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18th Annual

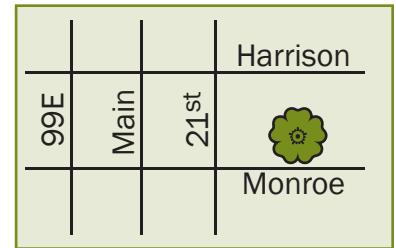
Annie Ross House Plant Sale

Proceeds from the plant sale fund Annie Ross House shelter and services to help families transition out of homelessness.

- **Annuals & Perennials**
- **Beautiful Hanging Baskets**
- **Shrubs, Trees and More!**

Sat., May 8th
8:30am 'til 3pm

Portland Waldorf School parking lot at the corner of SE 21st and Monroe in downtown Milwaukie



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Roselyn residents welcomed home after fire and rehab

NHA acquired the Roselyn Apartments in January 2009 and made plans to rehabilitate the 100-year old building. By early July, we had all the financing in place, and Housing Developer Stephen McMurtrey was working with the architects, construction company and relocation specialists to do the tricky work of rehabbing an occupied apartment building.

Then on July 29th, the hottest day of the year, an old light fixture sparked a fire in the attic. Thankfully, a man working at Trader Joe's across the street saw black smoke pouring from the roof. After calling 911 he ran across the street to the building and began knocking on doors and helping the senior tenants evacuate the building. Luckily for all involved, what

started as a truly life-threatening situation turned into an opportunity to be reminded that we are surrounded by good Samaritans and some really great people!

The heroes on the day included Sean Cusack, the gentleman who called the fire department and jumped in to save lives. The Portland Fire Department rallied more than 60 fire fighters to extinguish the flames. Red Cross stepped in to organize emergency

housing and meals for the displaced residents. Trinity Episcopal Church opened their doors to shelter the tenants. Local eateries including the Blue Moon Café and Ken's Artisan Bakery provided lunches and respite from the blasting heat for residents and fire fighters alike.

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Taking a moment to celebrate the Roselyn project: Left: Lieutenant Oswald of the Portland Fire Bureau, Commissioner Nick Fish, local hero Sean Cusack. Right: NHA's Stephen McMurtrey, Jonathan Trutt and Martha McLennan.



NHA voted one of 100 best nonprofits to work for in Oregon

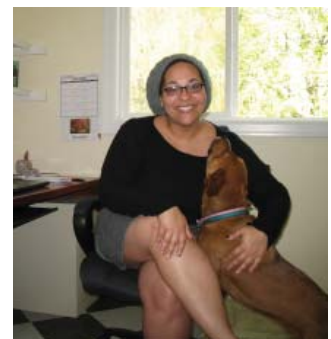
NHA was selected as one of the best nonprofit organizations to work for in a recent survey by Oregon Business Magazine. The magazine surveyed employees from more than 200 nonprofits and asked them to rate their employers on topics like benefits and compensation; work environment; decision making and trust; performance management; and career development and learning.

NHA was ranked as number ten among medium sized nonprofits, and earned the third best slot under benefits and compensation. Being among the best helps NHA recruit and retain talented staff; that in turn helps us work toward our important mission of helping people access opportunity through housing.

Along with traditional perks like good pay, great medical benefits and an employer-matched retirement plan, NHA tries hard to build a great workplace. We regu-

larly hold all-staff team-building events to keep departments informed about each other's activities and working together to help Oregonians with low incomes.

NHA's dog policy is a favorite benefit among employees and visitors alike. On any day you might find four-legged friends Daphne, Dusty, Gypsy, Hazelwood, Maxie or Ninja helping out around the office.



Ashley Blake and her intern, Gypsy, help NHA tenants access new opportunities for success.



Ninja helps HomeBase staffer Lynnea Amend track data.

✓ Mark your calendar!

Saturday, May 8th 8:30am 'til 3pm

Annie Ross Plant Sale

Please join us for the 18th Annual Annie Ross House Plant Sale! Shop for annuals, perennials, shrubs, trees and hanging baskets -- great Mother's Day gifts! Also enjoy family fun at the petting zoo, vendors and more!

HomeBase is Blooming!

By Angela C. Trimble, MSW

What's that old song? "What a difference a day makes..." That definitely describes the emergence of HomeBase, the community-based program and expansion of the Annie Ross House. It feels so empowering to have resources to meet the diverse needs of struggling households across Clackamas County. HomeBase provides eviction prevention services to households to stop homelessness before it begins. On the other side of the coin, HomeBase provides rapid re-housing services enabling staff members to quickly move families out of the shelter into their own home.

Just to provide a quick overview into what that has meant for the community, in 2008, the total number of households served through the Annie Ross House and Annie Ross Transitional Housing Program was 37. In 2009, with the expansion of HomeBase, Annie Ross House and the transitional housing program served 42 households and HomeBase served 70. That's 216 children who are safer and more stable today.

