

2005–2006 Annual Report



The  Neighborhood
Partnership Fund



Together we can

Change is rampant in the community development industry in Oregon and nationally. More and more low and moderate income Oregonians are facing difficult choices every day between adequate housing and other essential needs. As these community needs increase, NPF and our partners are challenged to broaden our scope of work and our capacity to respond. While change can be hard, it also holds promise. With creative responses and new thinking, we believe that today's challenges will open a path to greater impact –measurable benefits to hard working Oregon families and our vulnerable neighbors, visible contributions to our communities and neighborhoods.

The Neighborhood Partnership Fund (NPF) is proud to be an industry leader and an agent of this change. We are cognizant, though, that change must build on what we know and best utilize our strengths. The vibrant infrastructure that sustains community development in Oregon is just that – vibrant – and capable of adapting to what the future holds. Building for the future requires that we understand the talent and wisdom of the organizations and communities that comprise our network.

New and ongoing initiatives at NPF this year reflect our focus on the future. Policy and advocacy for increased resources is a primary focus, as we continue as catalyst of the Housing Alliance and cultivate champions for community development within the legislature and public sector. Leadership development within our partner organizations remains central, with a focus on succession planning and cultivating a diverse new cohort of industry leaders through the Future Leaders Initiative. And, we are maximizing our collective ability to benefit the lives and circumstances of lower income Oregonians and to measure our impact with our ongoing work to strengthen resident services programs, cultivate child care opportunities, and promote asset building.

Thank you for your support and engagement with NPF. We invite you to join with us this year as we embrace change and build towards a stronger future.


LYNN SCHOESSLER
CHAIR


JANET BYRD
EXECUTIVE DIRECTOR

The Mission of The Neighborhood Partnership Fund:

NPF's innovative leadership and resources support the creation of affordable homes, healthy communities, and economic opportunities for low income Oregonians.

To achieve our mission, NPF works to maintain and manage a multitude of partnerships and collaborative efforts. Through these partnerships, we provide key infrastructure for the network of affordable housing developers and community development organizations in Oregon.

NPF has three goals for the time period 2005–2010:

GOAL ONE:

Oregon's communities will thrive while meeting the housing needs of all residents.

NPF will build a community consensus that housing affordable at all income levels is essential to Oregon community vitality. We know that achieving this goal will require a strong, competent, and visionary affordable housing industry capable of anticipating organizational transitions and planning for change.

GOAL TWO:

Low income Oregonians will have increased opportunities to succeed in school and life. Success will be maximized by an infrastructure of interwoven housing and services provided by a vibrant network of community development organizations.

Every Oregonian deserves the opportunity to maximize their success and make the most of their abilities. Affordable housing plus access to services is the means to make that opportunity happen. NPF is committed to the development of housing and services programs that demonstrate an impact on the lives and accomplishments of low income residents with a variety of backgrounds and abilities.

GOAL THREE:

Low income Oregonians will increase their household financial resources and stability. NPF will work with partners to build individual, family, and community social and financial assets.

NPF partners to provide access to Individual Development Accounts which allow individuals to multiply their savings towards a new home, higher education, or a small business.



Program areas:

Support for Housing Developers

NPF works in partnership to provide financial and technical support to high-performing Oregon Community Development Corporations. In 2005-2006, 12 groups were funded through the Portland Neighborhood Development Support Collaborative, and 21 groups through the Oregon Community Development Collaborative. These collaborative structures assist organizations in developing benchmarks for success, monitoring progress, and addressing organizational challenges. Our role as program administrator keeps us integrally connected to the industry. Current partners in the collaboratives are Enterprise Community Partners, Portland's Bureau of Housing and Community Development, and Oregon Housing and Community Services.

The Oregon Community Development Collaborative has emphasized support of innovative partnerships and cooperative efforts for the past several years. "Partnership bonuses" have supported CDC-proposed activities including common asset management, joint housing and homeownership program development, and others. This past year, we also engaged a consultant to work with organizations in the mid-Willamette Valley to explore regional partnerships, which has spawned ongoing collaboration.



Sustaining a Vibrant and Capable Professional Network

Locally available training and technical assistance that responds to the ever-changing needs of the industry supports a thriving community of capable CDCs, ready and able to take on new challenges. In 2005-2006, 250 participants attended one of NPF's formal training sessions. Washington Mutual and the US Dept of Housing and Urban Development are primary supporters of these efforts. US Bank and Wells Fargo also provide support.

We continue to promote a three-part training and technical assistance delivery model, combining

- national caliber trainings,
- peer support networks which provide a forum to talk through approaches, problems and concerns in a supportive environment,
- on-site technical assistance so that new approaches can be fully implemented.

