

## White Paper 2: Existing Organizational Presence

Portland/Tigard SW Corridor Equitable Housing Strategy  
Winter 2018

### Overview

This is the first in a series of white papers that will support development of the *Strategy*. EnviroIssues was tasked to provide the city with an understanding of the organizations currently providing human and housing services in the SW Corridor. This report documents the activity in the SW Corridor and the opportunities for partnerships gleaned from interviews with organizations identified by the City of Portland. The emerging findings will be used to understand gaps in service provision and to explore collaboration opportunities that can help advance the goals of the Equitable Housing Strategy.

This report identifies a draft list of organizations in the corridor that are currently funding, financing and developing affordable housing, or providing social services. This report also identifies which are participating in community development, which are providing human services, which are interested in a future collaborative partnership model and highlights organizational relationships.

### Key Findings/Takeaways

Project Team members identified the following themes which we recommend be considered in the development of the SW Corridor Equitable Housing Strategy.

- **The community, representative of the diversity in the corridor, must be engaged throughout the entire process.** Community goals can only be achieved when community members are meaningfully engaged and allowed the space and time to address their needs and concerns.
- **A racial equity framework must guide the housing strategy and inform the transit planning process.** To achieve equity goals, the tools and strategies implemented must protect the most vulnerable populations from high housing cost burdens and displacement. Leading with race will address the most vulnerable population's needs which paves the way for uplifting the population at large.
- **Organizations and service providers need funding and capacity building support to better serve the community.** The demand for services and tools in the Corridor is far greater than organizations can provide. It is critical to develop programs that can help

support the organizations active in the Corridor, especially those serving low income people and communities of color. Additionally, programs must serve the community and be implemented by the organizations active in the corridor.

- **A long term organizational structure community oversight committee would be beneficial.** To ensure community goals are met and to support a community driven process, it would be beneficial to form a long-term community livability organizational structure composed of affected and potentially affected community members including low income people and people of color. This body, if chartered accordingly, would review and advise on plans, program proposals and would monitor the implementation of policy programming and associated outcomes of housing, transportation and economic development associated livability and stabilization investments. At their January meeting, Advisory Group members confirmed clear roles, purpose, monitoring, evaluation and an enforcement mechanism would be important. Processes that engender trust and accountability are important outcomes. Members emphasized the need to ensure and fund capacity-building (time and resources) in existing organizations to be able to participate. Members emphasized the need to conduct intentional outreach to unrepresented and underrepresented vulnerable community members. As a best practice, keep in mind “participatory justice” protocols around time of day, language and making sure everyone at the table understands key concepts.

## Methodology

In October and November 2017, Project Team members conducted phone interviews with leaders from the following organizations:

- Pam Phan, Community Alliance of Tenants (CAT)
- Kelly Haines, WorkSystems Inc.
- Vivian Satterfield, Organizing People/Activating Leaders (OPAL)
- Fatmah Worfeley, Momentum Alliance
- Sylvia Bogert, Southwest Neighborhoods, Inc. (SWNI)
- Chris Chiacchierini, Neighborhood House
- Val Valfre, Washington County Housing Authority, Oregon Housing & Community Services (OHCS)
- Dan Valliere, REACH Community Development
- Sheila Greenlaw Fink, CDFI Community Housing Fund (CHF)
- Rachael Duke, Community Partners for Affordable Housing (CPAH)
- Felicia Tripp, Portland Housing Center
- Jonathan Truitt, Home Forward
- Wajidi Said, Muslim Education Trust (MET)

The Project Team asked the following types of interview questions:

1. Whether the organization would be interested in joining a collaborative model to support implementation of the Equitable Housing Strategy

2. Summarize the services the organization currently provides in the SW Corridor
3. Identify additional services the organization would like to provide
4. Describe what would be necessary for the organizations to provide those additional services
5. Identify other issues the consulting team and cities should be considering

## Appetite for Organizational Structure

All organizations were asked if they would be interested in participating in a lasting collaborative partnership model. All expressed the desire to participate stating there is value in partnerships among organizations to advance housing and human services for the area, overall livability, and the major commitments to be included in the equitable housing strategy. Contingencies that might preclude involvement include:

>**Capacity and Time** are major challenges that all organizations already face now. Participation in an organizational structure would need to offer capacity building to the organizations for them to meaningfully participate while also continue pushing individual missions.

>**Available capital** to implement the structure's goals and priorities would need to be available.

