Dear Friends,

Over the past few years, our community has witnessed an explosion of new housing construction and an improving job market. All the while, homelessness has remained a persistent challenge. This paradox forces us to examine the question: What does it take for a person to end their homelessness? Does it take treatment for addiction or mental illness? Medical care for a long-untreated chronic disease? A job or new skills training? Certainly, it takes all of these things. But it takes something else first. It takes a home.

The safety, security, and stability of a home sets the stage for everything else. No one can fully heal from addiction, illness, or trauma while sleeping on the sidewalk. And no one without a bed or shower can show up ready for work.

For decades, Central City Concern has specialized in building housing affordable to the most vulnerable members of our community. Over the years we have added an array of services, including integrated healthcare and supportive employment programs, to help people reach their highest potential.

Homes. Health. Jobs. That’s what we are all about at Central City Concern. Please read on for more details about our work in 2015—none of which would be possible without you.

Thank you for your belief in our mission and the people we serve. We couldn’t do it without your ongoing support. Thank you!

Sincerely,

Ed Blackburn
Executive Director

“I really appreciate the chance to have housing. Without it, I don’t know what would have happened to me.”

(COVER) Tarina A. and daughters
Tarina is a graduate of Letty Owings Center and a resident in Alpha Apartments. Her 4-year-old daughter is healthy and happy, excelling in preschool and eager for Head Start. Her 18-year-old daughter returned home after graduation from high school and is now aiming for college.

“I will never forget the first time I got a key to my door. I was able to close the door, lock it, and feel safe for the first time in forever.”

Floyd P. | As a full-time student at Portland State University, Floyd still makes time to show up for friends and family. His life has purpose and he’s thriving in his daily life while always remembering to stay in the moment.
“It’s amazing how much traction you can make in your life when people give you another chance.”

Knowing that a key to a safe home is a critical step in addressing all the conditions that lead to homelessness, Central City Concern offers “Housing Choice” – an approach that allows us to meet the needs of each individual in search of a home, whatever challenges they may be facing, and help them find a path to reach their highest potential.

NEW PROGRAM IN 2015: HOPE

In FY 2015, Central City Concern led a collaborative including JOIN, Transition Projects Inc., NARA, and Cascadia to obtain a $2 million annually renewing grant from the US Department of Housing and Urban Development. The grant funds a new initiative, Housing and Health Outreach Partnership Efforts - or HOPE. The grant will enable Central City Concern and partners to support 130 households in permanent housing throughout Multnomah County each year.

THE RECOVERY MENTOR PROGRAM is a nationally recognized treatment model that combines transitional housing, recovery support services, and peer mentorship by role models who have been successful in their own recovery from addiction.

143 individuals received housing and peer support in 2015
59% maintained recovery and achieved permanent housing

C.J. | Four years ago, C.J. was addicted to intravenous drugs and sleeping under the Burnside Bridge. After graduating from the Recovery Mentor program, he enrolled at Lewis and Clark College where he is majoring in Sociology with a 3.6 GPA, and inspiring teammates on both the football and basketball teams.

2678 people found a safe place to call home at Central City Concern
60% of apartments are in alcohol- and drug-free communities where peers support each other in maintaining their recovery.
40% are “Housing First” apartments that ensure safety and harm reduction for those experiencing mental illness, substance abuse disorders, chronic illness, or all of the above.
564 transitional apartments help people step out and into the community as they stabilize and re-enter the workforce.
1025 permanent apartments provide affordable homes for our most vulnerable community members.

ALCOHOL- AND DRUG-FREE TRANSITIONAL HOUSING
569 residents in FY 2015
244 completed treatment programs and moved on to permanent homes

ALCOHOL- AND DRUG-FREE FAMILY HOUSING
122 families – including 128 adults and 189 kids – housed
79 families moved on to permanent homes
75 kids reunited with their families from foster care
NEW AFFORDABLE HOUSING FOR PEOPLE IN RECOVERY

Over the course of Fiscal Year 2015, Central City Concern secured government funding, plus nearly $1 million from the philanthropic community, to break ground for three housing developments that will provide supportive services and foster strong communities for people in recovering from addiction, exiting homelessness, and escaping from domestic violence.

