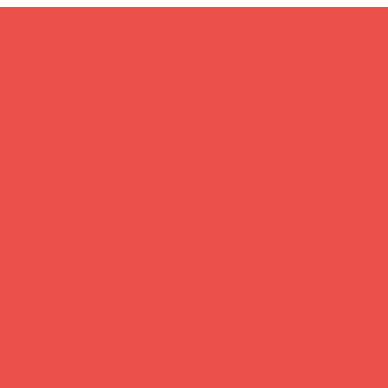


2026 Impact Report



*Building the
Way Home*



Letter From The Executive Director

Dear Community Partners:

While there have certainly been challenges this year, I am grateful that it has also been a very productive year for CPAH. However, for many of our residents, this year has been particularly difficult. Basic household costs have increased, funding for essential programs has declined, and families and individuals are still navigating the everyday need for groceries, medical care, and transportation.

When the news feels overwhelming, I remind myself that the ripple effects of our work go beyond this moment. We can make a difference. By providing affordable housing and services, CPAH is creating stability today as well as a foundation for the future.

At CPAH, we measure our impact by what we build, how we take care of our housing, who we serve, and how well we serve them. This year we responded to challenges with creativity and persistence. I am incredibly proud of what CPAH has accomplished and deeply grateful to the staff and to all of you whose partnership makes this work possible.

As you review this report, I want to highlight some accomplishments I am particularly proud of:

- **CPAH fully implemented our own brand of rent assistance** to respond to cuts in funding to traditional government funded rent assistance programs. As of September, the Bridge Fund Program has served 35 families and will likely serve more by the time you read this report. So far, every CPAH resident who has received assistance has maintained their housing.
- **CPAH leased up 116 units at Plambeck Gardens, completed Woodland Hearth** in Tigard and started the lease up process, **continued construction at Jamii Court** in Portland and began construction on **Meadowlark Place** in Beaverton.
- **CPAH secured funding for a new affordable housing community** adjacent to Woodland Hearth.
- **CPAH initiated a Builder's Society**, as part of our planning for a successful future.

There is so much more to be excited about, including field trips and services for kids, our Thriving in Place program for older adults, and the capacity of our housing and services staff to provide support, prevent eviction, and assist those who are exiting homelessness.

I hope you enjoy the report.

And THANK YOU for being part of the work we do to Build the Way Home!

In Gratitude—



Rachael Duke

Executive Director



Our Impact

1,259 Residents Housed

181

PSH Residents
Supported

598

Eviction Prevention
Services Provided

35

Households Provided
Bridge Fund Program

Youth Under 18

190 Youths
Provided Programming

Youth and Family Program

- STEAM Activities
- Field Trips
- Family Nights
- Backpack and Coat Drive
- Hygiene Cabinets, and more!

*Youth and Family Programing
provided at six CPAH properties*

Seniors 55+

346 Seniors
Provided Services

Thriving In Place Program

- Bingo
- Chair Fitness with THPRD
- Write Around Portland
- Holiday Celebrations
- Energy Assistance
- Individual Support Counseling
& Grief Support

Supportive Housing Services

1,985 Case Management Services Delivered

109 Individuals Served

Services Included:



Food Boxes



Job Assistance



Pet Care



Medical Help



Family
Reconnections



Transportation



Resident Story

Tania, a charismatic woman in her 80s, has lived many lives before moving to Cedar Grove in Beaverton just after CPAH completed it in 2020. Decades earlier, Tania left Bulgaria and immigrated to America with her family, settling primarily in Southern California. After her husband passed away, she and her daughter moved to Oregon in 2017 for a more reasonable accommodation. However, Tania's daughter moved out, and she could no longer afford the apartment and found herself uncertain about her living situation.

Moving to Cedar Grove improved her housing stability and allowed her to live closer to her daughter. When Tania realized she was moving to a new affordable community, she was thrilled. "Stable housing like this means that I'm not going to be on the street, and the rent is affordable. That's all I need," said Tania.