>**Representation, Co-Creation** must reflect the community and must include disenfranchised communities. Community partners must actively help develop and implement the strategies, not have it handed to them.

>**Equity Lens** development was important to several interviewees; getting clear on that from the outset. Agreeing upon a definition of equity for the organizational structure for the SW Corridor would be a first step.

## Organizational Descriptions

This section provides a high-level overview of each organization's function. Please refer to Appendix A for a working draft matrix that lists human and housing services currently offered for each organization. We will update this document based on corrections and additions provided by community stakeholders and Advisory Group members.

**Community Alliance of Tenants (CAT)** is Oregon's only statewide grassroots membership organization comprised of low-income tenants advocating for safe, stable, and affordable rental homes. CAT serves a range of populations including low wage workers, families with children, people with disabilities, seniors, and people of color.

**WorkSystems Inc.** is a non-profit organization serving Multnomah and Washington Counties with local workforce development. WorkSystems Inc. develops policies and designs workforce development programs and services to help people get the skills, training, and education they need to go to work or to advance their careers. Their constituents include underserved populations, low-income populations, and people of color.

**OPAL** is a grass roots membership organization dedicated to organizing people to fight for environmental justice, institutional inequality, and leadership building. Their membership includes people of color, low-income renters, immigrants, multi-generational people, transit dependent, hyper mobile members due to housing pressures, and youth.

**Momentum Alliance** is youth led non-profit organization dedicated to uplifting and mentoring youth to realize their power as social justice leaders. Their membership caps people aged between 14 and 30 who identify as undocumented, immigrant, indigenous, LGBTQ, gang-affected, HIV-and STI-positive, low income, youth of color, youth with disabilities, houseless, war-experienced, and sexual assault and abuse youth victims.

**Southwest Neighborhoods, Inc. (SWNI)** is a non-profit neighborhood coalition supporting seventeen neighborhoods and three business associations in Southwest Portland. For more than 20 years, they have worked to empower public participation in civic affairs and improvement in livability for the following neighborhoods: Arnold Creek, Ashcreek, Bridlemile, Collins View, Crestwood, Far Southwest, Hayhurst, Hillsdale, Homestead, Maplewood, Markham, Marshall Park, Multnomah, South Burlingame, South Portland, Southwest Hills, and West Portland Park.

**Neighborhood House** is a leading social service provider offering a wide range of programs to meet the needs of low income children, families, and senior community members. Their programs strive to support children's success in school and life, help families get out poverty, and support seniors to live independently.

**Washington County Housing Authority** provides affordable housing for low-income families, veterans, elderly, disabled, and homeless persons residing in Washington County. The housing authority currently owns 243 units of public housing, 2,765 units of subsidized rental housing, and 521 units of affordable rental housing, and has assisted in the development of over 2,000 additional units of affordable rental housing for low-income Washington County residents. Washington County provides some funds for other low-income housing developers, such as CPAH and REACH CDC.

**Oregon Housing and Community Services (OHCS)** is the state's housing finance agency that provides financial and program support to local partners and community based providers to create and preserve opportunities for affordable housing for low and moderate-income Oregonians. OHCS provides some funds for other low-income housing developers, such as CPAH and REACH CDC.

**REACH CDC** is a nonprofit community development corporation that develops affordable housing in the Metropolitan region including, Multnomah, Washington and Clark Counties. They have developed a wide range of properties including single-family rental homes, high-density apartment towers, and affordable row housing for first-time home buyers and historic apartment buildings.

**Home Forward** is the housing authority for Multnomah County. The organization is committed to providing affordable housing to low-income people, families people with disabilities, and

seniors. Their offerings include apartments for rent, public housing, and rent assistance in Gresham, Fairview, Portland, Troutdale, and other East County communities. Home Forward properties in the SW Corridor include Stephens Creek Crossing (6719-6863 SW 26th Avenue), Ashcreek Commons (11230 SW 62nd Avenue), and Slavin Court (4702 SW Slavin Road).

**Community Housing Fund** is a non-profit corporation that secures capital and then makes those funds available to support community partners' efforts to create and preserve affordable housing in the Washington County.

**Portland Housing Center** is a nonprofit organization that offers access to homeownership through education, counseling, and financial services assistance to Portland residents. They offer homebuyer education, foreclosure assistance, closing cost assistance, first mortgages with low down payments, and access to savings matching programs.

