

# Our First 50 Years

Housing Seniors  
Creating Hope  
Piloting Change



# Dear NWPP Family and Friends

2019 is big year for Northwest Pilot Project. It's our 50th anniversary! Can you believe it? This is no small feat for any nonprofit organization, and a particularly important milestone for a small nonprofit like NWPP. Looking back on the last fifty years and seeing what we've done has been truly astonishing.

In memory of NWPP's founder Peter Paulson, and in memory and honor of all the former and current staff, board members, volunteers and donors – **THANK YOU**. Without ALL of you, Northwest Pilot Project would not be here today celebrating 50 years of housing



seniors, creating hope and piloting change. In preparation for celebrating our 50th anniversary current and former staff, board members and volunteers joined together to review our half-century of service. We were all struck by the themes that were the foundation of the organization and remain today: compassion, action and people. As our history illustrates, our mission has always been focused on treating seniors with dignity and respect with a special focus on those with very few resources.

As you will see in this report, NWPP has had a very big and successful 2019. We accomplished many goals this year that we are very proud of. But most of all, we are proud of the seniors we were able to serve through our programs. NWPP has jumped into the future with a new client-friendly website that includes a state-of-the-art online housing assessment to more broadly reach seniors in Multnomah County. We also had the great fortune to expand our office space to be poised to meet the growing demand for services from Multnomah County's senior population.

With your continued support, we know we will continue to meet our mission. But first take a look inside this report to see all that was accomplished in our first 50 years.

Here's to our next 50 years!

A handwritten signature in blue ink that reads "Laura".

Laura Golino de Lovato  
Executive Director



In 1969, a hospital chaplain named Peter Paulson had a visionary idea. What if elderly people, instead of being sent to nursing homes, could be matched with caring volunteers who would help figure out a way to keep them in their homes. Over the years, the focus was narrowed to housing stabilization and placement services, transportation, housing retention services and advocacy. Peter's group began working out of a church hall in Northwest Portland. Some early projects, such as Meals-On-Wheels, were "piloted," and then spun off to other agencies. Hence, our name – Northwest Pilot Project.

Since Northwest Pilot Project was founded 50 years ago, Portland has prospered. But that prosperity has created a misfortune for the elderly poor, who have been squeezed out of their rental homes as property values rise. One of our saddest tasks has been relocating seniors as building after building closes downtown in order to make way for "progress."

Over the years, we've learned that our advocacy work is all about vigilance and being the voice to remind public officials of the promises made by those who came before them. You will see many accomplishments on the timeline inside that we are very proud of; what you won't see are the years and, in some cases, decades, of work that went into those victories. For example, when NWPP launched an advocacy campaign to replace 194 units of low-income rental housing that were lost with the demolition of The Hamilton and Lownsdale Hotels in 1993 to make room for the new federal courthouse, it took seven years for the replacement housing to be completed.

We hope you enjoy a look back at all the successes we have had as a community over the last 50 years as we look forward to all the victories in our future.





# Northwest Pilot Project's History of Piloting Change



## Recognizing those in need

**Our Mission:** To offer opportunities for a life of dignity and hope to very low-income seniors in Multnomah County by solving housing and transportation needs.

**1969** Peter Paulson begins Northwest Pilot Project.

**1978** Engage with The City of Portland to manage every major tenant relocation project in the City.

**1979** First NWPP Walk-A-Thon fundraiser.

**1986** Relocate 110 seniors from The Governor Hotel.



Peter Paulson and Susan Emmons

**1987** Peter Paulson retires after 18 years; Susan Emmons becomes Executive Director.

**1989** Bobby Weinstock hired to start NWPP Housing Program focused on permanent solutions for seniors.

**1990** Acquire first van for transportation of elderly and disabled.

**1990** President's Volunteer Action Award received from President George H.W. Bush for *Access to the Arts* program providing free arts tickets for seniors.



Tenant advocates Margaret Isaacs and Art Payne

**1993** Lead the effort for the development of the Twelfth Avenue Terrace, 118 units of subsidized studio apartments for homeless and at-risk seniors.

**1994** First Downtown Housing Inventory by NWPP, an advocacy tool used to chart the progress of the City of Portland in their 1978 goal of maintaining 5,183 low-income units downtown.

**1995** Lead relocation of 108 chronically homeless individuals due to Recovery Inn (formerly Baloney Joes) shelter closure.

**1995** The Peter Paulson Apartments open, providing some of the “replacement” units for those lost in the 1993 demolition of The Hamilton and Lownsdale Hotels.



2012 board members at the  
Peter Paulson Apartments

**1998** Lead the successful effort to preserve The Oak Apartments, 90 units of low-income housing.

**1998** Join effort to advocate to Portland City Council to adopt a Preservation Ordinance, to preserve all existing subsidized housing in Portland.

