

2023 ANNUAL REPORT

Striving to Deliver
Excellence

Issued April 2024

Community Development Partners

Table of Contents

01 Introduction	03 Letter from the Founders	04 Development Portfolio Snapshot
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06 2023 by the Numbers	08 Development Highlights	13 CDP's Artist of the Year
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14 Resident Services in Action	18 What's Ahead
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Every day we work with a mission to create life-enhancing affordable housing that transcends the fundamental goal of providing high quality homes by building innovative and sustainable developments with a focus on long-term community engagement.

Since 2011, Community Development Partners has focused exclusively on meeting local housing needs by creating vibrant, affordable housing communities that enrich residents' quality of life by incorporating art, public parks, gardens, fresh food, and cultural and social programming—to name a few. Alongside an incredible cohort of partners and service providers, CDP has built, preserved, or is actively developing 55 unique projects comprising 5,100+ affordable homes throughout California, Oregon, Nevada, Arizona, and Colorado.

To Our Community:

As we reflect on another exciting year for CDP, we are increasingly impressed and proud of our team, partners, and network who work hard every day to make our vision a reality. In the pages that follow, you'll find a lookback on the achievements, challenges, and stories that shaped our work over the past year.

In 2023, we closed and commenced construction on three new projects and celebrated the opening of six. We saw a decrease in closings and a tempering of our pipeline but took deliberate steps to hone our acquisitions criteria and seek new opportunities that align with our strategic plan goals. All this leading to new projects in new cities and states—from Hood River, Oregon to Aurora, Colorado. We returned to our Arizona roots and are excited for an emerging partnership with the City of Tempe. We added nine new staff positions to meet the growing demands of our work, and our resident impact continued to strengthen and evolve through robust supportive services and programming plans.

While numerous headwinds on operations and development across the industry remain, we continue to adapt to the changing landscape, and are grateful for our CDP team of superstars. Looking forward to 2024, we are excited for a record number of lease-ups and conversions, alongside the continuation of projects already underway.

Our vision for the future is a world of thriving, equitable communities, and we can't do this work without your support and belief in what we do. Thank you for another great year of partnership.