As Tania's mobility becomes more limited with age, everyday chores grow harder to manage. "I'm struggling with cleaning, because my movements are limited, like moving furniture, washing floors, that kind of thing," she said. Her Resident Services Coordinator noticed and stepped in right away, connecting her with Operation Scrub, a CPAH service that helps residents keep their apartments clean. Ensuring that apartments are clean and free of clutter is a health and safety issue. Launched in 2020 and funded through grants and community support, Operation Scrub has helped 200 residents maintain safe, healthy living spaces across CPAH communities.

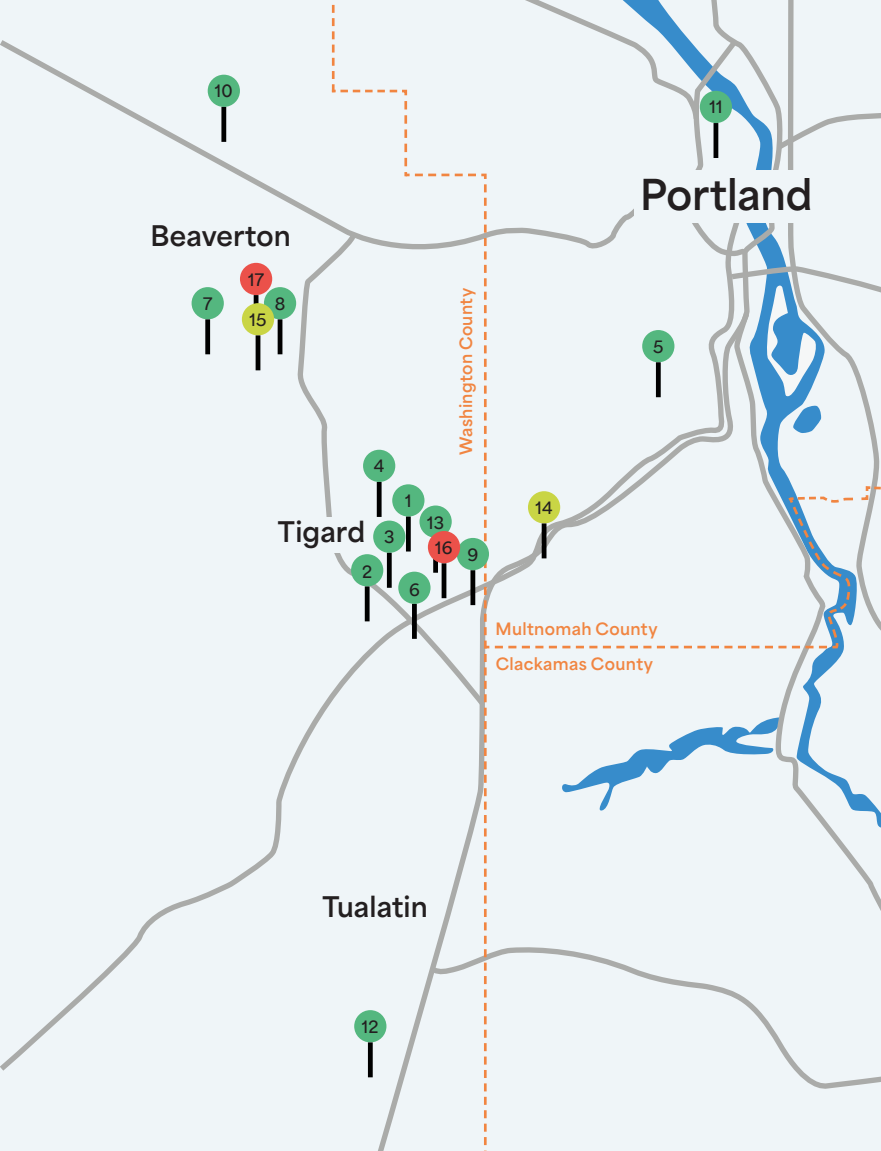
For Tania, who takes pride in a tidy home, the service made all the difference. "I cannot tolerate one cup in the sink. I just can't. And that service came from heaven to me. I love to live in a clean house," she said. "I'm so happy, and so grateful this service exists for people like me."