THURSDAY, MARCH 12, 1992

## Replace lost house

New federal building shouldn't mean  
of 200 low-income homes downtown

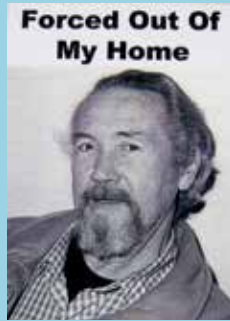
When the federal government built its new post office in Parkrose 14 years ago, it thumbed its nose at the community. The local people shown by the General Land Office as the "normal" fourth of the population were the poor, black residents of Parkrose.





**1998** NWPP begins advocating for Station Place Tower, a 176 unit apartment building for seniors in the Pearl District.

**1999** The Hamilton West Apartments open, providing additional "replacement" units for those lost in the 1993 demolition of The Hamilton and Lownsdale Hotels.



City Commissioner  
Gretchen Kafoury

**2000** Gretchen Kafoury Commons opens, providing 129 units, 11 of which are subsidized and are "replacement" units for those lost in the 1993 demolition of The Hamilton and Lownsdale Hotels.

**2001** Relocate 108 tenants from The St. Francis Hotel.

**2001** Lead the advocacy effort for Portland City Council to adopt a "No Net Loss" policy for rental units in the central city.

**2002** Expand transportation program to include more escort and advocacy for frail elderly at medical appointments.

**2002** Closure is announced of The Taft, an 80-unit residential care facility for very low-income, frail and disabled seniors, the only such facility in Portland. NWPP launches an advocacy effort to save The Taft involving city, county, state officials and other non-profits.



Client Theresa Flowers  
helped lobby City Hall



Dedicated volunteers in 2018 who provide handmade quilts for NWPP clients moving into housing.

**2002** Alert community to a shortage of 12,000 low-income housing units in Multnomah County.

**2003** The Taft is saved! REACH Community Development Corporation purchases the building.

**2007** The Morrison, a mixed-income apartment building, opens creating 30 subsidized studios for chronically homeless clients of NWPP.



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**2008** Preservation of Clay Tower (now Rose Schnitzer Tower) is secured due to NWPP's lead role in the preservation effort, saving 235 units of subsidized housing for low income seniors.

**2012** Grey's Landing, the first affordable housing development in Portland's South Waterfront, opens. NWPP and others began advocating for this building in 2003.



*Housing Advocate Bobby Weinstock with Jessie Jones, a client and volunteer*



*Dale Latham, board member with longtime client and donor Ben Jacobson at 2012 Walk-A-Thon*

**2013** Deficit of rental units affordable to very low-income people grows to 20,000 in Portland and 23,000 in Multnomah County.

**2016** NWPP supports bond measure 26-179 that passes and will raise \$258 million over 20 years to acquire and build more affordable housing in Portland.



*Celine Mazoyer, NWPP staff, and client William Prazeau show their support for the bond measure*

**2016** Execute "MAP" – the Meyer Anti-displacement Program demonstrating the power of long-term rent subsidies in stabilizing the lives of seniors and preventing displacement from their neighborhoods and communities.

**2016** 37th annual Walk-A-Thon with 204 people participating, raising \$165,000.

**2016** Susan Emmons retires after 31 years; Laura Golino de Lovato hired as Executive Director.

**2018** The Long-Term Rent Assistance (LRA) 18-month pilot is launched. This program demonstrates the effectiveness of a locally funded and administered permanent rent subsidy program for extremely low income individuals.



*Laura Golino de Lovato, 2018*



**2019** Launch Online Housing Assessment tool to aid seniors searching for housing, in first four months over 1,000 people completed an online housing assessment.

