

# SHARING THE FUTURE

Photo by Patricia Collins

## **Meyer Memorial Trust awards Proud Ground \$100,000 grant** **The award will help maintain capacity during Proud Ground's busiest period yet**

Faced with more housing development projects—and with serving more new homeowners—than at any other time in our history, we wondered how we'd do it all. Thanks to Meyer Memorial Trust, our ability to deliver projects and serve first-time

homebuyers will be maintained and strengthened.

Proud Ground Executive Director Jesse Beason discusses the award's significance:

"As I consider what this award will help us accomplish, I realize it means more than 150 permanently affordable homes in Portland by 2013. The Trust's investment ensures that we will have the capacity to meet the increased need, while we also work to increase our service to communities of color, and to serve even more families through expanding our service area into Gresham and Washington County."

"It is rewarding to partner with organizations that provide the stability that comes with home ownership to families with low incomes. We are impressed with Proud Ground's shared equity model that will keep these homes affordable for future generations."

Doug Stamm, Meyer Memorial Trust CEO



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Welcome Angela

Meet Melissa

Svaboda Court  
breaks ground

# Svaboda Court breaks Ground

Plus, Angela joins the team; homes in the hopping Kenton Neighborhood for sale

## After four years, shovels are in the dirt

Proud Ground's first new construction project as lead developer is under construction! The recession turned a typical 12-18 month pre-development period into a four-year waiting game, but we persevered and work on Svaboda Court is now full steam ahead. We hope to be done in less than a year, so look for a celebration and sales in late spring 2012.

## For sale in Kenton!

North Portland's up & coming Kenton Neighborhood hasn't seen homes for sale at these prices in more than a decade. Thanks to the Portland Housing Bureau and Community Frameworks, Proud Ground has 9 homes for sale in this hot neighborhood from \$135,900-\$147,900. Tell your friends. And check out the homes at [www.proudground.org/homes/](http://www.proudground.org/homes/).

## Welcome Angela Fuji, Program Assistant

Angela joined Proud Ground in August—a benefit of our Meyer Memorial Trust grant. Angela graduated from Willamette University in Salem. While there, she worked with the Office of Multicultural Affairs and dedicated much of her college career to Willamette Academy, an after-school college access program for youth from groups that are historically underrepresented in higher education. Angela is an active volunteer with CAUSA, Oregon's Immigrant Rights Coalition, and has a passion for equity and justice for all people. As we welcome Angela, we bid farewell to our AmeriCorps Vista intern Caitlin Burke, who has moved on to a new AmeriCorps assignment. Good luck, Caitlin—and thank you!



Svaboda Court's 12 duplex-style townhomes will be loaded with green and efficient features including solar hot water, insulation beyond code, triple-pane windows, and shared green space. The 2 and 3-bedroom homes, priced from \$120,000-\$140,000, will follow in the tradition of other Proud Ground new construction projects by aiming for LEED for Homes Platinum certification.

## Because our homes are affordable forever, your planned gift lasts forever

Your bequest to Proud Ground is an investment that, in turn, we re-invest in families, in our community, and in homes. And despite dips in prices, over time, homes appreciate in value. So your donation to Proud Ground does, too.

Assuming an average and historical market growth of 2.5%, a \$25,000 bequest would be worth more than \$65,000 two generations later, helping make a home more and more affordable. But it's more than just a dollar return. The entire community enjoys the return on your investment through stable families, improved lives, better schools, and stronger neighborhoods.

Please contact Kathy Armstrong ([kathy@proudground.org](mailto:kathy@proudground.org); 503-493-0293, x18) to learn more about leaving a legacy.

## Melissa: Urban farmer, preschool proprietor, Proud Ground homeowner

“This is more than I ever dreamed of. I can’t believe it’s really happening!” exclaims Melissa, about her new home in the Hazelwood neighborhood.

Melissa had been running the preschool she owns and operates, Runabouts Family Preschool, out of a rental house for 4 years. It’s not what she wanted, but she didn’t think she had any real options.

“I knew I probably couldn’t afford a market rate home that was large enough to run my preschool out of. So, I was delighted when I found out about Proud Ground and realized that my day dreams about home ownership might be able to become a reality! “

Melissa bought one of the homes Proud Ground acquired and renovated through the Neighborhood Stabilization Program, through which 10 foreclosed and empty houses become homes for first-time buyers.

Melissa is joined in her home by the children & family of her preschool; Abi the dog; cat Penny; a rabbit named Charlie; and chickens Clover, Olive, Ginger, and Daphne.



Photo by jeffkennel.com

“I wanted to put my money into an investment for my future, rather than paying a landlord every month. I wanted a stronger sense of place and the sense of security that comes with that.

“I wanted to be able to decorate, landscape, and develop the house and property in a way that fits with my values and vision for my life and the world. I wanted a home from which to further my work with children and the community.”

## Luck has too much to do with it.

I’ve recently found myself returning to Malcolm Gladwell’s words: “Success is not a random act. It arises out of a predictable and powerful set of circumstances and opportunities.”



Some people might call it lucky—a long-time renter stopping by Good in the Neighborhood learns that owning a home is possible. If she hadn’t been there, would her family be facing another rent increase today?

But I find myself also asking: do our public and private structures ensure that some people are kept further from the circumstances and opportunities—like access to homeownership—to get ahead?

I think so. As Dr. John Powell of the Kirwan Institute puts it, if success is an escalator some of us are riding up, and others have to run up the down escalator. Guess who makes it to the top most often?

Our work at Proud Ground is hopefully bringing families—and our community—one step further to a future where we’re all riding the same escalator.





## PROUD GROUND

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Photo by jeffkennel.com

Wells Fargo volunteers recently helped new homeowner Melissa transform her 1/2 acre lot into an urban farm and preschool. Yes, they got dirty.

### Proud Ground is

**Board** - Elaine Albrich, Chair; Stoel Rives LLP | Lynda Moore, Vice Chair; U.S. Forest Service | John Marshall, Treasurer; Portland Housing Bureau | Jen Matheson, Secretary; NAYA Family Center | Devin Culbertson, NW Housing Alternatives | Frank Dadulla, Portland Public Schools | Shoshanah Oppenheim, Portland Bureau of Transportation | Michael Sestric, Architectural Planning Services  
*One-third of Proud Ground board members are Proud Ground homeowners*

**Advisory Board** - Susan Brown, Vice President & Area Manager, Umpqua Bank | Adam Davis, Partner, Davis, Hibbits & Midghall, Inc. | Tom Kelly, President, Neil Kelly Remodeling | Neal Sacon, Attorney, Portland Family of Funds.  
*Affiliations are listed for informational purposes only*

**Staff** - Jesse Beason, Executive Director | Kathy Armstrong, Deputy Director | Katie Ullrich, Homeownership Program Manager | Edward Gutiérrez, Community Outreach Coordinator | Angela Fuji, Program Assistant | Destin Ferdun, Project Manager | Steve Whitson, Project Manager | Maurice Higdon, Fiscal Manager

Cover photo by Proud Ground homeowner Patricia Collins