College Housing Northwest is a non-profit organization that enhances student success by creating supportive housing communities, providing programs and services, and reducing the financial burden for students.
Fiscal year two-thousand nineteen was a significant year for College Housing Northwest. With the opening of our first new building since Goose Hollow Plaza in 1996, it was the opening of an era for the organization in which we project significant expansion. The culminating year of the decade saw dramatic improvements and sophistication in our financial management, a significant movement toward improved efficiency in our property operations, and a continuation of building upon the solid foundations we have laid in assuring a strong and well-supported staff. CHNW continues to draw great employees who wish to work in CHNW’s excellent workplace culture and participate in realizing CHNW’s mission. The foundation of an engaged and committed staff is the primary guarantee that the focus of CHNW’s mission, college students, will see themselves in a highly supportive environment while modestly decreasing the cost of their educations. As one resident said, “I loved living there and I saved money!”

While there were challenges in opening the new facility, The Amy, named after co-founder and New Seasons Market co-founder, Stan Amy, staff across the organization worked together assure that we were financial sustainable, that we continued to take care of our assets, and that resident satisfaction continued to run high.

It was an important year for CHNW; we accomplished a lot, we learned a lot, we successfully opened a beautiful new facility, and we continued to lay a foundation for a prosperous future.

David Garnand, Executive Director
RESIDENTS IN FY 2019
970

FY 2019 SAVINGS PER STUDENT
$1,340*

FY 2019 TOTAL SAVINGS
$1.3M

*average savings
OUR LOCATIONS

141 UNITS
The Amy

The Amy, CHNW's newest facility, opened in April. Located just minutes from the Portland State University campus, The Amy’s student-focused design serves to optimize the urban-college living experience.
This place supports students, and CHNW exhibits that support very well. Being a staff member at CHNW post graduating has been very helpful. I am still able to live downtown at a below-market rate and CHNW is very lenient as I explore my options post-graduation. I have always appreciated how CHNW cares about my residential and work experience. CHNW was very laid back and hearing other people’s apartment stories made me glad to live here! The maintenance is quick, and I always feel very supported. Whether I needed help with a leasing questions or just general inquiries, I have always felt like I could talk to anyone.

AADITYA KUMAR
OREGON STATE UNIVERSITY
ECONOMICS MAJOR
GRADUATED JUNE 2018

GRAY BOUCHAT
PORTLAND STATE UNIVERSITY
COMMUNICATIONS MAJOR
GRADUATED JUNE 2019

Living at CHNW’s The Gem was my first experience paying for my own living and care. It was a really great way to bridge the gap between living with my family and being thrust out into the world. It was comforting to live in a welcoming community of people going through a similar experience. Before I lived at the Gem I had to commute to class, which was an experience that ranged somewhere between tiresome to nightmarish. Living closer to campus seems basic, but it really makes life so much easier — I could walk to class, I was closer to campus events and could actually attend them, and I could sleep so much more. I had more time to do homework, go to games or spend time with friends. The variety of restaurants around The Gem meant that there were a billion different places to hang out. All in all, it was a great experience.
I have lived at the Goose Hollow location and currently I am living at University District. While living here, I feel as if there is a community of people who I can lean on when I need help. Living at UD is a quiet environment, which is nice when the outside world is a bit hectic.

This is my second year living on my own while in college. It’s been extremely rewarding being able to obtain my independence as a young adult and living in a welcoming place.

My experience as an RA has been so much fun! I love that I am able to work with a group of individuals who have awesome personalities. We get along well, even when we disagree. We figure out our way through it. We are willing to help each other out when someone needs assistance. I enjoy that this job allows me express my creativity, through our bulletin board, poster creations, and our event planning. Overall, being an RA has enhanced my confidence in putting myself out there and feeling as sense of belonging.

HOLLIS KINN
PORTLAND STATE UNIVERSITY
MASTERS OF SOCIAL WORK
EXPECTED GRADUATION 2020

I’ve really enjoyed my 2.5 years living in the Goose Hollow Tower. It’s truly affordable, in a great location, and accessible to campus, public transportation, and downtown Portland. I’ve met some amazing people and have made awesome friendships. The staff at the site have always been pleasant and helpful, as well as the staff at CHNW headquarters. I have a lot of respect for them and the work they do. I also hold sincere respect for my fellow board members.

It’s been great learning about the inner workings of CHNW and simultaneously supporting students on the resident council for three years. One of my favorite memories was attending the Oregon Black Pioneers 25th Anniversary gala with CHNW last year. It was a fun evening and I am grateful to have been invited. Overall, it’s been pretty amazing watching the organization grow and change in the short time I have been affiliated. I’m excited to see where it goes!
Our Community

CHNW facilitates supportive housing communities through resident engagement and education, continual access to residential staff, and encouraging student-tenant participation in community governance and in employment opportunities.
I aspire to advance access to higher education. Providing low barriers to success, including housing, for students, is key to the success of those who want to attend an institution of higher education. A person-centered model of work grounds the Student Services department and my role with CHNW. Authentic and wholistic relationship building is key to supportive housing communities.

