

NORTHWEST HOUSING ALTERNATIVES

IMPACT REPORT 2023



Northwest
Housing
Alternatives

A LETTER FROM OUR EXECUTIVE DIRECTOR

BY TRELL ANDERSON

As we look back on 2023, I am struck by the breadth and depth of NHA's reach throughout Oregon. In the past year, we have cemented our commitment to serving communities of all types—rural, suburban, and urban—and providing local, culturally specific support services to those living in NHA housing.

2023 saw the lease-up of new affordable housing properties in Warrenton, Florence, Tigard, outer SE Portland, and NW Portland. In total, NHA properties added 548 new affordable homes for low-income Oregonians—a huge accomplishment and a boon to families, seniors, and people with disabilities living in Oregon. We also broke ground on two properties in SE Portland and Gresham and received funding to move forward on properties in North Portland and Sisters.

2023 also marked the first year that we hired a full-time on-site Resident Service Coordinator for NHA properties in Eastern Oregon. This addition to the Resident Services team marked further commitment to the success and stability of households across the state.

While all communities need more affordable housing, we know that each community is unique with its own local opportunities, challenges, and history. That is why we partner closely with local service providers to best support residents as they navigate their way to safe, stable housing.

We look forward to cultivating and deepening these relationships as we continue to not only serve those in the Portland Metro area, but also branch out to rural communities across the state. These communities in particular remain in desperate need of affordable homes so kids can succeed in school, seniors can age in place, Veterans may live in peace, and people with disabilities may live with dignity.

Thank you for supporting this work, and we look forward to working together to provide even more safe, stable homes for Oregonians in the coming year.

NHA PROGRAMS

At the heart of NHA is our programs, working directly with the people we serve to achieve our mission of creating opportunity through housing.

HOMELESS INTERVENTION SERVICES

Annie Ross Housing Services



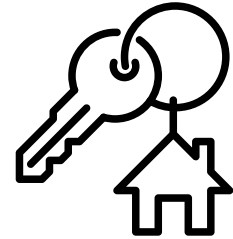
185

people sheltered through Annie Ross Housing Services, including 105 children



94%

percentage of families served by Annie Ross Housing Services that transitioned to permanent housing



91%

percentage of households who maintained stable housing throughout the year

Pathways

NHA provides housing stability supports for 32 individuals with SPMI (severe and persistent mental illness) through the Pathways program. In 2023, we began the expansion of the Pathways program to provide more services to individuals and families with SPMI.

97%

Percentage of Pathways participants who remained stable in their housing throughout the year



3.6 years

Average length of time in the program

RESIDENT SERVICES



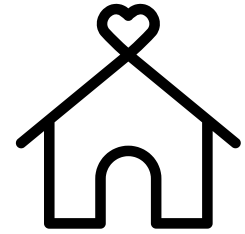
5,606

service requests completed, including food assistance, healthcare navigation, eviction prevention, and more



1,688

food boxes delivered directly to the front door of residents



94%

of potential evictions prevented through Resident Services interventions

RS INITIATIVES



Climate Resiliency

- Installed 84 A/C units in residents homes based on priority populations such as seniors, residents with chronic illness, families with young kids, and people with disabilities
- Held emergency preparedness events across 29 properties to encourage households to stock emergency supplies
- Staff participated in Climate Resiliency and Emergency Preparedness workshops

Seniors, Health, & Housing



- Instituted nursing and foot care clinics for seniors through University of Portland
- Hosted events to educate residents about the Medicaid renewal process which changed after being put on hold during the pandemic
- Targeted seniors for transit assistance through a grant with Metro Regional Travel Options, providing free transit passes to seniors living in Portland

HOUSING DEVELOPMENT

Received funding award for

221

affordable homes totaling

\$68.85M

in total development costs

Closed financing on

92

affordable homes totaling

\$43.1M

in total development costs

Started, continued, or completed construction on

640

affordable homes in 7 projects across 4 counties totaling

\$251.1M

in total development costs

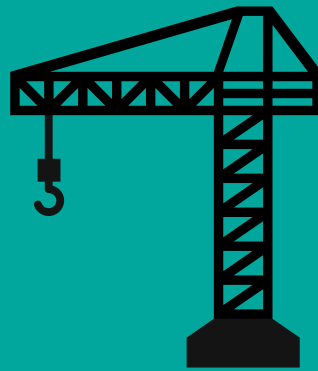
Completed construction on

483

affordable homes in 5 projects across 3 counties totaling

\$181.4M

in total development costs



\$33M

in construction and professional contracts with DWSWEBs for housing development projects including