Eric Paine, CEO

Kyle Paine, President

5

STATES

27

CITIES

55

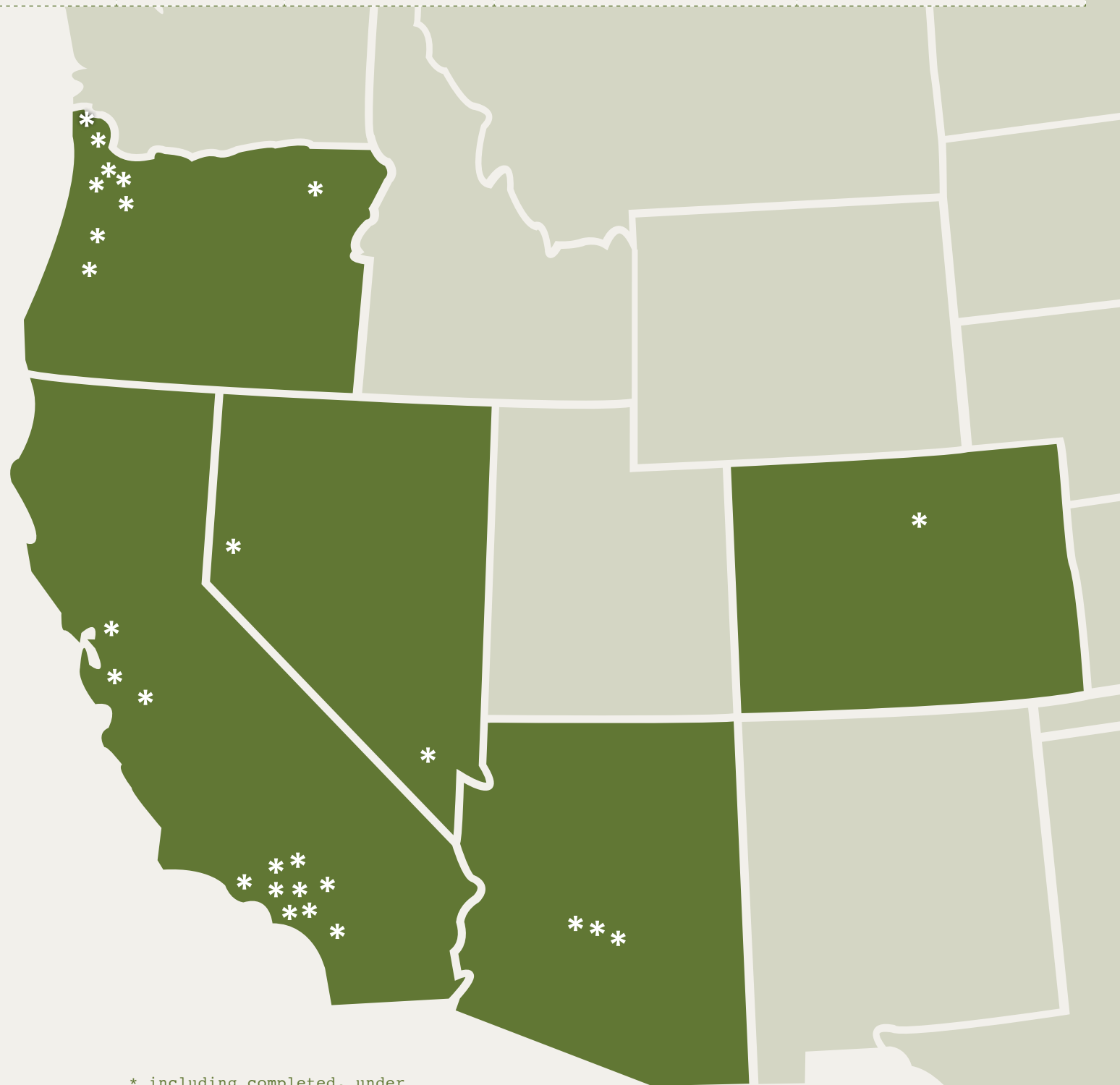
TOTAL PROJECTS*

5,100+

HOMES*

\$1.9B

DEVELOPMENT IMPACT*



* including completed, under construction, and pipeline projects

Development Portfolio Snapshot

OREGON

- 780 Rand Road, Hood River, OR**
- Alberta Abbey, Portland, OR
- Alberta Alive, Millner, Portland, OR*
- Alberta Alive, Herndon/Knauls, Portland, OR
- Alberta Alive, Strong, Portland, OR**
- Alberta Alive Townhomes, Portland, OR**
- Alder House, Portland, OR
- Broadleaf Arbor, St. Helens, OR
- Cascadian Terrace, Portland, OR
- Fairhaven Gardens, Salem, OR
- Hayu Tilixam, Portland, OR
- Julia West House, Portland, OR*
- Kaiser, Albany, OR
- Las Flores, Oregon City, OR*
- Mahonia Crossing I, Salem, OR*
- Mahonia Crossing II, Salem, OR*
- Mamook Tokatee, Portland, OR
- Milepost 5, Portland, OR
- Nesika Illahee, Portland, OR
- Owens II, Astoria, OR**
- Patton Home, Portland, OR
- Rockwood Village, Gresham, OR
- Timber Ridge, La Grande, OR
- Viewfinder, Tigard, OR

COLORADO

- Kings Crossing, Aurora, CO**

NEVADA

- BCGC, Las Vegas, NV
- Marvel Way I, Reno, NV
- Marvel Way II, Reno, NV*

CALIFORNIA

- 525 Capitol Ave, San Jose, CA**
- Archways, Santa Ana, CA*
- Casa Aliento, Oxnard, CA*
- Casa de Carmen, Oxnard, CA*
- Casa Querencia, Santa Ana, CA
- The Cove, Newport Beach, CA
- Cypress Senior Living, Glendale, CA
- The Huntington, Morgan Hill, CA
- La Placita Cinco, Santa Ana, CA
- LA78, Los Angeles, CA
- Lake House, Los Angeles, CA*
- The Lodge, Morgan Hill, CA
- Meadows Holly, Vacaville, CA
- Monamos, Murrieta, CA*
- Motel 6, Costa Mesa, CA*
- The Orchard, Santa Ana, CA
- Palmdale Park, Palmdale, CA
- Rocky Hill, Vacaville, CA
- St. Michael's Apartments, Riverside, CA
- Viscar Terrace, Murrieta, CA**

