Northwest Housing Alternatives

2024 IMPACT REPORT

Creating opportunity through housing

Letter from Executive Director Trell Anderson

Reflecting on the impactful work of NHA in 2024, I note the symbiotic relationship between the outcomes we strive for and how we work to achieve those outcomes. Our organization is not-for-profit, mission-oriented, and community-based. We approach our work with an equity lens to promote access to opportunity, inclusion, diversity, and belonging. We implement standards for environmental sustainability, care for the natural environment, and healthy homes. And we practice a rigorous fiduciary focus for the long-term vitality of the organization, ensuring that donors and funders receive the return on the financial investment they are expecting.

We work to achieve three primary outcomes:
1) the creation of new affordable housing (real estate development and acquisitions);
2) the maintenance of financially viable and physically healthy affordable homes; and
3) the stability of people in their homes with additional opportunities for self-fulfillment and growth.

Every dollar we receive from individuals, foundations, and businesses supports these outcomes. A mutually beneficial byproduct of pursuing NHA's mission of developing more affordable housing is the economic growth created by our affordable housing work. Research by the National Association of Home Builders indicates each new construction project generates 75 new jobs, and jurisdictions gain an estimated $768,000 per 100 units through permitting fees, utilities, taxes, and other fees and charges. Furthermore, the maintenance of NHA's portfolio employs approximately 300 people around the state, infusing about $16 million annually into the local economy. An investment in NHA is an investment in Oregon's businesses, communities, and people.

We are proud of what we've been able to accomplish together. 2024 represented the final push of the largest development pipeline in NHA's history. Over the past five years, with the help of donors, foundations, businesses, and supporters across the state, we've brought 839 new affordable apartment homes to communities across Oregon. These properties range from the coast, to the Portland Metro area, all the way to the Idaho border in Ontario.

Thank you for being with us on this journey, and we look forward to continuing this work in 2025.

Programs

Homeless Intervention Services

Annie Ross Housing Services

shelter, rapid re-housing, and case management for families experiencing homelessness in Clackamas County

351 people, including **265 children**, were sheltered through the Annie Ross Housing Services program

90% of families served by Annie Ross Housing Services transitioned into permanent housing

89% of households maintained stable housing throughout the year

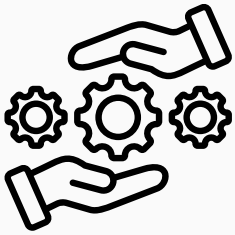
Pathways

housing stability supports for 33 individuals with SPMI (severe and persistent mental illness)

85% of Pathways participants remained stable in their housing throughout the year

The average participant spends **4.5 years** in the program.

Resident Services



2,828 service requests completed by Resident Service Coordinators including food assistance, healthcare navigation, and eviction prevention

840 food boxes delivered directly to the doors of residents in NHA properties

93% of potential evictions were avoided through Resident Services interventions

Resident Services Initiatives

Climate Resiliency

Works to educate residents about disaster preparedness and prepare for increasingly frequent weather-related emergencies

- 42 A/C units installed in the homes of vulnerable residents to protect from heat waves
- Emergency preparedness events held at properties across Oregon
- Collaborated with organizations to create disaster plans for NHA properties

Supporting Educational Success

Provides educational supports for students living in 5 of NHA's Portland-area properties

- Weekly homework clubs offered to nearly 500 students
- 99% of students graduated or moved on to the next grade level
- Expanded program by 50% during the 2024-25 school year

Seniors, Health, and Housing

Keeps seniors stable in their housing through healthcare navigation assistance, community building, and health & wellness education

- 36 free transit passes distributed to seniors
- 277 community building and wellness events held at properties across Oregon
- 92% of seniors maintained or improved their housing stability

Real Estate Development

Received funding awards for **190 homes** totaling **$50.4M** in total development costs

Started, continued, or completed construction on **157 homes** in 2 counties totaling **$69.7M** in total development costs

Smoothly transitioned **379 homes** in 5 projects across 4 counties to NHA's Asset Management team, representing **$148.8M** in total development costs

Asset Management

Saved residents an estimated **$24.2M** in collective rent compared to market-rate housing

Managed and ensured the health of **$382,054,522** in real estate assets

Ensured the preservation and upkeep of 2,299 homes in 40 multi-family properties as well as 54 group homes for people with Intellectual and/or Developmental Delays (IDD). New multi-family properties were added in Florence, NW, and SE Portland in 2024.

Equity, Diversity, and Inclusion

One of NHA's Strategic Priorities is to evolve and advance practices to integrate equity into all actions and decisions. Here are some of the ways we've made strides toward that goal in 2024:

- NHA's Equity Policy Inquiry committee updated the organization's Equity Lens and lead staff in learning to implement the tool.
    - This goal is in alignment with NHA's Strategic Priorities to ensure equity is the foundation of all programs, initiatives, and department responsibilities.

