

Dec. 4, 2019

Dear CPAH friend,

Greetings! You will see from the following newsletter that staff at **Community Partners for Affordable Housing (CPAH)** have been busy building housing this year! We are so very excited to be bringing new affordable communities to the region. But most important to CPAH are the residents we serve, they are at the center of everything we do. **Your gift to CPAH helps us to support residents with services, connect them to the larger community, and provide the housing they need.** During the holidays it is clear how much we all value safety and security at home, and community in our lives as well.

Many of our residents have amazing stories to tell, **stories that inspire us here at CPAH every day.** People who make real meaning of their own lives; achieving life goals while giving back and supporting those around them. As the days get shorter and colder, we can find warmth in the human spirit these stories describe. Housing is the platform underlying all this – without a place to live, these achievements are practically impossible.

- **Terry Martinez** came to The Barcelona at Beaverton in April 2016 from a market rate apartment in Aloha, where her rent had increased by \$300. Terry lives on a fixed income of social security disability and needed something more affordable. Terry is able to thrive in place and has become a leader in her community at The Barcelona. She is involved in resident activities on-site, and she appreciates The Barcelona's close proximity to downtown Beaverton. Terry is able to access groceries easily and takes the MAX to community appointments. She is on CPAH's Resident Advisory Committee, runs a resident movie night and bingo, and even has lobbied the legislature in Salem about affordable housing. Barcelona folks call her the "apartment mother." When telling her story, Terry said, *"This is the first time in my life that I have been involved in anything. I used to be very isolated."*
- **Marina and Gillianna**, 6, moved to Greenburg Oaks in May 2019 from a clean and sober living home that works to reunify child welfare involved families. Marina had heard that CPAH's Greenburg Oaks property supports families who need reasonable accommodations due to criminal backgrounds and thought it would be a good place where she and her daughter could live independently. She worked with Community Action to find and move into her apartment. Now, Gillianna attends CPAH's after school program twice a week, loves the playground, and has recently started attending yoga. Marina has also found community for herself at Greenburg Oaks, through on-site bible study and narcotics anonymous meetings provided by community members.



"Greenburg Oaks supports people and families who need a second chance" – Marina

With your help, by donating and partnering in the work we do at CPAH, these stories are possible. Affordable housing and services are powerful investments that can change lives and stabilize communities.

Donate now to CPAH so we can keep working hard to support this kind of transformation in the lives around us.

Warmly,

Rachael Duke

Rachael Duke, CPAH Executive Director

P.S. Please consider including CPAH in your will, giving a charitable donation directly from your IRA, or a gift of stock.

Community Partners for Affordable Housing - News Updates 2019

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CPAH's mission is to help our neighbors who are in need of quality affordable housing, and the demand is greater than ever.



This past year has been an amazing time for CPAH. We have been working hard and are pleased to announce that we now have two housing community projects under construction (one in Tigard and one in Beaverton) that will be ready to lease by the end of 2020. (See below for more info)

- **Cedar Grove**, (sketch and groundbreaking photo below), at the intersection of **NW Cornell Road and NW Murray Blvd.**, will provide 44 apartments – eight to be dedicated to homeless families – along with community space, an outdoor plaza and small park.



- **Red Rock Creek Commons**, (sketch and groundbreaking photo below), located at **68th Parkway in Tigard**, will have 48 apartments – with eight to be set aside with services for people living with mental illness – and will be part of the exciting new growth and redevelopment in the Tigard Triangle area.



CPAH also has another project funded and moving ahead, an **historic renovation of the Joyce Hotel in downtown Portland**, providing 66 apartments (along with supportive services) that will house formerly homeless people. We are looking at new housing opportunities as well – which we will be able to share soon. We at CPAH are so excited to be doing these projects and we thank our many partners for their contributions and assistance.



Annual HomeWord Bound: An Event of Literary Proportions fundraiser in April 2019 was our most successful ever, raising **\$98,000** for CPAH housing and programs, thanks to generous donors and sponsors!

Please Save the Date of Friday, April 3, 2020, 6-9 p.m. at the Oregon Zoo, for next year's HomeWord Bound, (which includes dinner, a silent auction, wine wall, and a dozen NW authors signing and selling their books). *More information will be available on CPAH's website in January 2019, cpahinc.org.*

CPAH Resident Services Updates 2019

Services for Kids:

After School Homework Club

- 60 children, grades K-10, participate at three CPAH housing communities.
- Focused on student success and learning, and includes: homework help, physical activities, (including yoga!), field trips, community gardening, and educational guests.
- Families can enjoy a meal and fun activities together at Community Nights (*shown right*).
- More than 150 kids (pre-K through high school) also receive new backpacks, school supplies and warm winter coats, thanks to our partners and donors.



Summer Youth Camps

- 54 children, grades K-10, participated at two CPAH housing communities.
- Program included Science Days, Art Club, Team Building and Healthy Behavior activities, and physical exercise with Play-Fit-Fun!
- Visitors included ZooZAP, COS Play, and Beaverton Parks & Rec. Children took field trips to the movies, a day trip to the Oregon Coast (*some kids saw the beach for the first time!*), and kayaking with Tualatin Riverkeepers.
- New Partnership: An intern from the Immigrant and Refugee Community Organization helped support the summer youth program.

Supporting Families and Individuals:

Eviction Prevention and Housing Stabilization

- **Every month**, approximately 50 residents from all properties receive housing stabilization support through community services.
- CPAH supports residents in several ways, including connecting residents to resources such as:
 - rent and energy assistance
 - access to medical services (including support with depression)
 - food security
- CPAH also assists in building community between residents through potlucks, arts and crafts, game nights, bingo, National Night Out celebrations, and health-focused activities (including yoga and health workshops).



Resident Advisory Council (RAC)

- The RAC has been consistently meeting since September of 2016 and is working together to create apartment livability teams at each building. At the most recent meeting five new residents attended the RAC to learn more about its purpose.

Additional Events and Services

- CPAH held over 80 events/activities in 2019 that were attended by 200+ residents (including over 70 seniors).
- We are addressing health by adding more yoga to our buildings and focusing on health related services and activities.
- PCC Scholarships for CPAH residents – funded by private donors in honor of Father Loren Kerkof, whose inspiration led to the founding of CPAH in 1993. Currently there are two residents attending PCC with the aid of this scholarship.
- We are working with the American Legion to supply additional food and services to senior residents who are Veterans (*shown right*).
- Sneak peek: In partnership with the National University of Naturopathic Medicine, we will have once a week health clinics in two of our buildings.
- CareOregon grant that will support our seniors and disabled residents with housekeeping assistance if needed.
- And we're starting new partnerships with service organizations that will strengthen our work in the area of supportive housing for vulnerable residents, including LukeDorf, Community Action, Cascadia Behavioral Health, Cascade AIDS Project and the Native American Rehabilitation Center.