**2019** Lead successful relocation of 25 Lincoln Hotel senior residents.

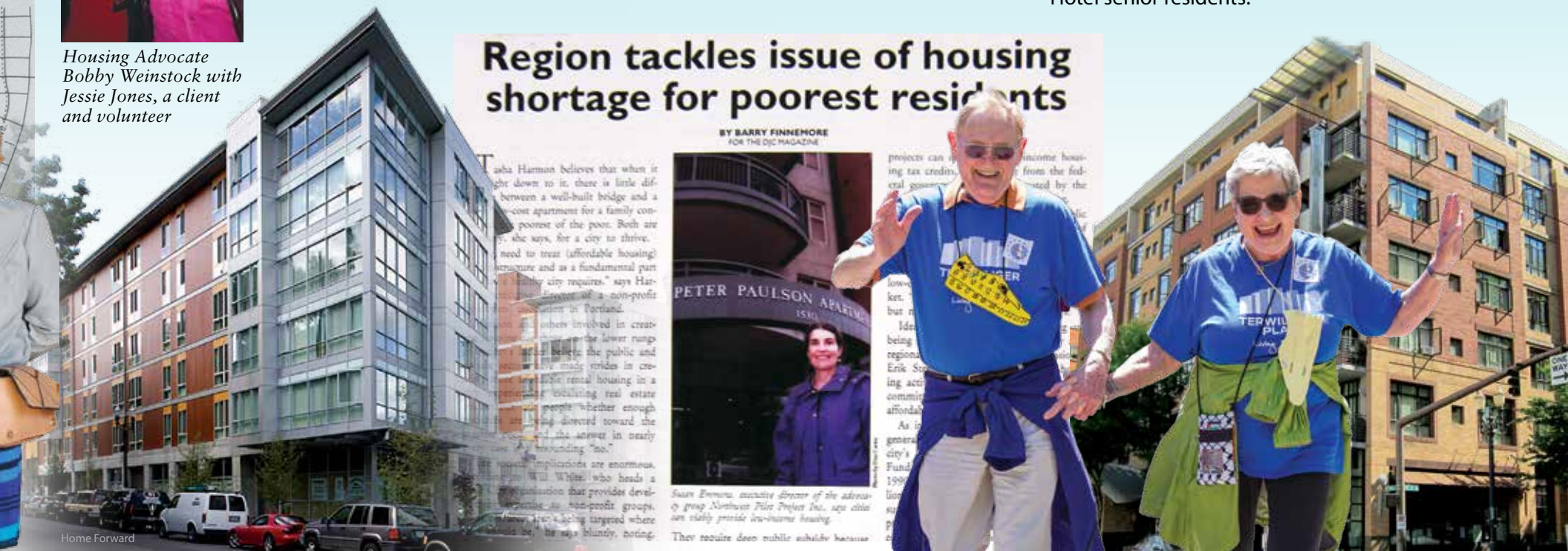
## Region tackles issue of housing shortage for poorest residents

BY BARRY FINNEMORE  
FOR THE OREGON JOURNAL



*Susan Emmons, executive director of the advocacy group Northwest Fair Housing Inc., says cities can't easily provide low-income housing.*

...projects can be... income housing... from the federal government... by the...  
...lower... but...  
...Ideas... being... regional...  
...Eric... action... community... affordable...  
...As in... general... city's... Fund... 1999... lion...  
...Susan Emmons, executive director of the advocacy group Northwest Fair Housing Inc., says cities can't easily provide low-income housing. They require deep public subsidies because...



# Housing Seniors, 2018-19

## Housing Program By-the-Numbers

Northwest Pilot Project's Housing Program provides assistance in obtaining and maintaining permanent affordable rental housing for very low-income seniors who live in Multnomah County and are capable of independent living.

**1,008** individuals received services from NWPP this fiscal year

**606** households had a thorough one-on-one housing assessment

**188** households placed into permanent affordable housing

**283** households received homeless prevention services, either through rent assistance or help moving to a more affordable apartment

**274** households received housing case management services

**\$1,000** the average move-in cost into affordable housing

**1,700** rides provided, supporting housing program participants

**174** households received home- or community-based retention support services

**87%** of assisted households are still successfully housed after 12 months

## How We Serve

More seniors than ever are requesting help from our Housing Program, but we moved fewer people into permanent housing this year. Why? With increased rental housing costs in our community, the demand for affordable housing has increased, and the wait time for permanent subsidized housing is now at least two years long.

To respond to our changing environment, NWPP designated more of our client assistance resources as temporary rental subsidies. These temporary subsidies allow us to immediately end or prevent homelessness for participants by paying a portion of their rent for up to 24 months while they work on the long process of securing housing with a permanent rent subsidy. Increasing our pool of temporary subsidies allows us to more immediately and effectively respond to the needs of the homeless and imminently homeless seniors seeking our help. But our client assistance funds are finite, so providing multiple months of rental subsidy reduces the total number of people we can assist.

This program change is consistent with our organization's long-standing commitment to provide services that are responsive to the needs identified by our clients, and those that create lasting change in their lives.