ARIZONA

- Alhambra, Mesa, AZ
- Apache Central, Tempe, AZ**
- El Rancho Del Arte, Mesa, AZ
- El Rancho Del Sol, Mesa, AZ
- Franmar Manor, Phoenix, AZ
- Marquee, Phoenix, AZ
- Western Sun, Mesa, AZ

* under construction
** pipeline

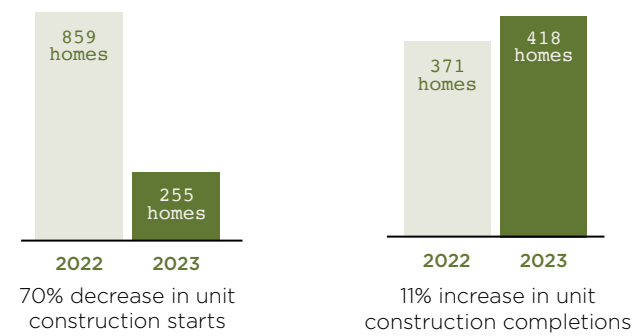
BY THE NUMBERS



2023

Cross Laminated Timber installation, Mahonia Crossing Community Building, Salem, OR

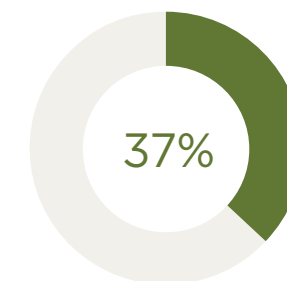
COMMENCEMENTS & COMPLETIONS



RESIDENT SERVICES PARTNERS

We partnered with 30 resident services organizations in 2023, **37% of which were BIPOC-led and operated.** Focus areas include:

- Ecology
- Intergenerational Living
- Lifelong Learning
- Health & Wellness
- Arts & Culture



CDP TEAM GROWTH



We grew the team by 20%, adding nine new positions in 2023.

In addition to our staff, there are over **100 individuals employed by the on-site management and services teams** serving CDP communities.

9 AWARDS

local & national recognition for our projects

5,600+ RESIDENTS HOUSED

by our properties in 2023 based on minimum occupancy

78,000 MEALS PROVIDED

at no cost to the residents

2,532 RESIDENT SERVICE EVENTS

hosted in 2023

94% PORTFOLIO OCCUPANCY

as of December 31, 2023

POSITIVE TURNOVER

In 2023, 3 of our residents moved out due to home purchases or moved into non-subsidized housing

\$848,000 INVESTED IN RESIDENT SERVICES

Development Highlights

EMPOWERING PORTLAND'S BLACK COMMUNITY THROUGH THE ALBERTA ALIVE VISION

Emerging from a partnership forged in 2019 between CDP and Self Enhancement, Inc. (SEI), Alberta Alive champions the revival of Black North-Northeast Portland where harmful urban renewal projects and gentrification, beginning in the 1950's through the early 2000's, displaced thousands of families, systematically dismantling and destabilizing Black communities. **The Alberta Alive vision seeks to celebrate and strengthen Portland's historically Black N/NE neighborhoods by providing affordable housing, supportive services, and a shared community for underserved individuals and families.**

Founded in 1981 by Tony Hopson, Sr., a lifelong North Portland resident and community leader, Self Enhancement, Inc., is a pillar in the North Portland community. SEI is one of the city's leading multi-service organizations, providing thousands of African American youth, families, and adults with academic support and comprehensive wraparound services.

Alberta Alive is SEI's debut into housing, and alongside CDP, the two organizations are leveraging their collective experience to bring culturally specific, affordable housing in the historical heart of N/NE Portland's Black community.

