Impact Report 2019

NORTHWEST HOUSING ALTERNATIVES

2316 SE Willard St.
Milwaukie OR 97222
NWHOUSING.ORG
Dear Friends, Supporters, and Partners of NHA:

2019 was a momentus year for Northwest Housing Alternatives. Together, we accomplished many important goals for the organization including:

- Completing the NHA campus, including 28 units of permanent affordable housing, a brand new Annie Ross House family emergency shelter, and the NHA headquarters, built to Net Zero standards
- Moving NHA staff and operations back to our flagship Milwaukie campus and re-launching the Annie Ross House Family Emergency Shelter
- Establishing a Resident Advisory Council that reports to NHA's Board of Directors to create a forum for NHA residents to provide feedback about NHA programs and properties
- Creating a new three-year Strategic Plan with the help of community input
- Shifting the organization's equity work to focus on racial equity through the adoption of a new equity lens, creating an equity glossary, establishing active working groups, and re-examining NHA's hiring and recruitment policies with a focus on equity
- Developing a budget strategy to keep all activities and housing development online and at scale with over $2 million of increased operational expenses from 2019 to 2020

In addition, we completed the construction of Clayton Mohr apartments, which provides 24 affordable housing units for veterans struggling with homelessness, rehabbed the River Glen property (44 units), and broke ground on new developments in the Gateway neighborhood in NE Portland as well as in Hermiston, OR—a total of 207 new homes.

With multiple developments already in the works, we are looking forward to another busy and successful year in 2020.

We thank you for being part of our journey.

Sincerely,

Trell Anderson
Executive Director
Northwest Housing Alternatives

View the NHA Strategic Plan here: http://bit.ly/NHAstrategicplan
Our mission at Northwest Housing Alternatives is to create opportunity through housing.

Resident Services

Resident Services creates strong and healthy communities through
- eviction prevention and housing stability services
- connecting residents with community resources to meet their needs
- initiatives to further outcomes in specific communities

Residents saved $251,000 in energy assistance, which is double the amount from 2018.

Through the Senior Health and Housing program, 89 percent of seniors maintained or improved their housing stability rating.

The RS team coordinated 684 events with more than 7,200 attendees.

96% of potential evictions were avoided through RS interventions.

The RS Team fulfilled 6,122 requests for services such as food boxes, energy and utility assistance, and access to healthcare.
Homeless Intervention Services

NHA works with people struggling with homelessness or on the brink of becoming homeless in Clackamas County. These services are meant to prevent homelessness before it begins or to get those experiencing homelessness back into stable housing as soon as possible.

HomeBase & Pathways

**HomeBase:** works with households to prevent evictions before they happen or provide rapid re-housing services to households currently experiencing homelessness

**Pathways:** a partnership with the Oregon Healthy Authority and Clackamas Behavioral Health to provide housing support for individuals impacted by severe and persistent mental illness

We know that communities of color are overrepresented in the houseless population. In 2019,

44%

percentage of clients who represented communities of color

571 people served by rapid re-housing or eviction prevention services, including 260 children

76%

percentage of clients who retained and/or increased their income when they exited the program

Annie Ross House Family Emergency Shelter

The only emergency shelter for whole families in Clackamas County.

Re-opened the shelter with expanded capacity in November 2019

In November and December, the shelter served 27 people, including 14 children

48%

Percentage of people with a disability served by the ARH shelter
Housing Development

539 homes in development
Broke ground on 275 new homes
Updated or rehabbed 44 apartment homes

Secured Funds
$214 million in competitive sources
$255 million in leveraged sources

Asset Management

- NHA manages a portfolio of more than 1,900 homes across 16 Oregon counties.
- Nearly 2,300 Oregonians will fall asleep in safe and dignified homes developed by NHA.
- We facilitate economic opportunity for minority/women-owned/or emerging small businesses by providing them 44 percent of NHA's contract awards in the multifamily and group home portfolio totalling $685,971.

