



COMMUNITY PARTNERS  
FOR AFFORDABLE HOUSING

# Our Impact

**531** HOMES

**11** APARTMENT  
COMMUNITIES



**4,488** SERVICES  
DELIVERED

**1,046** RESIDENTS



**270** SENIORS  
SERVED

**217** YOUTH  
SERVED



**129** PSH CLIENTS  
SUPPORTED

**557** EVICTION PREVENTION  
SERVICES DELIVERED



**100** CASE MANAGEMENT  
CLIENTS SERVED



# Message From the Executive Director

Dear Community Partners:

I am excited to share with you another year of CPAH's impact in the community. You can see from our numbers that it has been incredibly busy here as we are building housing, managing the housing we have, supporting our residents, assisting people in ending their homelessness, advocating in the community, and operating the organization to make it all happen. I am incredibly thankful for all the people who work at CPAH with me, they are the absolute best.

I know all of us here at CPAH are inspired and amazed by our residents. I hope you are as well. Rosalia's story illustrates the stabilizing impact that housing has on people's lives. Without housing, it is almost impossible to work, volunteer, stay healthy, and pursue dreams. While CPAH, with community support, provides the housing and services, we see our residents doing even more to make it matter for themselves, their families, and their community.

We are so grateful to you, our supporters, for making it possible for us to do this work. Without your financial support, we would not be able to accomplish so much.

Thank you!



Warmly –

**Rachael Duke**  
Executive Director

## In the Pipeline

### Plambeck Gardens Grand Opening



Plambeck Gardens contains 116 apartments ranging from one to four bedrooms. Sixteen of the apartments will be housing families exiting homelessness. The building will include a community garden, a children's play area, a sports court, a pet area, and a community center. CPAH is excited to welcome new residents to their homes starting in January 2025.

**Primary Service Partners:** Community Action, Centro Cultural, and Neighborhood Health Center.

**Completion:** **Early 2025**

### Oleson Woods Rehabilitation



Oleson Woods rehabilitation includes improving the condition of the staircases, adding new siding to the buildings, and applying a new coat of exterior paint. Additionally, CPAH is partnering with The Homebuilders Foundation and Metro Nature in Neighborhoods Community Grants to help restore the wetlands because preserving native plants is essential to the environment.

**Project Funding:** Oregon Housing and Community Services (OHCS).

**Completion:** **Spring 2025**

### Woodland Hearth



CPAH will break ground at Woodland Hearth's future site in December 2024. Woodland Hearth will include 63 apartments, ranging from studios to four-bedroom apartments. A play area for kids, a community garden, outdoor seating, and a community space are included for residents to enjoy. Twenty-three of the apartments will be serving formerly homeless families.

**Primary Service Partners:** Native American Rehabilitation Association NW and Community Action. HAKI Community Organization is providing outreach on lease-up referrals.

**Construction Start:** **Winter 2025**  
**Completion:** **Summer 2026**

### Jamii Court



CPAH will redevelop the Portland Value Inn into 96 affordable housing units for families, with 20 apartments set aside for families exiting homelessness. Amenities include a community room with a kitchen, a second community room with a lending library, and an outdoor plaza with seating and a grill. The word "Jamii" comes from the Swahili language, which means "community." The name was selected after a series of engagement sessions with community members.

**Primary Service Partners:** HAKI Community Organization and the Urban League of Portland.

**Construction Start:** **Spring 2025**  
**Completion:** **Early 2027**

### Meadowlark Place



Named after the Oregon state bird, the Western Meadowlark, this community is across from the Beaverton City Library, will be serving people 55 and over, and has 95 one-bedroom units along with eight studios. It includes a community room with a kitchen, on-site resident services, a community garden, and a community-focused ground-floor commercial space. Some apartments will be set aside for those aging out of farmworker housing, while others will be housing seniors exiting homelessness.

**Primary Service Partners:** Urban League of Portland, Native American Rehabilitation Association NW, and Bienestar.

**Construction Start:** **Summer 2025**  
**Completion:** **Spring 2027**

## Resident Story

*“Having these resources and programs for my family gives me a sense of peace, knowing someone cares about us.”*



### Rosalia

Six years ago, Rosalia and her husband moved to this country looking for a better life. One significant challenge they faced was finding affordable housing. Eventually, they made their way to Greenburg Oaks, where they had the opportunity to build a community and grow their family.

Today, Rosalia especially values CPAH's youth programming and how it connects her whole family to the rest of the residents there. "It brings me joy to see my daughter Reina play with other kids in the apartment complex. Seeing her enjoy being a kid is a wonderful part of our new life here."

Rosalia's family especially loves the summer youth program, which includes visits from Play Fit Fun and gardening activities. The family also participates in Family Nights, which happen over the year and allow families to gather together.

"Living at Greenburg Oaks has given my family a sense of belonging and a place where we feel supported," she says. "Having these resources and programs for my family gives me a sense of peace, knowing someone cares about us."



## CPAH is in the 2024 Give!Guide

Support us with a gift online November 1 – December 31  
[giveguide.org/nonprofits/community-partners-for-affordable-housing](https://giveguide.org/nonprofits/community-partners-for-affordable-housing)

## Board Members

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### Board Vice President

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### Resident Board Member

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Akshita Thaduri, Nike

### Board Member

John Trinh, Portland Housing Bureau

## 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.