

WCCAO helps implement apartment ownership system; resident involvement crucial to success

by Kristin Ludwig

Safe, affordable housing is the goal of each family; and WCCAO, in partnership with residents of one apartment complex, is helping to make that dream a reality. In an area known for expensive, luxury apartments stands the Ash Creek Apartments. The 32 units provide housing for individuals and families with limited incomes.

The apartments were built 20 years ago with the aid of a Federal program. WCCAO was approached about working under a new HUD program to preserve Ash Creek as affordable housing. WCCAO agreed

and the present owner expressed willingness to work with WCCAO.

Since August, 1994, outreach organizers Kathryn Supinski and Kristin Ludwig have been visiting door to door, explaining the purchase process and answering questions. Residents are encouraged to give ideas about what repairs and services are needed and what improvements they'd like to see.

Residents are also finding they can be actively involved in ownership and management of their apartments. Two resi-

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Families in affordable, comfortable housing at Ash Creek Apartments in Metzger. Photos by Kristin Ludwig





*Shirley Huffman, Chair
WCCAO Board of Directors*

*Message
from the Board Chair
and Executive Director*



*Jerralynn Ness
Executive Director*

A sincere "thank you" to our many partners

DEAR Friends,

It is impossible to imagine how WCCAO could achieve its goals without the multitude of partnerships that we have been so fortunate to develop.

Our partnerships take many forms. Some of our partners are individual volunteers who help us raise money, or serve on our Board of Directors and Head Start Policy Council, or provide us with pro bono legal, personnel, and other professional services. Some are organizations, like the Washington County Employees Group or the Hillsboro Sunrise Rotary Club, who sponsor fundraisers to support our program services. Some are organizations who join us to plan and deliver needed services, such as the Domestic Violence Resource Center, the Gaston School District and Housing Services of Oregon, to name just a few. And then there are the local cities and the

County that have stepped forward as funding partners and in doing so have affirmed the importance of working together to address the causes and conditions of poverty in our local area.

We dedicate this newsletter to our partners. As you read it, you will see the many ways that others have made a significant difference in our community. We are eternally grateful to all our friends, supporters and partners, as we look forward to 1995 with hopes for a better future for low income families in Washington County.

Together, we know we can make a difference. Many thanks and may the new year bring you joy and peace.

Shirley Huffman
Chair, WCCAO Board of Directors

Jerralynn Ness
Executive Director

Residents to gain option to purchase

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dents, James Dean and Kelly Schuyley, have been elected to serve on the new nonprofit board which will ultimately purchase the property. WCCAO board members Gene Mitchell and Greg Zuffrea, selected by the board of WCCAO will join the residents on the new non-profit board.

Change also brings a new name. Residents chose Metzger Park Apartments for the place they call home when the change of ownership occurs.

With residents participating in the process, it appears that efforts to keep affordable housing in Metzger are well underway. For more information about this project, please call the WCCAO Housing and Energy Department at 648-6646.

WASHINGTON COUNTY
COMMUNITY
ACTION
ORGANIZATION

ACTION NEWS is the quarterly newsletter of the Washington County Community Action Organization (WCCAO), published by the WCCAO Administration, 451 S. First, Suite 700, Hillsboro, OR 97123. ACTION NEWS is produced by Connie Sherrard and Carren Woods, WCCAO staff members, and Nancy Scott, Engrafix Design (volunteer). (Please inform WCCAO of any address corrections.)

... People Helping People

The Washington County Community Action Organization (WCCAO) is a private, non-profit corporation providing a wide variety of services to the needy in Washington County, Oregon. Information on WCCAO programs is available from the following individuals:

WCCAO Administration (Jerralynn Ness, Executive Director)	648-6646
Client Services Dept. - Intake, Information & Referral	648-0829
Cheryl Hilbert, Director	648-6646
Heating Assistance (December - March)	640-8951
Neighborshare (South and East County)	639-0495
Child Development Dept. (Cathy Wise, Director)	648-6646
Housing & Energy Conservation Dept. (Leon Laptook, Director)	648-6646
Resource Development Dept. (Carren Woods, Director)	648-6646
"Play It Again" Thrift Store	644-8956

Get out your costumes, masks and party clothes! It's Mardi Gras time again!

by Jana Kolsbun

It's time to order your tickets for the best Mardi Gras celebration west of the Rockies!

WCCAO's annual Mardi Gras Ball is set for Saturday, February 11. Tickets are just \$25 and are available by calling WCCAO (648-6646) or Fastixx (224-8499).