**Community Partners for Affordable Housing (CPAH)** is an organization that develops affordable housing with services for diverse residents including families, seniors, and people with disabilities in Washington County and SW Portland.

**Muslim Educational Trust (MET)** is an organization dedicated to creating a collaborative and nurturing atmosphere within the Portland Muslim community.

**Impact NW** currently provides SUN school after school services focused on serving low-income youth.

**Portland Community College** provides post-secondary education on a range of topics at the Sylvania Campus, including health care and related coursework.

## Existing Services

All organizations interviewed are currently active in the SW Corridor by providing either human services or housing services. Of the thirteen organizations, eight were found to be actively funding, financing and/or developing affordable housing, while the remaining six provide human services, professional development, advocacy, engagement and/or outreach related support.

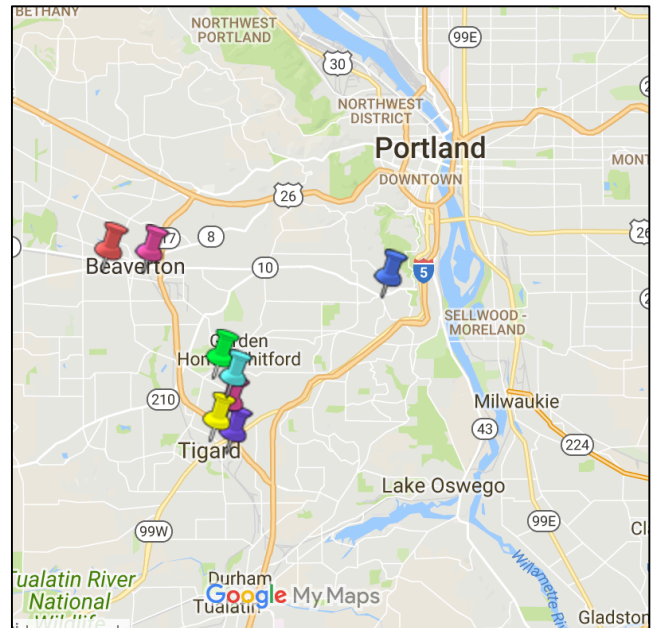
## Housing Services

The eight organizations actively funding, financing and/or developing affordable housing include:

- Neighborhood House
- Washington County Housing Authority
- Oregon Housing and Community Services
- REACH

- Home Forward
- Community Housing Fund
- Portland Housing Center
- Community Partners for Affordable Housing (CPAH)

Figure 1. CPAH Property Locations



Source: CPAH website

In terms of affordable housing in the SW Corridor, Neighborhood House and CPAH have the largest presence in the area. From our interview with **CPAH**, we learned that six of their eight affordable housing complexes are located along the SW Corridor (refer to Figure 1). The six apartment complexes (listed below) provide a total of 277 units to families at 60% or less of the Portland metropolitan area median income. Additionally, families and individuals residing in the housing apartments are provided with support and skill building activities.

Funding is a pervasive issue at CDCs and affordable housing nonprofits. In our interview, we heard that CPAH would ideally like to reinvest all the developer fees back into the community. However, like most small affordable housing developer-owners, CPAH does not have enough operating funding to cover overhead and must use some developer fees to cover general operations. In addition, the lack of funding for core operations and asset management means that time and effort must go toward fundraising for the small organization’s overhead, which is time and effort that is taken away from providing housing and services to the community. The organization also stated the need for more local capacity building and training programs for resident services, asset managers, and other financial staff overseeing CPAH’s affordable housing portfolio.

In addition to needing additional funding for core operations, most affordable housing developers agree that there is not enough funding available to build the affordable housing necessary to meet the very high demand for affordable housing in the SW Corridor (or the region).

>**The Knoll at Tigard Apartments** includes 45 one-bedroom units and 2 two-bedroom units for seniors (age 55+) in Tigard’s City Center. A large community room and a more private “living room” is available for residents on the first floor. CPAH offers their “Thriving in Place Program” to residents which seeks to allow residents to “age in place” and live independently.

>**The Watershed at Hillsdale** is mixed use affordable rental housing for seniors totaling 51 units, with 40 units available to individuals at or below 30% of area median income, and eight units set aside for formerly homeless veterans. The Watershed Building is home to CPAH’s administrative offices and a community event space. Like the Knoll at Tigard Apartments, The Watershed at Hillside also offers residents CPAH’s “Thriving in Place Program.”

