



COMMUNITY PARTNERS  
FOR AFFORDABLE HOUSING



*2022 Impact Report*  
*Building the Way Home*



## Dear Community Partners:

It has been an incredible exercise looking back and reviewing what Community Partners for Affordable Housing has accomplished over this last year. **These achievements would not be possible without your support.**

- CPAH has added new programming that assists and supports people who are homeless with finding new homes and staying housed.
- CPAH has expanded current programs, ensuring our residents maintained their housing during the pandemic while finding ways to serve more kids, seniors and families with important activities and resources.
- CPAH continues our development of new projects:
  - We are in the last few months of a historic rehab at **The Joyce in downtown Portland**, which will provide 66 units of permanent supportive housing.
  - We are getting ready to start construction at **Plambeck Gardens in Tualatin**.
  - We received partial funding for **Woodland Hearth in Tigard**.
- CPAH remains committed to our current portfolio and is working on needed upgrades at not one, but two of our existing buildings.
- CPAH hired a fundraising manager, with funding from Meyer Memorial Trust, and a new supervisor with funding from Oregon Community Foundation.
- CPAH completed our strategic plan, looking forward to the next five years.
- CPAH was designated as one of the top 100 non-profits to work for in Oregon!

Finally, and most importantly, I want to call your attention to the two residents featured here. We are grateful to Natalie and Richard for sharing their remarkable stories. They, along with close to 500 other households with more than 900 residents, are the reason we are absolutely committed to Building the Way Home.

Warmly,

**Rachael Duke**

Executive Director, Community Partners for Affordable Housing





# CPAH Stories of Hope



*Natalie Haskell*

**It's hard to know what to do when life takes an unexpected turn.**

Four years ago, Cedar Grove resident, Natalie Haskell, became ill, then she developed brain damage from some of the medications she was taking. She became very sick. At first, she wasn't able to work and wasn't on disability. The stress and anxiety of worrying about where and how she would live made her illness worse. Now, she's on disability with a fixed income.

Prior to falling ill, she worked two jobs and earned enough money to support herself. Natalie was raised to believe that you're supposed to work for what you have. She said, "It was humbling to accept help from other people. I was worried about stigmas. I was worried about what other people would think of me for being on disability."

Now that Natalie has a stable home at a CPAH property, she can move forward with her life and doesn't have to worry. She shared, "I think it's a miracle that I'm here. Portland is so expensive. I would not be able to be in Portland right now. I want to volunteer, to help people, I want to be useful in my community. I would not be able to here if it wasn't for affordable housing. I'm working, I'm going to PCC right now, I want to get a degree, and I want to help people, but I couldn't afford to live here. I don't know how people afford it. My hopes for the future are to get better and to help other people who are struggling, to volunteer more often, and to advocate for people with disabilities."



*Richard Bruner*

**In the winter, his van grew mold. In the summer, the heat was unbearable.**

Unfortunately, Richard didn't have much choice but to park the van in the sun each day. It was the only way to charge his solar panels that kept his CPAP machine running so he could sleep.

At 59 years old, Richard was struggling with neuropathy and had been experiencing homelessness for five years. Thanks to voter-approved Supportive Housing Services (SHS) funding – he was able to access a rental voucher through the program's Regional Long Term Rental Assistance program.

"Without the resources and programs we have here, I'd definitely still be living in [my] van," Richard said. "I'd be getting worse and worse with walking, and probably very soon be using a walker or maybe even a wheelchair."

Today, Richard is happy to be out of the van. He now lives in an accessible unit at CPAH's senior housing property, The Knoll, in Tigard. Having his own apartment that meets his accessibility needs allows him to live with comfort and dignity.

"When I learned I had safe and stable housing, I felt really great," he said. "I felt safe. I feel good living here."

CPAH is proud that Richard's story was featured as a Story of Hope by Here Together!

## By the Numbers



**10**  
Apartment  
Communities



**466**  
Homes



**948**  
Residents



**3354**  
Services  
Delivered



**156**  
Youth  
Supported



**119**  
Seniors  
Supported



**111**  
Adults Supported  
with Eviction  
Prevention

## Our Mission:

Community Partners for Affordable Housing advances equitable communities and housing justice through developing sustainable and long-lasting housing, providing our residents with services for stabilization and growth, and connecting people who are unhoused with a place to call home.

## Our Work:



CPAH builds quality housing and provides access to that housing for as long as our residents need it.



We manage our housing for longevity and sustainability.



Our residents are at the heart of what we do. Their needs guide our work.



Resident Services support people in staying successfully housed, helping them access the resources they need.



CPAH Housing Navigators help people who are unhoused find a place to call home with funding from the Supportive Housing Services (SHS) measure.



We participate in policy and community organizing efforts to advance equitable development.



Community Partners for Affordable Housing  
PO Box 23206 Tigard OR 97281-3206

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