Succession planning has risen in priority within the community development community. In February we released a comprehensive report on succession planning needs and progress in Oregon, and we began strategizing a response. In 2005-2006, Enterprise Community Partners and NPF provided support to four organizations working on a succession plan, and we supported one Executive Director transition and one merger. In June 2006, Meyer Memorial Trust awarded us support for our Future Leaders Initiative, an exciting multi-year effort to develop a diverse and capable cohort of emerging industry leaders. This new leadership core is a critical element in preparing for the future of the industry.

2005-2006 also brought increased interest in assessments of organizational strengths, opportunities, and challenges. With Oregon Housing and Community Services and Enterprise Community Partners, we continue to work to challenge organizations to critically assess their performance and build stronger organizations.

Maximizing Resident Opportunity/Asset Building

Stable, decent, affordable housing is an essential support to low income individuals and families. However, many of our community members face significant barriers to success and need more than affordable housing.

NPF's work in this arena evolved significantly in 2005-2006.

RESIDENT SERVICES DEMONSTRATION

Our Resident Services Demonstration Project and our child care initiative make resources and technical assistance available to organizations providing housing plus services, and seek to measure both individual outcomes (better grades in school, financial literacy) and system-related outcomes (lower involuntary turnover, lower maintenance costs). Our report on Phase One was issued in Spring 2006, and in June 2006 we were awarded a challenge grant from Meyer Memorial Trust to help launch phase two.

INDIVIDUAL DEVELOPMENT ACCOUNTS

In 2005, we raised \$1.5 million through the sale of Oregon state tax credits to be used to match individuals' savings towards higher education, a new home purchase, or a small business startup. In 2006, we expect to raise \$3 to 4 million. The funds are utilized by a network of statewide partner organizations that provide financial literacy training, enterprise development assistance, and

homeownership counseling. NPF is the non-profit partner for the State of Oregon's Individual Development Account (IDA) Tax Credit Program.

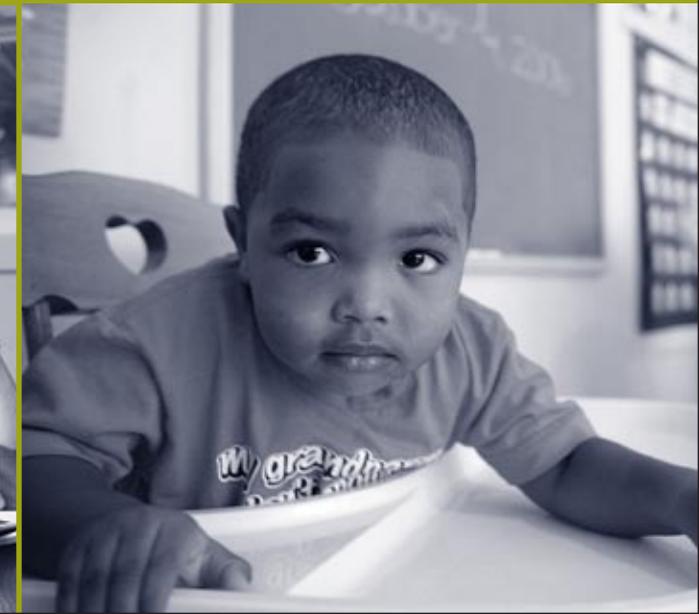
In 2005-2006, 120 IDA Participants met their savings goals and purchased their asset. 166 new participants enrolled in an IDA program and began along the road to homeownership, small business ownership, or higher education.

BRIDGES TO HOUSING

In November of 2005, NPF was recruited to serve as administrator for a two-state, four county effort to address the problem of homelessness in families with significant barriers to success. Bridges to Housing is a comprehensive program supporting housing development, intensive case management and services for families, and services to children. A rigorous evaluation will document success in Bridges to Housing families and impacts on the housing and service delivery systems. Enterprise Community Partners' Supportive Housing office and our jurisdictional partners have provided early support to this initiative.

ASSET BUILDING DIALOGUE

In 2006, NPF began a dialogue with our partners to explore common goals around asset building. In April, the first Asset Building Convergence drew a large and enthusiastic crowd. Thanks to the support of the Center For Social Development, we look forward to broadening this conversation in 2007.



Program areas:

Policy and Advocacy

Oregon's infrastructure of capable affordable housing developers is hampered by a profound lack of resources and supportive public policy. Lack of funds for development has strangled the development pipeline and slows response to community needs. NPF embraced this issue as a top priority for the 2005-2006 year and for the future, with support from the Oregon Community Foundation.

