

17th Annual Plant Sale to benefit Annie Ross House programs

Shop from a huge selection
of plants at affordable prices:

Annuals and Perennials

Groundcovers

Shrubs and Trees

Beautiful Hanging Baskets

Perfect for Mother's Day!

Saturday, May 9th, 2009 ♦ 8:30am until 3:00pm
at the Waldorf School
2300 SE Harrison Street in downtown Milwaukie

When you buy plants
from this sale, you help
Annie Ross House provide
shelter and services to
help families in crisis get
back on their feet.

**2009
Plant Sale
Sponsors**



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HomeBase offers new hope for families

Where would you turn if you and your children were on the verge of becoming homeless? That's a question too many parents need to consider. Last year, more than 1,000 people in Clackamas County called for information about shelter resources. 305 families asked to be placed on the wait list for Annie Ross House, NHA's program for families experiencing homelessness.

The Annie Ross program serves five families each night. Those families receive support to identify barriers to housing, and help in securing affordable housing. Staff members take the time with parents to pinpoint issues that hold them back – things like unemployment, under employment or lack of appropriate job skills. Together, they work on a plan that suits their situation and begin to navigate the complex social service system.

Staff members conducted a study of families in shelter in 2008 to determine if they have low, medium, or high barriers to housing. The results were interesting:

Families with lower barriers to housing would have been more effectively served through an eviction prevention program. Research shows eviction prevention programs are more cost effective to communities; prevention also removes the stress and trauma of homelessness.

Families with medium barriers to housing stay in shelter for long periods of time while they save for security deposits, first and last month's rent and utility hook-up fees. These families would be better served with a small financial investment up front, moving them into permanent housing more quickly and freeing up shelter space to serve more families.

The third major finding was that ten percent of the families served had stayed in the shelter in the past. Community-based support provided to families once they exit shelter will help these families get back on their feet.



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2009 Plant Sale for Annie Ross House

Annie Ross House is depending on the Plant Sale, our only annual fundraising event, to bring in much needed dollars to help us support the growing number of families in Clackamas County experiencing homelessness. And after the multiple freezes we had this past winter, you may need a few new plants this spring!

This year marks the 17th Annual Annie Ross House Plant Sale. It is sponsored by many local businesses. The Employee Community Impact Project of Warn Industries is the presenting sponsor. Special thanks to all the employees at Warn who continue to generously support Annie Ross House!

The Plant Sale is a great way for Annie Ross House to raise money and awareness for our shelter and programs, and is a favorite community event. The 2009 Plant Sale will take place Sat., May 9th, the day before Mother's Day, at the Waldorf School, 2300 SE Harrison St., downtown Milwaukie from 8:30am until 3:00pm.

We hope to see you at the plant sale, but if you are unable to attend, you can easily make a contribution with the remit envelope included with this newsletter. Thanks!



fun (fundraising) event

Saturday, May 9th

8:30am until 3pm

Annie Ross House 17th Annual Plant Sale

Join us on the day before Mother's Day to purchase beautiful hanging baskets, annuals, perennials, shrubs, trees and more! All proceeds help provide housing and services for families experiencing homelessness.

Waldorf School, 2300 SE Harrison, downtown Milwaukie

Annie Ross calling!

Staff of Annie Ross House will be phoning our loyal supporters to raise awareness and funds to help local families transition out of homelessness.

If you would rather not be called, please make a note with your donation on the envelope provided in this newsletter. You may also opt out by calling Tim Collier, 503-654-1007 ext. 113 or email him at collier@nwhousing.org.

Thanks for your support!



Arbor School kids do it again!

Annie Ross House received an amazing holiday gift last December from the “Four Basketeers” Hannah Huston, Alexandra Hackney, Ruth Lind, and Bryan Semonsen. Arbor School holds their annual Arbor Fest each fall. The basketeers are in charge of creating baskets for a silent auction with proceeds going to the Annie Ross House. This year’s proceeds came to a whopping \$3,629.29

The Arbor School kids also held their annual Penny Wars. The fight was fought with bravery and honor competing to see who could bring in the most copper! Many pounds of metal coins were lugged off to the bank to be

counted by an unbiased party. While the Junior Intermediate team won the battle, the families at Annie Ross House were the true winners!

A big thank you to all the kids at Arbor School for their donation in the amount of \$1,695.32.

Also included with the proceeds from Penny Wars was six cents found by Cole Powers which was earmarked “PENE WOA.” Thank you Cole!

If you would like more information about Arbor School and the wonderful things they are doing please visit their web site www.arbor.org.