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The first three Alberta Alive buildings were named in honor of prominent leaders within Portland's Black community—Ronnie Herndon, Paul & Geneva Knauls, and Dr. Darrell Millner—whose unwavering dedication and passion have made a lasting impact. From left: Tony Hopson Sr., Paul Knauls, and Ronnie Herndon.



Alberta Alive addresses a variety of housing needs—**permanent supportive housing, Veteran housing, family housing, and affordable homeownership**—across four buildings, 190 apartments, and eight townhomes serving low-income individuals and families earning 30-60% of the area median income. All of the projects are located within one mile of each other.

The Abbey Lot Townhomes (The Townhomes) is the fifth identified Alberta Alive project. Located across the street from The Alberta Abbey, a nonprofit organization and performing arts center that will also serve as a central hub for supplemental Alberta Alive resident events and programming, The Townhomes is an affordable homeownership project.

Eight townhomes are planned for the site, giving Black households earning between 60%-80% AMI the opportunity for homeownership. **SEI and CDP are partnering with Portland House Bureau's N/NE Oversight Committee, We All Rise, and Proud Ground** on the project. The Townhomes will leverage the N/NE Preference Policy waitlist to ensure the process of homebuyer selection is equitable. We All Rise, a community development firm, will help develop a homeownership model that prioritizes the experiences of displaced Black Portlanders. Proud Ground, the largest Community Land Trust in the Pacific Northwest, will ultimately own the land, ensuring the townhomes remain affordable in perpetuity. This is CDP's first home ownership project.

Alberta Alive represents the revival of Black N/NE Portland where residents feel at home and connected with their neighbors; where local opportunities provide a framework for personal and community investment; and where strong community retains, attracts, and grows generations of Black legacy. Alberta Alive fosters an atmosphere of support and growth, where individuals can harness their potential and contribute meaningfully to the collective fabric of the neighborhood.

ALBERTA ALIVE IS NOT JUST A PLACE—IT IS A COMMUNITY WHERE THE HISTORY, PRESENT, AND FUTURE OF THE BLACK COMMUNITY IS ALIVE.



Ronnie Herndon photographed with mural artist Sharita Towne (left) and artist Ilish Bath

The first two Alberta Alive communities opened in December 2023—**The Ronnie Herndon Building** (The Herndon) and **The Paul & Geneva Knauls Building** (The Knauls). The Herndon prioritizes family housing, with 90% of the 21 units being two- and three-bedrooms. The Knauls provides 31 homes for Veterans, including 25 VASH vouchers and six permanent supportive housing units, with case management services provided by Veterans Affairs and Do Good Multnomah.

Currently under construction and expected to open in Spring 2024, **The Dr. Darrell Millner Building** (The Millner) will include 63 units of affordable family housing and community-serving commercial space. All of the units at The Millner are reserved for eligible households of the City of Portland's N/NE Preference Policy, which gives housing preference to applicants with generational ties to North and Northeast Portland. A fourth project, the **Strong Property** (Strong), is currently in development and construction is expected to begin Summer 2024. Like The Millner, preference for the 75 units at Strong will be given to applicants from the N/NE Preference Policy waitlist.

The collaboration with We All Rise for The Townhomes was made possible through a grant awarded to CDP and SEI from Oregon Housing & Community Services. In order to establish a model for equitable homeownership focused on displaced Black Portlanders, We All Rise conducted one-on-one interviews with experts in affordable homeownership and held several focus groups with stakeholders in the community.



The Knauls Community Room



The Millner Construction Progress

SEI will provide culturally responsive resident services tailored to each building's unique population. They will host on-site events and facilitate access to programs at their Center for Self Enhancement located less than a mile from the buildings. SEI's programs include after-school youth activities, financial management, credit repair, and homeownership education for parents.



CONSTRUCTION BEGINS AT MONAMOS TERRACE

Location: Murrieta, CA
Partner: Étapes Corporation & Pacific Housing, Inc.

CDP, Étapes Corporation, and Pacific Housing, Inc. celebrated the start of construction at Monamos Terrace Apartments in May 2023. Once complete, this new community will offer 139 apartment homes and serve individuals earning 30%-60% AMI. Designed to meet the needs of very low-income households, the project will offer eight, 4-bedroom Project Based Voucher units, reserved for families at risk of homelessness and restricted at 30% AMI.