- We continued to work closely with culturally specific organizations to strengthen bonds and better serve culturally specific communities:
    - The Native American Youth and Family Center opened a family shelter on NHA's campus called kʰwat yaka haws (Auntie's Place in Chinook).
    - Worked closely with The Urban League of Portland on a new housing development in North Portland called M. Carter Commons. The project will bring 63 senior homes to the neighborhood. Construction will begin in 2025.
    - Deepened partnership with the Black Community of Portland to provide support for Terracina Vista, a new property coming online in Spring/Summer 2025

- Expanded Supporting Educational Success to include Canopy on Powell, NHA's largest and most diverse housing property located in East Portland.
    - We expanded the program to provide more programming for middle and high school students as well as graduation, college, and vocational trades prep.

- Engaged NHA residents through the Resident Advisory Council and increased resident participation by 25%. This group provides direction on NHA's programs, properties, and strategies. One-third of NHA's board is made up of RAC members.

- Completed the inaugural Housing Stability Analysis for Culturally Responsive Services
    - Developed a tool to track how RS engagement impacted housing stability
    - Compared household data to overall housing stability rating at each property by age, race, disability status, and gender
    - The data showed there was no disparities to maintaining or improving housing stability based on age, race, gender, or disability status. The data showed seniors and residents with disabilities sought services at a higher rate than others.

Resource Development

This year, we debuted a sustaining donors program designed to provide supporters with an inside look into the impact of a donation to NHA. Impact Circle and Housing Stability Partners receive discounted tickets to NHA events, invites to special events, and quarterly updates, along with other benefits.

Impact Circle

Arbor School of Arts & Sciences
BDA Architecture and Planning, PC
Bremik Construction
Carleton Hart Architecture PC
Cascade Management
Matt Cohen
Dunn Carney
Bernadette Geraldi
Jimmy and Kelsey Heilman
Inland Electric, Inc.
J.D. Fulwiler & Co. Insurance
Kaiser Permanente
Kantor Taylor PC
Matt Leeding
LMC Construction
Loveridge Hunt
Marsh McLennan
Ginger Murar and Tim Kober
MWA Architects
National Equity Fund
NOAH
Northwest Real Estate Capital Corporation
PNC Bank
Princeton Property Management
Umpqua Bank
Walsh Construction
Warn Industries
Ryan Wilde

Housing Stability Partners

Access Architecture LLC
Trell Anderson and Tracy Garell
Roberta Ando
Asula Wellness Center
Brian Carleton
Dr. David Dean Clark and Linda Louise Moraga
Coin Meter Company
D'Amore Law Group, P.C.
DAO Architecture LLC
Anthony Daguanno
Elemental Energy
Emerio Design, LLC
Ron Fechtner
First Interstate Bank
Lane Giardina
GTG Consultants
Joan Hamilton
Home Forward
I & E Construction
JP Morgan Chase
J.R. Johnson, LLC
Kennedy Restoration
Jake Kirsch and Kirsten Jacobs
Patricia Kinser
KPFF Portland Civil + Survey
Susan Kroll-Wilch
Brian and Liz Layman
John Littlehales
Joel and Karen McCowan
Milwaukie Presbyterian Church
Nonstop Wellness
North Lake Physical Therapy
North Star Property Management
NW Natural
Jessamyn Ode
OnPoint Community Credit Union
Katy Patricelli
Providence Health and Services
Radiant Waxing
Rotary Club- Lake Oswego
Robert and Teresa Shaw
Daniel Snow
E Kay Stepp
Debi and Paul Stromberg
South Park Unitarian-Universalist Fellowship
Kathleen Swift
Sami Jai Tucker
Bob Walsh
John and Karen Wied
The Wolf Family Charitable Trust

Scan to learn more about becoming a member!

In 2024, NHA received donations from **420 individuals**, **105 businesses**, and **20 foundations** totaling **$1,359,042**!