HomeBase

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With the increase in homelessness fueled by a 12.1% unemployment rate and recent home foreclosures, it was evident something different needed to be done to better serve the needs of the community. Shelter Director, Angela Trimble took the statistics about the rise of family homelessness in Clackamas County and looked to national models of evidence based practice for answers on how to work with families more effectively and efficiently. Through this process, HomeBase was born. The HomeBase program – Home Based Family Stabilization – will address family homelessness in three major ways:

- Engage families before they become homeless. Through eviction prevention and diversion HomeBase staff will be able to work with families in the community to prevent homelessness from occurring in the first place. For families who are doubled up with family or “couch surfing,” staff members will be able to serve them in the community creating a plan for stability and help them connect to vital

social services and government benefit programs like food stamps, the Oregon Health Plan, and TANF (Temporary Assistance to Needy Families).

- Implement a rapid re-housing approach for families in shelter. Quickly identify needed resources while focusing on an immediate re-housing plan to better serve the family and open up space in the shelter to serve more families.
- Offer on-going supportive services to families in their home to help them build community supports.

HomeBase will double the number of families served by Annie Ross House in an average year from 30 to 60.

Northwest Housing Alternatives is currently seeking grant funds for program start up planned for late summer. To date the program has received support from a generous grant from the Portland Women’s Foundation and other funds from many local donors.

We invite you to join us in more effectively serving families during these hard times. You can contribute to HomeBase with a financial contribution. Stay tuned to future editions of Under One Roof for updates on this exciting venture!

CDBG grant to improve campus

Special thanks go to Clackamas County Community Development and Clackamas County Commissioners.

Over the last twenty years, NHA has acquired property adjacent to its offices. Today there are eight housing units along with the Annie Ross House that comprise our campus. These properties enable us to provide transitional housing to families ready to make the next step to get back on their feet.

In the fall of 2008, we had the opportunity to apply for Community Development Block Grant funding to help us develop a more cohesive plan for the campus to maximize the space and grounds for functionality of the offices, programs, and for the families served in the surrounding buildings. We will move fences and walkways, and update play equipment.

In April 2009 we testified and were approved to receive funding in July 2010. The project will cost \$100,000; we applied for \$80,000 and were approved for \$50,000. In the coming months we will begin a campaign to raise the balance of funds needed to complete the improvement projects.

NHA Staff News & Notes

Jonathan Trutt, NHA's Director of Housing, was honored by the Portland Business Journal's "Forty Under 40" awards program. The publication recognizes young area leaders who have made substantial contributions in their careers and to their community.

Joe Gillock was recently promoted to NHA's Asset Management team. Joe heads up special projects.

Ashley Blake joined NHA as Resident Services Coordinator for multi-family properties in the Portland metropolitan area.

Caroline Knueppel is a VISTA member working at NHA. She works as Resident Services Coordinator for senior communities in Portland.

Allison Adcox joined NHA as the Office Manager. She brings nonprofit experience and earned a bachelor's degree in nonprofit management.

The Charleston will welcome tenants in May

The Charleston, an affordable housing community in Wilsonville, is scheduled to open to new tenants in early May. The building offers 52 one-bedroom apartments in the Villebois neighborhood. The property is located near Tri-Met's new Westside Express Service train station.

The Charleston was developed with an innovative mix of funding partners including HUD, Low Income Housing Tax Credits, Oregon Housing and Community Services, Oregon Department of Human Services, among others.

The building features a community room with computer lab, laundry facilities on each floor, extra storage and

ample covered bicycle parking.

Apartments will initially lease for \$510 per month. Tenants pay for their electricity but other major utilities are included. The property offers shared community-wide Internet service at no extra charge.

If you are interested in renting an apartment at the Charleston, please contact Cascade Management at 503-682-7788.



Give \$10 and Tell 10 People for Community Relief Fund

United Way of the Columbia-Willamette, the Oregon Food Bank, and Community Action Programs across the Portland metropolitan area recently formed the Community Relief Fund to shore up an already strained community safety net. This appeal for emergency funds will help support families who have been hardest hit in the economic crisis with basic needs like food, rent, and utilities.

If you would like to help, please donate 10 dollars to the Community Relief Fund. Call 503-228-9131 to learn more about the program and partner agencies or visit www.give10tell10.org or www.unitedway-pdx.org to donate online. 100% of donations will go directly to local programs – no overhead costs will be deducted.

Then we ask you to tell ten people to consider making a ten dollar contribution, too. United Way is seeking matching funds from foundations and corporations, so the more money individuals give, the more they may receive in matching dollars.

Northwest Housing Alternatives is a partner agency in the Community Relief Fund and will help to provide assistance to families in need during these difficult economic times.



New group home completed

Northwest Housing Alternatives completed a group home for people with disabilities this January. The home now serves the housing needs of five adults with special needs. The residents have more than just a home, they each have access to the supports they need to live in the community.

Approximately one quarter of NHA's portfolio serves people with special needs.