ST. MICHAEL'S APARTMENTS CELEBRATES GRAND OPENING

Location: Riverside, CA
Partner: Mercy House

CDP and Mercy House commemorated the Grand Opening of St. Michael's Apartments over the summer, alongside St. Michael's Riverside Episcopal Ministry, who leased the land for the project. St. Michael's is a 50-unit, affordable housing development providing one- and two-bedroom apartment homes to low-income households earning 30%–80% AMI. Of the 50 homes, 24 are set aside for chronically homeless individuals and/or those with special needs.



PROJECT PARTNERS CELEBRATE GROUNDBREAKING OF MAHONIA CROSSING PHASES I & II

Location: Salem, OR

Mahonia Crossing celebrated the start of construction in March 2023. The two-phase community is located on a 15-acre site and will provide 313 affordable apartments to households earning 30%-80% AMI. As a Community For All Ages, Mahonia Crossing is an intentionally planned housing community that fosters intergenerational connection through design and services. It is a place for people of all ages to live, work, play, and thrive.



ALBERTA ALIVE WELCOMES NEW RESIDENTS

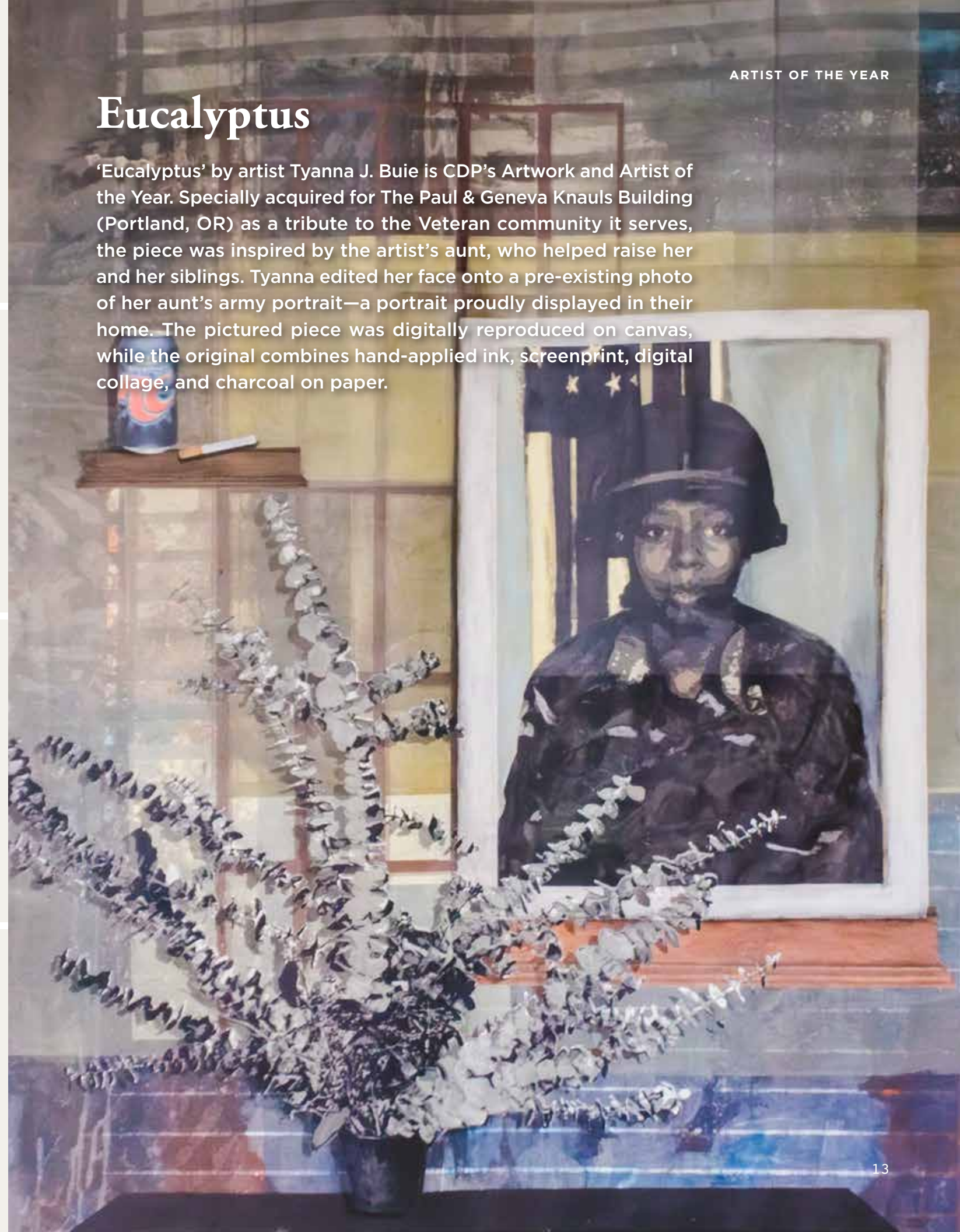
Location: Portland, OR
Partner: Self Enhancement, Inc.