That same level of care extends well beyond Operation Scrub. Resident Services Coordinators regularly check in with Tania and her neighbors, delivering monthly cleaning supplies, bus passes, and food boxes, and organizing community events like Bingo nights and holiday gift bags, small touches that add up to make residents feel seen. For Tania, those gestures carry real weight. "It makes me feel so warm and thought of as a person," said Tania.

CPAH is grateful for our residents, people like Tania and others that make our communities good places to be.



"Stable housing like this means that I'm not going to be on the street, and the rent is affordable. That's all I need."



CPAH Properties ●

Pin #	Property
1	Metzger Park Apartments
2	Greenburg Oaks Apartments
3	Village at Washington Square Apartments
4	Oleson Woods Apartments
5	The Watershed
6	The Knoll
7	Spencer House Apartments
8	The Barcelona
9	Red Rock Creek Commons
10	Cedar Grove
11	The Joyce
12	Plambeck Gardens
13	Woodland Hearth

Properties in Construction ●

Pin #	Property
14	Jamii Court
15	Meadowlark Place

Properties in Pre-development ●

Pin #	Property
16	Torchwood South
17	Lombard West

CPAH Units: **708**

CPAH Communities: **13**

Units added in 2026: **63**

Buildings In The Pipeline



Jamii Court

Portland • 96 Units
Construction Starts:
Fall 2025
Expected Completion:
Summer 2027



Metzger Park Rehabilitation

Tigard • 32 Units
*Replacement of sewer main lines,
roof replacement, unit upgrades:
new cabinets, appliances, etc.*
Construction Starts: Fall 2026
Expected Completion: TBD



Torchwood South

Tigard • 50 Units
Construction Starts: TBD
Expected Completion: TBD



Meadowlark Place

Beaverton • 104 Units
Construction Starts:
Spring 2026
Expected Completion:
Spring 2028



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

We Did It Together!

Comfort and Care Cabinet Drive

CPAH's Youth and Family Program supports youth and families at six family-focused CPAH properties. A few years ago, our Lead Youth Services Coordinator noticed a recurring gap: families needed easier access to everyday personal care essentials. In 2026, we set out to close that gap – and the Comfort and Care Cabinets were born.

We installed six cabinets, one at each property – Greenburg Oaks, Oleson Woods, Village at Washington Square, Spencer House, Cedar Grove, and Plambeck Gardens – stocked with free essentials like sunscreen, shampoo, deodorant, lotion, underwear, and socks, available anytime youth and families need them.

In April 2026, we launched our first-ever Comfort and Care Cabinet Drive, and our community showed up in a big way. Building partners Colas Construction, LMC Construction, and Walsh Construction each sponsored a cabinet and filled it with requested items. Leadership Tigard's Class of 2025-26 donated boxes of hygiene products. Members of the Elsie Stuhr Center gave in-kind donations, and CPAH friends pitched in through our Amazon wishlist and monetary gifts. By the end of June 2026, we had more than enough to fully stock all six cabinets – offering no-cost essentials to every youth resident who needs them.

This was truly a community effort, and we're grateful to everyone who helped us provide our residents with the comfort and care they deserve.



Builder's Society



Affordable housing doesn't happen alone—it takes a community of people who care enough to invest in the future. That's the spirit behind CPAH's Builder's Society, a group of supporters who are helping shape what our community looks like for generations to come through planned gifts.

We'd love for you to be part of it. Reach out to **Philanthropy Officer Lindsey Leason** at lleaseon@cpahoregon.org to receive a pledge form and discuss benefits of joining.

Builder Society Members, We Thank You!

