Northwest Housing Alternatives
2018 Impact Report

Children at Springwater Commons enjoy facepainting at the annual summer BBQ

Creating Opportunity Through Housing

nwhousing.org
Our Mission

Northwest Housing Alternatives aims to create opportunity through housing

Founded in 1983, NHA has developed affordable homes in 16 counties across Oregon 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 2018, NHA was voted the #4 best medium-sized nonprofit to work for by the Oregon Business 100 Best survey. Each year, nonprofits are ranked based on work environment, management and communications, mission and goals, career development and learning, and benefits and compensation.

In addition, NHA continued to provide 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 housing units.

2018 Overview

$13.3 million
the collective annual savings of all NHA residents compared to market rate housing.

$16,000
the average household income of an NHA resident.

97 percent
rate of evictions prevented by the Resident Services and Homeless Intervention teams.

$670,000
Asset Management’s investments in Minority, Women-owned, Emerging Small Businesses, helping to further socio-economic equity in underserved communities.

$200 million
Total real-estate value of NHA assets.
In 2018, we made significant progress on the new Northwest Housing Alternatives campus, which includes:

- 28 units of permanent affordable housing
- 60% expansion of the Annie Ross House emergency shelter for families
- An Operations and Direct Services Center to serve more than 2,800 people per year

The project has remained on track and on budget, and we anticipate finalizing all three of the components of the campus by Fall 2019.
NHA Programs

Community Building

Resident Services staff coordinated 683 events or programs at properties, with a total attendance of 6,199.

Crisis Intervention

745 people received eviction prevention and rapid re-housing services through the HomeBase program, including 361 children.

Housing Stability

Resident Services staff were contacted 8,162 times to coordinate essential services for residents including food boxes, energy assistance, and access to health care.

84% of residents maintained or improved their housing stability.

NHA Development

Broke ground on 28 new units of permanent affordable housing

554 units in pre-development

92 units updated and rehabbed

Secured Funding

$30.25 million in Competitive Sources

$6.9 million in Leveraged Sources
**NHA Finances for Operations**

### 2018 Revenue

- **Private Contributions & Grants**: $639,096
- **Government Grants & Contracts**: $1,029,106
- **Capital Campaign**: $328,869
- **Event Revenue**: $175,001
- **Rental Property Revenue**: $1,548,939
- **Developer Fees**: $1,602,968
- **Management and Resident Services Fees**: $752,738
- **Other Earned Revenue**: $236,513

**Total Revenue: $6,313,230**

### 2018 Expenses

- **Personnel**: $2,948,924
- **Professional Services**: $179,404
- **Overhead & Occupancy**: $361,259
- **Program Costs**: $149,403
- **Direct Assistance**: $748,577
- **Rental Property Costs (including depreciation)**: $1,289,543

**Total Expenses: $5,677,111**
In 2018, we received donations from 331 individuals, 106 businesses, and 26 foundations totalling over $1.1 million. For a full list of our donors, please visit our website nwhousing.org.

$50,000 and above
Cambia Health Foundation
Crabby Beach Foundation
Carol Judd
Maybelle Clark Macdonald Fund
Meyer Memorial Trust
Walsh Construction

$25,000 and above
J.P. Morgan Chase
LMC Construction
Oregon Community Foundation
Wells Fargo Foundation

$10,000 and above
Bank of America
Banner Bank
Key Bank
Lake Oswego Women's Club
Multifamily NW
Reliable Credit Association

$5,000 and above
Arbor School of Arts and Sciences
Bob's Red Mill
Bremik Construction
Cascade Management
Clackamas County
Columbia State Bank
Income Property Management
J.D. Fulwiler & Co.
Insurance
Jian Young Trust
JW and HM
Goodman Family Foundation
Kaiser Permanete
Loveridge Hunt
MWA Architects
Umpqua Bank
Walsh Construction - Employee Giving
Warn Industries
Warrior Room

$2,500 and above
Ball Janik
Carleton Hart Architecture
Chicago Title Company of Oregon
Coin Meter Company
Enterprise Community Investment
Bernadette Geraldi
Jimmy and Kelsey Heilman
Kathy Swift
I&E Construction
Inland Electric
Francis Kent
NOAH
Nonstop Wellness

$1,000 and above
Robert Ando
Bateman Seidel Miner
Scott and April Bullard
Nancy and Jerry Buzzard
Clackamas County Bank
Columbia Collection Service
Connected Community Solutions
DAO Architecture
Mary Dorman
Duffy's Irish Pub
Environments
Robert and Konky Forster
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Grow Construction
GTG Consultants
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Liberty Electric
Mary's Woods at Marylhurst
Metro
Alice and Tom Mott
Rose Mary Ojeda
Chip and Jean O'Neil
Katy Patricelli
Pavilion Construction
Princeton Property Management
Providence Health and Services
R&H Construction
Raymond James Financial
Milwaukie Rotary Club
Robert Shaw
Spring Creek Family Dentistry
St. Francis of Assisi
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United Way of Columbia-Willamette
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GET IN TOUCH WITH US

503-654-1007
13819 SE McLoughlin Blvd
Milwaukie OR 97222
info@nwhousing.org
facebook.com/NWhousing