The 9th annual event will be held for the first time at Montgomery Park in Portland. "The new location has opened up great opportunities for expanding the event and making it even more exciting," says Mardi Gras Co-Chair Debby Baker.

"Our casino, which was always a crowd-pleaser, will include more tables than last year," Baker added. "Also, we're putting on a silent auction back into the party and have received donations of many great items to bid on."

"Five Guys Named Moe" is sure to draw a big dance crowd, while even non-dancers will be unable to resist at least tapping toes. Wine tasting will be provided by the Washington County Winery Association and The Best of

Everything will be serving hors d'oeuvres and dessert to tempt the taste buds. All of this adds up to a tremendous value for only \$25.00.

A pre-event dinner and entertainment will kick off the event at 5 p.m. Pre-event tickets are \$100 per person, which includes admission to the rest of the evening's activities. These tickets will be limited to the first 100 "revelers" and can be obtained by calling WCCAO at 648-6646.

The main Mardi Gras event begins with the fanfare of a traditional coronation of the Mardi Gras "King and Queen of Rex." This year's Honorary Chair, Bob Shoemaker, and his wife, Beverly, will be crowned the royal couple. "A costume contest, fortune tellers, mimes, and many other surprises will delight revelers throughout the party," says Co-Chair Darlene Galster.

"This event would not be possible without the support of a great volunteer Mardi Gras team and the generous support of many businesses," says Galster. Corporate sponsors include Tuality Healthcare, KGW Northwest News Channel 8, Community Newspapers (Tigard Times, Beaverton Valley Times, Tualatin Times and Forest Grove News-Times), Providence St. Vincent Medical Center, Blue Cross & Blue Shield of Oregon, Rose City Moving and Storage and Washington County Winery Association.



The Casino has proven to be one of the most enjoyable parts of the evening in years past; more tables have been added for the 1995 celebration.

Service Center dream is becoming a reality, thanks to ongoing Capital Campaign efforts

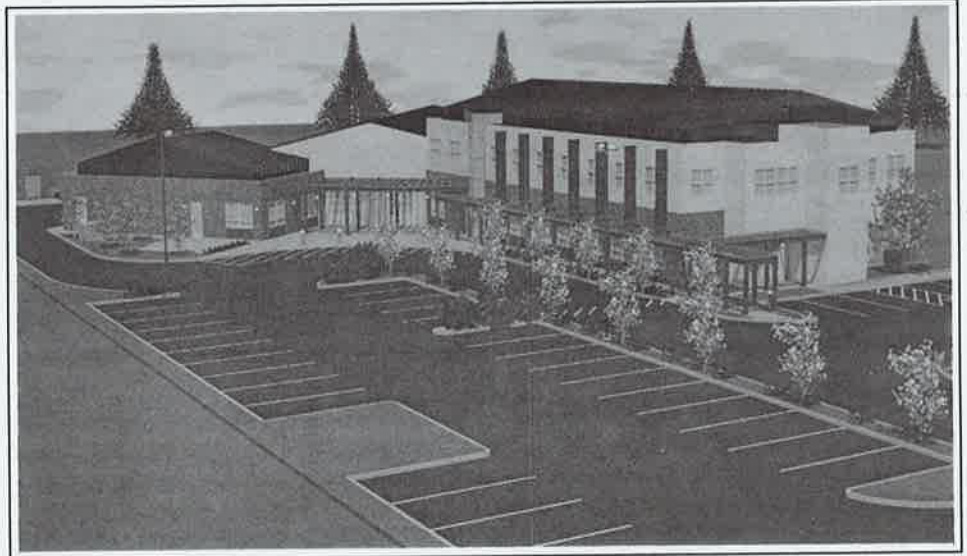
by Jana Kolsbun

WCCAO's new Multi-Service Center is closer to becoming a reality with each passing day. Support from businesses, foundations and the County's Community Development Block Grant Program has allowed WCCAO to break ground and begin construction. The capital campaign is now entering the community phase where there are many opportunities for all of our friends and supporters to become a part of stabilizing WCCAO services into the future.

The Community Campaign is chaired by Jack Flaig, Vice-President of Tuality Healthcare. He, along with the support of highly competent and dedicated committee members, are designing a variety of ways for the community to become involved in WCCAO's new building.

As part of this effort, the committee has launched the sale of engraved bricks that will be installed in the entryway of the facility. WCCAO friends, supporters and the community at large can purchase inscribed bricks to honor a friend or family member or to associate their own name or the name of their business with the vital work of WCCAO. Fifty dollars will buy one brick. WCCAO hopes to raise \$225,000 through the sale of 4,500 bricks. Please help us by spreading the word!