Ruth and Todd Adkins
Joan Corcoran
David Gutzler
Paul Jacobs

Be the reason something remarkable gets built.

Financial Snapshot

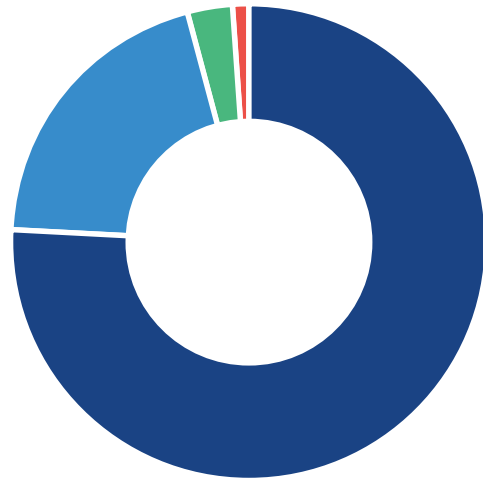
For The Fiscal Year of July 1, 2025–June 30, 2026

Revenues



- Rental & Tenant Income – 51%
- Government Grants & Contracts – 42%
- Business & Foundation Giving – 3%
- Individual Contributions – 2%
- Investment Income – 2%

Expenses



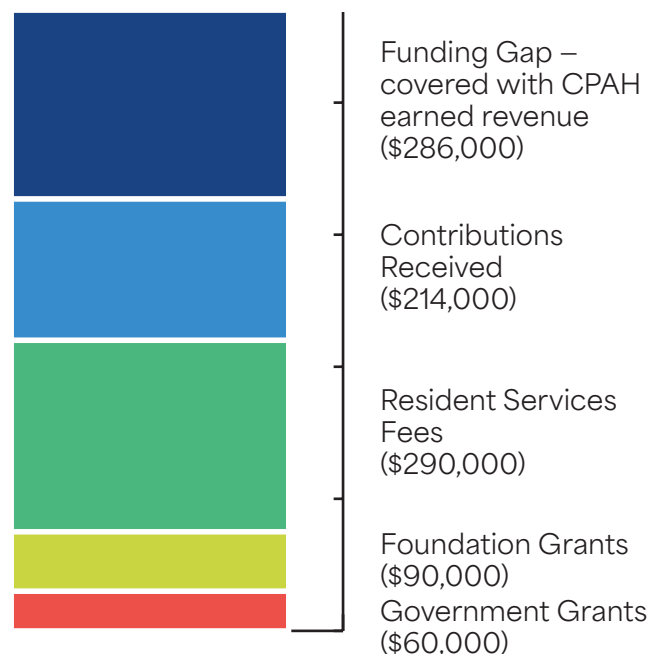
- Property Operations – 76%
- CPAH Programs – 20%
- Management & General – 3%
- Fundraising – 1%

Program Services



- Resident Services – 48%
- Supportive Housing Services – 23%
- Housing Development – 19%
- Asset Management – 7%
- Housing Education & Outreach – 3%

How CPAH Pays for Resident Services



Your contributions are a primary source of funding our resident services and youth programs. Contributions from our donors supports resident services, and allows CPAH to reinvest income earned from development and asset management back into developing and preserving affordable housing.



CPAH is in the 2026 Give!Guide

Support us with a gift online November 1 – December 31
giveguide.org/nonprofits/community-partners-for-affordable-housing

Board Members

Board President

Ruth Adkins, Retired

Board Vice President

John Trinh,
Portland Housing Bureau

Board Secretary

Justin Watson,
Community Advocate

Board Treasurer

Doug Christiansen, Papé

Resident Board Member

Irene Perezchica, Resident

Resident Board Member

Jeffrey Worthington, Resident

Resident Board Member

Doug Wilson, Resident

Board Member

Judy Werner, Retired

Board Member

Beth Kellan, LiveAble Homes

Our Vision

We envision inclusive, supportive, and safe communities with abundant housing.

Our Mission

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