

From the Executive Director

8-9-18

Hello community members!

On Wednesday, August 8, 2018, CPAH had the opportunity to participate in a press conference organized by Oregon Housing and Community Services. The press conference, held at the site of our newest project – Cedar Grove on NW Cornell Rd and NW Murray Blvd – amplified CPAH’s housing project to come, but also highlighted the work that the state is doing to fund affordable housing around Oregon. Despite the 90+ degree temperature, 30 people gathered to express their excitement in anticipation of the housing to come.

Oregon Housing and Community Services Director Margaret Salazar announced that the state had just made 13 awards supported by federal 9% Low Income Housing Tax Credits, leveraging private investment and federal HOME funding to develop and preserve 796 affordable homes in communities across the state. She also mentioned that the latest round of awards brings OHCS to a record number of 7,800 units in the development pipeline. Good news for sure. We also heard from **Beaverton Mayor Denny Doyle, Washington County Commissioner Greg Malinowski, and Metro Council President Tom Hughes**. All speakers shared a sense of urgency regarding the housing crisis in which we find ourselves.

When I started as the director at Community Partners almost three years ago, Washington



Rachael Duke

County commissioners and land use staff were considering which use made the most sense for the piece of land at the Cornell and Murray intersection. CPAH staff and board are appreciative that the county chose to donate this property to affordable housing, as the need for this housing is enormous. In Beaverton right now, there are over 1,500 students who are homeless. That is why we are so pleased to be setting aside some of these apartments for families with children who have been living outside.

Cedar Grove will be more than just housing. It will be a platform for success. It will change lives. Residents will benefit from this incredible high-opportunity area. Young students will be able to attend excellent schools, like Sunset High School, just down the street. We are near jobs and transportation and wonderful community amenities like the library. We plan to provide gathering community space for the surrounding neighborhood as well as for our residents. We are looking forward to being an asset in Cedar Mill.

The work of affordable housing is not for the faint of heart. It takes time and requires real partnerships. In this case, Cedar Grove will likely take over five years from idea to building. Funding from our partners includes: federal tax credits and other funding from the state, land and funding from Washington County, transit oriented development funds from Metro, and support from the City of Beaverton.

Also, the long haul effort is not in the development process, exciting as that is, but in the ongoing operations. Because we are setting aside apartments for homeless families, we are grateful for additional support from the City of Beaverton for service dollars, and for our partnership with Community Action as well as our connection to the Homeless Education Liaison Center at the Beaverton School District. All this works together so that we can provide on-site support to families, ensuring that they are connected to community-based resources that will bolster them as needed.

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Finally, we echo the comments and concerns we heard from all the speakers at the podium, and **in particular we support the effort to pass a regional bond**. With bond resources available for development, there are sites right now in our community that could be developed without waiting for three years to line up vision with the layers of required funds. We urge our community to think about what we can all do together to increase resources and commitment for providing housing to vulnerable families and individuals who are working hard to stay safe, have good lives, and be a part of our neighborhoods, cities and suburbs.

Rachael Duke

Executive Director, Community Partners for Affordable Housing