



COMMUNITY PARTNERS FOR AFFORDABLE HOUSING





Message From the Director

Greetings Community Partners,

Welcome to our Impact Report for 2023. I enjoy this look back over the year because it gives me a chance to be proud of the work Community Partners for Affordable Housing has done, and of course, also a chance to be deeply appreciative of the amazing staff who make it possible. Those of you who have been involved with CPAH this year also know that it is our 30th anniversary. This year, we have considered our origins and celebrated three decades of accomplishments. And most importantly, I can say we are ready to dig in and commit to the next 30 years.

One of CPAH's defining characteristics is our ongoing engagement in the community that we serve. We are not just an extraordinary housing developer; we are a community member that works in concert with community partners and our residents. We started as a small and locally based organization that was the answer to a call to action out of St. Anthony's church in Tigard. Since that time, we have maintained community connections as a Community Housing Development Organization serving Washington County and Multnomah County. This means that 30% of our board must be either low income or live in low-income neighborhoods. Additionally, although not required, it also means that we take participating in community planning and advisory boards very seriously and as part of our overall mission. We care about the region we serve and want to be part of the solutions here in a deep and systemic way.

CPAH also takes seriously that we originated in response to a housing crisis that existed even 30 years ago. This means that we are continuously looking around us to understand the best way we can serve our community as it changes over time, and it is why you will see that we have increased our rate of development and also started providing services to people who are homeless.

We could do none of this work without your support. The money we raise through our fundraising efforts is a critical part of our ability to cover the costs of running a nonprofit organization. Our donors are integral to the work we do and are supporting a critical need in the community. We thank you for your generosity and urge you to continue to support us.



Rachael Duke

Rachael Duke
Executive Director

“This place is a kid magnet. There is a whole community room for kids and families so they can gather. That is perfect...It is good for a young child to grow up around kids.”



Story of Hope

Following years of housing insecurity and homelessness, Talaur and her young son finally moved into Cedar Grove. Living homeless in Hawaii was not easy. They were both surrounded by crime, feeling unsafe and frightened. Talaur had a strong desire for her own place to call home. She knew that she needed to change her life around, and when she had a chance to move in with a relative in Oregon, she took it. Arriving here, she knew she did not plan to stay with her relatives for long. She did not want to continue to rely on family members and was determined to change her situation. She began applying to her local housing assistance programs.

“The minute I got here, I was looking for apartments, calling places. It was phone calls and emails every day.” Talaur was also racing against time. She had been lucky enough to secure a voucher to help with housing payments, but the voucher was due to expire. Once that happened, she would be even further behind with no rent assistance to make a new home possible. She figured that if she were proactive, and hopeful, something good would come her way. And it did.

“This apartment (Cedar Grove) called me and told me they had an opening, and I cried...It was like someone knocked the air out of me. I was expecting to wait two years to hear from this place. I was like ‘Son this is our Christmas gift. We’re going to our own place. You’re going to have your own room.’”

Living in a location where grocery stores, parks, and public transportation are accessible gives Talaur the independence and access to resources she needs to create a home. Most importantly, it gives her child a safe environment to grow up in. Talaur is grateful for this stability for her son, explaining that having a place to live has given him a chance to be a kid again.

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These days Talaur is raising her child in an environment where they both can thrive. She looks forward to pursuing more education in the future.

Supportive Resident Services



Housing Stability & Eviction Prevention Services

Focuses on connecting residents with housing stabilization services to keep them safe in their homes.



Youth Programming

We are building the way home for the next generation by providing programs for our youth such as after-school activities, summer camps, and various back-to-school drives.



Thriving in Place

We work with all our senior residents to ensure that they can “age in place” and live independently as long as possible. Thriving In Place includes health and wellness activities such as walking groups, on-site yoga, health presentations, access to community mental health resources, and cooking classes.



Community Building

Resident services staff coordinate community-building activities for all our residents to improve connections and build community. We strive to develop a sense of community and place, which also supports successful residency.



Leadership Development

CPAH creates leadership opportunities for residents through the Resident Advisory Committee (RAC). Issues that the RAC can address are broad, ranging from services and opportunities needed at CPAH apartment properties, to concerns about larger social issues such as housing displacement.



Supportive Housing Services

CPAH brings our understanding of permanent supportive housing to communities dedicated to serving people who are exiting homelessness. We integrate our experience as Resident Services Coordinators, partnering with mental health organizations and other service providers.

