW INCOME HOUSING	OR	0.	0.	N/A
VICTORIAN MAYFIELD GP, LLC 2316 SE WILLARD ST MILWAUKIE, OR 97222 47-2244382	LOW INCOME HOUSING	OR	0.	0.	N/A
JH SPECIAL MEMBER, LLC 2316 SE WILLARD ST MILWAUKIE, OR 97222 93-0814473	LOW INCOME HOUSING	OR	0.	0.	N/A
BLANTON STREET HOUSING GP, LLC 2316 SE WILLARD MILWAUKIE, OR 97222	LOW INCOME HOUSING	OR	947,521.	947,521.	N/A
PLEASANT STREET HOUSING, LLC 2316 SE WILLARD MILWAUKIE, OR 97222 93-0814473	LOW INCOME HOUSING	OR	62,260.	62,260.	N/A

Part II **Continuation of Identification of Related Tax-Exempt Organizations**

(A) Name, address, and EIN of related organization	(B) Primary activity	(C) Legal domicile (state or foreign country)	(D) Exempt Code section	(E) Public charity status (if section 501(c)(3))	(F) Direct controlling entity	(G) Sec 512(b)(13) controlled entity? Yes	(G) Sec 512(b)(13) controlled entity? No
MAYFIELD COURT INC 2316 SE WILLARD ST MILWAUKIE, OR 97222 93-1085983	LOW INCOME HOUSING	OR	501(C)(3)	9	N/A		X
RIDGEWAY VILLAGE ASSOCIATES, INC 2316 SE WILLARD ST MILWAUKIE, OR 97222 93-1216396	LOW INCOME HOUSING	OR	501(C)(3)	9	N/A		X

Part III Continuation of Identification of Related Organizations Taxable as a Partnership

(A) Name, address, and EIN of related organization	(B) Primary activity	(C) Legal domicile (state or foreign country)	(D) Direct controlling entity	(E) Predominant income (related, unrelated, excluded from tax under sections 512-514)	(F) Share of total income	(G) Share of end-of-year assets	(H) Disproportionate allocations? Yes	(H) No	(I) Code V-UBI amount in box 20 of Schedule K-1 (Form 1065)	(J) General or managing partner? Yes	(J) No	(K) Percentage ownership
OAK ASSOCIATES, LP 2316 SE WILLARD ST MILWAUKIE, OR 9722 93-1263784	LOW INCOME HOUSING	OR	333 INTERI	RELATED	79,763.	6,345,016.		X	N/A	X		100.00
ROSEMONT SENIOR HO 2316 SE WILLARD ST MILWAUKIE, OR 9722 93-1287644	LOW INCOME HOUSING	OR	VILLA ST R	RELATED	-7.	323,271.		X	N/A	X		100.00
ROSEMONT TOWN HOME 2316 SE WILLARD ST MILWAUKIE, OR 9722 93-1286934	LOW INCOME HOUSING	OR	VILLA ST R	RELATED	-7.	167,507.		X	N/A	X		0.01
TRENTON TERRACE LP 2316 SE WILLARD ST MILWAUKIE, OR 9722 20-2894962	LOW INCOME HOUSING	OR	N/A	RELATED	-25.	5,890,891.		X	N/A	X		0.01
VILLAGE AT THE HEA 2316 SE WILLARD ST MILWAUKIE, OR 9722 20-3284207	LOW INCOME HOUSING	OR	THE HEADWA	RELATED	13,021.	334,307.		X	N/A	X		0.01
WEIDLER RENEWAL, L 2316 SE WILLARD ST MILWAUKIE, OR 9722 40-4504881	LOW INCOME HOUSING	OR	WEIDLER RE	RELATED	-9.	91,049.		X	N/A	X		0.01
OAKRIDGE PARK, LP 2316 SE WILLARD ST MILWAUKIE, OR 9722 26-1642867	LOW INCOME HOUSING	OR	OAKRIDGE G	RELATED	10,077.	5,559,858.		X	N/A	X		0.01
COTTONWOOD I RENEW 2316 SE WILLARD ST MILWAUKIE, OR 9722 26-3775450	LOW INCOME HOUSING	OR	N/A	RELATED	-6.	234,559.		X	N/A	X		0.01

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COTTONWOOD II RENE 2316 SE WILLARD ST MILWAUKIE, OR 9722 26-3777801	LOW INCOME HOUSING	OR	N/A	RELATED	-6.	660,306.		X	N/A	X		0.01
ROSELYN RENEWAL, L 2316 SE WILLARD ST MILWAUKIE, OR 9722 26-3778073	LOW INCOME HOUSING	OR	N/A	RELATED	-1.	91,224.		X	N/A	X		0.01
CREEKSIDE WOODS, L 2316 SE WILLARD ST MILWAUKIE, OR 9722 26-3960562	LOW INCOME HOUSING	OR	CREEKSIDE	RELATED	-29.	6,832,987.		X	N/A	X		0.01
QUIMBY HOUSING, LP 2316 SE WILLARD ST MILWAUKIE, OR 9722 27-1940368	LOW INCOME HOUSING	OR	QUIMBY GP,	RELATED	-14.	1,756,897.		X	N/A	X		0.01
SENECA TERRACE REN 2316 SE WILLARD ST MILWAUKIE, OR 9722 27-1939913	LOW INCOME HOUSING	OR	SENECA TER	RELATED	-16.	1,037,728.		X	N/A	X		0.01
UPSHUR RENEWAL HOU 2316 SE WILLARD ST MILWAUKIE, OR 9722 27-2234502	LOW INCOME HOUSING	OR	UPSHUR GP,	RELATED	-8.	49,216.		X	N/A	X		0.01
ALMA GARDENS, LP 2316 SE WILLARD ST MILWAUKIE, OR 9722 27-4350518	LOW INCOME HOUSING	OR	ALMA GP, L	RELATED	24,974.	51,416.		X	N/A	X		0.01
SPRING HOUSING, LP 2316 SE WILLARD ST MILWAUKIE, OR 9722 45-0609089	LOW INCOME HOUSING	OR	SPRING REN	RELATED	11,236.	1,747,181.		X	N/A	X		0.01

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HOLLYFIELD VILLAGE 2316 SE WILLARD ST MILWAUKIE, OR 9722 80-0868052	LOW INCOME HOUSING	OR	HOLLYFIELD	RELATED	13,225.	894,054.		X	N/A	X		0.01
SIUSLAW DUNES RENE 2316 SE WILLARD ST MILWAUKIE, OR 9722 46-3016841	LOW INCOME HOUSING	OR	SIUSLAW DU	RELATED	26,489.	60,376.		X	N/A	X		0.01
IKOI SO TERRACE RE 2316 SE WILLARD ST MILWAUKIE, OR 9722 32-0432481	LOW INCOME HOUSING	OR	IKOI SO TE	RELATED	-16.	613,005.		X	N/A	X		0.01