

2025 Impact Report



Building the Way Home

OUR IMPACT

1,035

Total Number
of Residents

536

Residents Served

243

Seniors Served

109

Youth Served

152

PSH Clients
Supported

566

Eviction Prevention
Services Provided

1,712

Case Management
Services Provided

Message From the Director

Dear Community Partners:

A lot can happen in a year.

Since last year's Impact Report, CPAH has completed Plambeck Gardens, started construction on Woodland Hearth, is almost ready to start building Jamii Court, completed a renovation at Oleson Woods, and organized the financing for Meadowlark Place. Also, we have assisted 536 CPAH residents through robust on-site services and worked with an additional 152 clients in our Washington County supportive housing and services program. We are grateful for the opportunities to create affordable housing and support our neighbors.

And there continue to be challenges. Overall, public resources are shrinking, and we anticipate cuts that include access to food assistance and health care. Additionally, there has been a large reduction in state-funded rental assistance, creating immediate hardship and making it extremely difficult for our staff to connect residents to eviction prevention resources.

We know that a small amount of assistance can prevent homelessness. That's why CPAH is implementing a rental assistance program for our residents. This will be a bridge program, so that we can continue to support residents until larger rental assistance programs are back in place.

You make this work possible. Every contribution CPAH receives supports resident programs.

Thank you for your partnership.

Warmly –



Rachael Duke
Executive Director



IN THE PIPELINE

CPAH Units: **645** CPAH Communities: **12** Units added from

Woodland Hearth



Tigard • 63 Units

Construction Starts: **Winter 2024**

Expected Completion: **Late Fall 2026**

Jamii Court



Portland • 96 Units

Construction Starts: **Fall 2025**

Expected Completion: **Summer 2027**

Meadowlark Place



Beaverton • 104 Units

Construction Starts: **Spring 2026**

Expected Completion: **Spring 2028**

Resident Story

Tracy Webster is warm and engaging, with a bubbly spirit and a ready smile. She is a resident at the Knoll, a CPAH senior community in Tigard, and she appreciates this community immensely. “Having a home for me means safety, comfort, and living. I wouldn’t have been around much longer if I didn’t find a home,” Tracy explained.

Tracy moved into The Knoll after years of housing instability, including two years of living in her car. CPAH staff met Tracy after she was selected by Washington County to participate in their Supportive Housing Services (SHS) program. Tracy worked with her CPAH SHS case manager to secure permanent housing. The SHS program staff typically place their residents in the private market, but in this case, there was space at The Knoll. This was an incredibly exciting opportunity to provide senior housing to a participant in our supportive services program.

Now after three years at The Knoll, Tracy is able to relax and enjoy her life, benefiting from the resources

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at the building as well as those provided through CPAH case management. “The support that I am provided by CPAH has really helped me thrive, instead of just stagnating and barely living,” Tracy shared.

We are so grateful that Tracy’s home at the Knoll has given her the stability she needs to focus on her independence, make connections with her neighbors, and appreciate the little things that come with stability, like her patio. She enjoys being engaged in her community by encouraging her neighbors to attend the year-round community events like Bingo and the Christmas Cookie Exchange, hosted by the CPAH Resident Services Coordinator. “It gets people to come out of their apartments and come down. It keeps me from being too isolated, by coming out and just hanging out,” Tracy explained.

Her story is just one example of the difference CPAH makes for hundreds of residents each year. By providing affordable housing and supportive services, CPAH helps residents like Tracy not only find a home, but also a community where they can truly belong. “The ongoing support helps everybody. It helps us all not stress so much because we know that if there is something we need, we can ask about it,” she added.



June 2024–June 2025: **116**

Units in the Pipeline: **443**

REHABILITATION PLAN

Torchwood South



Tigard • 50 Units

Construction Starts: TBD

Expected Completion: TBD

Lombard West



Beaverton • 130 Units

CPAH’s first high rise, near a public park and a mass timber building.

Construction Starts: TBD

Expected Completion: TBD

Metzger Park



Tigard • 32 Units

Replacement of sewer main lines, roof replacement, unit upgrades: new cabinets, appliances, etc.

Construction Starts: Spring 2026

Expected Completion: TBD



CPAH is in the 2025 Give!Guide

Support us with a gift online November 1 - December 31

giveguide.org/nonprofits/community-partners-for-affordable-housing

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Our Mission

CPAH advances housing justice by building sustainable housing, delivering supportive services, and providing people with a place to call home.