\$17.5M

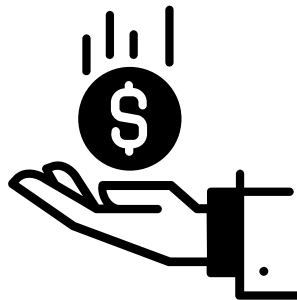
to minority-owned businesses

ASSET MANAGEMENT



\$857,280

Amount of contracts awarded to MWESBs



\$23.5M

Amount of collective savings of NHA residents compared to market rate housing



\$270.7M

Total value of real estate assets

EQUITY, DIVERSITY, AND INCLUSION

NHA is committed to incorporating equity into all areas of our programs and services. Here are some of the accomplishments and strides we've made in 2023:

- Rural communities often experience barriers to accessing services compared to larger metropolitan areas. Recognizing this, NHA decided to hire the first full-time Resident Service Coordinator for Eastern Oregon to serve rural residents living in Ontario and Hermiston. This staff position helps to meet community needs through better access to direct services and coordination of resources.
- NHA completed physical accessibility improvements to group homes for individuals with intellectual and/or developmental disabilities.
- We deepened culturally specific partnerships:
 - Collaborated with The Urban League of Portland to be a co-developer and provider of services for a new senior community in North Portland
 - Established partnership with Native American Rehabilitation Association (NARA) to provide permanent supportive housing services in SE Portland
 - Solidified partnership with the Black Community of Portland to support educational initiatives and lease up properties
 - Continued conversations with the Native American Youth and Family Center
- The Supporting Educational Success program began by focusing on the two properties in NHA's portfolio with the highest concentration of communities of color, knowing that these students face larger achievement gaps than their white counterparts. The program expanded to include 4 properties during the 2022-23 school year.
 - 100% of students in the Supporting Educational Success program moved up a grade level, exceeding state outcomes for graduation rates
 - Participation in after-school programming has increased at each of the properties
 - The program expanded to include families within Annie Ross Housing Services program
- In order to include resident voices and feedback in the governance and programmatic processes at NHA, we expanded the Resident Advisory Council
 - Three RAC members serve on the NHA Board of Directors, making up a third of the board.
- NHA convened services providers within Clackamas County to address the needs of families experiencing homelessness. This was the catalyst for Clackamas County to begin the process of refining and redeveloping how services are provided as well as funding structures to support those services.



NHA DONORS AND PARTNERS

In 2023, NHA received donations from

259 individuals, 129 businesses, & 20 foundations

totaling

\$1,449,696!

\$50,000 and up

CareOregon
Crabby Beach
Foundation
Earth Advantage
Healy Foundation
HEDCO Foundation
Judith Ann Mogan
Foundation
LMC Construction
May & Stanley Smith
Charitable Trust
Roundhouse Foundation

\$15,000 and up

Bremik Construction
Kaiser Permanente
Oregon Community
Foundation
Oregon Health Authority
U.S. Bank Foundation
Walsh Construction

\$10,000 and up

Juan Young Trust
OCF Joseph E. Weston
Public Foundation
PNC Bank
Princeton Property
Management
Umpqua Bank
Wells Fargo Foundation

\$5,000 and up

Arbor School of Arts &
Sciences
BDA Architecture and Planning
Cascade Management
Columbia Bank
Community Foundation of the
North State
Harold & Arlene Schnitzer
CommuniCare Foundation
Income Property Management
Matt Leeding
Walsh Construction Employees
Warn Industries