Our policy and advocacy efforts are designed to help our partners and the industry develop long-term relationships with decision leaders and inspire them with a passion

"With leadership from Neighborhood Partnership Fund, Oregon's community-based housing organizations have found a new voice to effectively communicate the needs of our communities. In the process, we have also found new faith that the public and our leaders will listen."

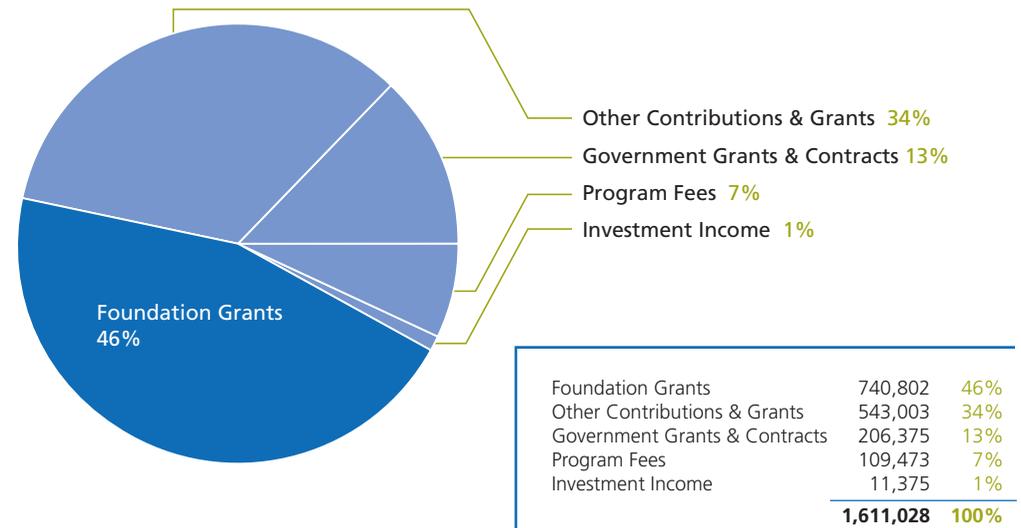
JIM TIERNEY, PRESIDENT AOCCDO

for the work that we do. We have worked to refine our communications, build our technical knowledge, build consensus with our partners, and advance a bold agenda. NPF is very proud to serve as the convener of the Housing Alliance, a broad based membership coalition of non-profit advocates for affordable housing.

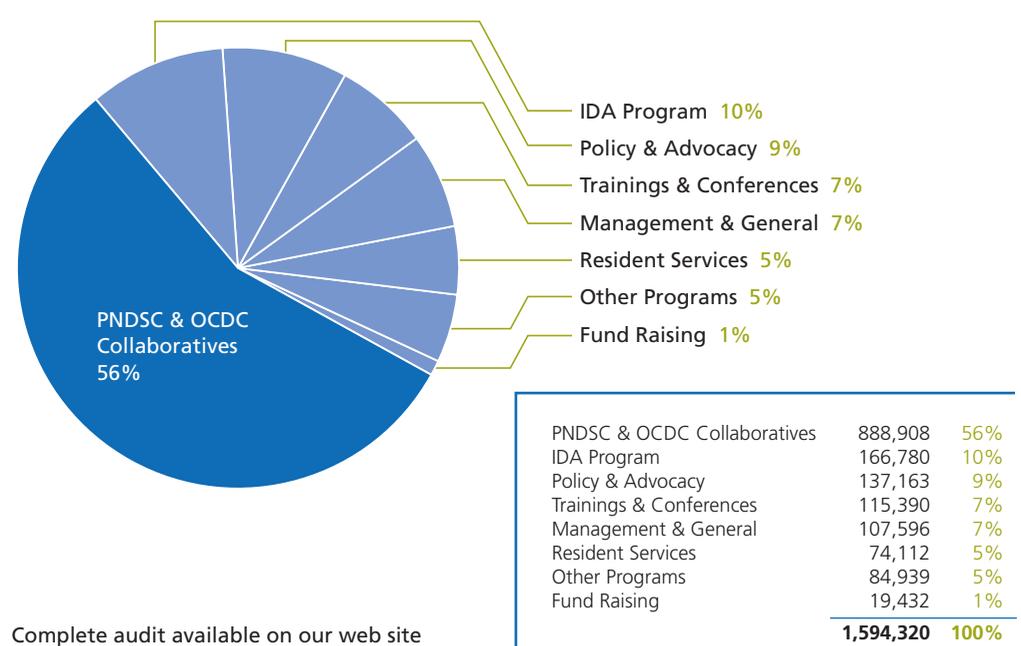
In the 2005 Oregon Legislative Session, the Housing Alliance won two significant victories. The Oregon Affordable Housing Tax Credit limits were raised, making this tool available to buy down rents in affordable housing developments statewide. And, the Earned Income Tax Credit was expanded, putting money into the pockets of working low income households. In May and June of 2006, Housing Alliance members were invited to prepare hearing agendas for joint Interim Revenue Committees hearings in Medford and Salem, laying an early strong foundation for the 2007 Legislature. Our goal: \$100 million a biennium to begin to meet critical housing needs.



