

Please mark your calendar and save the date



Thursday, September 18th, 2008
Join us at the Melody Ballroom for

Home Sweet Home

a chocolate celebration to benefit
Northwest Housing Alternatives



Enjoy sumptuous samples of chocolate treats including ice cream, cupcakes, truffles and more!

Music by **Super XX Man**, including their song "House/Home"

Stephanie Krlevich, Master of Ceremonies

Home Sweet Home is a delicious way to support Northwest Housing Alternatives and help provide affordable housing options for Oregonians with low incomes.

Check NHA's website for info and ticket sales: www.nwhousing.org
or contact Tim Collier (503-654-1007 ext. 113; collier@nwhousing.org)

Help us take a bite out of the high cost of housing!

NHA creates opportunity through housing

Help us go green -- sign up for E-News

You can help NHA and Annie Ross House be a little bit greener by sending us your email address. When we forward an electronic copy of Under One Roof, we save some paper, and save the fuels used by the Post Office to mail the piece. We'll also save money by printing fewer newsletters in the long run. Those savings go back into our programs to create opportunity through housing.

We want to keep in touch! If you have an email address, please forward that information to Tim Collier (collier@nwhousing.org).

Thanks for doing your part!



2316 SE Willard Street
Milwaukie, OR 97222-7740

Nonprofit Org.
U.S. Postage
PAID
Portland, OR
Permit No. 2209

Annie Ross supported by a caring community

Annie Ross House has brought new hope to families transitioning out of homelessness for 22 years. We could not provide this assistance without help from so many in our community – caring individuals, generous local businesses and involved students.

- Annie Ross House has received weekly donations from Clackamas Target and Great Harvest bread for many years. Dave's Killer Bread just started making weekly bread donations, and may be able to hire some people who have come to the shelter.
- Ralph and Patty Langstadt have supported Annie Ross House for many years. They make monetary contributions but also donate many holiday dinners each year for Annie Ross families. Ralph recently built a sturdy and beautiful bunk-bed for the shelter, too!
- Milwaukie's Curves fitness center, owner Vicki Cochran and her staff and members have provided thousands of pounds of food to keep the shelves stocked in our food pantry. Annie Ross House keeps this pantry (a ten by twelve foot building) to offer food to current residents of the shelter and transitional housing. Families who previously stayed at Annie Ross also have access to this important resource. The need is great, but generous community members make us food self-sufficient.
- Students at area schools often turn to Annie Ross House as a focus for special projects. Rex Putnam and Milwaukie High Schools put together an annual Easter Egg Hunt that benefits children at Annie Ross House and the community. Milwaukie High's "Community 101" class selected Annie Ross for a generous donation this year, and students frequently hold fundraising drives.



The next two pages of this newsletter shine the spotlight on Warn Industries, a long-time supporter and sponsor, and call out a few individual students who have gone above and beyond their academic duty to benefit Annie Ross House. We know how important safe and stable housing is for families with children, and we are so grateful to be a part of the caring and sharing communities of Milwaukie and Clackamas County!

Innovative mixed finance will build the Charleston

Developing affordable housing is complex work and securing the financial package is almost always the most complicated part of any project. It's common for one building to have more than a dozen funding streams from federal, state, county, city sources, mixed with contributions from charitable organizations and a mortgage. Every funding partner brings their own goals to the project, and each places different requirements on the developer.

Two of the most common sources of funds for affordable housing are grants through the US Department of Housing and Urban Development (HUD) and the Low Income Housing Tax Credit program. These two popular sources are exceptionally tricky to *combine* to build affordable housing. But when "mixed-finance" is done well, it creates a robust financial package that brings greater resources to add features that benefit residents in NHA housing.

Northwest Housing Alternatives used these funding sources to build Trenton Terrace in North Portland, the third mixed-finance project in the country. Our housing development staff is currently working on Oakridge Park in Lake Oswego with similar financing.

To build the Charleston, NHA will use mixed finance to create homes for people with special needs. The building, located in Wilsonville's Villebois neighborhood, will include 52 apartments. 15 units will be reserved for people with disabilities and the balance will be available to anyone earning low incomes. Mixed finance funding will add a community room with kitchen, shared computers, a room for service providers to meet with tenants, and covered bike storage.

One of the most significant benefits of mixed finance is special rent assistance for forty years. Charleston households earning very low incomes will enjoy affordable housing for years to come. NHA's mixed finance expertise creates new opportunity through housing!



Students give back to Annie Ross House

Oregon City Service Learning Academy HS Students Rock!