## Who We Serve

**95%** 55+ years of age

**33%** 65+ years of age

**79%** have disabilities

**10%** veterans

**87%** have extremely low incomes (\$0-\$1,540 per month)

**48%** identify as female

**9%** experience chronic homelessness

**41%** seniors of color

**12%** experienced domestic violence



## Memorial Gifts

*Between July 1, 2018 and June 30, 2019 Northwest Pilot Project received gifts in memory of (in bold):*

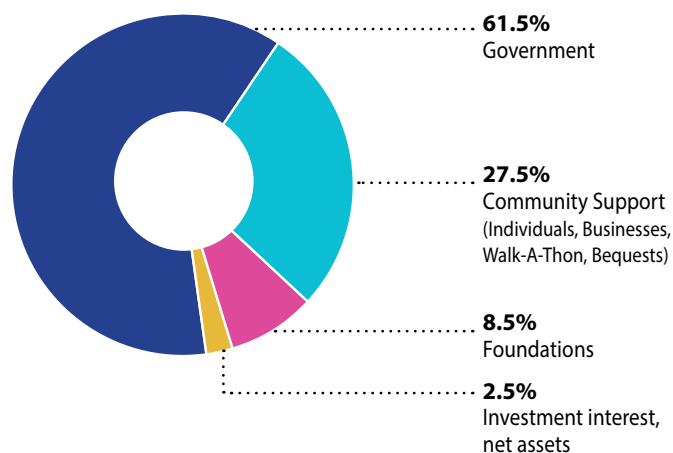
**MR Christian**, William Christian; **Bob Collins**, Patricia Collins; **Ed & Flo Happold**, Sharon Sessions; **Rick Harmon**, Jane Malarkey-Harmon; **Preston Holt**, David Barringer, William and Nancy Bennetts, Don and Maureen Binzer, John and Sandra Bright, Joseph and Inga Dubay, Karen and Bill Early, Katrinka Easterday, Susan Emmons, Virginia Finch, Marva Guenther, Ken and Jane Hergenhan, Joan Jones, James Keane, Ann Middleton, Steve and Sandy Norcross, Ann Perrins, Josephine Pope, Mary Lou Scheidt, Col Donald Simon, Cornelia and William Stevens, Tobin Weaver and James Baxendale; **Loretta Ikeda**, Valerie and Doug Katagiri; **Norma Johanson**, Beth Melville; **Jessie Jones**, Neysa Hebbard, Janice Sledge; **Susan Newman**, Elisabeth Rogolski, the Hirschfield Family; **Dorothy Oreste**, Lisa Oreste Gano; **Jack Potts**, Kathryn Wells; **Patty Reed**, Mary Reed; **Jim Stout**, Mary Raskin; **Josephine & Christopher Tosswill**, Rebecca Casanova and Catherine Tosswill; **Catherine Wille**, William Weihofen



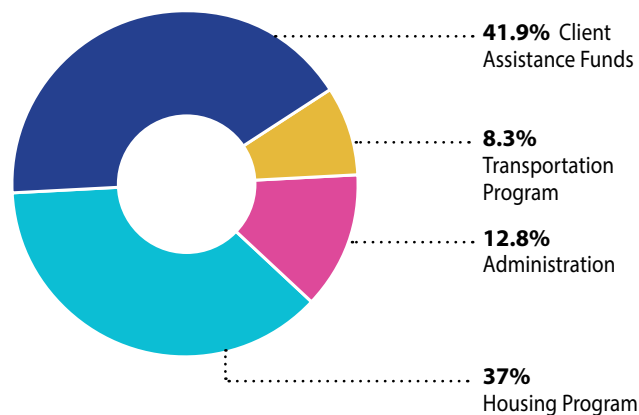
# Demonstrated Sound Fiscal Management

The financial information shown represents Northwest Pilot Project's unaudited\* financial overview for fiscal year 2018-19.

## Operating Support & Revenue: \$2.0M



## Operating Expenses: \$1.99M



\*Our completed financial audit will be available to view in November 2019 at [nwpilotproject.org](http://nwpilotproject.org)



## NWPP Highlights of 2019

- NWPP launched our new website with a major focus on ease of access for seniors looking for information and assistance.
- In April, NWPP launched our new online housing assessment tool with the goal of reaching out more broadly to low-income seniors in Multnomah County. Between April and August, over 1,000 people completed an online assessment and received current housing resources and guidance. To see more, visit: [www.nwpilotproject.org/complete-a-housing-assessment/](http://www.nwpilotproject.org/complete-a-housing-assessment/)
- The Long-Term Rent Assistance Program (LRA) pilot is a huge success, providing seniors like Sharon (pictured) with the security of a rent subsidy. The locally-funded subsidy covers the difference between what the household can afford and the actual market rent. LRA succeeded thanks to our partnerships with Meyer Memorial Trust, Home Forward, Multnomah County JOHS, Care Oregon and JOIN.
- An office expansion created space for additional staff to better meet the growing demand for services from Multnomah County's senior population.

Thank you, NWPP supporters!



HOUSING SENIORS | CREATING HOPE | PILOTING CHANGE

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