



Dear Friends,

2010 marked our eleventh year serving families seeking the stability and security of their own home. We are continually humbled by the dedication our families show in reaching this dream. We share a few of their most poignant words inside and we invite you to learn more about them on our website.

Your support and partnership makes this all possible. Thank you.

Jesse Beason  
Executive Director

Elaine Albrich  
Board Chair



**PROUD  
GROUND  
ANNUAL  
REPORT  
2010**

# 2010

- 249 people receive homeownership education through our Orientation Classes
- 57 households join our active buyer list
- 200 one-on-one education & counseling sessions
- 10 families buy their first home through Proud Ground, with a median sales price of \$126,000
- 58% of our clients are from communities of color
- More than 40+ permanently affordable homes are added to Proud Ground's pipeline of opportunities
- Proud Ground expands to the City of Gresham
- Proud Ground, with the Native American Youth & Family Center, is awarded \$1.1 million through the Neighborhood Stabilization Program to renovate and sell foreclosed homes
- Proud Ground is awarded a \$200,000 Neighborhood Builder grant from Bank of America and a \$75,000 Wells Fargo Priority Markets grant

# CHRISTIN



When I drove through my neighborhood for the first time, I thought to myself (as I cried), I finally did it ... I broke the cycle of poverty!

# HEATHER



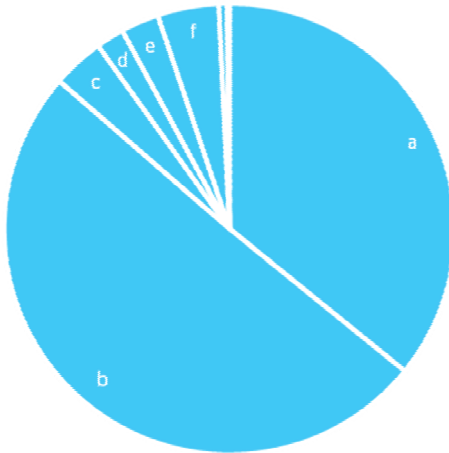
I was tired of worrying about increasing rent, and landlords deciding to sell. Now, I feel pride and relief.

# RICHARD



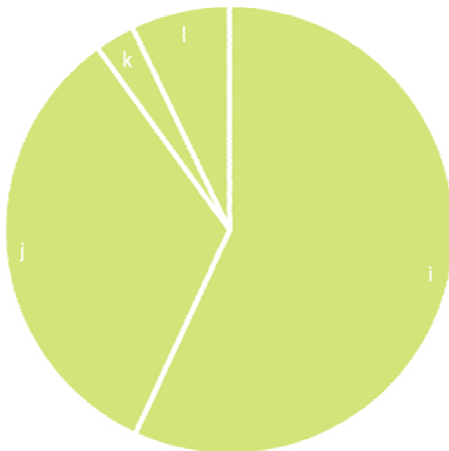
Being a homeowner has given Richard, a Community Vision Inc. client, more independence and a lot more smiles. One of Richard's favorite things is watching the neighborhood go by.

# THE NUMBERS



## 2010 Revenues

	\$	%
a. Foundation Grants	542,500	35.71
b. Government Grants & Contracts	765,045	50.35
c. Developer Fees	56,280	3.70
d. Corporate Donations	41,300	2.00
e. Individual Donations & Memberships	36,395	2.72
f. Service & Lease Fees	66,373	4.37
g. In-Kind Donations	8,918	0.59
h. Miscellaneous & Interest	2,552	0.17
<b>TOTAL</b>	<b>1,519,363</b>	<b>100.00</b>



## 2010 Expenses

i. Homebuyer/Homeowner	309,584	56.87
j. Acquisitions/Project Development	180,589	33.18
k. Management & General	15,559	2.86
l. Fundraising	38,605	7.09
<b>TOTAL</b>	<b>544,337</b>	<b>100.00</b>

## Change in net assets

975,026

adjustment for prior year activity

344,500

## Total Net Assets

8,045,611

# 2010 Community Investors

## Business, Corporate and Foundation donors

Bank of America Foundation  
Fidelity National Title  
JP Morgan Chase  
Neil Kelly  
Oregon Association of Realtors  
Pacific Power Foundation  
PGE Foundation  
Portland Housing Bureau  
Precision Images  
State Farm  
The Collins Foundation  
Umpqua Bank  
US Bancorp Foundation  
Wells Fargo Housing Foundation