Total Support & Revenues 2005-2006 \$1,611,028



Total Expenses 2005-2006 \$1,594,320



Complete audit available on our web site

Local partners:



PNDSC GRANTEES:

Cascadia Behavioral Healthcare, Inc. (Portland)
 Central City Concern (Portland)
 Community Partners for Affordable Housing (Tigard)
 Hacienda Community Development Corporation (Portland)
 Human Solutions, Inc. (Portland)
 Innovative Housing, Inc. (Portland)
 Northwest Housing Alternatives (Milwaukie)
 Peninsula Community Development Corporation (Portland)
 Portland Community Reinvestment Initiatives (Portland)
 REACH Community Development (Portland)
 Rose Community Development (Portland)
 Sabin Community Development Corporation (Portland)

COUNTIES WITH IDA PROGRAMS:

Benton	Douglas	Multnomah
Clackamas	Hood River	Polk
Columbia	Jackson	Sherman
Coos	Jefferson	Wasco
Crook	Lane	Washington
Curry	Linn	Yamhill
Deschutes	Marion	

OCDC GRANTEES:

Caritas Community Housing Corporation (Portland)
 Clackamas Community Land Trust (Milwaukie)
 Columbia Cascade Housing (The Dalles)
 Community Action Team (St. Helens)
 Community Connection of Northeast Oregon (LaGrande)
 Community Partners for Affordable Housing (Tigard)
 Corvallis Neighborhood Housing Services (Corvallis)
 Farmworker Housing Development Corporation (Woodburn)
 Housing Development Corporation of Northwest Oregon (Hillsboro)
 Linn County Affordable Housing (Lebanon)
 Mainstream Housing, Inc. (Eugene)
 Neighborhood Economic Development Corporation (NEDCO) (Eugene)
 Northwest Housing Alternatives (Milwaukie)
 OnTrack, Inc. (Medford)
 Polk Community Development Corporation (Dallas)
 Salem-Keizer Community Development Corporation (Salem)
 Saint Vincent de Paul Lane County (Eugene)
 Tualatin Valley Housing Partners (Beaverton)
 Umpqua Community Action Network (Roseburg)
 Umpqua Community Development Corporation (Roseburg)
 Yamhill Community Development Corporation (McMinnville)

The NPF Board of Directors:

AS OF JUNE 30, 2006

EXECUTIVE COMMITTEE:

Lynn Schoessler, Chair
Housing and Community Services

Daniel Robertson, Secretary
Attorney, Aller and Morrison, PC

Bernie Kronberger, Treasurer
Vice President, Wells Fargo Bank

MEMBERS:

Kelly Cartales
*Senior Vice President Program Services
 Enterprise Community Partners, Inc.*

Bruce Dobbs
*Director, Commercial Construction
 NW Natural*

Bob Repine
*Director, Oregon Economic and Community
 Development Dept.*

Brian Stewart
*First VP, Community Development Manager
 Washington Mutual*

Carl Talton
Executive Chair, Portland Family of Funds

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President, Jean Tate Investments

Steven Wasson
Managing Member, Crescent Capital, LLC

NPF STAFF:
Janet Byrd
Executive Director

**Anna Aguilar, Amy Fauver, Michael Fuss,
 Karie Herrlinger, Marnie Vlahos, Nancy Warnock,
 Cynthia Winter**

Thanks to our Corporate, Public, and Foundation Partners:

Council for the Homeless
 Enterprise Community Partners, Inc.
 J Weston Foundation
 McKenzie River Gathering
 Meyer Memorial Trust
 Multnomah County
 The Oregon Community Foundation
 PacifiCorp Foundation for Learning
 Paul G. Allen Family Foundation
 Penney Family Fund
 Spirit Mountain Community Fund
 State of Oregon: Oregon Housing & Community Services
 US Bank
 US Dept of Housing and Urban Development
 Washington Mutual Bank
 Washington University Center for Social Development



During the past couple of years, Corvallis Neighborhood Housing Services has been presented with some critical challenges and opportunities. The staff of NPF have been there every step of the way, with their vision, valuable advice, and the resources we need to be successful. I am so grateful to have them as a partner.

JIM MOOREFIELD, EXECUTIVE DIRECTOR



The  **Neighborhood
Partnership Fund**

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