>**Oleson Woods** is a 32-unit affordable housing complex equipped with a small manager's office, computer lab with high speed internet access, meeting room, kitchen, bathrooms, coin-operated laundry and storage. Additionally, CPAH offers resident youth participation in their after-school program that includes homework mentoring, crafts, games, and gardening activities.

>**Village at Washington Square** is a 26-unit development with a mix of one, two, three and four-bedroom units.

>**Greenburg Oaks** is CPAH's first housing project that includes 84 units, half-court basketball and blacktop recreation area and community garden. Like Oleson Woods, resident youth can participate in CPAH's after-school program.

>**Metzger Park** is a 32-unit development comprised of one, two, and three-bedroom units.

From our interview with **Neighborhood House**, we learned they are in the process of converting one of their offices in Multnomah Village into a three-story, low-income housing complex for senior community members in the area. The new complex will offer residents a senior service program that encourages active, healthy, and independent lives. In addition to this work, Neighborhood House is a social service provider in the Portland area delivering education and social support programs that fall into the following four service areas:

>**Early Childhood** programs offer families support for healthy development and early learning for children aged 0-5. A total of three programs under this service area: 1) The Head Start program which serves children 3-5 years with education, disabilities, and mental health services, 2) Preschool promise program which serves children 0-3 years old and their families in West Multnomah County who earn up to 200% of the poverty level (open five days per week), and 3) a Parenting Program that helps parents enhance their parenting skills to support families in decisions with early childhood education and parenting.

>**School-aged Youth** programs promote educational success and family involvement to disadvantaged students at nine schools in Southwest and North Portland. Their program called, SUN Community School program, offer families and children with a range of support including homework help, tutoring, classes for adults (parent education), cultural and community events, access to basic needs such as food boxes, energy assistance, and counseling.

>**Families in Need** is a program for low-income and homeless families that offer immediate, basic needs as they work toward long-term self-sufficiency. Resources include transitional housing for homeless families, education, food stamps, childcare, and transportation.

>**Senior** service programs promote active, healthy, and independent lives to senior community members. Services include (1) care management for at-risk seniors to access necessary services for independency, a (2) senior center that includes a wide range of educational, recreational, social and health improvement activities, information and assistance to medical transportation, housing information, medical/dental information, and health insurance benefits, senior transportation, and monthly foot care clinics.

Although, Neighborhood House is very active in the SW Corridor, they stated their service offerings are not enough to meet the demand in the community. Funding, capacity and cost are barriers.

## Human Services

Organizations that offer human services include:

- Community Alliance of Tenants (CAT)
- WorkSystems Inc.
- Neighborhood House
- OPAL Environmental Justice
- Momentum Alliance
- Southwest Neighbors Inc and the associated 17 individual neighborhood associations
- Portland Community College
- HAKI for the Somali community and other mutual assistance organizations
- Islamic Center of Portland
- Portland Public Schools K-8 and Other Private Schools

As described in the previous section, **Neighborhood House** offers a range of services for children, families, and seniors in the Multnomah County.

**CAT** is a statewide tenant rights organization that focuses on empowering tenants to demand safe, stable, and affordable rental homes. To advance this work, CAT offers four programs:

>**Tenant Education** programs offer basic information and strategies for fair housing and protection. The tenant education program includes many components such as the Renter's Rights Hotline that gives tenants detailed information about their rights and practical suggestions to help protect rights, workshops in the community to provide orientation to landlord-tenant law, and a series of informational brochures that explains tenant law in everyday language.

>**Tenant Advocacy** to end housing injustice that impacts low-income renters on a daily basis at the local and state levels.

>**Tenant Power** seeks to build membership power through education, advocacy, building-based organizing, leadership development and membership engagement. CAT's leadership development includes volunteer training to become Renters' Rights Hotline specialists, public speaking, popular education, dismantling structural racism and oppression, meeting facilitation, and grassroots fundraising. CAT's membership engagement includes organizing CAT members for rallies and other direct actions, such as public testimonies and forums. In addition, CAT conducts focus groups and surveys to gather information from members about the challenges and successes they have faced in housing.

>**Campaigns.** Currently, CAT is organizing to advance their Just Cause Campaign. This campaign seeks just cause eviction statutes in Oregon and city law which protects tenants from



eviction for an improper reason. A task force has been created to conduct research, get other organizations to endorse this campaign, and help further develop the campaign.