## Social Investors

Adrian Dominican Sisters  
The Generations Fund  
Institute for Community Economics  
Al Jubit, Homeownership LLC  
Partners for Common Good  
Religious Communities Investment Fund  
Sisters of Charity, Seton Enablement Fund

## Individual donors

Aaron Abrams  
Elisa Aguilera  
Elaine Albrich  
Lilia Alvarez  
Jane and Ken Ames  
Anonymous  
JoAnne Armstrong  
Michele Armstrong  
Kathy Armstrong  
Jesse Beason & Jeff Gierer  
Hunter Belgard  
Cathey Briggs  
Sarah Buckley  
Caitlin Burke  
Lee Campbell &  
Donald Brian Campbell  
Robin Cash & Mark Darienzo  
Lynda Moore & Mai Coats

Amy Coulter & Rainer Grosskopf  
Ian & Arta Crawford  
Devin Culbertson  
Frank & Argion Dadulla  
Michelle & Antonio Darosa  
Anita Difanis & Richard Krajeck  
Anne Dudley & Alan Taft  
Joseph Eichenauer &  
Bogumila Kowalska  
Ronald & Rebecca Eiseman  
Elise Elliott-Smith &  
Marnie Jo Zirbel  
Rey España  
Topaz Faulkner & Larry Conrad  
Janet Fenton  
Destin Ferdun  
Jane Finch-Howell  
Jacob & Nina Fox  
Valerie & Geoffrey Franklin  
Kathy Gierer  
Richard & Alyda Gilkey  
Mike & Patricia Greenfield  
Edward Gutierrez  
Himan Hagos  
Allison Handler  
Tammy Hansen  
Lynn Hawley  
Fusako Hayashi  
Laura Heller  
Maurice Higdon  
Margaret Hooten  
Judith Humphrey  
Lynette Hynes  
Mary Anne Joyce & Catha Loomis  
Al & Nancy Jubit  
Ben Kaiser  
Bill Kowalczyk & Diane Drum  
Kevin Kraus  
Kathleen Krushas  
Kathryn Krygier  
Ted Labbe  
Leslie Labbe  
Julie Larson  
Alan & Tracy Lehto  
Lee Leighton  
Ben Loftis  
Cheryl Lohrmann

Marta Lutz  
Nichole Maher  
John Marshall  
John Marshall  
Gerald Matheson  
Laura Matthiessen  
Shawn Menashe  
Margaret Mitchell  
Clem & Jane Molony  
Susan Moore  
Bob Moore  
Lynda Moore & Mai Coats  
Bruce Morris & Cassandra Sagan  
Courtaney & Matthew Morton  
Nancy Murray  
Shoshanah Oppenheim  
Johnette Orpinela  
Lai-Lani Ovalles  
Pam Peck  
Dick Peel  
Audrey Perino & Kenneth Kane  
Ross Peterson & Linda Crum  
Chelsia Rice  
John Richardson & Jo Landefeld  
Erinn Roberts  
Andy Robinson  
Francie Royce  
Rose Rustin  
Neal Sacon  
Arthur Sasse  
Emily Schelling & Jonathan Trutt  
Maggie Skenderian & John Schuberg  
Michael Sestric and Miriam Levitt  
Michael Sestric  
Kay Sohl  
Eli Spevak & Noelle Studer-Spevak  
Sarah Stanley  
Bryan Steelman  
Damin Tarlow  
Stephanie Engelsman & Geoffrey  
Tichenor  
Susan & Terry Tollen  
Andree Tremoulet  
Lisa Tyler

Thadd Ullrich  
Katie & Jon Ullrich  
Linda Nettekoven & Larry Wallack  
Keith Walters  
Marlene & Frederick Walvoord  
Chris Walvoord & Summer Boslaugh  
Thomas Wheatley &  
Kalpana Krishnamurthy  
Steve Whitson  
Matt Wilcox & Tatiana Martinez-Ilieff  
Julie & David Wilcox  
Carlin Yamachika

## Volunteers

Sister Ana  
Krystal Anderson  
Margarita Benitez  
Patricia Collins  
Althea Davis  
Isnardo Gandarilla  
Justin Greenwood  
Jose Gutierrez  
Miriam Gutierrez  
Jeff Kennel  
Janis Khorsi  
Jesus Kobe  
Heather Miller  
Debra Paxton  
Joseph Portillo  
Kara Romero  
Silvia Romero Diaz  
David Romero Rosas  
Stephanie Sigmon  
Patricia Simmons  
Don Tarbutton  
Gladis Turcio  
Luis Turcio  
David Wilcox  
Julie Wilcox  
Joanna Zavala

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