$50,000+

Crabby Beach Foundation
Judith Ann Mogan Foundation
KeyBank Foundation
Roundhouse Foundation
Spirit Mountain Community Fund
Umpqua Bank

$25,000+

Healy Foundation
LMC Construction
Maybelle Clark Macdonald Fund
Walsh Construction

$10,000+

Bremik Construction
Earth Advantage
First Interstate Bank
Metro
OCF Joseph E. Weston Public Foundation
Oregon Housing and Community Services
Princeton Property Management
Walsh Construction- Employee Giving Program
Warn Industries

$5,000+

Arbor School of Arts & Sciences
BDA Architecture and Planning, PC
Cascade Management
Clark Foundation
Community Foundation of the North State
Harold & Arlene Schnitzer CommuniCare Foundation
Jimmy and Kelsey Heilman
Matt Leeding
NW Natural
Oregon Health Authority

$2,500+

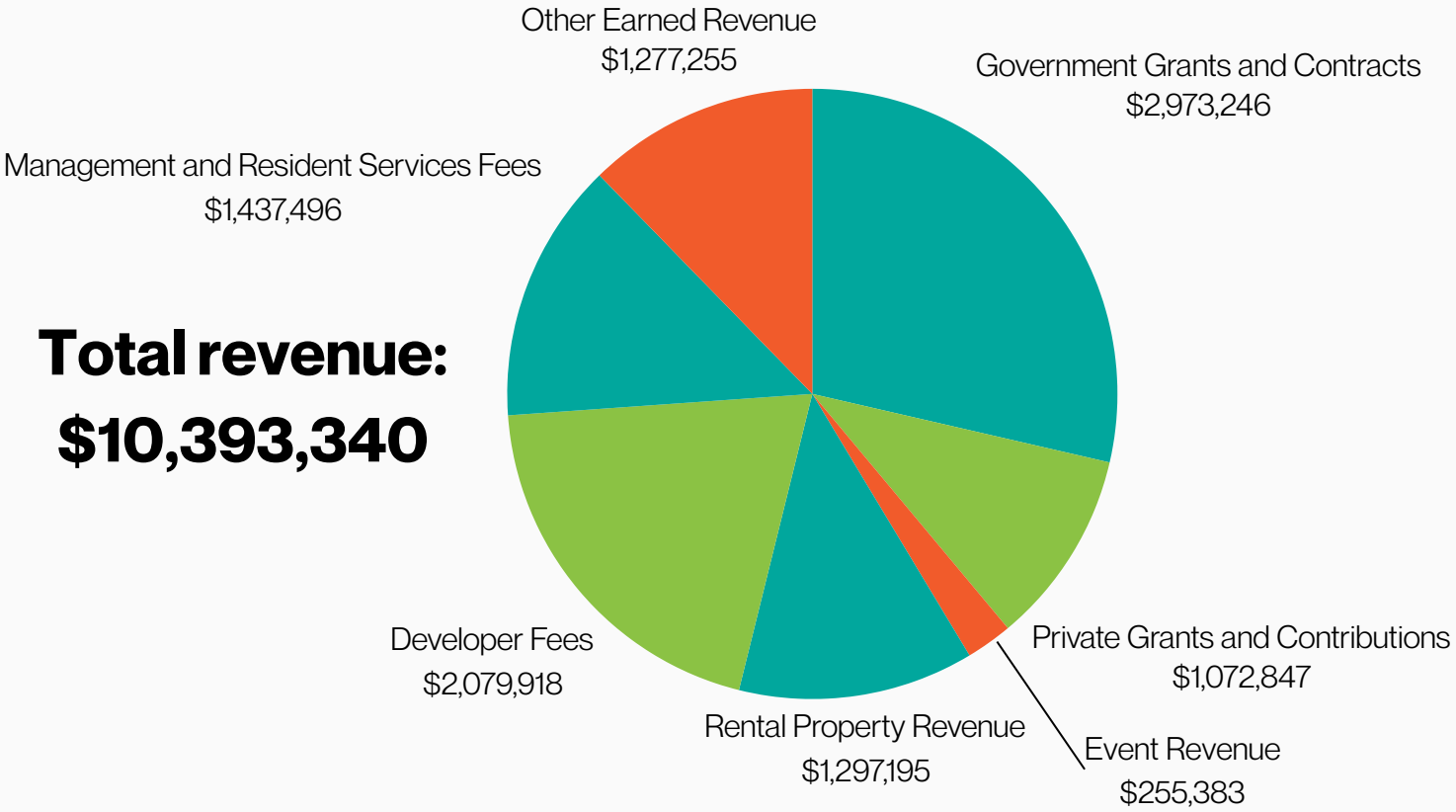
CareOregon
Carleton Hart Architecture PC
Matt Cohen
Dunn Carney
Enterprise Community Investment
Bernadette Geraldi
Inland Electric, Inc.
J.D. Fulwiler & Co. Insurance
Kaiser Permanente
Kantor Taylor PC
Loveridge Hunt
Marsh McLennan
Ginger Murar and Tim Kober
MWA Architects
National Equity Fund
NOAH
Northwest Real Estate Capital Corporation
PNC Bank
Ralph & Adolph Jacobs Foundation
The Jackson Foundation
Ryan Wilde