In our interview with CAT, we learned CAT has partnered with the City of Portland to support engagement related to SW Corridor planning efforts. Like Neighborhood House, CAT faces many challenges in meeting the community's demands for services, such as resources, staff capacity, and funding. We learned their hotline is available in multiple languages, the workshops are culturally relevant, and they have four tenant protection specialists in Asian Pacific American Network of Oregon (APANO), and Immigrant & Refugee Community Organization (IRCO), Self Enhancement, Inc., all of which require resources and have high costs but have positive important outcomes.

**WorkSystems Inc.** is the local workforce development organization in Multnomah and Washington Counties. They pursue and invest resources to improve the quality of the workforce in the region and develop policies and design workforce development programs that are delivered through their network of local partners. Programs provide training, education, and skills needed for people to go to work or to advance in their careers. Annually, they are engaging roughly 87,000 people.

WorkSystems focuses on four sectors, health care, high tech, construction, and manufacturing, all of which have identified diversity (racial and gender) as a priority. To respond, WorkSystems has partnered with culturally specific organizations such as the Urban League, Native American Youth and Family Center (NAYA), Portland Opportunities Industrialization Center (POIC), Asian Pacific American Network of Oregon (APANO), and Immigrant & Refugee Community Organization (IRCO), to name a few, to extend services to their community members. Partnerships with these organizations have been valuable for WorkSystems, however, they face challenges including funding to support marketing efforts to expand their reach to communities of color and low-income populations, and funding to support more trainings. Additionally, WorkSystems has identified a big need for human services to community members. Often, community members ask for services such as rent and transportation assistance, child care, and subsidies for the training. They are also aware that participants who are homeless or struggling to maintain their housing face many challenges engaging in employment services and often leave the program without accomplishing career goals. In response, WorkSystems partnered with Prosper Portland in 2012, to develop and fund The Economic Opportunity Program (EOP) which gives low-income individuals the opportunity and assistance that is often needed to develop career goals that lead to self-sufficiency and subsequent housing stability. To address the needs of housing insecure EOP participants, Worksystems partnered with Home Forward and Human Solutions to create housing assistance for EOP participants in 2015. The following year, EOP rent assistance expanded to include funding commitments from the Portland Housing Bureau and A Home for Everyone. This program has been successful in providing vulnerable community members an avenue for focusing on career goals and obtaining skill building trainings that lead to higher waged employment to meet the ever-rising cost of housing.

In our interview, Worksystems did mention a drawback with the EOP program around the three eligibility requirements which include: 1) 50% or less of area median income, 2) City of Portland or Multnomah County residency, and 3) Workforce Innovation and Opportunity Act (WIOA) eligible which requires having legal documented permission to work in the United States. WorkSystems identified these eligibility requirements as barriers for community members, including undocumented immigrants, living in Washington County in the SW Corridor. Additionally, like other organizations, the demand and need for this program and the associated support far exceeds the supply.

**OPAL** and **Momentum Alliance** are both non-profit organizations charged with advancing social and racial justice. OPAL specifically works to activate leaders to advocate for more equitable, safer and healthier neighborhoods while Momentum Alliance focuses on inspiring youth to become social justice leaders to advance equity in institutions. Both offer programs to help their members develop leadership skills like public speaking, organizing, and advocacy. Additionally, OPAL trains their members to campaign and partner with other local and state coalitions that share similar passions such as Transportation for Oregon's Future, Oregon Inclusionary Zoning Coalition, Healthy Communities Collaborative, Transportation Justice Alliance, Welcome Home Coalition, Multnomah County Climate Justice Collaborative, and Anti-Displacement PDX.

Momentum Alliance has an emergency fund that offers one-time support to youth who may need housing or payment for tuition. They also work as a liaison between youth and partner organizations that offer social services. In both interviews, the organizations identified a need for more funding, resources, and time to continue to support their current service offerings. Also, both stress the importance of stipends and grants to continue their work on the SW Corridor transit and housing planning processes through partnerships, including with public entities like the City of Portland and Metro.

**SWNI** encourages, supports and coordinates community member participation in 17 Southwest Portland neighborhoods in matters that affect overall livability, inclusivity and stabilization in Southwest Portland. Core service areas include providing educational resources, communication between neighborhood associations, and facilitation of neighborhood projects such as neighborhood cleanups, candidate fairs, picnics, and open space parks. SWNI staff and leadership are concerned about rising displacement and are well aware and interested in demographic changes that continue to evolve. They would like to partner on additional homeownership and stabilization strategies. SWNI has an Equity and Inclusion committee dedicated in ensuring Southwest Portland residents do not fear displaced caused by rising housing costs.