Donors can make a larger contribution by purchasing a dedicated tree to be planted on the WCCAO grounds. A plaque will stand with the tree, engraved with the donors wording. Approximately 30 trees will be available for around \$1,000 each.



Architects rendition of new Multi-Service Center, currently under construction.

A small group of WCCAO supporters have come together to form "The 1500 Club." This group challenged others to help them raise \$50,000 to sponsor a child development classroom. They have sought 33 to 34 individuals who were each willing to pledge \$500 per year for three years to achieve the club's goal. A plaque will be mounted on WCCAO's donor wall acknowledging the 1500 Club Members and the classroom will be named with the plaque "The 1500 Club Child Development Classroom." There a few memberships left; if you would like to join, please call the office.

Carol Clark, Executive Director of the Washington County Visitors Association, has been a member of WCCAO's Capital Campaign Steering Committee. In memory of her sister, who was tragically murdered a few years ago, WCCAO has established the Linda Bradley Memorial Fund to build a family resource center in our new facility. Individuals who direct their contributions to this fund will have the satisfaction of knowing they have

helped create a safe place for families in trouble to turn.

Community campaign volunteers are busy getting the word out to civic organizations, service groups and the media. The Community Campaign would not be possible without the support of this dedicated group. In addition to the Chair, Jack Flaig, the committee includes Lynn Adamo, Jill Bateman, Mary Brown, Carol Clark, Nel Epler, Darlene Greene, Marilyn Helzerman, Lydia LaHaie, Joann Lumaco, Derene Meurisse, Nancy Monahan, Adrienne Peterson, Katrina Monahan Pirkle, Marc Timm, and Russ Wilkinson.

If you or your group is interested in becoming involved in the Community Campaign by volunteering, making a contribution, or buying a brick or tree, please call Carren Woods at 648-6646.

WCCAO's community partnerships:

Varied, essential — and appreciated



by Connie Sherrard

In almost every aspect of our work, WCCAO relies on the support and involvement of many others. Through collaboration, we believe a human service delivery network can be built that focuses on the highest priority needs, eliminates inefficiencies and duplication, and closes gaps in services. Collaborative partnerships plan together, share resources and expertise and are committed to our mutual success. Whether it's other agencies, local businesses, state or local government, volunteers, the church community, or our clients, we strive to work cooperatively to achieve our mission collaboratively. The following are a few of our valued partnerships:

■ **The Housing Development Corporation:** A community development corporation, the HDC develops affordable housing for farmworkers. WCCAO provides staff, administrative support, office space and participation on the HDC Board of Directors. The HDC recently completed construction of five houses in the Maria Luisa Homeownership Program, which will allow low income farmworkers to lease new houses with an option to buy.

■ **Beaverton Churches:** Sheltering Homeless Coalition has been in existence for nearly two years. They offer their volunteers, manpower and donations to maintain and increase transitional housing. They have negotiated with the City of Beaverton, WCCAO and IOS to form a creative, affordable approach to providing four new units of housing to the Beaverton area.

■ **Tualatin Valley Mental Health (TVMH):** In an innovative partnership, WCCAO and TVMH collaborate to operate the Early Success Program (ESP). At two Head Start centers, six severely emotionally disturbed children are integrated into the classrooms. WCCAO provides a lead and an assistant teacher, and TVMH provides two Masters-level mental health professionals. Weekly, the children receive individual therapy and every family also receives therapy.

■ **Gaston School District:** Until the Gaston Child Development Center opened its doors, there was no child care center in Gaston. With grants from the State Department of Education, the Gaston School District purchased a building and playground equipment. WCCAO Head Start provides staffing for the center, which serves elementary and pre-school aged children with full-day and before and after school child care. Child Care Development Block Grant funds are passed through to WCCAO by the school district to subsidize child care slots for low to moderate income children. In addition, students in the Gaston High School's "Exploring Childhood" class spend time in the center practicing what they learn in the classroom about child development.

■ **Tigard Area Churches (CPAH):** Community Partner for Affordable Housing was developed out of the desire of community churches to work on the lack of affordable housing. This group works closely with WCCAO and other community agencies to organize this effort. Tigard Christian Ministries has been instrumental in developing both Neighborshare and Interfaith Outreach Services (IOS). This group continues to work with local groups, agencies, churches and schools dealing with a variety of social concerns.