$1,000+

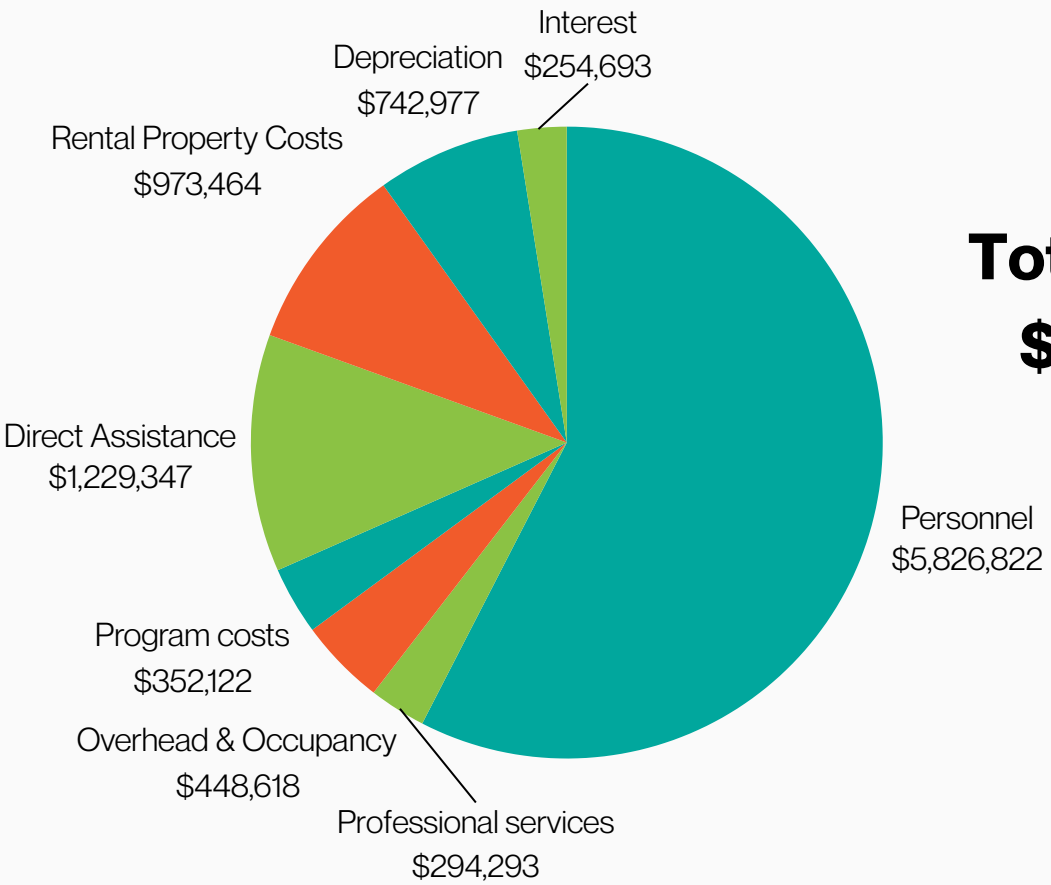
Access Architecture LLC
Trell Anderson and Tracy Garell
Roberta Ando
Artistic Bliss Portraits
Asula Wellness Center
Brian Carleton
Dr. David Dean Clark and Linda Louise Moraga
Coin Meter Company
Anthony Daguanno
D'Amore Law Group, P.C.
DAO Architecture LLC
Elemental Energy
Emerio Design, LLC
Ron Fechtner
GTG Consultants
Joan Hamilton
Home Forward
I & E Construction
J.R. Johnson, LLC
JPMorgan Chase
Kennedy Restoration
Patricia Kinser
Jake Kirsch and Kirsten Jacobs
KPFF Portland Civil + Survey
Susan Kroll-Wilch
Brian and Liz Layman
John Littlehales
Joel and Karen McCowan
Milwaukie Presbyterian Church
Nonstop Wellness
North Lake Physical Therapy
North Star Property Management
Jessamyn Ode
OnPoint Community Credit Union
Oregon Community Foundation
Katy Patricelli
Providence Health and Services
Radiant Waxing
Rotary Club- Lake Oswego
Robert and Teresa Shaw
Daniel Snow
South Park Unitarian-Universalist Fellowship
E Kay Stepp
Debi and Paul Stromberg
Kathleen Swift
Lane Giardina
The Wolf Family Charitable Trust
Sami Jai Tucker
Bob Walsh
Wells Fargo Foundation
John and Karen Wied

Finance

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



Total revenue: $10,393,340



Total expenses: $10,122,336

Contact Us

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Celebrating the opening of The Canopy Apartments, 169 homes for families in East Portland, in partnership with USA Properties

Photo by Josh Kulla