LAURA’S PLACE was expanded to include a community room and two apartments for families in recovery from homelessness and addiction. The project, initiated in Spring 2015, features an energy-efficient design, solar hot water, and durable siding and roofing materials made from recycled tires.

TOWN CENTER COURTYARDS is a 60-unit permanent supportive housing community near Clackamas Town Center. Comprised of one-, two-, and three-bedroom apartments, the building will serve individuals and families in recovery from alcohol and/or drug abuse, homeless families with children, survivors of domestic violence, and families working toward reunification with children from foster care.

COMMUNITY SUPPORT

Community support is critical to the completion of these capital projects. Central City Concern is deeply grateful to the following contributors:

- Acme Bader Community Fund of OCF
- Anonymous
- Collins Foundation
- D. Carter and Jennifer MacNichol
- Downtown Development Group
- Georges and Mary E. Birenbaum
- Harrington Family Foundation
- Hedco Foundation
- PGE Foundation
- Legacy Health System
- LifeMap
- Meyer Memorial Trust
- Mitzvah Fund of OCF
- Peter C. Andrews
- Providence Health & Services
- Sally McCracken
- United Healthcare
- USI Northwest

MIRACLES CENTRAL APARTMENTS

a Peer Community, is a unique collaboration between Miracles Club and Central City Concern that will provide 47 units of affordable, recovery-oriented housing with low screening barriers to people transitioning from shorter-term housing and recovery programs. The Miracles Club will provide culturally specific peer mentor support for African American residents. The project is located in a neighborhood that was historically home to many of Portland’s African American community members, most of whom were gradually displaced through gentrification.
“Since I’ve been clean, I have been in remission from Crohn’s Disease. No medications, no hospitalizations, no pain.”

The affordable housing crisis disproportionately affects every person we serve. Health crises can send a person into homelessness, and treatment becomes far more difficult for unhoused patients. Central City Concern is reaching out to the homeless members of our community with new projects like the Bud Clark Clinic, and we are integrating healthcare and affordable housing with projects like our Housed + Healthy initiative.

As a result of these outreach and integration efforts, we have grown to serve an additional 30% more patients annually over the past three years. Despite the complex needs of the people we serve and our rapid growth, Central City Concern has continued to offer exceptionally high-quality and innovative services, receiving local and national recognition for our care. Last year, Central City Concern Health Services was awarded Tier 3 Patient-Centered Medical Home status – the highest possible level of recognition by the National Committee for Quality Assurance.

HEALTH

THE BUD CLARK CLINIC is the newest addition to Central City Concern’s continuum of care. This clinic, embedded in the Bud Clark Commons homeless services center, provides low-barrier care to people sleeping outside and in shelters. In the first six months, more than 400 homeless members of our community have received much-needed care.

Elyse R. | Last fall, Elyse hosted her first housewarming party in her own home. She says having her own place gives her, “courage, confidence, and independence.” Her outlook is positive and she takes that energy to work every day and uses it to help others.
NEW PROGRAM IN 2015: HOUSED + HEALTHY
Housed + Healthy, a new program that connects residents to needed health care, completed its first year; nearly 200 residents in six buildings (including three managed by partner agencies) received health assessments and 115 enrolled in care at Old Town Clinic.

PRIMARY CARE
5725 people received integrated primary care services

THE OLD TOWN CLINIC, a nationally recognized model of integrated primary and behavioral health care, dramatically increased services last year, enrolling an average of 190 new patients every month.

MENTAL HEALTH CARE
946 people received mental health services

People with serious mental illness die an average of 25 years earlier than people without mental illness, often from preventable causes. This year, Central City Concern piloted the IHART (Integrated Health and Recovery Treatment) program, providing integrated mental health and primary care for 200 people with serious mental illness and complex medical needs. IHART patients receive intensive support for all their health conditions, resulting in dramatically improved primary care engagement. IHART patients kept more than 90% of much-needed medical appointments this year.

THE OLD TOWN CLINIC PHARMACY
913 people received mental health services
grew right alongside our primary care services, filling more than 650 prescriptions per day this year.