■ **Hillsboro Sunrise Rotary:** Each year, this Rotary group sponsors a golf tournament to raise funds for the WCCAO homeless family shelter. This annual commitment to WCCAO has brought a level of stability to our homeless shelter and allowed us to keep our doors open.

■ **Fundraising:** It would not be possible to hold our annual Mardi Gras Ball or to raise funds necessary for our multi-service center without the teams of volunteers who devote thousands of hours and valuable energy to assure that WCCAO has the resources to achieve its mission.

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Partners, cont'd.: Helping with food, housing, elderly, more

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■ **Fuente de la Amistad Hispanic Elders Project:** This project, operated by Washington County Department of Aging Services, brought together a variety of service providers with the purpose of increasing Hispanic elders' access to social services. WCCAO staff were trained in issues and resources pertaining to seniors, and connections between WCCAO and Aging services ensured greater access to services for elderly Hispanics.

■ **US Bank N.A.:** US Bank, N.A., a subsidiary of US Bancorp, provides funding to help support WCCAO's rental assistance and transitional housing programs. Bank employees have assisted us in renovating our transitional housing units and the President serves on the WCCAO Board of Directors.

■ **Migrant Camp Outreach Project:** A coalition of churches, agencies, community volunteers and migrant camp residents. This project was established in order to increase farmworkers' access to services and educate the general public about the realities of life for farmworkers. The coalition is currently chaired by WCCAO staff, whose role is to act as a bridge between migrant camp residents and the community, promoting leadership and cross-cultural development.

■ **Hopespring Coalition:** Led by Lutheran Family Services, this collaboration includes the Domestic Violence Resource Center, Tualatin Valley Mental Health and WCCAO. The coalition is currently working with the owners of Kinnamon Townhouses, a new development in Aloha, to lease 10 units to be used as transitional housing by homeless women with children who are coming out of WCCAO's shelter, the domestic violence women's shelter, and Mountaindale alcohol and drug treatment center.

■ **Washington County Cooperative Library System (WCCLS):** The WCCLS facilitated the establishment of a countywide information and referral service for human services. They did this by working with WCCAO and six other human service agencies to establish a central data base of information that we are all linked to. WCCAO is responsible for regularly updating the data base. The public can gain access to the database at the library, by modem, or by calling WCCAO's information and referral number.

■ **Oregon Food Bank Tualatin Valley Center:** For over a decade, WCCAO operated the county food bank, Tualatin Valley Food Center (TVFC) and served as regional coordinating agency for Oregon Food Bank. Last year we transferred the operation of TVFC to Oregon Food Bank, and continue to work very closely by providing food box information and referral, planning assistance for migrant emergency food needs and taking applications for Christmas food boxes.

■ **Tualatin Valley Housing Partners:** United Way provided WCCAO with short term funding to conduct a community planning process to identify solutions to the lack of affordable housing. As a result of a highly participatory process, a community development corporation was formed to build housing for low income families utilizing private, public and volunteer resources. The CDC board is chaired by Gary Conkling, and comprised of banks, builders, attorneys and other interested people.



Development efforts to continue under new leadership

Carren Woods

by **Connie Sherrard**

After 14 years with WCCAO, Pam Wilkinson will be moving on to work with her husband, Russ, in his accounting business. Pam, who began as the Weatherization Director, was WCCAO's first Development Director. She has been vital to the success of building a base of supporters and donors, and has worked energetically on Mardi Gras and the Capital Campaign for the multi-service center.

WCCAO was fortunate to find Carren Woods to continue to provide leadership in development work. Carren brings 19 years of experience working with the public, most recently as Development Director with Human Solutions in Portland. A Beaverton resident, Carren says she is pleased to work with a human services organization in her own community. Her experience in public relations, communications, fundraising and event planning will be assets to WCCAO.

LIEAP makes winter warmer

by Kristin Ludwig

It's winter. Imagine yourself in a house without any oil for a furnace that doesn't work anyway. To keep warm, your teenagers huddle around the electric stove, or head off to a friend's house to take a shower. That's what last winter was like for Valerie Jacoby.

A professional dressmaker in Tigard who works two part-time jobs to support her four teens, she spent around \$200 repairing her furnace, which she was told needed to be replaced. Even after the repairs, it didn't work right. Valerie came to WCCAO to see if she might be eligible for energy assistance.

"At first I wasn't sure if I would qualify," she said. She admitted it was hard to come in. "Before, I had a narrow view of people who needed services. I thought if I could make it, then others could, too."

The LIEAP (Low Income Energy Assistance Program) paid for the repair of the furnace, and some oil, too. It turned out the furnace was not in as bad shape as she'd been told. And what about the money she'd spent trying to fix her furnace? Instead of refunding the money, the first company provided a delivery of oil.

