



20 Annual Report

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NeighborWorks®
ALASKA



2515 A Street | Anchorage, AK 99503 | 907-677-8490 | www.nwalaska.org

2021 ANNUAL REPORT

2021 marks the year NeighborWorks® Alaska has served our community for over forty years! Today, NeighborWorks® is known for providing nearly 1,000 units of safe, affordable housing throughout Anchorage. Our Homeownership Center provides financial counseling, home loans, and grants - including home modification and accessibility grants. Our Supportive Housing services connect those with the most need to safe housing. Our Community Engagement program works side-by-side with neighbors to advocate for more safe, connected, and vibrant communities.

I'm proud of the work we do, thanks to the dedication of so many volunteers, board members, and employees over our many years. Thank you to everyone who makes our neighborhoods and state a place we all want to call home.

Tim Geraty, Interim Executive Director

BOARD OF DIRECTORS

Leslie Need

President

Lizz Barr

Member

Tony Piper

Member

Stephanie Kesler

Vice President

Anna Brawley

Member

Kathleen Plunkett

Member

Syl Fowlis

Treasurer

Michael Fredericks

Member

Russell Pressley

Member

Deborah Bonito

Secretary

Bill Gee

Member

Robin Ward

Member

Bill Simpson

Past President

Tasha Hotch

Member

Sue Wolfe

Member

1,515
TOTAL HOUSING AND
COUNSELING SERVICES PROVIDED



994
RENTAL HOMES

Across nine properties, our Housing team serves thousands of residents each year



314
SUPPORTIVE HOUSING CLIENTS

Clients with disabilities or who experience homelessness moved to housing



212
HOMES REPAIRED

Homes improved with basic repairs based on our services



139
COUNSELED AND EDUCATED

Enrolled in pre-purchase, post-purchase, and financial capability counseling



\$11,961,672
TOTAL REPORTED INVESTMENT



2021 Trick or Treat Fish Creek
credit: Michael Dinneen

HOW WE GOT HERE

Housing. Empowerment. Communities.

In 1980, a group of citizens committed to improving Anchorage's neighborhoods and communities. Their initial goal was to help reverse their neighborhood's decline by increasing safe and affordable housing by improving access to attractive places to work, shop, and do business, and by making roadways safer and more welcoming. In 1981, they founded Anchorage Neighborhood Housing Services, Inc., which then became called NeighborWorks® Alaska. From that first grassroots effort to over four decades later, NeighborWorks® Alaska touches the lives of thousands of Alaskans each year.

Our newest and growing program is Supportive Housing, which provides case management to clients experiencing

homelessness and those with disabilities to move into safe, stable housing. We'll continue to grow this program and serve our community in new ways.

We also provide an extensive array of community development services. For over four decades, NeighborWorks® Alaska has had a significant impact on improving neighborhoods by offering affordable rental housing, a home preservation program, lending for homeownership, financial counseling, neighborhood revitalization, housing construction and rehabilitation, and project consultation. We believe that all Alaskans should have access to quality affordable and housing, and are honored to do this work.



Our Mission: NeighborWorks® Alaska is dedicated to improving the quality of life for families and individuals by preserving homes, creating new housing opportunities and strengthening neighborhoods.

OUR STORY

1980

Neighbors gathered around Faye Connolly's Kitchen Table in Spenard.

H

1981

Together, neighbors founded Anchorage Neighborhood Housing Services, Inc.

O

2008

We changed our name to NeighborWorks® Anchorage, aligning nationally.

M

2015

We expanded our mission statewide, and changed name to NeighborWorks® Alaska

E

2021

After 40 years, we are celebrating decades of lasting impact!



We started around the kitchen table of Faye Connolly with a small group of concerned residents in Anchorage's Spenard neighborhood. Since then, we have become a major community revitalization effort. What began as a neighborhood improvement effort grew into small business and home improvement lending opportunities. Since those early days, we've walked thousands of Alaskans from vulnerability to security.



Faye Connolly,
one of our founders

OUR FINANCIALS

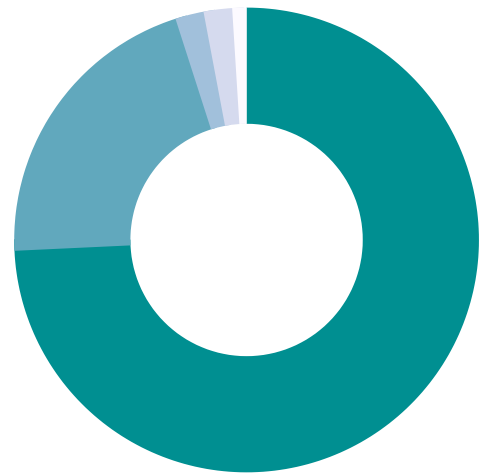
Healthy financials are the foundation for a healthy organization set to last forty more years, and beyond

Expenses



Payroll Expenses	31%
Utilities	15%
Rental Assistance & Rehab Grants	11%
Maintenance, Parts & Supplies, Janitorial	9%
Interest	9%
Depreciation & Amortization	8%
Taxes & Fees	8%
Insurance	6%
Other	2%

Revenue



Rental Income	75%
Grant Income	21%
Fees & Billings	2%
Interest Income	2%
Donations & Other Income	<1%

 NeighborWorks®

ALASKA

 **40**
YEARS

Housing.
Empowerment.
Communities.

NeighborWorks
ALASKA
40
YEARS