

The background features a light blue gradient with two horizontal bands of colorful, overlapping geometric shapes (triangles and polygons) in shades of purple, orange, teal, green, and pink. Two wavy, glowing lines, one purple and one orange, arch across the top, while two wavy, glowing lines, one yellow and one pink, arch across the bottom.

NeighborWorks[®]

ALASKA

2017 Annual Report



New Chapters

The first time I visited Alaska was the summer of 1980. I was in the midst of graduate school at the University of Colorado when a friend invited me to drive the Alaska Highway with him and his dog in his white Chevy construction van. It didn't take me long to fall in love with Alaska and the beautiful wilderness, the long days, fun-filled adventures and great opportunities. Now, more than 30 years

later, I'm now the new Executive Director of NeighborWorks Alaska, formerly Anchorage Neighborhood Housing Services. The organization has grown from eight employees to over 60, and our annual budget exceeds \$14 million.

While the organization has expanded, it has not wavered from its mission of improving the quality of life for families and individuals by preserving homes, creating new housing opportunities and strengthening neighborhoods. Our Affordable Housing department now provides nearly 1,000 well maintained and managed rental units across Anchorage; our HomeOwnership Center provides counseling and lending to many first time home buyers; and our Community Development department manages housing programs for folks who have struggled with traditional avenues, and still continues our tradition of revitalizing neighborhoods. We have a committed Board and dedicated, professional staff. I am devoting myself to continuing the strong history of this organization and to meeting the emerging needs for housing and community development in Alaska. I am proud of my association with NeighborWorks, and am excited about the opportunities ahead!

Jim Nordlund
Executive Director
NeighborWorks® Alaska

Board of Directors

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Northrim Bank

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GCI

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Melissa Hurt

Office of Children's Services

Leslie Need

Landye Bennet Blumstein LLP

Russell Pressley

Retired

Jess Rude

Anchorage Park Foundation

Dorcas Santiago

Anchorage School District



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.



Resident Services

Offering high quality affordable housing is at the core of what we do, and through our Resident Services Program, we invest in our residents' success by providing support services and activities to enhance their day to day life. Our efforts have focused on supporting families at our multifamily properties with after school and summer youth programs. Homework Hangout is now in its third year, and is growing each year! Families who might

not be able to afford child care know that their children will be safe and engaged in fun STEAM focused (Science, Technology, Engineering, Arts, and Mathematics) activities. We also completed the second year of our partnership with Cook Inlet Tribal Council's Recovery Services' Youth Program, offering activities designed to reduce suicide rates and provide life skills development among at-risk youth. Homework Hangout had a great 2017 with almost 50 kids participating throughout the year! We were equally happy to see our Summer Youth program continue to grow with over 40 kids involved!

Affordable Housing

We were honored by AHFC thanks to the efforts of Lori Nealley, our Affordable Housing Director, for helping launch the first 10 units of the 811 Project Rental Assistance (PRA) Program. This multi-year in the making program is a collaborative partnership between the Alaska Housing Finance Corporation (AHFC) and the Alaska Department of Health and Social Services to ultimately provide permanent supportive housing to 200 Alaskans with disabilities. This program is designed to create more efficient and

effective use of housing and health care resources to increase integrated affordable rental housing units for low income persons with disabilities. This will be accomplished within existing, new, or rehabilitated multifamily properties with a mix of incomes and disability status. Lori worked for 2 years to make this pilot a reality and was awarded by AHFC at the convening of the Governor's Office, AHFC, and the Alaska Coalition on Housing and Homelessness's Networking Meeting. The partners lauded Lori's expertise in housing and compliance, and said she played a crucial role in ensuring a successful start to the program!



