



2006–2007 Annual Report

The  **Neighborhood
Partnership Fund**



Dynamic Environment, Dynamic Organizations

The future will bring rapid and constant change for community development organizations in Oregon.

While we don't know all that will come, we know that population shifts, growth, and development will alter both the issues that surface and the solutions we advance. And, we know that targeting of available resources will spur institutional change.

Looking back on NPF's history, we find evidence of dramatic change. From our origins as an endowed fund, we have evolved to be a revenue-supported organization. From our initial focus on the creation and nurture of community development corporations, we have evolved to work in parallel with CDCs and a broad range of other partners on common goals. This in turn has led us decisively into policy work that engages us all in creative thinking and advocacy on behalf of lower income Oregonians.

Along with these changes have come several new initiatives. The Housing Alliance helped secure the largest budget ever for affordable housing in Oregon in the 2007 Legislature, and will continue to press for additional funds. The Oregon IDA Initiative is rapidly growing in size and impact, engaging new partners and bringing assets home to more individuals. Bridges to Housing has re-aligned systems to serve high need homeless families and will demonstrate the benefits of that realignment for adults and children. The Future Leaders Initiative will help prepare the next generation of community development leaders to continue this evolution within a range of organizations.

These new initiatives complement the diverse and challenging work of our partners. Taken together, all of this holds great promise for Oregon's communities. We look forward to working hard to realize that promise, in collaboration with you, our partners and supporters.



Daniel Robertson
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.

We catalyze and support collaborative efforts to effect lasting change and to create affordable homes and thriving communities.

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

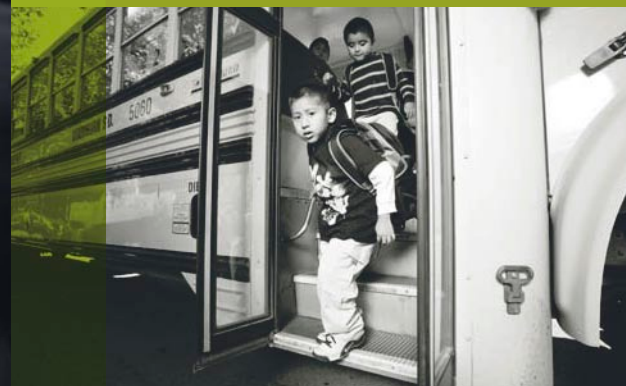
Goal One:

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



Goal Two:

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



Goal Three:

Low income Oregonians will increase their household financial resources and stability.



Program Areas:

Increasing Opportunity: Support to Community Development Organizations

TRAINING:

Locally available training and technical assistance that responds to the ever-changing needs of the industry supports a thriving community of housing developers and owners, ready and able to take on new challenges. In 2006-2007, 487 participants attended NPF's formal training sessions.

NPF works closely with training partners and funders, and regularly conducts needs assessments to guide training efforts. 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; and
- On-site technical assistance so that new approaches can be fully implemented.

As part of the Future Leaders Initiative, Yesika has developed a stronger network of colleagues, increased her commitment, and taken on an exciting challenge which promises to strengthen our organization and build her skills.

—SANDY HALONEN, NEDCO

FUTURE LEADERS INITIATIVE:

In June 2006, Meyer Memorial Trust awarded us support for our Future Leaders Initiative, an exciting multi-year effort to nurture a diverse and capable cohort of emerging industry leaders. Succession planning presents a challenge to all of us to re-define leadership and commit to growing capable leaders, and this initiative is an important step.

After a competitive application process, eighteen participants were selected. We believe that this new leadership core is a critical element in preparing for the future of the community development field in Oregon. The participants bring a wide diversity of backgrounds, work experiences, and perspectives.

May of 2007 saw the kickoff of this exciting effort, which provides intensive national caliber training, peer group collaboration and one-on-one coaching. Participants will complete a personal leadership development project at their organization that will put their learning into action. Participants shape their learning efforts around specific challenges that will significantly impact their organizations, the industry and themselves. We look forward to reporting on the impact of these challenges in 2008.

SUPPORT FOR HOUSING DEVELOPERS:

NPF works in partnership to provide financial and technical support to high-performing Oregon Community Development Corporations. In 2006-2007, 14 groups were funded through the Portland Neighborhood Development Support Collaborative, and 23 groups through the Oregon Community Development Collaborative. These collaborative structures assist organizations in developing benchmarks for success, monitoring progress, and addressing organizational challenges. 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. New bonuses in 2006-2007 also supported organizational assessment and strategic planning work.