THE OLD TOWN CLINIC, a nationally recognized model of integrated primary and behavioral health care, dramatically increased services last year, enrolling an average of 190 new patients every month.

BEST: BENEFITS AND ENTITLEMENTS SPECIALIST TEAM
The disability benefits application process is time-consuming and complex for anyone, but for homeless people, the barriers can be insurmountable. In the past five years, Central City Concern’s Benefits and Entitlements Specialist Team, or BEST, helped more than 1,000 people receive the benefits to which they are entitled. In doing so, BEST helped bring more than $30 million into our local economy, and enabled people with disabilities to pay for essentials such as rent and groceries.

1000 people helped to receive the benefits to which they are entitled

$30M dollars enabled people with disabilities to pay for essentials such as rent and groceries

THE OLD TOWN CLINIC
1000 people helped to receive the benefits to which they are entitled

THE OLD TOWN CLINIC PHARMACY
1000 people helped to receive the benefits to which they are entitled

MENTAL HEALTH CARE
1000 people helped to receive the benefits to which they are entitled

HILL PARK APARTMENTS
To help address the shortage of homes for people with mental illness, Central City Concern collaborated with Gerding Edlen Property Development to initiate construction of Hill Park Apartments, a 39-unit building with eight units (the maximum percentage allowed by law) reserved for individuals living with severe mental illness. The remaining units will be affordable for graduates of Central City Concern’s programs who have gained employment but still have barriers to mainstream housing. With the help of a $1.6 million grant from the Oregon Health Authority plus funding from the Portland Housing Bureau and other sources, land was purchased in June 2015 at the corner of SW 1st Avenue and Arthur Street.

RECUPERATIVE CARE saw a 15% increase in patients, providing respite care after release from area hospitals to 256 homeless individuals recovering from acute illness or injuries. Upon discharge, 99% of patients were engaged with a primary care medical home, 76% had acute conditions resolved, and 73% were placed into housing.

HEALTH
For many people with substance use disorders, physical cravings are a major barrier to recovery. Medications such as Suboxone® and Vivitrol® can help patients achieve abstinence by managing their cravings while they develop the skills and healthy peer communities necessary for sustained recovery. This year, Central City Concern expanded Suboxone treatment programs at our Eastside Concern and Old Town Clinic sites. These programs, together with the Central City Concern Recovery Center and recovery housing, offer treatment choice to our community and increase the likelihood that people seeking sobriety will be able to achieve their goals.

The Letty Owings Center, a program that provides residential substance use disorder treatment to pregnant and parenting women, enables women to start their recovery journeys with their children alongside them. This year, 97 women and 65 children began their journeys of recovery at the Letty Owings Center, and 7 babies were born drug-free. With help from the Meyer Memorial Trust and six other private funders, Central City Concern completed renovation of the Letty Owings Center playground and nursery. The renewed spaces offer safe and fun environments for new moms to learn parenting skills and bond with their babies and children.

PuenteS, Spanish for “Bridges,” offers culturally specific mental health and substance abuse services to Latinos. Bicultural and bilingual clinicians help stabilize clients through individual and group therapy as well as case management. The program’s multidisciplinary approach involves entire families in a way that mitigates stigma and fear.

Central City Concern is working to address these issues comprehensively – with housing at Miracles Central Apartments (see HOMES,) and two culturally specific programs: PuenteS and The Imani Center.

The over-representation of people of color in the homeless population has been getting worse in Portland. Between 2013 and 2015, the number of African Americans experiencing homelessness leaped by 48% – the largest increase of any demographic group. At Central City Concern we understand that we can’t stop this trend without addressing health disparities as well. Historic and present-day traumas have been so impactful on the mental health of people of color that race-based trauma, with symptoms similar to PTSD, will be recognized as a mental health diagnosis in the next revision of the Diagnostic Statistical Manual.

Central City Concern is working to address these issues comprehensively – with housing at Miracles Central Apartments (see HOMES,) and two culturally specific programs: PuenteS and The Imani Center.
It is usually a long journey from homelessness to a living wage job that allows a person to afford their own market-rate apartment in Portland. Central City Concern is helping people make this transition with both affordable housing and employment services. Hill Park Apartments (see HEALTH) will provide 31 units of affordable housing for graduates of Central City Concern programs who have gained employment but still have barriers to mainstream housing. And for hundreds of people each year, our employment programs are providing vital supports on the journey from homelessness to self-sufficiency.