The Ronnie Herndon Building (The Herndon) and Paul and Geneva Knauls Building (The Knauls)—the first two communities to open under CDP & SEI's Alberta Alive vision—began welcoming residents home this winter. The Herndon offers 21 units tailored to residents earning 30% and 50% AMI and prioritizes family housing, with 90% of the units being two- and three-bedrooms. The Knauls provides 31 units for Veterans earning at or below 30% AMI, and includes 25 VASH housing vouchers and 6 PSH units.

ARTIST OF THE YEAR

Eucalyptus

'Eucalyptus' by artist Tyanna J. Buie is CDP's Artwork and Artist of the Year. Specially acquired for The Paul & Geneva Knauls Building (Portland, OR) as a tribute to the Veteran community it serves, the piece was inspired by the artist's aunt, who helped raise her and her siblings. Tyanna edited her face onto a pre-existing photo of her aunt's army portrait—a portrait proudly displayed in their home. The pictured piece was digitally reproduced on canvas, while the original combines hand-applied ink, screenprint, digital collage, and charcoal on paper.



Resident Services in Action

Our goal is to drive transformative change every day in our residents' lives through impactful programming and services. We seek to meet the individualized needs of each community and create opportunities for people to connect with one another, learn, and develop new skills and engage in healthy lifestyles. This work wouldn't be possible if not for the dedication and commitment of the **30 resident services partners and organizations** that served our communities on-site every day.

In 2023, we invested approximately \$848,000 into resident services portfolio-wide, contributing to over 2,500 events. Compared to 2022, our on-site partners reported an increase in participation of events. While we love to see residents flourish within our communities, it is bittersweet when they outgrow us. In 2023, **three** of our residents left their CDP homes due to home purchases or moved into non-subsidized housing.

SUMMER FUN AT LA PLACITA CINCO

Mercy House organized and hosted a summer celebration at La Placita Cinco (Santa Ana, CA) this year. Residents, youth, and families were able to enjoy a wind chime painting station, water games, water balloon tosses, hot potato, and relay races. There was also an inflatable water sprinkler for children to play in. The summer party was a great opportunity for the La Placita Cinco community to connect with one another through fun and games!



La Placita Cinco residents & event volunteers



Louise, Casa Querencia Resident

MEET LOUISE

Before moving to Casa Querencia (Santa Ana, CA), Louise lived with friends, stayed in a shelter and motel, and even tried living at a nursing home. None of these were sustainable. She spoke the most about her time living in a shelter, where she experienced poor living conditions and witnessed a lot of drug abuse and the death of some of her friends there.

When the opportunity to live at Casa Querencia first came to Louise, she was hesitant about making the move, unsure if it would be a comfortable and safe place. But once she met the resident services staff with Mercy House, those feelings subsided and it started to feel more like home. Now that she is settled in, she enjoys gardening in the community garden beds and working on art projects. Louise feels a sense of community and responsibility living at Casa Querencia, and would like to start a trash clean-up group to ensure the property remains in good condition.