Advisory Group members also mentioned locally-based **centers of faith**, such as HAKI (a mutual assistance organization created out of the need in the Somali community in SW to build wealth through homeownership and other stabilizing forces) and the Islamic Center of Portland.

Advisory Group members also pointed out the important contribution schools make to community stabilization. Schools and the educational and other supportive services they deliver are an essential part of the SW corridor human service fabric. For example, Advisory Group members mentioned the

SUN afterschool programs at Markham as well as Title I programs at area K-8 schools. Advisory Group members also encourage the recognition of the ecosystem of institutions that families with children and youth connect with daily: schools, libraries, parks, and community centers that play an often-invisible role of support when talking about community connectedness. While they are not directly development related, they are part of the interstitial fabric that helps provide a supportive community environment as envisioned for SW Corridor.

## Organizational Relationships

This section provides a high-level overview of the current relationships among the organizations active in the SW Corridor. Please refer to Appendix B for the relationships communicated in graphic form.

We identified organizational memberships and commitments to two coalitions and two groups. Descriptions of these groups/coalitions follow.

The City of Portland's **SW Equity and Housing Advisory Group** was formed for members to provide direction to the SW Equitable Housing Strategy project team as priorities and recommendation are developed and vetted. Additionally, group members will support the City's commitment to advancing racial and social equity in all aspects of the project.

Organizations identified as members of this group include:

- Community Alliance of Tenants (CAT)
- Community Housing Fund (CHF)
- Community Partners for Affordable Housing (CPAH)
- Home Forward
- Momentum Alliance
- Muslim Education Trust (MET)
- Organizing People/Activating Leaders (OPAL)
- Unite Oregon
- Washington County Housing Authority
- Oregon Housing & Community Services (OHCS)
- Worksystems

Metro formed the **Southwest Corridor Equitable Development Strategy (SWEDS)** project oversight committee for members to set and approve the SW Equitable Housing Strategy project goals, shape and sustain the vision and outcomes, and provide project leadership for the Equitable Development Strategy. The oversight committee reviews and approves all staff and advisory group recommendations regarding all project deliverables. Organizations identified as members of this group include:

- Momentum Alliance
- Southwest Neighborhoods, Inc. (SWNI)
- Washington County Housing Authority
- Oregon Housing & Community Services (OHCS)
- Worksystems

**Welcome Home Coalition** consists of 151 organizations working together to advance housing justice, address socioeconomic disparities, institutional racism, and unequal access to housing statewide. Organizational members work towards equitable allocation of resources in communities that have been disproportionately impacted. Organizations identified as members of this group include:

- Community Alliance of Tenants (CAT)
- Organizing People/Activating Leaders (OPAL)
- Neighborhood House
- REACH Community Development
- Community Housing Fund (CHF)
- Community Partners for Affordable Housing (CPAH)
- Home Forward
- Portland Housing Center

Lastly, recently formed and still formally developing is the **SW Corridor Coalition**. This coalition currently receives funding by the Meyer Memorial Trust to advance social equity and housing justice in the SW Corridor. Organizations identified as members of this group include:

- Community Alliance of Tenants
- Community Partners for Affordable Housing
- Muslim Educational Trust
- Momentum Alliance
- OPAL Environmental Justice Oregon
- Unite Oregon