“My goal is to obtain my degree and help others. I want to give people a voice.”

Leslie P. | Over the past year, Leslie has worked her way up from Clerical Trainee to an Assistant Case Manager position at Central City Concern – all the while maintaining a 4.0 GPA at Portland Community College and raising three kids. Leslie describes herself as “happy, healthy, and motivated.”

JOBS

It is usually a long journey from homelessness to a living wage job that allows a person to afford their own market-rate apartment in Portland. Central City Concern is helping people make this transition with both affordable housing and employment services. Hill Park Apartments (see HEALTH) will provide 31 units of affordable housing for graduates of Central City Concern programs who have gained employment but still have barriers to mainstream housing. And for hundreds of people each year, our employment programs are providing vital supports on the journey from homelessness to self-sufficiency.

767 job seekers worked with Employment Specialists
466 gained or retained employment
420 new job placements at an average wage of $14 per hour

Daniel W. found employment at Metro in 2015

Leslie P. | Over the past year, Leslie has worked her way up from Clerical Trainee to an Assistant Case Manager position at Central City Concern – all the while maintaining a 4.0 GPA at Portland Community College and raising three kids. Leslie describes herself as “happy, healthy, and motivated.”

Employment Specialists take a one-on-one approach, customizing services to address each person’s needs and to overcome barriers to employment. Our customers develop a comprehensive plan that can get them the training they need and lead them to permanent and competitive employment. The EAC received national recognition by the US Departments of Labor and Housing and Urban Development last year as one of eleven employment programs from across the country invited to participate in a summit in Washington DC on integrating employment and housing strategies to end homelessness.

Jesse G. was hired at 211info as a Customer Information Specialist

EMPLOYMENT ACCESS CENTER

Employment Specialists take a one-on-one approach, customizing services to address each person’s needs and to overcome barriers to employment. Our customers develop a comprehensive plan that can get them the training they need and lead them to permanent and competitive employment. The EAC received national recognition by the US Departments of Labor and Housing and Urban Development last year as one of eleven employment programs from across the country invited to participate in a summit in Washington DC on integrating employment and housing strategies to end homelessness.
COMMUNITY VOLUNTEER CORPS is a three-month volunteer program that helps clients build work skills, experience, and self-confidence while being of service to our community. CVC participants (who may have not held a job for many years if ever) practice arriving to work on time, accepting supervision, dressing appropriately and building communication skills.

Central City Concern
Consolidated Statement of Activities
Year Ended June 30, 2015

<table>
<thead>
<tr>
<th>Unrestricted Revenues And Support</th>
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</thead>
<tbody>
<tr>
<td>Contract &amp; Government Funding</td>
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<tr>
<td>Donations, Grants &amp; Special Events</td>
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<td>Rental Income</td>
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<td>Health &amp; Chemical Dependency Services</td>
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<td>Social Enterprises</td>
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<td>Management &amp; Development Fees</td>
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<tr>
<td>Other</td>
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<td><strong>Net assets released from restrictions</strong></td>
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<table>
<thead>
<tr>
<th>Operating expenses</th>
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<tbody>
<tr>
<td>Health &amp; Recovery</td>
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<td>Supportive Housing</td>
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<td>Housing Management</td>
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<td>Employment &amp; Social Enterprises</td>
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<td>Administration</td>
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<tr>
<td>Fundraising</td>
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</tbody>
</table>

| TOTAL OPERATING EXPENSES   | $50,385,797 |
| Excess of revenues and support over operating expenses | $8,047,637 |
| Other revenues and expenses | $41,993     |
| Change in unrestricted net assets | $8,089,650 |
| Unrestricted Net assets, beginning of year | $21,630,392 |
| Unrestricted Net assets, end of year | $29,720,022 |

**Central City Concern experienced extraordinary financial growth in Fiscal Year 2015 as a result of the Affordable Care Act and new compensation for services that were previously provided without remuneration. This additional revenue is being reinvested in several initiatives that will help us achieve our three-year strategic plan goals, which include building 250 more affordable housing units and providing comprehensive health services to 2000 more individuals annually. We have already allocated $6,000,000 of last year’s surplus for capital expenditures that will help us achieve these goals, but the costs will far exceed Central City Concern’s temporary surplus. The remaining $2 million will strengthen operating reserves, which now cover eight weeks of payroll expense.