In May, two Oregon City Service Learning Academy high school students presented the Annie Ross House with 45 hand-made, fashionable hygiene packs. Molly Walsh and Lelay Safadi chose the subject of homelessness in Oregon for their school project. The dynamic duo spent many hours sewing bags and gathered diapers and food to donate.

Thank you Molly and Lelay for your hard work and generosity; and thank you to the *Oregon City Service Learning Academy* and *Patriot Fire Protection* for their assistance.



Putnam Student Sews A Warm Quilt for ARH Kids

Marissa Worthington, a senior from Rex Putnam High School came up with a very creative project for her Senior Seminar class. She chose Annie Ross House for her project and asked the children at the shelter and transitional housing to help. They did their part by drawing pictures that became quilt blocks.

With much planning and hard work, Marissa crafted a lovely quilt that she auctioned off for \$300. She donated the funds to Annie Ross. Her goal was to help create something made by the children of Annie Ross House.

Marissa also made a second quilt and presented it to the Board of Directors of Northwest Housing Alternatives. She shared her personal experience with homelessness as a child and how she found Annie Ross to be so different. She talked about walking through the door of our shelter to find children laughing, playing and full of hope.

This senior project brought so much to all who met Marissa and

the quilt will represent the child in all of us as it hangs proudly in Annie Ross House where families are safe and supported.

Marissa -- thank you and best wishes for your bright future!



The Arbor School of Arts & Sciences does it again!

The annual Penny Wars at Arbor School is a highlight for many students. Grades compete to see who can bring in the most pennies. The pennies quickly add up to a sizable donation for Annie Ross House. This year, one of the full penny jars weighed 200 pounds. It took a huge effort to bring the containers to the bank to be counted!

Annie Ross House and Arbor School have been fortunate to share a strong collaboration for the past 20 years. Thank you to all the students from Arbor School for the wonderful tradition of the Penny Wars!



Students Manav Kohli and Ben Ludeman and their teacher presented a check for \$2,096 to Angela Trimble.

16th Annie Ross House Spring Garden Festival a big success!

Thank you to everyone who came out and made the 2008 Annie Ross House Plant Sale a huge success! Gardeners, plant lovers and our loyal supporters showed up at the Portland Waldorf School on May 10th to purchase perennials, annuals and hanging baskets – all to support local families transitioning out of homelessness. The weather held out and everyone was able to enjoy a great day of plants, food, family and fun while we raised over \$20,000 for Annie Ross House and local families in need.

Warn Industries provided food while local groups Hula Halau He Makana O Aloha and The String Connection entertained the crowds. Ducks, goats, bunnies, dogs and a miniature donkey were also on hand for kids to learn about and play with while their parents shopped.

A huge variety of plants were generously donated by Portland Nursery, Koida, Iseli's, Land Fall, Wilco and many other local nurseries.



Volunteers from our sponsors including WaMu, Lifewise Health Plan of Oregon, Bank of the West, Warn Industries, Advantis and many other groups pitched in to make sure this plant sale went off without a hitch. Other sponsors included Bob's Red Mill, OnPoint, Providence Milwaukie, OECO LLC, Columbia Collections, MP Plumbing and Expressway Restaurants. The Annie Ross House Plant Sale would not be possible without these generous sponsors!

Support from local volunteers and donors is vital in helping Annie Ross House provide shelter and services to the families who depend on us. Thanks again to all who made this event such a great success!



WaMu is the presenting sponsor of the annual Annie Ross Plant Sale; Brian Stewart of WaMu presents a major donation to Executive Director Martha McLennan and Board Chair Mike Dykes. WaMu employees also volunteer to help staff the event.



WARN Industries

Since 2002 employees of Warn Industries have been indispensable partners with Annie Ross House and our efforts to help Clackamas County families regain self-sufficiency. They have provided many thousands of dollars in event sponsorships while volunteering countless hours to help families in need. Warn employees recently donated money for Annie Ross to build a greenhouse to grow plants for our annual plant sale. They also paid for a new refrigerator for the shelter, a picnic table, bus tickets for residents and backpacks and school supplies for kids helped by Annie Ross House.

Every year Warn employees vote on where they would like their hard-earned dollars to be donated in the community and Annie Ross House is one of the lucky local organizations that benefits from their generosity.

Annie Ross House also enjoys support from individual Warn staff members who advise on specific projects and participate on steering committees. One retired Warn employee, Mike Dykes, is the president of Northwest Housing Alternatives' Board of Directors.

For everything the employees of Warn Industries have done and continue to do, Annie Ross House staff and residents thank you!