Louise said that without access to this kind of housing, she is not sure where she would have lived. Louise and her husband have been living at Casa Querencia for a little less than a year now, and says they are very grateful for this opportunity.



**RESIDENT SERVICES
IN ACTION**



**RESIDENT SERVICES IN
ACTION**

BACK-TO-SCHOOL AT ROCKWOOD VILLAGE

The Rockwood Village (Gresham, OR) community came together for an enriching back-to-school event, extending a warm welcome to residents and neighbors alike. A total of 83 families and 317 youth attended and received backpacks and essential school supplies. Residents and partners bonded over games, music, food, and festivities. With the new school year approaching, opportunities within the Hacienda Economic Opportunity and Youth and Family Services programs were made available to those interested. The success of this event was made possible through collaborative efforts with partners including Hacienda CDC, Rockwood Library, and Bienestar de la Familia. Generous support from financial sponsors ensured over 400 clients and community members were well-equipped for success in the 2023-2024 academic year.

AFTERSCHOOL PROGRAMMING AT THE EL RANCHOS

The I Rise Foundation, in partnership with Cultural Coalition, has seamlessly integrated into the El Rancho Del Arte and El Rancho Del Sol (Mesa, AZ) after-school programming team, bolstering their mission to provide affordable programs for at-risk youth. Offering a diverse array of activities including STEM, robotics, soccer, and dance, I Rise also introduces students to the VEX Program, encouraging creative exploration through the design and construction of remote-controlled robots. Their comprehensive robotics programming extends to land, air, and sea robots, alongside instruction in computer science and soldering skills, offering educational growth and a safe haven for children after school. Through mentorship and a commitment to success, I Rise is paving a path towards success.



Cascadian Terrace resident showing off her artwork



**CASCADIAN TERRACE
RESIDENT ART SHOW**

Residents at Cascadian Terrace are offered art programming services through EngAGE NW. The community celebrated with an art show, where pieces were proudly put on display. The building's community room was transformed into an art gallery, with resident creations, including liquid pours, drawings, paintings, mixed media, and scrapbooking. Residents also read written work and presented a video that combined watercolor paintings and storytelling. The art show brought residents and the community together to appreciate the value of creativity.