Community Development

Our Community Development Housing Voucher team fought homelessness on a variety of fronts in 2017. Last year, they started the Sponsor Based and Tenant Based Rental Assistance Programs (SRA, TBRA), assisting chronically homeless & disabled individuals and families with obtaining and maintaining permanent housing. Over the course of one year, 158 persons in 88 households were served. They began managing a similar leasing program on October 1st, 2017 (RISE, or Resources and Initiatives to Support and Empower), and are currently working with 65 individuals in 45 households. We know the issue of homelessness can't be solved by any one organization, and that's why they've partnered with Catholic Social Services to help provide valuable case management services for RISE participants. These programs allow the Housing Voucher Team to work directly with over 223 homeless individuals, and 203 households in the Municipality of Anchorage.



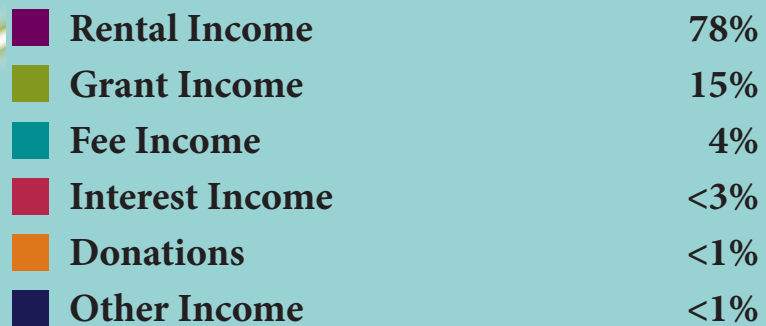
HomeOwnership Center



2017 was a busy year! 93 customers were provided with pre-purchase counseling (that includes a soft pull credit report, the creation of a household budget and a finalized action plan), and 217 individuals were educated through our Keep the Change program and eHOME's online homebuyer education course. We created a total of 55 homeowners, closed 23 second mortgages deploying \$787,000, closed 22 first mortgages and packaged 3 loans for USDA with a total value of \$4.5 million. We know

successful, sustainable homeownership begins with educated consumers who possess the tools, resources and options to make good choices. It's why our HomeOwnership Center strives to be a one-stop-shop for everything needed to purchase, refinance, repair, or maintain your home. Our team is committed to helping Alaskans achieve responsible homeownership, one home at a time. Regardless of income, education or background, we work with individuals and families across Alaska to empower them through education, counseling, and preparation to make sure they have access to achieving their dream

Revenue



9
Houses Painted

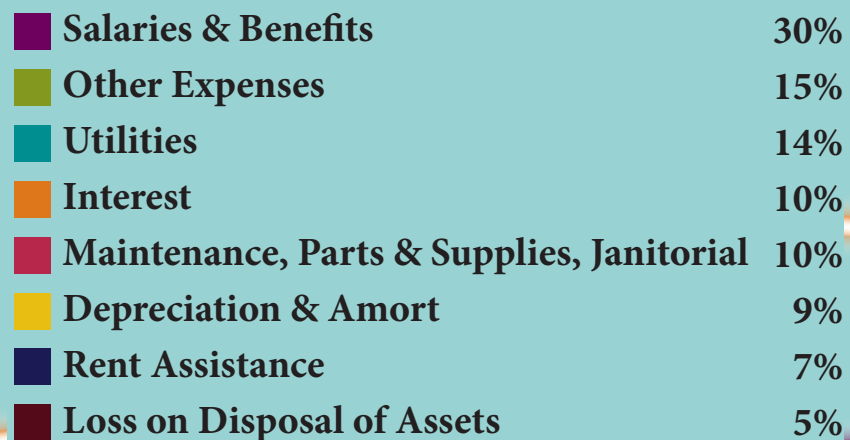


270
Gallons of Paint



100,000
Sq. Ft. Painted

Expenses



28
Generous Sponsors



200
Selfless Volunteers



1,200
Volunteer Hours



*Many thanks to all of our
supporters, partners, funders,
and volunteers throughout
the year!*



www.nwalaska.org



NeighborWorks[®]
CHARTERED MEMBER