BRIDGES TO HOUSING

Bridges to Housing is realigning housing and services for homeless families in a two-state, four county effort to help high need homeless families succeed. Bridges to Housing supports housing development, intensive case management and services for families, and services and child care for children. A pre-pilot with capacity for serving 67 families was launched in 2006, and fundraising allowed us to expand to serve 56 additional families in our first full pilot year beginning July 2007. We expect to serve 300 families by 2011.

Evaluation of data collected will allow us to document success in Bridges to Housing families and impacts on the housing and service delivery systems. Meyer Memorial Trust and the Bill & Melinda Gates Foundation have provided support to Bridges to Housing, as a match and incentive for many millions in public investment. The Portland Children's Investment Fund also provided support for Bridges to Housing for childcare and children's services.

Bridges to Housing has led us across the river, as well, to be active in the Clark County community and fully engage in work serving the entire Portland metro area.



Policy and Advocacy

One in four Oregonians live in housing they can't afford, and an estimated 16,000 more are homeless. Housing needs have come to the forefront in most Oregon communities, with in-migration and the purchase of second homes fueling demand and price escalation. For those who are housed, high costs create unmanageable burdens, forcing hard working families to choose between paying for housing and buying food, medicine, and health care.

The 2007 Legislative session ended with housing funding increased to a record level of \$40 million per biennium, with many legislative champions wishing they had been able to do more to meet Oregon's housing needs. The Housing Alliance, an advocacy coalition formed to build momentum around housing policy, succeeded in raising the profile of housing as an issue for legislators, and crafted a comprehensive agenda that drew broad and bipartisan support.

NPF is proud to serve as the convener of the Housing Alliance. We know that resources for housing development, homeownership, preventing and ending homelessness, and bolstering community responses to



Program Areas:



housing needs and crises are in critically short supply. Federal efforts have been dramatically scaled back in recent years. Philanthropy's role in solving this problem, while essential, is limited. State government must rise to the challenge and fund housing programs adequately.

Just as the Housing Alliance has raised the profile of housing issues, we know that economic opportunity and asset building also need to be brought to the forefront. We will continue to support new initiatives and new partners around asset building as we pursue our goal of adequate housing, increased opportunities, and financial security for Oregon residents.

Asset Building

RESIDENT SERVICES

Resident Services support both low income residents and housing providers by giving residents the support they need to be good tenants and capable and engaged community members. We continue to work to make resources and technical assistance available to organizations providing housing plus services, and seek to measure both individual outcomes (better grades in school,

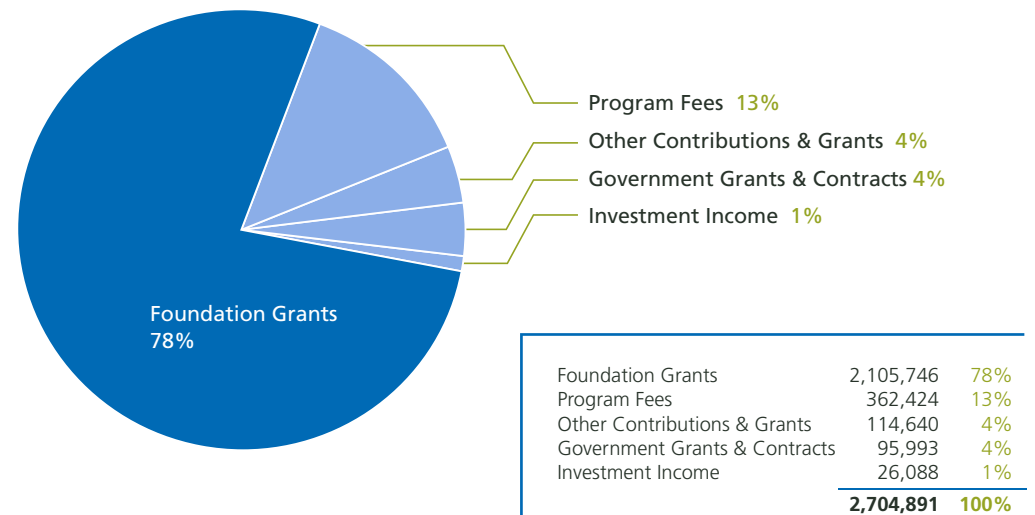
financial literacy) and system-related outcomes (lower involuntary turnover, lower maintenance costs). Resident services is an essential component of affordable housing, and we are striving to make this work more sustainable.

