



IMPACT REPORT

2017

Thanks to the support of our community we had a huge impact on Oregonians in need of housing!

NHA creates opportunity through housing. Founded in 1982, NHA has developed affordable homes in 16 counties and has a current portfolio of 1,885 units within 100 properties. Tonight, over 2,800 Oregonians will fall asleep in safe and dignified homes developed by NHA.



In 2017, NHA made great strides by launching a capital campaign to renovate the NHA campus and expand our capacity.

In addition, NHA continued providing critical services to Oregonians in need of a place to call home through our homeless intervention and resident services departments as well as the development of new affordable units.



\$15,000

the average household income of an NHA resident



\$7.6 million

the collective annual savings of all NHA residents compared to market rate housing



1.4%

economic vacancy rate

Building Futures Capital Campaign

NHA has finalized plans to overhaul the main campus located on a 1.75 acres in central Milwaukie. This site is ideally located one block from a light-rail stop, and within walking distance of the grade school, middle school and high school.

Since 1986, the property was acquired one parcel at a time and adapted organically to fit NHA's functions. Due to increasing demand for services and organizational growth, the campus is no longer adequate to meet our needs or those of the community.

The new campus will be a social service hub where NHA and community partners can meet with residents to help them attain educational goals, access job training, help their children succeed in school and obtain other essential resources. Our goal is to increase high-performing, measurable programs that help families break the cycle of poverty.