$12.3 million
the collective savings of NHA residents compared to market rate housing

$1,347
the average monthly household income in NHA properties

$207,848,585
total value of real estate assets
NHA Finances for Operations

**2019 Revenue**

- **Government Grants and Contracts** $1,417,004
- **Capital Campaign** $320,000
- **Event revenue** $214,597
- **Private Contributions & Grants** $674,107
- **Developer fees** $1,648,182
- **Management and Resident Services Fees** $790,004
- **Rental Property Revenue** $1,555,999
- **Other earned revenue** $489,210
- **Private contributions and grants** $674,107

**Total Revenue: $7,109,104**

**2019 Expenses**

- **Personnel** $3,222,985
- **Rental property costs** $1,324,350
- **Direct assistance** $877,322
- **Program costs** $243,736
- **Overhead & Occupancy** $241,380
- **Professional Services** $272,782

**Total Expenses: $6,182,554**

Please note: These graphs are comprised of preliminary budget information and are subject to change after the formal 2019 budget audit which is expected to be complete in June 2020.
NHA Donors and Partners

In 2019, we received donations from 294 individuals, 131 businesses, and 20 foundations, totalling over $900,000.

$50,000 and above
- HEDCO Foundation
- Maybelle Clark Macdonald Fund
- Meyer Memorial Trust
- Walsh Construction
- Wells Fargo Foundation

$25,000 and above
- Cambia Health Foundation
- Kaiser Permanente
- LMC Construction
- Spirit Mountain Community Fund

$10,000 and above
- Banner Bank
- Clackamas County
- Clark Foundation
- Columbia Bank
- Harvest Foundation
- Kantor Taylor PC
- Multifamily NW
- NOAH
- Oregon Community Foundation
- US Bank Foundation
- Walsh Construction - Employee Giving
- Warn Industries

$5,000 and above
- Arbor School of Arts & Sciences
- Bremik Construction
- Cascade Management
- Hoover Family Foundation
- Income Property Management
- JD Fulwiler & Co. Insurance
- Juan Young Trust
- JW & HM Goodman Family Foundation
- Lake Oswego Junior Women's Club
- Loveridge Hunt
- MWA Architects
- NW Natural
- OCF Joseph E. Weston Public Foundation
- Storms Family Foundation
- Umpqua Bank

$2,500 and above
- Ball Janik
- Carleton Hart Architecture
- Chicago Title Company of Oregon
- Coin Meter Company
- Enterprise Community Investment
- First Interstate Bank
- Bernadette Geraldi
- Greystone & Co
- Jimmy and Kelsey Heilman
- Heritage Bank
- Carol Judd
- Mark Kantor
- Key Bank
- Matt Leeding
- Diane Luther
- Mary's Woods
- Nonstop Wellness
- Princeton Property Management
- Ralph & Adolph Jacobs Foundation
- The Jackson Foundation
- USA Properties Fund
- Jim and Susan Winkler

$1,000 and above
- Kyle Anderson
- Roberta Ando
- BenchMark Physical Therapy
- Clackamas County Tourism & Cultural Affairs
- DAO Architecture
- Edward Jones - Eric Weberg
- Environments
- Forge Performance Training
- Robert and Konky Forster
- James Francis
- GeoPacific Engineering
- Greenbrier Companies
- GTG Consultants
- Harnish Properties
- Barry Hendrix
- Arthur and Gertrude Hetherington
- Home Forward
- I&E Construction
- Inland Electric
- J.R. Johnson
- JP Morgan Chase - Employee Giving
- KM Keith Dozier, Trial Attorney
- KPFF Portland Civil + Survey
- Winston Kurth
- Lane Powell
- Lash Lounge
- Lux Christie's International Real Estate
- MassMutual Oregon
- Milwaukee Presbyterian Church
- Northlake Physical Therapy
- Chip and Jean O'Neil
- OnPoint Community Credit Union
- Pacific Power Foundation
- Katy Patricelli
- Pavilion Construction
- Providence Health and Services
- Raymond James Financial
- Reliable Credit Association
- Rotary Club of Milwaukee
- Salazar Architect
- Sessions Orthodontics
- Spring Creek Family Dentistry
- E Kay Stepp
- The Holzman Foundation
- The Windward Apartments
- Troy Reichlein, CPA
- U.S. Bank
- Bob Walsh
- Washington Federal Bank
CONTACT

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