

Meet new team member Lilia Alvarez



Lilia brings her passion for collaboration, solidarity and social change to her work with PCLT. Born and raised in Southern California, Lilia moved with her family to Baja

California, Mexico at 15 and experienced the bicultural reality of a cross-border life. Lilia earned her bachelors and masters degrees at the University of Arizona and has collaborated with community efforts as a social justice activist locally and internationally.

What do you bring to PCLT?

My commitment to seeking social change through advocacy for a level playing field. I understand that community resolve through self direction requires organizational humbleness and respect for cultural resilience.

What do you do for fun?

I box and dance!

If we only had to know one thing about you, what would it be?

I'm determined to be an old woman without regrets.

Anything else you'd like folks to know?

It feels wonderful to be here.

Tell us about the picture!

I volunteered with Obras de Hermano Pedro in Antigua, Guatemala after college as a psychologist with women experiencing mental and physical disabilities. One of the families I worked with requested that I wear the traditional, indigenous dress of Guatemalan women to take a picture.



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Portland, OR, 97232
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Pardee Commons is coming to Lents

Patrick Donaldson of Communitecture Architecture and Planning discusses family-friendly green living in Lents.

What's happening at 122nd & Pardee?

Pardee Commons is a 10-unit project that uniquely combines duplex-style townhomes and detached units. The car is given secondary attention while people are given the focus of the shared courtyard and common green area.

And thanks to PCLT, PDC, and Cityhouse Builders these homes will be sold at an amazingly affordable price (avg. sales price expected to be \$147K). I would go as far as to say that no one will be able to find a housing project that is so visually diverse, green and socially sustainable at these prices.

How green is it?

Oregon Department of Energy's High Performance Home standard, which means it uses 50% less energy than building only to code standard. Plus, it will qualify as an Earth Advantage Platinum home.

Features include solar hot water; extra insulation; high efficiency heat pumps; permeable pavers on main driveway; low VOC paints; homes have smaller footprints, opening more area to green spaces; easy access to mass transit.



When complete this summer, Pardee Commons will feature ten 2 & 3 bedroom homes, built with energy efficiency and healthy indoor air in mind. The unique blend of cottage-style detached homes and duplex-style townhomes will share a courtyard with play areas and common green space.

What about families?

The combination of 2 & 3 bedroom units with the shared courtyard makes Pardee Commons very family-friendly.

What's your inspiration?

Designing spaces that encourage neighbors to cross paths and become a closer knit community is the exciting part of this project. It is counter to the isolated suburban model that has been plaguing our cities for the past 50 years.

For more information about Pardee Commons, visit www.pclt.org/pardeecommons.

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One-third of our directors are PCLT homeowners

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We've still got work to do



It's true. I've been listening to a lot of Roberta Flack these past few weeks. And as she sings, "trying times is what the world is talkin' about."

Our friends, our family and our neighbors are facing uncertain futures. People are asking, why buy a home now?

A few years ago, it seemed prevailing wisdom was that buying a home was the path to quick wealth. Home prices were rising dramatically, neighborhoods seemed to change overnight and we were scrambling to help open doors where they had been shut.

Well, while prices have dropped, we know that the buyers we work with still can't get a quality home at a price they can truly afford. We know that the minority homeownership

gap is still very real.

And we know that for many of our homeowners, they didn't buy to get rich quick. They bought for the long-term stability and future of their family. They bought so they could focus on their career, not their next apartment. They bought so their child wouldn't have to change schools again. They bought to have a home to pass on to their heirs.

That hope and that belief in the next generation still rings true for us. And we've still got work to do.



PCLT by any other name



What's in a name?

We've been asking that question this year as we consider how to grow our service to the community. We found the

right folks to help us answer it.

After the great foundation that Deputy Consulting provided us, we have been working with Grady Britton, a local branding firm, since January to give PCLT a facelift. Grady Britton has over 35 years of experience working with companies and organizations of all sizes. We're thrilled to be working with them.

We're looking at a new logo, a new way of approaching our work, and even a new name!

But that's not all. After four years in our current office, PCLT is heading to a new office in a new location.

Stay tuned this summer as we unveil our new name and our new office!

Eight was great!

19 new homeowners bought their first home through PCLT in 2008 – thanks to your support! Here's a bit more about these new homes and homeowners:

- They bought at a price they could afford, around \$150,000.
- Average household income of these new homeowners: \$38,000.
- PCLT administered \$1.8 million of community investment to make these homes affordable.
- One-third of these new homeowners can send their children to their neighborhood



schools, knowing that they won't have to move during the school year.

Leigh & Mack have ducks, who live in a cozy coop with an eco-roof.

Kara & David bought chickens, to provide a couple dozen eggs a week.

Two families have new family members on the way!

PCLT Profile



We took a minute this month to catch up with PCLT Treasurer and board member John Marshall.

Portland?

JL: Excellent transportation system, nature - Mt Hood & the coast being an hour away, and great neighborhoods.

PCLT: When you're not busy with PCLT, what else occupies your time?

JL: I am happily employed as an underwriter of affordable housing at the Portland Development Commission. In addition, movies, walking, and visits with family and friends balance things out.

PCLT: What one thing would you tell our community about PCLT?

JL: PCLT's blessings include families working to make Portland great, dedicated staff that enjoy their work, and committed support from the community.

PCLT: What are your three favorite things about