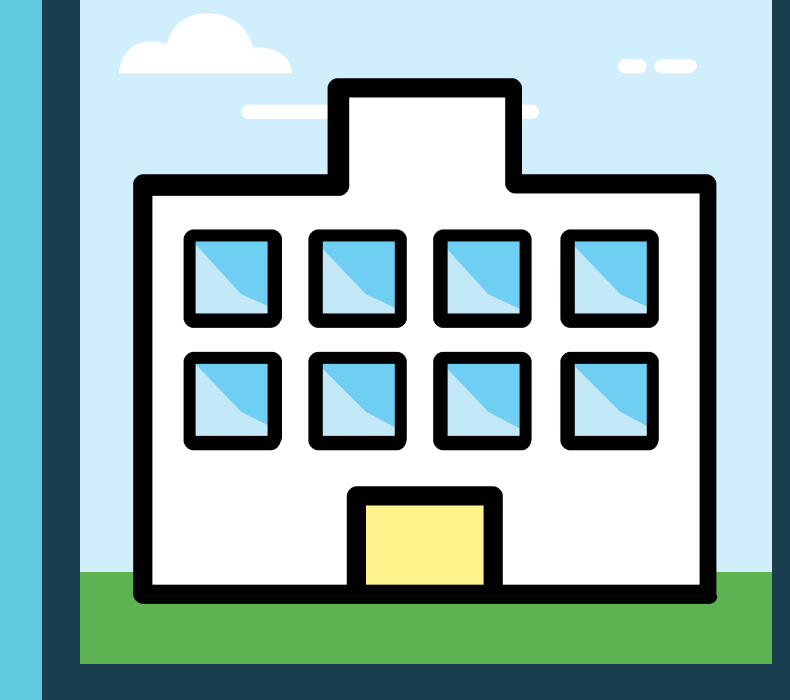
28

units of permanent affordable housing



60

percent expansion of the new Annie Ross House emergency shelter



2,800

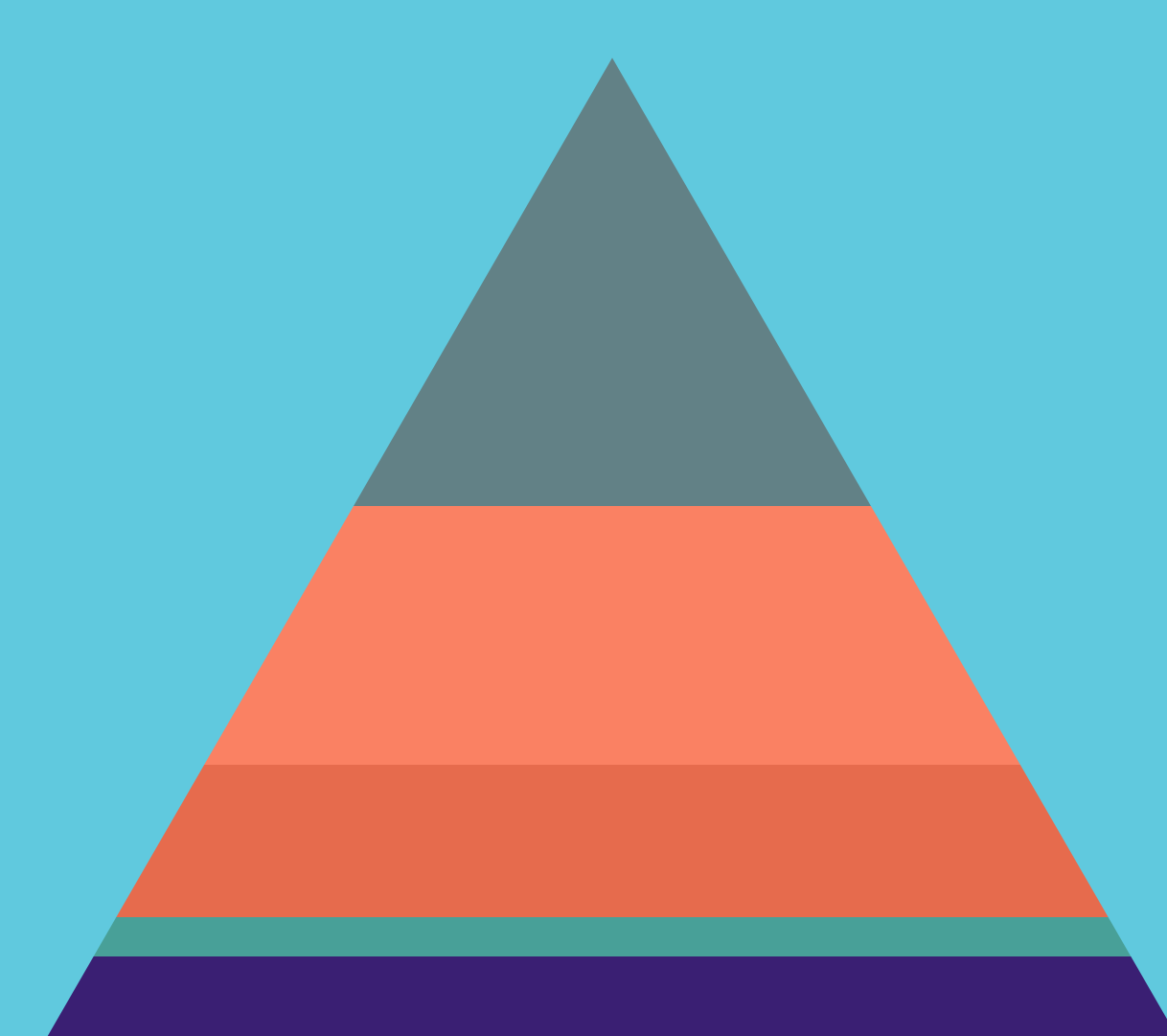
people will be served each year at the new Direct Services and Operations Center

Finance Plan

Project Funding - Secured

\$1.8 million

raised in the capital campaign thanks to generous donors like you!



- Capital Campaign (10%)
- Government Sources (4%)
- NHA Organizational Equity (15%)
- Private 1st Mortgage (26%)
- Tax Credits (45%)

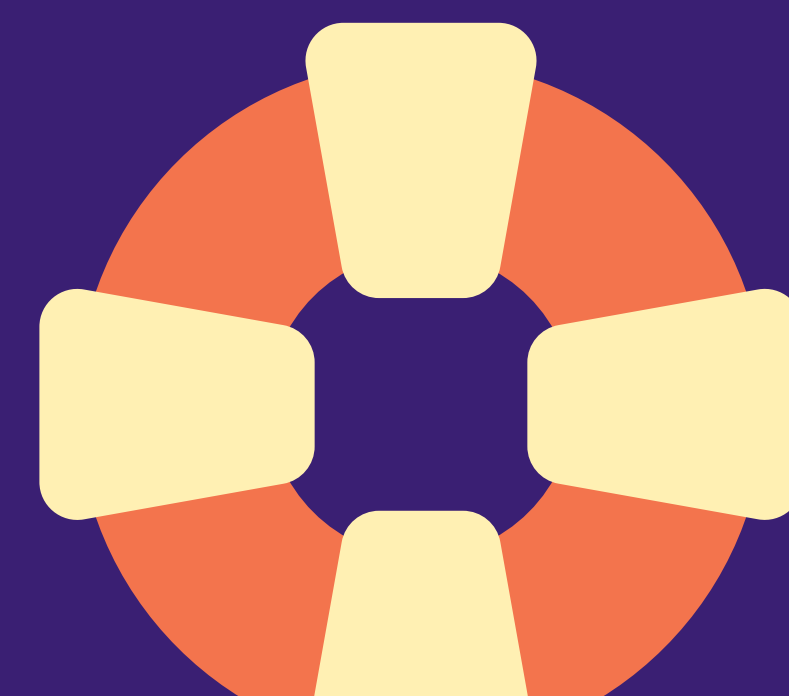
NHA Programs



24 families stayed in the Annie Ross House emergency shelter



Resident Services staff were contacted **5,760** times to coordinate essential services for NHA residents



