



\*\*\* NEWS RELEASE \*\*\*

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**Proud Ground's first home—and homebuyer—in Gresham**

*Thanks to funding from the City of Gresham*

*Christin and her two boys now have their own place to call home*

May 9, 2011 – Portland, OR –

Recognizing that our region's need for affordable homeownership doesn't end at Portland's city lines, Proud Ground recently expanded its service area to serve the City of Gresham—and with a late April closing, Christin and her family became Proud Ground's first Gresham homeowners.

Thanks to funding from the City of Gresham, supplemented by funds from HUD's Self Help Homeownership Opportunity Program, six other first-time homebuyers will soon join Christin in calling Gresham home. And, due to Proud Ground's program, these homes will be permanently affordable.

"Proud Ground's innovative land trust model has helped over a hundred families in Portland to reach the goal of homeownership," said Gresham City Councilor Josh Fuhrer. "We're very pleased to now have this life-changing program in Gresham, as there are so many families here who can benefit from it as well."

In partnership with the Native American Youth & Family Center and Community Vision, Inc., Proud Ground will serve seven low/moderate-income, first-time homebuyers in Gresham. Each homebuyer will have a grant of approximately \$70,000 with which to go house-hunting in Gresham; up to \$25,000 of the grant can be used toward necessary renovation or repairs. The buyers will shop the open market and use their grant to lower the purchase price of a home to a level they can afford. For instance, if a buyer finds a home for \$165,000, and that home needs \$20,000 in repairs, the final purchase price to the buyer would be \$115,000. And thanks to Proud Ground, the homes become permanently affordable, available upon resale for future generations of low/moderate-income, first-time homebuyers.

Christin: The first Proud Ground homeowner in Gresham.

Christin, a single mom of two boys and an employee of the Housing Authority of Portland, tells her story best:

*Dreams Start Here.*

-more-

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"As I sit back and look at my life three years ago, I am amazed at how far my family has come. I was stuck. I felt like I was only treading water; never swimming. I had a long way to go towards home ownership.

"After saving and budgeting, I wanted to keep working towards my personal goals. [My HAP GOALS coordinator] got me in contact with Proud Ground ... I knew it was going to take work. I stayed focused and persistent.

"After a long search, I finally found my home. When I drove through my neighborhood for the first time, I thought to myself (as I cried), 'I finally did it ... I can't believe my children get to grow up here!

"My children now have a backyard to play in—and yell and stomp around if they want. I can draw up the wall as my children grow. If I want to paint the walls, I can. My children can return with their children and tell them this is where they grew up.

We did it! We finally did it! I am a home owner; the first home owner in at least 4 generations. We broke the cycle of poverty."

*[note: For personal safety reasons, Christin does not authorize use of her last name, nor may the names of her children be used. However, you may contact Christin directly at (503) 422-6447]*

Current program status:

Proud Ground and its partners have been awarded a total of seven homeownership grants by the City of Gresham:

- **Community Vision.**

Two clients will become new Gresham homeowners through this program. One Community Vision client, Jim Staley, has made an offer on a home. About Jim Staley:

Jim Staley is 45 years old. He volunteers for Loaves & Fishes doing some cleaning and paperwork at Ambleside in Gresham. He loves to play his Wii, go to the karaoke bar, and to take walks around town. He has lived in an apartment but has recently made an offer on a three bedroom home with a yard, in a nice neighborhood in Gresham. He wants to have quieter, more consistent neighbors. Jim is a people person.

Jim has a developmental disability so he needs some support to live independently. He gets help with his bills, getting to and from work and appointments, preparing meals ... things like that.

With encouragement from his mom, guidance from Community Vision, and financial support from the City of Gresham and Proud Ground, Jim will be a homeowner by this summer.

His mom, Karen, takes comfort with Jim's next step toward independence and stability, "As much as I'd like to say 'I'll be here for Jim forever,' I want to make sure everything is in place before I'm gone."

Jim's closing is expected in late May or June.

- NAYA. Two clients will benefit from this program.
- Proud Ground. Christin is now a new homeowner in Gresham! (details above). Another household from Proud Ground's wait list will soon benefit from this program.
- The seventh grant will be used by either a NAYA or CVI household.

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**About Proud Ground** (*www.proudground.org*)

Proud Ground is a nonprofit organization that provides affordable homeownership opportunities for people who work and live in our community. Working with community partners, lenders, builders and others, Proud Ground prepares families and individuals for homeownership; renovates existing homes; builds new, energy-efficient affordable homes; offers homeowners tools to be successful; and manages transactions to keep homes affordable for generations to come.

Since 1999, Proud Ground has served 130 new homeowners:

- The median sales price of a Proud Ground home in 2010 was \$126,900, vs. \$240,000 for a market-rate home in Portland. The median Proud Ground home price in 2011 is expected to be about \$130,000.
- The median price of a Proud Ground home upon resale is \$126,000.
- The median household income of all new homeowners served by Proud Ground is \$32,200, 58% MFI.
- 50% of Proud Ground families are from communities of color.
- Proud Ground has administered \$8.2 million in subsidy to lower the purchase price of the 114 homes in its portfolio; to make those same homes affordable today would require approximately \$9.8 million in subsidy.
- Proud Ground has a 0% foreclosure rate.

More information, including print quality photos and Proud Ground homeowner stories:  
<http://www.proudground.org/about/media-resources/>

**About Community Vision** (*www.cvision.org*)

Founded in 1989, Community Vision is the largest nonprofit organization in Oregon providing individualized housing, supported living, employment and homeownership services to people with disabilities and their families. Community Vision has proven that assisting one person at a time to live in their own home provides the stability they need to work, live and thrive in the communities.

The Homeownership Independence Project is an ongoing program of Community Vision, created to facilitate the purchase of accessible homes to individuals with developmental disabilities and low-income families in Oregon. Community Vision has facilitated more than 100 home purchases by individuals with developmental disabilities and their families, and the program has a zero foreclosure rate. The overarching goal of the program is to close the homeownership deficit of people with disabilities in Oregon by providing counseling and technical help, loan buy down, down payment assistance, and through rehab and modification of existing homes.

**About the Native American Youth & Family Center** (*www.nayapdx.org*)

In service since 1974 and incorporated as a nonprofit in 1994, the Native American Youth and Family Center's mission is "To enhance the diverse strengths of our youth and families in partnership with the community through cultural identity and education."

NAYA Family Center is committed to reaching and supporting people from traditional Native American and Alaskan Native cultures while recognizing and respecting the cultural contexts, needs, and long-term goals of each individual. NAYA Family Center provides a comprehensive array of wraparound services for approximately 3,800 individuals, representing over 300 distinct tribal affiliations, annually. Since NAYA Homeownership Program's inception in 2006, more than 50 families have become first-time home buyers or have refinanced their home with the help of this program.

**Gresham Community Development and Housing Subcommittee**

(*http://www.greshamoregon.gov*)

*from the website:*

The Community Development and Housing Council Advisory Subcommittee advises City Council on community development and housing goals, policies, programs and budgets. One of the Committee's principal activities is to recommend how the City deploys its federal Community Development Block Grant and HOME funds from the U.S. Department of Housing and Urban Development to meet the needs of the City's low and moderate income residents.

**HUD's Self Help Opportunity Program**

(*http://www.hud.gov/offices/cpd/affordablehousing/programs/shop/*)

*from the website:*

SHOP provides funds for eligible national and regional non-profit organizations and consortia to purchase home sites and develop or improve the infrastructure needed to set the stage for sweat equity and volunteer-based homeownership programs for low-income persons and families.

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