\$2,500 and up

Carleton Hart Architecture PC
Colas Construction
DAO Architecture LLC
Enterprise Community Investment
Bernadette Geraldini
GTG Consultants
Jimmy and Kelsey Heilman
Laura Iversen
JPMorgan Chase
Kantor Taylor PC
Key Bank- Headquarters
Michael Litt
Lola's Cafe and Bar
Loveridge Hunt
Marsh McLennan
MWA Architects
NOAH
Nonstop Wellness
Northwest Real Estate Capital
Corporation
Ralph & Adolph Jacobs Foundation
The Jackson Foundation

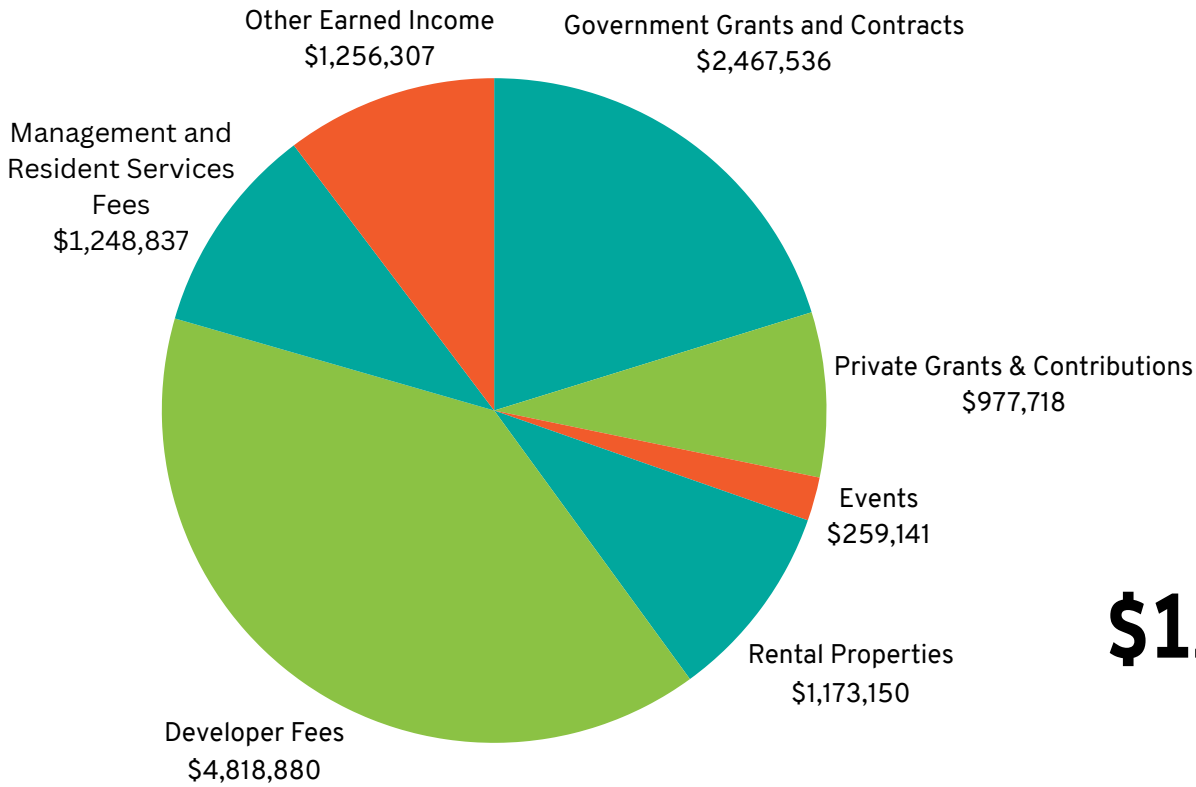
\$1,000 and up

Access Architecture LLC
Advantis Credit Union
Trell Anderson and Tracy Garell
Roberta Ando
Artistic Bliss Portraits
Asula Wellness Center
Laurie Benjamin
Dr. David Dean Clark and Linda
Louise Moraga
Coin Meter Company
D'Amore Law Group, P.C.
DDV Consulting Services
Bruce Evans and Ellen Malizia
First Interstate Bank
Eric and Elizabeth Foxman
Patti and Leo Gentry
Lane Giardina
Heritage Bank
Home Forward
Inland Electric, Inc.
J.D. Fulwiler & Co. Insurance
J.R. Johnson, LLC
Carol Jeanne