Our Impact

11

Apartment
Communities

244

Youth Supported

380

Seniors Supported

508

Supported w/
Eviction Prevention

531

Homes

980

Residents

3664

Services Delivered

Grand Opening in 2023

The Joyce Is CPAH's First Supportive Housing Apartment Community



The Joyce

The Joyce is a historic building, that was recently fully renovated to have 66 efficiently designed single room occupancy apartments in four stories. Serving formerly houseless individuals, the ground floor of The Joyce is where residents can connect with on-site supportive services, including care coordination, crisis intervention, housing stabilization support, and wellness activities. Service providers have offices for on-site mental health and addiction support for residents.

In the Pipeline

Plambeck Gardens

Named in honor of Doug Plambeck, a founding CPAH Board Member and affordable housing advocate who lost a battle with cancer in March of 2020. CPAH received funding from the Washington County Metro Affordable Housing Bond to build 116 units in Tualatin, on 4.66 acres of land purchased in 2020.



Woodland Hearth

Woodland Hearth is designed in response to feedback gathered during extensive community engagement along the SW Transportation corridor. The 63-unit community will include 19 three-bedroom and five four-bedroom units to accommodate multiple family types and living arrangements. It provides opportunities for both younger and older children to play alongside a space to grow food and includes a connection with nature.

Value Inn Beaverton

This redevelopment will turn the Portland Value Inn site into a 98-unit multifamily rental development serving families. The community will include homes for 15 families with a head of household with a disabling condition who are exiting long-term, homelessness.

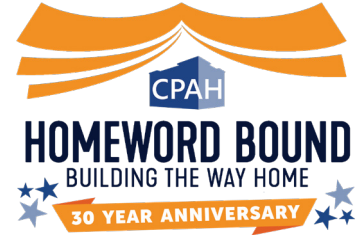


Beaverton Senior Housing

The proposed senior site redevelopment is a 6-story podium-style building with a brick facade that will provide 104 homes for seniors, consisting of 96 1-bedroom units and 8 studios. It will include community-focused ground floor commercial, a spacious community room with a kitchen and lending library, on-site resident services, flexible outdoor space adjacent to the community room, and a community garden.

HomeWord Bound 2023 | October 12, 2023

Community Partners for Affordable Housing (CPAH) was so excited to host our annual fundraiser HomeWord Bound in person again in 2023. On Thursday, October 12th, CPAH staff, partners and supporters gathered at the World Forestry Center to celebrate CPAH's 30th anniversary, honor Sheila Greenlaw Fink with the Kerkof Leadership Award, and be inspired by stories of impact from our residents. Thank you to everyone who attended and supported this event. We look forward to seeing you next year.



Give! Guide | November 1 – December 31

Support CPAH through the Willamette Weekly's Give! Guide

Community Partners for Affordable Housing is honored to be included in this year's Give! Guide, but we need your support to help us reach our campaign goal of \$7,000. Willamette Weekly's Give! Guide offers donors tons of ways to be rewarded for your generosity – with dozens of freebies from local businesses and 16 opportunities to win a special giveaway prize when you make a gift on a BIG GIVE DAY. CPAH has also created incentives for our supporters to encourage your generosity.



Big Give Days - Give \$10 or more on a specific day and get entered to win the prizes

- December 20 – Powell's Big Book Day
- December 27 – Big Ink Day with Atlas Tattoo
- December 28 – Big Bird Day with Backyard Bird Shop
- December 29 – Portland Nursery's Big Plant Bonanza
- December 30 – Oregon Heritage Tour Getaway Package

CPAH Incentive Days

- December 21 – \$250 Gift Match Day in honor of Winter Solstice
- December 30 – Donate \$30 or more and get entered into a gift card bonanza giveaway

Make Your Gift Online Here: giveguide.org/nonprofits/community-partners-for-affordable-housing

Board Members

Board President

Judy Werner, Lutheran Community Services NW

Board Treasurer

Doug Christiansen, Retired

Board Member

Ezra Hammer, Jordan Ramis PC

Resident Board Members

Irene Perezchica, Resident

Vice President

Ruth Adkins, Kaiser Permanente

Board Secretary

Justin Watson, Community Advocate

Board Member

Akshita Thaduri, Nike

Resident Board Members

Jeffrey Worthington, Resident

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.