Looking back, Valerie says, "I'm grateful because somebody wrote a check to help me. Because of WCCAO, my kids kept warm. We were able to stay in our home, and my kids didn't have to change schools. The help has touched my children's lives, and I will pay back the help to a neighbor one day."

You can help: Needs continue after the "giving season" is over

Volunteers needed:

Reception work, information and referral at WCCAO's Neighborshare office in Tigard; call Carla, 639-0495

Data entry, information and referral at WCCAO's Hillsboro office, call Judy, 648-6646.

Human Resources Specialist; call Connie, 648-6646

Child Care Volunteer at the Shelter; call Michael, 640-3263

Night/Day Supervisors at the Shelter; call Michael, 640-3263

Child Care Assistant for Parenting Classes; call Renee or Susan, 648-6646

Phone screener to contact weatherization clients; call Joan, 642-3236

Donations Needed:

Equipment and Supplies: Computers,

printers, color TV, VCR, cellular phones, electric staplers, adding machines; call Pilar, 648-6646.

For Neighborshare Office in Tigard: Coffee table for waiting room, a TDD/TDY, good quality desk chairs; Call Carla, 639-0495.

For Head Start Centers: 35mm camera, film and film developing, portable tape/CD players, TV with VCR built in, camcorder, old uniforms for dress-up corners, electric meat slicer, computers, printers; call Cathy, 648-6646.

Furniture: Adopt a transitional house or a room in the house and furnish it; call Michael, 640-3263.

Dolls and doll clothes for use in play therapy: call Lupe at Metropolitan Family Services, 648-0753.



Valerie Jacoby

What's happening: Housing info offered

WCCAO Board of Directors meets the third Wednesday of each month, 6:00 - 8:00 p.m. at the WCCAO Hillsboro Conference Room, 451 South First, Suite 600. Call Pilar, 648-6646 to confirm date, time and place.

Head Start Policy Council meets the second Tuesday of each month (September to June). Contact Susan, 648-6646, for time and place.

Housing Development Corporation Board of Directors meets the third Thursday of each month at 7:00 p.m., WCCAO Hillsboro Conference Room, 451 S. First, Suite 600. To confirm date, time and place, call Ruby at 648-6646.

"Fair Housing: Understanding and Following the Law" workshop for landlords, property managers, realtors and anyone else interested in learning the rights and responsibilities outlined in state and federal Fair Housing laws. Tuesday, June 21, 7:00 p.m., PGE Auditorium, 14655 SW Old Scholls Ferry Road, Beaverton.

"WCCAO's Annual Mardi Gras Ball" Saturday, February 11, 7:00 p.m. to Midnight at Montgomery Park. To purchase tickets, call Yolanda at 648-6646.

"Head Start Classes Spring Vacation," March 20 - 24, 1995.

Rotary helps homeless with annual celebrity golf tourney

by Connie Sherrard

"It's a neat course, and fun, too," says Scott Aldrich about the Annual Hillsboro Sunrise Rotary Golf Tournament he has organized for the past four years. This year's event, which was held in September at Forest Hills Golf Course, raised \$6,500 for WCCAO's family shelter home in Hillsboro.

Eighteen celebrities, including a number of former Trail Blazers, other athletes, and local television personalities joined each team of four players. While they raised money for a good cause, players had a good time testing their golf skills against each other.

Aldrich, a commercial contractor who confesses he's not even a golfer, wanted to organize a celebrity golf tournament after he participated in one in California several years ago. When Michael Vigil, WCCAO's Homeless Programs Manager, spoke at a Rotary meeting about the needs of Washington County's homeless, Aldrich knew he had the right cause to make his idea a reality. He



Former Trail Blazer Maurice Lucas enjoys a moment with his teammates during the 1993 tournament. Photo by Scott Aldrich

spoke to pro football player Peter Brock, who put him in touch with Darryl Imhoff, former Trail Blazer. Imhoff helped to round up 14 celebrities that first year, and the numbers have increased since.

Aldrich has big plans for future tournaments. He's working on a marketing plan, and has his sights set on acquiring corporate sponsorships. He would like to raise a total of \$20,000 to \$25,000. Support of this kind would be a "stroke" of luck for the shelter and a lot of fun for everyone involved! Those interested in the golf tournament can call Carren Woods at 648-6646.

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Inside Action News

A home of their own

Community Campaign
in full swing!

WCCAO's partnerships:
essential and varied

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