INDIVIDUAL DEVELOPMENT ACCOUNTS

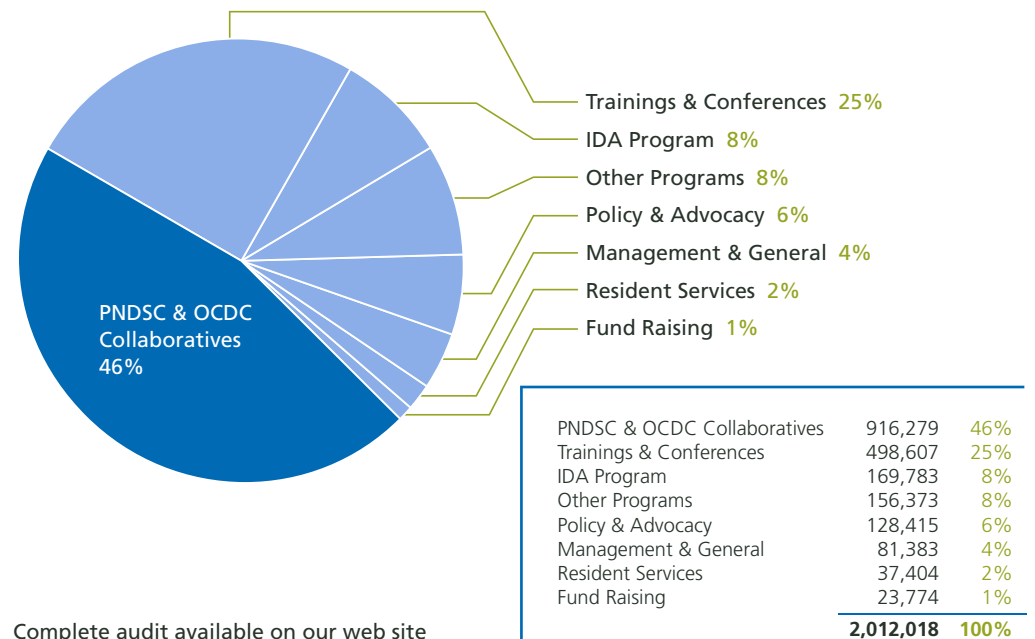
NPF is the non-profit manager of the Oregon Individual Development Account Initiative. In 2006, we raised \$3.4 million through the sale of Oregon state tax credits to be used to match individuals' savings towards higher education, a new home purchase, or a small business startup. In 2007, the Legislature expanded the IDA Initiative to serve youth 12 to 18 years old, and widened the allowed uses of funds. The funds are allocated to a network of statewide partner organizations that provide financial literacy training, small business development assistance, and homeownership counseling.

By the end of 2006, 241 individuals met their savings goal and made their asset purchases. Currently over 600 participants are enrolled in the IDA Initiative and are on the road to homeownership, small business ownership, or higher education. We look forward to significant expansion in 2008, and the launching of an independent evaluation of the Initiative.

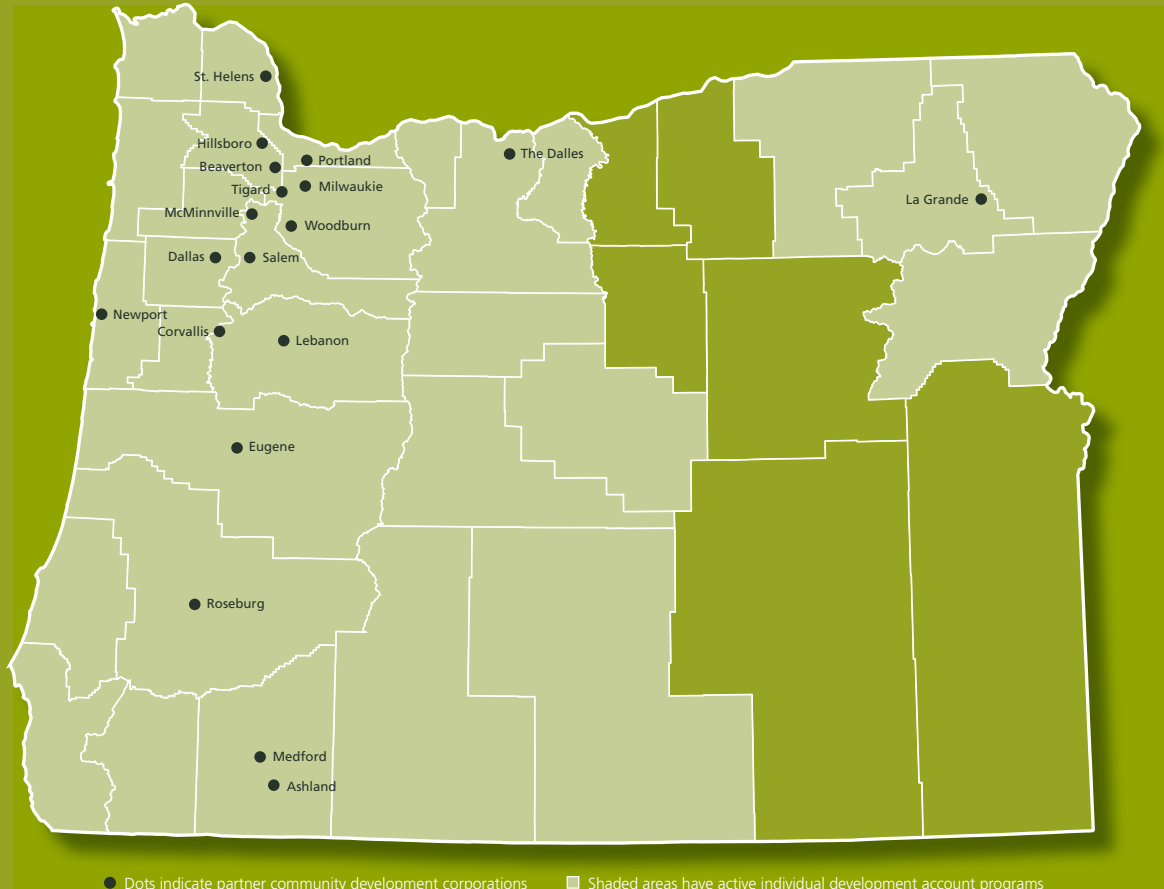
Total Support & Revenues 2006-2007 \$2,704,891