Rest assured: every dollar of this earned income will be reinvested to help more people achieve their highest potential. We are fortunate to be able to invest seed money in multiple projects, but if we are to meet more of our area’s vast need for healthcare, housing and employment services, your support will be as vital as ever.

Please join us in this effort.
Together we can end homelessness – one person at a time.

**JOBS**

232 participants developed basic job skills and self-confidence through the Community Volunteer Corps

**FINANCIAL HEALTH**

$6 million dollars allocated for future expansion of housing and services

**CENTRAL CITY COFFEE** doubled sales to nearly $100,000 and can now be found in 20 grocery stores, including New Seasons and Whole Foods. Office coffee sales are distributed through three Portland-based supply companies.

**SOCIAL ENTERPRISES** provide training and employment opportunities for job seekers who need to rebuild their work history. Clean & Safe engages 50 trainees annually who work alongside peers to provide street cleaning services in downtown Portland. Central City Bed sells bed bug resistant furnishings nationally to help fund Employment Services. Central City Coffee sources, roasts and sells craft coffee in the Portland metro area.

52 employees received on-the-job training in six-month positions at Downtown Clean & Safe and Central City Coffee

52 employees received on-the-job training in six-month positions at Downtown Clean & Safe and Central City Coffee.

**CENTRAL CITY BED** surpassed $1,000,000 in lifetime sales in July 2014, and the next month the US Patent and Trademark Office awarded its patent. LifeWorks NW chose Central City Bed furnishings for its brand new Center for Hope and Recovery.

**COMMUNITY VOLUNTEER CORPS** is a three-month volunteer program that helps clients build work skills, experience, and self-confidence while being of service to our community.

Central City Concern experienced extraordinary financial growth in Fiscal Year 2015 as a result of the Affordable Care Act and new compensation for services that were previously provided without remuneration. This additional revenue is being reinvested in several initiatives that will help us achieve our three-year strategic plan goals, which include building 250 more affordable housing units and providing comprehensive health services to 2000 more individuals annually. We have already allocated $6,000,000 of last year’s surplus for capital expenditures that will help us achieve these goals, but the costs will far exceed Central City Concern’s temporary surplus. The remaining $2 million will strengthen operating reserves, which now cover eight weeks of payroll expense.

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Please join us in this effort.
Together we can end homelessness – one person at a time.
Peer mentorship, coordinated team-based care, culturally-specific resources for families and communities of color, housing that supports health and recovery, job training and placement – these are the services that make Central City Concern a national leader in the movement to end homelessness. To provide this critical programming, we rely on private donors.

Central City Concern is extremely grateful to the individuals, corporations, foundations, and civic organizations that supported our efforts to end homelessness in 2015.

For a complete list of donors, please visit: centralcityconcern.org/2015annualreport

**COMMUNITY PARTNERS**
- Aligned Partner Network
- Alliance of Culturally-Specific Behavioral Health Providers
- CareOregon
- Cascadia Behavioral Healthcare
- Catholic Charities
- Centers for Medicare & Medicaid Services
- City of Portland
- Coalition of Community Health Clinics
- Family Alcohol- & Drug-Free Community Network
- Family Care
- Health Share of Oregon
- Home Forward
- Homeless Alcohol and Drug Intervention Network
- JOIN
- Modus Vivendi
- Multnomah County
- Native American Rehabilitation Association
- Northwest Pilot Project
- Oregon Prevention Education and Recovery Association
- Oregon Primary Care Association
- Portland Housing Bureau
- State of Oregon
- Transition Projects Inc.
- Tri-County Behavioral Health Providers Association
- US Department of Housing & Urban Development
- US Department of Labor
- US Health Resources & Services Administration
- US Veterans Administration
- Worksystems, Inc.