Again, this would not be possible without your support. 2010 is rolling along and HomeBase is running at full speed. Together, anything is possible.

Roselyn Welcome Home, *continued from page 1*

By that evening, staff from NHA's development and asset management teams, Cascade Management (the on-site property management firm) Epic Land Solutions (relocation specialists), and Walsh Construction were making plans to move tenants to temporary apartments, store their belongings and begin the rehab ahead of schedule.

The next several months were consumed with moving tenants and settling them in their short-term apartments. Resident Services staff took bags of groceries (kindly donated by Trader Joes) and helped them stay connected to needed services and resources.

The housing development team orchestrated efforts of the architects, engineers, construction crews, and relocation company. At the same time, they worked out complications the fire brought to negotiations with the many funders and the insurance company.

In early February, the Roselyn residents moved into their rehabbed apartments. They can now enjoy improved interiors (new flooring, cabinets, appliances, plumbing, heaters and paint). The overall building has new electrical and lighting, rooftop air conditioning and a modernized elevator. All common areas received new flooring and paint. The community



Telling Our Stories: Evelyn



"Evelyn," age 69, lived in a hotel in Gladstone for over a year. Her Social Security check and very modest income from part-time work covered her rent for about three weeks out of each month; she and her little dog spent the fourth week living in the her car in the hotel parking lot. She was never able to save enough money to cover move-in costs at an apartment even though the rent and utilities cost less than her hotel room. Her mental health issues prevented her from reaching out for help or researching other housing opportunities.



One day she knocked on our door. HomeBase helped Evelyn with move in costs and provided donated furniture. Today, she enjoys knowing her apartment is hers every day of the month.

room has new furniture, a new kitchen and artwork to make a cheery gathering space.

The first big gathering was held on February 10th. NHA threw a party to thank the residents for their patience throughout a period of upheaval, the funders, and all the people responsible for the gorgeous rehab. And the many, many heroes who saved lives and reminded each of us that we can accomplish great things when we work together for our neighbors!

Tenants at the Roselyn now enjoy the newly renovated community room (top) and studio apartments.



Join us May 8th for Annie Ross House Plant Sale

This year marks the 18th Annual Annie Ross House Plant Sale. This event brings people together: friends and neighbors; children and adults; local businesses and nonprofit organizations; volunteers and employees.

During these tough economic times the Annie Ross House is depending on our Plant Sale, our only annual fundraising event, to bring in the much needed dollars that will help us support the growing number of families in Clackamas County who are experiencing homelessness. Plants for the sale are generously donated or sold at greatly reduced cost by many area plant nurseries including Portland Nursery and Koida Greenhouse. Local landscapers and gardeners also donate plants, and volunteers give their time propagating, dividing and preparing plants for the event.

The Annie Ross Plant Sale is generously sponsored by the Warn Employee Community Impact Project, Milwaukie Wellness Center, Kaiser Permanente, Bank of the West, Bob's Red Mill, Columbia Collections, Advantis Credit Union, Citizens Bank, First Tech Credit Union and Bellagio's Pizza.

The Plant Sale is great way for Annie Ross House and Northwest Housing Alternatives to raise money and awareness for our shelter and programs, and is a favorite local community event. **The 2010 Plant Sale will take place Saturday, May 8th, the day before Mother's Day, in the Waldorf School parking lot at 21st and SE Monroe in**

Downtown Milwaukie from 8:30 am until 3:30pm.

More than just a plant sale, the event also features local vendors and a petting zoo.

If you're not able to attend the 18th Annual Annie Ross House Plant Sale please use the remit envelope in this newsletter to show your financial support of the Annie Ross House and families experiencing homelessness in Clackamas County.



Many ways to help!

Looking for a convenient way to give? We have enclosed a **remit envelope for donations in this newsletter!** A check in any amount will help people secure safe and stable housing and access needed services and resources.

Even easier: **you can make a secure donation** from our web site: **www.nwhousing.org**.

Workplace giving is a great option here for many folks. When you make a donation, please let us know if your employer will match your gift. It's a great way to double the impact of your kindness!

We need a staff car in good working condition so HomeBase staff can get out into the community to prevent homelessness.

Questions? Call Tim, 503-654-1007, ext. 113.

Thank You!



Special Thanks from Angela!

Angela Trimble, Director of Homeless Intervention Services sends a special thank you to the following supporters of the Annie Ross House:

- Spring Creek Family Dentistry, staff, Dr. Weliky and their patrons
- Oregon Symphony Holiday Quartet
- Milwaukie High School Choir for their fabulous performance at the ARH Holiday Party
- Santa and all his elves
- Arbor School and the Basketeers of 2009
- The winners of the Arbor School Penny Wars!
- Brownie Troop 46115 – Ellie, Alicia, Jordan, Ava, Emily, Olivia, Ama – the kids love those blankets!
- The Ledding Library and their wonderful patrons
- Milwaukie High School National Honor Society Students

Thank you so much for yur generous support for the families of the Annie Ross House!