Kennedy Restoration
Patricia Kinser
KPFF Portland Civil + Survey
Susan Kroll-Wilch
Lake Oswego Rotary Club
Katharine Lawrence and Charles
Weiss
MassMutual Oregon
Joel and Karen McCowan
Metro
Milwaukie Presbyterian Church
National Equity Fund
North Lake Physical Therapy
North Star Property
Management
NW Natural
Jean O'Neil
Pacific Power Foundation
Katy Patricelli
Portland Waldorf School
Providence Health and Services
Reliable Credit Association, Inc.
S.L. Roth
South Park Unitarian-
Universalist Fellowship
Michael and Heesuk Steffen
E Kay Stepp
Kathleen Swift
The Windward Apartments
Sami Tucker
Bob Walsh
Jan Weiner
Ryan Wilde
WM Keith Dozier, Trial Attorney

FINANCE

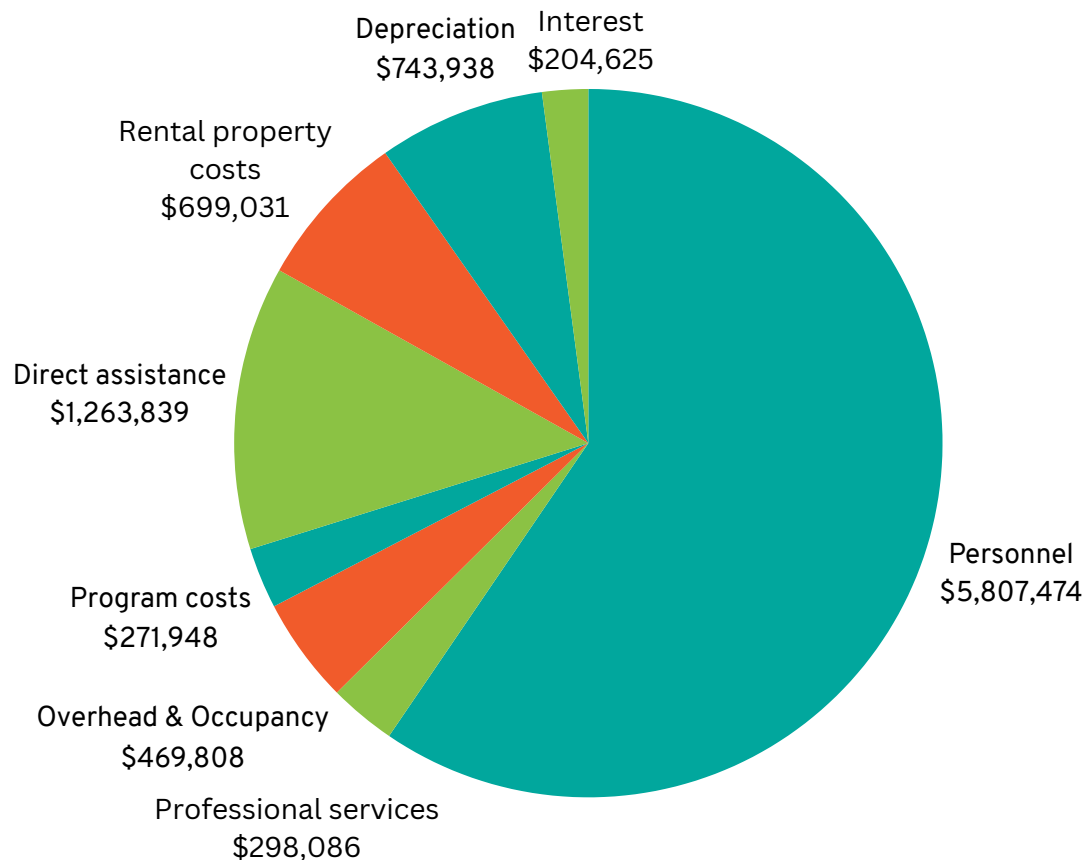
Please note: These charts reflect preliminary financial statements and are subject to change. The formal NHA audit will be complete in September 2024.

REVENUE



TOTAL:
\$12,201,569

EXPENSES



TOTAL:
\$9,758,749

CONTACT US

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