

SHARING THE FUTURE

Photo by Erin Houlihan

Svaboda Court: coming soon!

Proud Ground's housing development project lines up construction financing

Southeast Portland will soon have 12 more beautiful, brand new, and very green home buying opportunities. Thanks to the Portland Housing Bureau's \$1.8 million in construction financing Svaboda Court will break ground this summer.

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 — meaning, they will be about as green as homes can be. Solar hot water. Insulation well beyond code requirements. Triple-pane windows.

By creating a development that is economically, environmentally, and socially sustainable, we hope to demonstrate that high density, family-friendly housing close to jobs and transit can be a successful part of any community's infill development.

We are extremely grateful for significant pre-development support from the Portland Housing Bureau, the Adrian Dominican Sisters, the Sisters of Charity Cincinnati, Religious Communities Investment Fund, Community Frameworks, Al Jubitz, and the Enterprise Foundation.



**PROUD
GROUND**
NEWSLETTER
SPRING 2011

What's Inside

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you deserve it!

Spring miscellany

Like us, tweet us; tell your boss about us; Edward hits the streets

We want to come to your work

Because we want to tell your co-workers (and maybe you!) that homeownership can be a reality for folks locked out of the market but who want to own homes of their own. We would love to come talk to an employee group of any size about our program; contact edward@proudground.org to get going.

Knowing more about finances, landscaping, and repairs makes it all easier

Homeownership, that is. Proud Ground, NAYA Youth & Family Center and Clackamas Community Land Trust—and others soon—are joining together to host free homeowner workshops. We focus on connecting homeowners in our programs to community resources, peer support and the tools they need to be successful. Workshop topics include insurance, naturescaping, household budgeting ... and more! For more information or to register for a workshop visit www.homeownerconnection.org, or call 503-493-0293 x11. Space permitting, these workshops are also open to anyone, just call and find out if there is room.

Like us, tweet us

Join us on Facebook and Twitter! We're posting announcements, information on activities and events ... and more! We invite you to participate in our online community.

- Become our Fan on Facebook: on.fb.me/proudground
- Follow us on Twitter: twitter.com/proudground



Proud Ground Community Outreach Coordinator Edward Gutiérrez is joined by Portland Housing Center's Homebuying Specialist Imelda Ortiz . Edward & Imelda held a Spanish-language Homeownership Information Session on-site at a development in N. Portland with Proud Ground homes for sale.

"Bringing Proud Ground's program directly into the community makes a world of difference," explains Edward about this series of on-site sessions, "especially when we do so in the community's native language! We are really connecting with residents of the areas we build homes in."

Is your life insurance up to date?

When you do update, consider naming Proud Ground one of your beneficiaries.

It's a good idea to periodically review the beneficiary lists of any financial assets you have — retirement accounts, your home, life insurance. And when you make any necessary beneficiary changes you can also help secure the future of Proud Ground.

Any financial asset that has a beneficiary feature can aid your favorite causes in addition to your heirs. The most common example is life insurance. Proud Ground can be named as a beneficiary — either solely or one of many. One policy can provide support for multiple charities and/or individuals by dividing the benefit fractionally.

All you need are your beneficiaries' legal names and tax ID or social security numbers. Contact Kathy Armstrong for Proud Ground's tax ID number, and for more information about our planned giving program: kathy@proudground.org; 503.493.0293, x18. Visit www.proudground.org/donate/legacy for more information on leaving a legacy through Proud Ground.

Homeownership: You deserve it!

“When we walked in our front door the first time we felt hope for our future, and a bit of relief from financial worry,” says Lynda, botanist for the US Forest Service, Proud Ground board member, and Proud Ground homeowner.

Lynda and Mai dreamed of financial stability, yet were unable to get a loan for a market-rate home. Then Mai saw a poster at work about homeownership through Proud Ground; now their monthly house payments are \$100 less than their rent, and winter utility bills are about 250% less than when they were renting!

Mai really wants people to know about the buying process through Proud Ground. “This process has been empowering, not degrading or intimidating. This is a testament to the people at Proud Ground, who really are working to help educate and assist in the complicated process of homeownership.”

“Now that we are homeowners, we feel rooted, connected,” continue Lynda and Mai. “If we were able to buy a home on the modest income of a graduate student and a Service Manager, you can probably do it, too. And you deserve it!”



“Our cat, Sam, really owns the house. He just lets us live here,” clarify Mai & Lynda.

In addition to sharing Sam’s homeownership experience, Mai enjoys cooking and learning about nutrition while Lynda loves the woods and can often be found hiking and identifying plants.

The long road

More with less. Efficiencies. Leverage.

These are phrases that drive our nonprofit housing industry. We have needs that outweigh resources, after all.

Sometimes, though, it can seem like we are driven more by the housing we create, than by those we seek to house. What project are we doing after this one? How can we keep the pipeline going? I know I’ve caught myself wrapped up in those thoughts.



My hope is that collectively, we focus on making long-term investments in the prosperity and well-being of our clients. To me, that means our job is not just to deliver services, but to empower clients to make as many decisions about their life as they can. Does it mean that every renter becomes a homeowner? No. Does it mean that we take a bootstraps approach to so-called self-sufficiency? Lord, no.

It does mean that we continuously examine our programs, our services and our operations to ensure that the work we do is done as much as possible not on our client’s behalf, but by our clients. It means that our job openings are filled by folks with firsthand experience with poverty, with homelessness, with racism.

After all, if we are not about empowering the people we serve, then no amount of leverage or efficiency will ever meet the need.



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One-third of Proud Ground board members are Proud Ground homeowners

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