**DONORS**
- Acme Bader Community Fund of OCF
- Affordable Housing Investors Council
- AIG Matching Grants Program
- Airbnb
- Allegiance Benefit Plan Management, Inc.
- Almar Contracting, LLC
- Anonymous (x 3)
- Applied Technical Systems, Inc.
- Ater Wienne LLP
- B.P., Lester & Regina John Foundation
- Becker Capital Management, Inc.
- Bikram Yoga Fremont Street
- Bill Naito Company
- Broughton & Mary Bishop Family Advised Fund
- Brown & Brown Northwest
- Buchanan Angeli Altschul & Sullivan LLP
- CareOregon
- Carolyn & Martin Winch DA Fund of MRS Foundation
- Carolyn Foundation
- Celinkner Fund
- CFM Strategic Communications
- Coin Meter Co.
- Collins Foundation
- Connect Physical Therapy
- Coon Family Foundation
- Davis Wright Tremaine LLP
- Dental Kinetics
- DePaul Treatment Centers, Inc.
- Dobson Asset Management
- Downtown Development Group
- Emmanuel Presbyterian Church
- Enterprise Community Partners Inc.
- FamilyCare

**VOLUNTEER**
- 8,268 hours contributed by 341 volunteers

“Volunteering with organizations that work directly with people – in any way, to help people get to a better place – has been the most grounding and rewarding thing I could do with my time. Period.”

Traci Kinden, in partnership with the Central City Concern Green Team, has launched a Recycling and Reuse Program for abandoned goods throughout Central City Concern properties. Traci has become known around Central City Concern not only for her incredible work, but also for her sense of humor.

11,787 pounds of goods were processed by the Recycling and Reuse Program in 2015, thanks to our volunteers. Of these goods 42% were redistributed within other Central City Concern programs and 31% went to partnering outside agencies.

650 move-in kits were compiled by over 80 volunteers and donors from a partnering organization. The kits consisted of kitchenware, towels, comforters, and other household necessities.

Central City Concern has a variety of volunteer opportunities across our programs.

To get involved, contact volunteer@ccconcern.org or complete the online form:
www.centralcityconcern.org/volunteer

**BOARD OF DIRECTORS**
- Chair: Bill Wiechmann
- Vice Chair: Richard Gibson, M.D.
- Secretary/Treasurer: Michael White

**BOARD MEMBERS**
- Ben Berry
- Rico Bocala
- Andy Davidson
- Isaac Dixon
- Linda Girard
- Matt Harrington
- Anthony Melarago, M.D.
- Anne Monnier
- Larry Naito
- Nelda Newton
- Jonathan Radmacher
- Art Rios Sr.
- Julie Sheppard
INDIVIDUALS cont.

$250 - $499

Adaire Miller
Alexander Millkey & Sara Morton
Amy Alice & Robert Eckland
Amy Greenstadt
Amy Houchen
Andrea Petkus & Shaban Demirel
Andrew Russell
Andy Van Pelt
Anonymous (x2)
Anthony & Angie Oehlert
Augusto & Carissa St. Onge Carneiro
Barry & Denise B. Groce
Beeman Strong
Ben & Elaine Whiteley
Beverly Stein & Robert Freedman
Bill Coker
Bonnie & Michael J. Voss
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Brent & Marianne Jones
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Carol Irwin
Carole Ramm
Carolyn Walker
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Cecile Carpenter
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Charles Peake
Charlotte & Jim Skuster
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Christine Cho
Dan Mueller
Dan Burns & Rebecca Rodes
Daniel Nelson
Danielle & Garner Moody
Darrell & Aen Manning
Dave Otte

Donations of $250 or less are matched by the Oregon Health Authority and the State of Oregon.

“...the fact that Central City Concern provides wraparound services aimed at getting people out of homelessness made us feel really good about deciding to support you.”

Every effort has been made to list names accurately. If your name has been omitted or displayed incorrectly, please accept our apologies, and contact Kristie Perry at (503) 200-3926 to correct our records.

Central City Concern
Homes, Health, Jobs
232 NW Sixth Ave
Portland, OR 97209

James and Ashley-Renee Nye became Central City Concern donors in 2014