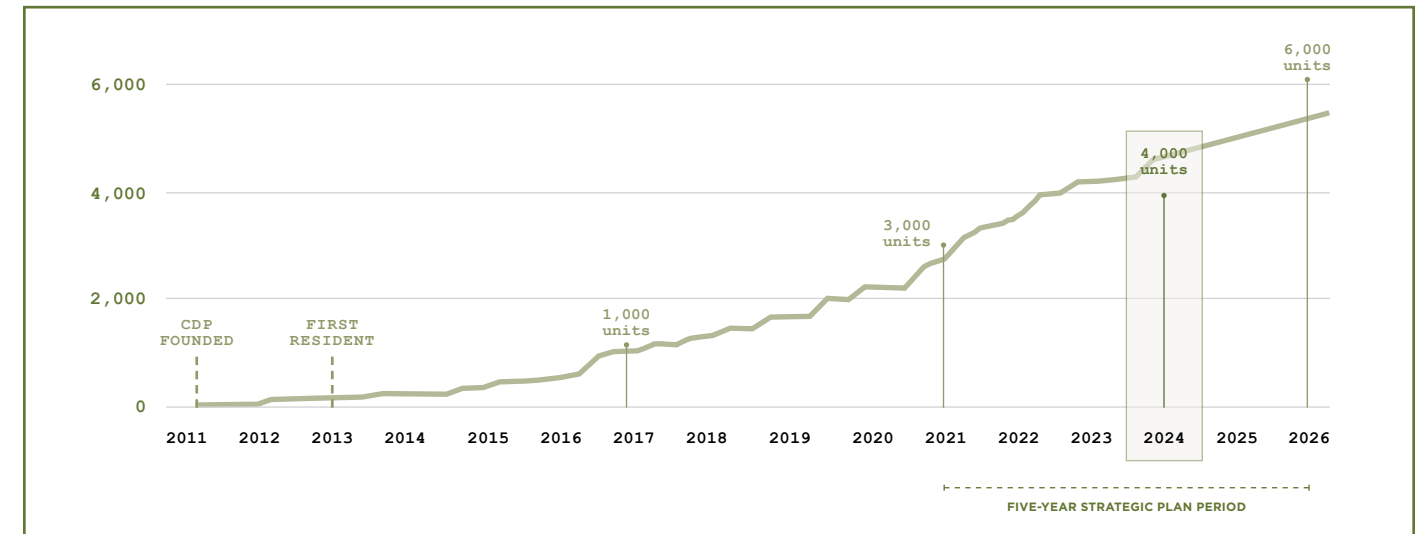
2024 5054

AND BEYOND

2023 ← → 2024

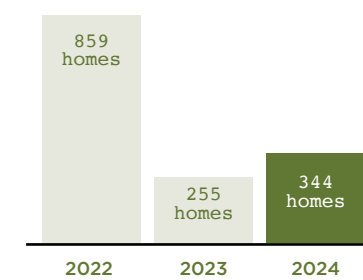
What's Ahead

In 2024, we will see a peak number of completions, with eight projects (1,080 homes) in lease-up and working towards conversion. We are hard at work looking for new opportunities in new markets; and are excited to be expanding our development work into Colorado. While numerous headwinds on operations and development remain across the industry, we are enthusiastic about the CDP team of superstars, and anticipate a focus in 2024 on honing our execution processes and striving to deliver excellence across the board.

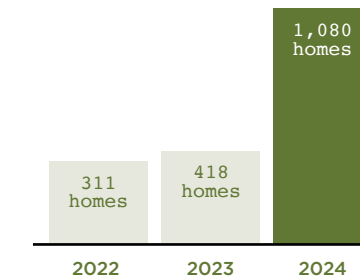


2023 DEVELOPMENT TARGETS

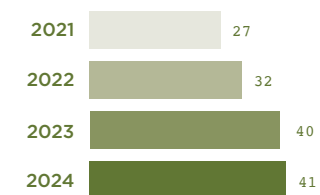
STARTS



COMPLETIONS



CDP TEAM GROWTH



In 2023, we met the staffing goals laid out in our five-year strategic plan, and have 40 multidisciplinary professionals across the various departments. In 2024, we anticipate adding one new staff position.

2024 PROJECTED MILESTONES

COMPLETIONS

- Broadleaf Arbor (St. Helens, OR)
- Archways (Santa Ana, CA)
- Las Flores (Oregon City, OR)
- Alberta Alive: The Millner (Portland, OR)
- Mahonia Crossing I (Salem, OR)
- Mahonia Crossing II (Salem, OR)
- Casa Aliento (Oxnard, CA)
- Monamos (Murrieta, CA)

CLOSINGS

- Julia West (Portland, OR)
- Alberta Alive: Strong Site (Portland, OR)
- King's Crossing (Aurora, CO)

NEW MARKETS

EXPANDING INTO COLORADO

In 2022, CDP began its venture into Colorado with the development of King's Crossing Village. Nestled in the Centretech neighborhood of Aurora, this campus-style Community For All Ages (CFAA) will offer 179 units of affordable housing, featuring a range of one-, two-, three-, and four-bedroom floor plans, serving households earning 30% - 80% AMI.

A partnership between CDP and Restoration Christian Ministries (RCM), a Black-led congregation in Aurora, King's Crossing Village embodies collaboration and connection at its core. With RCM's church and facilities positioned on the southwest corner of the site, the organization will lead the project's community engagement efforts. Honoring the legacy of RCM's Pastor Felix, the project's name reflects a place of refuge and solidarity from his youth in the Caribbean.

As CDP's inaugural venture in Colorado, King's Crossing Village not only expands the CFAA model but also forges a partnership with a local organization deeply rooted in the Aurora community.



Every day we work with a mission to create life-enhancing affordable housing that transcends the fundamental goal of providing high quality homes by building innovative and sustainable developments with a focus on long-term community engagement.

communitydevpartners.com