## Appendix A: Organizational Structure Matrix

Organization	Service Boundaries	Human/Social Services	Housing Services
Community Alliance of Tenants	Portland Metro Area	<p>Orientation workshops to landlord-tenant laws</p> <p>Renter information brochures</p> <p>Safe Housing Project: Program designed for participants develop skills in leadership, public speaking, meeting facilitation, and grassroots organizing</p> <p>Campaigns</p> <p>Contracts with the City of Portland for project engagement efforts when needed</p>	Renter's Rights Hotline Service
Washington County Housing Authority	Washington County	<p>Family Self Sufficiency (HUD) program. As a part of Washington County's FSS program, participants work with a FSS case manager to develop a plan that outlines specific activities needed to achieve their economic self-sufficiency goals.</p>	<p>Provides affordable housing for low-income families, veterans, elderly, disabled and homeless persons residing in Washington County.</p> <p>Owns 243 units of public housing, 2,765 units of subsidized rental housing, and 521 units of affordable rental housing.</p> <p>Has assisted in the development of over 2,000 additional units of affordable rental housing for low-income Washington County residents.</p>
Community Housing Fund	Washington County	N/A	<p>Secures new sources of capital to provide flexible financial support to community partners to create/preserve affordable housing.</p> <p>Provides strategic investments to bridge the gap between the award and ultimate receipt of an anticipated investment to keep development timelines moving and solidify eventual source of funding</p> <p>Finances land acquisition by its partners when prices are relatively low</p>
Portland Housing Center	Portland Metro Area	N/A	<p>Individualized home buyer counseling</p> <p>Quality financial &amp; home buyer education</p> <p>Matched savings and down payment assistance for qualified households</p> <p>Affordable, fixed rate mortgage loans to finance housing</p>
Community Partners for Affordable Housing	<p>Tigard-Tualatin Area</p> <p>Beaverton</p> <p>SW Portland</p>	<p>Support and skill building activities for individuals and families (Programs include: Summer Youth program, after school programming, Senior programming, community building (i.e. National Night Out celebrations, community potlucks, etc.)</p>	<p>Provides safe and healthy affordable housing (8 apt complexes owned with a total of 372 units for families at 60% or less of the Portland Metro area median income_</p>

Organization	Service Boundaries	Human/Social Services	Housing Services
Neighborhood House	Multnomah County	<p>Early childhood programming</p> <p>School aged youth programming</p> <p>Families in Need Support (Transitional housing for homeless families, food stamps and other food resources, education, health plans, transportation, childcare, furniture, social security online, telephone assistance programs)</p>	In the process of converting one of their offices in Multnomah Village into a three-story, low-income housing complex for senior community members in the area
REACH	Oregon Washington	<p>Economic Empowerment Programs</p> <p>Youth programming</p>	Develops affordable housing (To date they have developed and acquired 2,073 units of housing that are affordable, attractive, and built to last)
Home Forward	Portland	<p>Support systems: job training and referrals, child care referrals</p> <p>Collaboration with Portland YouthBuilders Program: Yearlong program offered to low income youth aged 17-24 that pays their schooling to learn a trade and plan for their future. All students receive career development skills, leadership development opportunities, and long-term support.</p>	<p>Dedicated to offering affordable housing for individuals and families who are challenged by income, disability or special need</p> <p>Offers: more than 6,000 apartments to rent, including approximately 1,980 units of public housing, and approximately 9,390 Section 8 rent assistance vouchers</p> <p>Rent assistance</p>
WorkSystems	Multnomah County City of Portland Some Collaboration with Washington and Clackamas Counties	Training resources and programs designed to help people get the skills, training, and education they need for in-demand occupations in the manufacturing, construction, healthcare, and high-tech sector.	Rent assistance services through a partnership with Home for Everyone
OPAL	Portland Metro Area	<p>Contracts with the City of Portland for project engagement efforts when needed</p> <p>Campaign planning</p> <p>Power analysis</p> <p>Strategy</p> <p>Fundraising</p> <p>Leadership skills (Public speaking, recruitment, phone banking, money management)</p> <p>Engagement</p> <p>Leadership Programs:</p> <ul style="list-style-type: none"> <li>-Bus Riders Unite</li> <li>-Youth Environmental Justice Alliance</li> <li>-Organizers-in-Training</li> </ul>	N/A
Momentum Alliance	Portland Metro Area	Public transit tickets, food, and childcare reimbursement	Emergency fund available for use 1 or 2 times for youth when needed.

Organization	Service Boundaries	Human/Social Services	Housing Services
		Tuition assistance (1-2 times) Leadership camps Cohort leadership programs Internships Partnerships with Metro and city of Portland for engagement efforts on various projects.	
Southwest Neighborhoods Inc.	SW Portland	Citizen Participation  Neighborhood Association project support (marketing, cleanups, fairs, picnics, parks, newsletters, crime prevention)	N/A
Neighborhood House	Portland Metro Area	Early Childhood Programs Parenting Programs Youth & family programs Food stamps/food box program Health plans Transportation	Transitional housing for homeless families  Rent assistance
MET	Portland Metro Area	Hosting speakers/international visitors Monthly Forums Workshops Lectures Interfaith Events Support Muslim families with food, utility and medical bills.	N/A

**Appendix B: Organizational Relationships Graphic**  
 Southwest Corridor Equitable Housing Strategy