KEVIN LA
RESIDENT COUNCIL FACILITATOR
UNIVERSITY OF OREGON COLLEGE OF BUSINESS

It is great living here because of the affordability and comfort of being in downtown without the costs of it. I really enjoy being a resident because of all the activities and community involvement they provide. It is great how CHNW supports a well-rounded community life along with student life.

JOSH BOLLE
RESIDENT
LEWIS & CLARK GRADUATE SCHOOL OF EDUCATION

Since living at CHNW, I was able to find affordable housing within downtown Portland that helps fit my needs of being a graduate student (such as the period of time for paying rent and amenities being included with the price of rent).

Being a resident of the Amy, I knew no one when moving to Portland for graduate school. I took the opportunity to start studying in the lobby of the building and made new friendships and connections with other residents!
Our framework guides us to focus on what’s important while allowing us to adapt to the changing needs of students.
Our primary goal is to reduce the cost of student housing, while striking a balance with the costs of the essential support services we offer like transportation, rental education and eviction prevention.

We are working to achieve and maintain organization-wide engagement in ecological sustainability practices. From small choices like what to throw away or recycle, to big decisions like who we partner with for development, ecological sustainability is key.

We strive to maintain and continuously improve a range of services and programs that foster student success, while balancing these services with our commitment to reducing the financial burden on students.

As an organization, we will create and maintain a diverse, thriving, and highly productive work culture driven by our commitment to supporting our diverse resident population.

We are working to achieve and maintain organization-wide engagement in ecological sustainability practices. From small choices like what to throw away or recycle, to big decisions like who we partner with for development, ecological sustainability is key.

Utilizing funding opportunities and leveraging our experience, we will continuously pursue and encourage the development or acquisition of more housing units that meet the needs of college students.
# OUR FINANCIALS

CHNW operates solely on income related to rent collections and operations with no outside funding supporting the organization. Relying on rent income from college students while trying to keep those rents as low as possible coupled with the mission-focus to provide a well-supported community creating an environment conducive to academic success is the primary and ever-present balancing act for CHNW as it seeks to maintain financial sustainability. CHNW enters FY2020 with a solid financial outlook; high occupancy, cash reserves, and high employee and resident satisfaction.

## Statement of Activities

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
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</thead>
<tbody>
<tr>
<td>Housing and Related Revenues</td>
<td>$7,774,000</td>
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<tr>
<td>Operating Expenses</td>
<td>$7,032,000</td>
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<tr>
<td>Change in Net Assets from Operations</td>
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<tr>
<td><strong>OTHER INCOME (EXPENSE)</strong></td>
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<tr>
<td>Gain on Sale of Asset</td>
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<tr>
<td>Investment Income</td>
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<tr>
<td>Interest Expense</td>
<td>($1,788,000)</td>
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<tr>
<td>Other, Net</td>
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<tr>
<td><strong>DECREASE IN NET ASSETS</strong></td>
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<td><strong>NET ASSETS, BEGINNING</strong></td>
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<tr>
<td><strong>NET ASSETS, ENDING</strong></td>
<td>$7,031,000</td>
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## Assets

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Cash and Tenant Deposits</td>
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<tr>
<td>Investments</td>
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<td>Other Current Assets</td>
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<td><strong>BUILDINGS AND OTHER FIXED ASSETS</strong></td>
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<td>Bond Trust Accounts</td>
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<td><strong>TOTAL ASSETS</strong></td>
<td>$58,549,000</td>
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## Liabilities & Net Assets

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<th>Description</th>
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<td>Accrued Expenses</td>
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<td>Tenant Deposits and Prepayments</td>
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<td>Current Portion of Bonds Payable</td>
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<tr>
<td><strong>TOTAL CURRENT LIABILITIES</strong></td>
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<td>Noncurrent Portion of Bonds Payable</td>
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<tr>
<td><strong>UNRESTRIC TED NET ASSETS</strong></td>
<td>$7,031,000</td>
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<tr>
<td><strong>UNRESTRIC TED NET ASSETS, ENDING</strong></td>
<td>$58,549,000</td>
</tr>
</tbody>
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Board of Directors

Jim Rader, President
Bill McCrae, Treasurer
Patty Blanchard, Secretary
Michael Hall, Member at Large
Bob Magnuson, Member at Large
Eva Park, Member at Large
Laura Rosales, Member at Large
Tenisha Tevis, Member at Large
Hollis Kinner, Tenant Director
Ben Michaud, Tenant Director

Leadership

David Garnand, Executive Director
Steven Davies, Director of Finance
Katie Moring, Director of Operations
Lauren Wurst, Employee Services Manager