Total Expenses 2006-2007 \$1,594,320



Complete audit available on our web site



PNDSC GRANTEES:

- Affordable Community Environments (Vancouver)
- Caritas Community Housing Corporation (Portland)
- 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)
- NAYA Family Center (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)

OCDC GRANTEES:

- ACCESS, Inc. (Medford)
- 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 Development Corporation of Lincoln County (Newport)
- Community Partners for Affordable Housing (Tigard)
- Corvallis Neighborhood Housing Services (Corvallis)
- Eastern Oregon Alcoholism Foundation (Pendleton)
- Farmworker Housing Development Corporation (Woodburn)
- Housing Development Corporation of Northwest Oregon (Hillsboro)
- Mainstream Housing, Inc. (Eugene)
- Metropolitan Affordable Housing (Eugene)
- Northwest Housing Alternatives (Milwaukie)
- OnTrack (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)

COUNTIES WITH IDA PROGRAMS

- Baker
- Benton
- Clackamas
- Clatsop
- Columbia
- Coos
- Crook
- Curry
- Deschutes
- Douglas
- Hood River
- Jackson
- Jefferson
- Josephine
- Klamath
- Lake
- Lane
- Lincoln
- Linn
- Marion
- Multnomah
- Polk
- Sherman
- Tillamook
- Umatilla
- Union
- Wallowa
- Wasco
- Washington
- Yamhill

BRIDGES TO HOUSING GRANTEES:

- Clackamas County Social Services (Oregon City)
- Community Action (Hillsboro)
- Human Solutions (Portland)
- Share (Vancouver)

The NPF Board of Directors:

AS OF JULY, 2007

EXECUTIVE COMMITTEE:

Daniel Robertson, Chair
Attorney, Aller and Morrison, PC

Bernie Kronberger, Treasurer
Vice President, Wells Fargo Bank

Lynn Schoessler, Secretary
Housing and Community Services

MEMBERS:

Michael Barr
Vice President, Oregon Commercial Banking, US Bank

Kelly Cartales
Senior Vice President Program Services
Enterprise Community Partners

Bruce Dobbs
Director, Commercial Construction
NW Natural

Brian Stewart
First VP, Community Development Manager
Washington Mutual

Carl Talton
Executive Chair, Portland Family of Funds

Jean Tate
President, Jean Tate Investments

NPF STAFF
Janet Byrd
Executive Director

Amy Fauver, Michael Fuss, Karie Herrlinger,
Alison McIntosh, Ann Warnock, Cynthia Winter

Contributors for 06-07

THANK YOU TO OUR CORPORATE, FOUNDATION, AND ORGANIZATIONAL PARTNERS:

- Enterprise Community Partners, Inc.
- The Bill & Melinda Gates Foundation
- Meyer Memorial Trust
- NeighborWorks America
- The Betty Lou Roberts Fund of The Oregon Community Foundation
- Spirit Mountain Community Fund
- The OCF Joseph E. Weston Public Foundation
- Bank of America Charitable Foundation, Inc.
- The Center for Social Development, Washington University in St. Louis
- Network for Oregon Affordable Housing
- NW Natural
- U.S. Bancorp Foundation
- Washington Mutual Bank
- Weiden+Kennedy
- Wells Fargo
- State of Oregon, Oregon Housing and Community Services
- U.S. Department of Housing and Urban Development



NPF is an important partner. They consistently provide essential and effective leadership on issues and help us all better serve low income Oregonians.

— BILL VAN VLIET, NOAH



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