

A CASE FOR CULTURALLY RESPONSIVE HOUSING MANAGEMENT

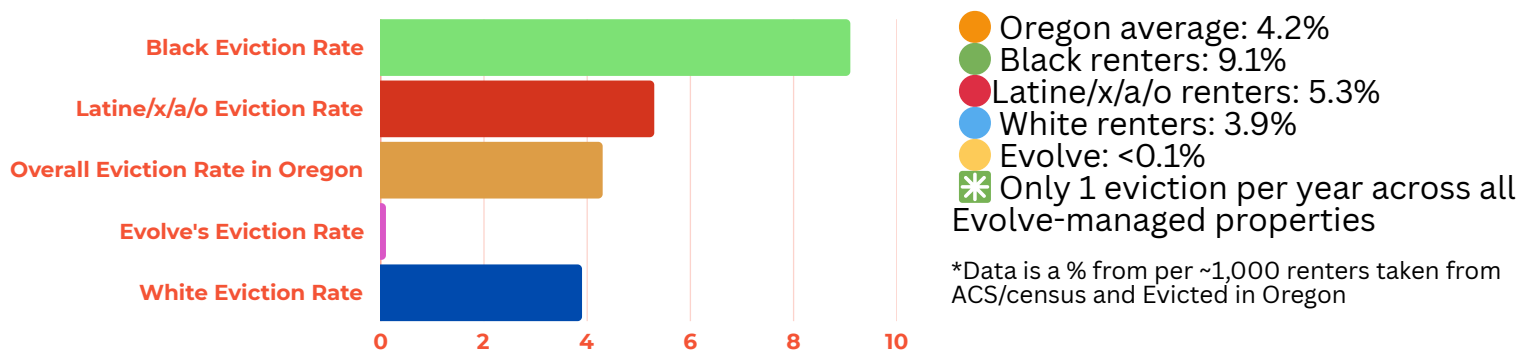
Supporting housing stability, mitigating evictions, feelings of isolation, and helping families and individuals locate the services they need to thrive and prosper.

OREGON'S EVICTION RATES ARE HIGHER THAN EVER

There are racial and socioeconomic implications and impact for this. While Oregon prioritizes new housing development, the need for culturally responsive housing/property management is necessary to address the root causes of housing instability. We must match our building of new housing with the management that emphasizes humanity through culturally specific and responsive services, from application to recertification to affordable housing graduation.

OREGON EVICTION RATES % COMPARISON

APRIL 2023 – APRIL 2024



Evolve's culturally specific approach to property management—bilingual services, on-site support, and community trust—keeps people housed.

MORE HOMES



HOUSING JUSTICE

✗ Traditional Approach	✓ Evolve's Model
Minimal resident support	Wraparound, multilingual services
Evictions prioritized	Rental assistance and services prioritized
One-size-fits-all policies	Culturally specific community services

Yes, we need more affordable homes for families but we also need affordable housing management that responds to the diverse needs of our communities.



Developing the Willamette Valley's Next Generation of Community Affordable Housing Management & Nonprofit Professionals

We prioritize a people-first approach; that every action we take is an opportunity to build equity, housing stability & career development



OUR SERVICES

- Bilingual Group Workforce & Staff Training
- 1-on-1 career coaching (job search, resume development, interview practice, etc.).
- Referrals to jobs in nonprofit careers.
- Recruitment for job training programs.
- Third party affordable housing management.
- Resident Services Referrals.
- Leasing & Rental Collection.
- Maintenance & Inspection of Units.



WORKFORCE OVERVIEW

Evolve invests in BIPOC workers, who have historically been oppressed by the housing industry, to pursue careers in community affordable housing management and other nonprofit careers. Designed as a pathway to personal development and community accountability, our TEACH training program (training for equity and accountability in community housing) covers interpersonal, cultural, and technical skill development. Paired with 1-on-1 coaching, we have helped hundreds of workers improve their careers, income, and sense of achievement.



HOUSING STABILITY

Our commitment to the community is to help individuals and families qualify for, stay in, and thrive in their homes. We believe housing is a human right and are proud of our low eviction rates and property performance standards that allow us to focus on making sure community managers, residents, and property owners have the services they need. Our goal is to make sure that families relocate by choice and not by systemic failures. As Oregon prepares to build new housing, we are a partner for families seeking affordable housing.

THE EVOLVE IMPACT

85%



STAFF & WORKFORCE OF COLOR

<1%



AVERAGE EVICTION PER YEAR SINCE 2017

66%



LOCAL AND/OR MWESB-OWNED CONTRACTORS

5



AVERAGE EMPLOYEE TENURE IN YEARS SINCE 2017

66%



WOMEN BOARD & STAFF

<3%



AVERAGE VACANCY RATE SINCE 2017

evolve
WORKFORCE
& MULTIFAMILY HOUSING SERVICES

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