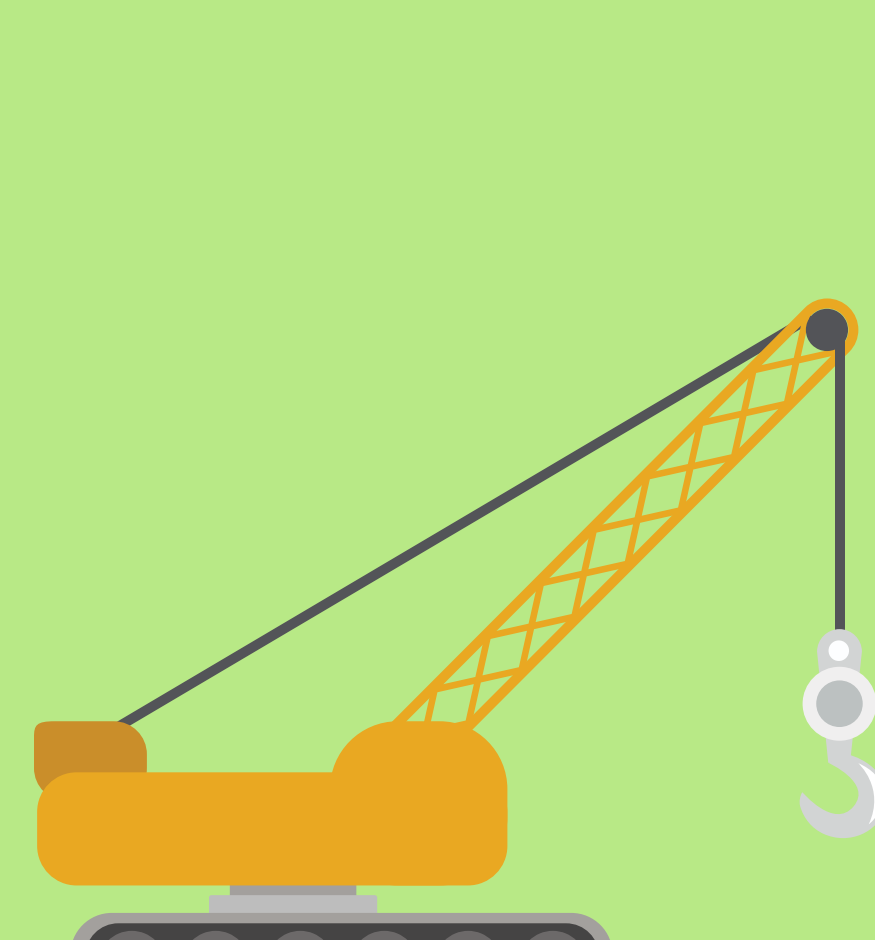
456 people accessed emergency services through the HomeBase program to avoid homelessness including **237** children

NHA Development



20

new units opened in 2017



801

new units in pre-development

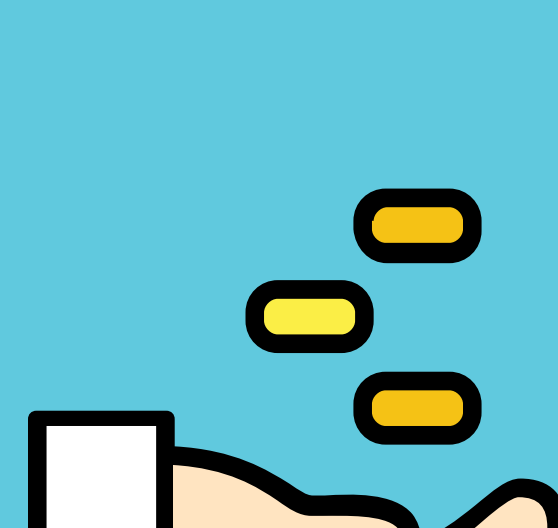


Hawthorne East property received the Affordable Housing Finance magazine's Readers' Choice Award in the Preservation category

NHA Finances



In addition to the capital campaign, in 2017, NHA raised **\$665,900**. Thanks to **154** business partners and **552** loyal donors for making this possible!



4:1

dollars raised versus fundraising dollars spent



14

months unrestricted cash reserves

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<http://nwhousing.org>