

New Seasons Market partners with PCLT

by Paulette Hague

New Seasons Markets are good neighbors. They are known for their commitment to stay local and bring local products to their customers. Their respect and passion for what they do extends to the benefits their employees receive, including homebuying assistance training.

Recently, I had the pleasure of conducting three orientations for New Seasons Market employees. Fifty-one employees participated, all of whom were eager to explore homeownership. This benefits not just the employees, but also the company and our

community: employees benefit from access to affordable homeownership; the company benefits from a content, stable workforce; and the community benefits when families own their homes, especially if those homes are near work.

"New Seasons Market is very happy with our relationship with Portland Community Land Trust," said Human Resources Development Manager David Haines. "We're thrilled that we have been able to connect so many New Seasons Market employees with PCLT's homeownership program - and that we are helping to create future homeowners." 🏠



Employees from New Seasons Markets across Portland took part in three orientations to learn about buying a home through PCLT



Portland Community Land Trust

3109-B NE Broadway
Portland, OR, 97232
(503) 493-0293
pclt.org

*Affordable homes
today & tomorrow*

nonprofit org
U.S. postage
paid
Portland, OR
permit no.
2455

Spreading the word about PCLT

Community outreach and education remains a cornerstone of PCLT's homeownership program. Thanks to Community Relations Consultant Andre Young, we're getting even better at it.

Generously funded by a capacity building grant from the City of Portland's Bureau of Housing and Community Development (BHCD), Andre has been working with PCLT and Sabin CDC to expand our reach in underserved communities and help in the City's efforts to close the minority homeownership gap.

Andre R Young, Sr. was born and raised in Hot Springs, Arkansas. He holds a Masters Degree in Divinity and Masters of Social Work and has been active in the greater North and Northeast Portland neighborhoods advocating for communities of color since 1998.

"In order to teach one we must first reach one," is what Andre believes, and practices. "The key to a healthy and meaningful life is balance," Andre continues. "There has to be a balance in three critical areas of one's life: spirituality, education and recreation. Without a balance in these areas one will tilt and fall over at the wrong time."

When Andre isn't spreading the word about Community Land Trust homeownership, he's



Aliza, 8 and Andanique, 6 join their father, Pastor Andre Young, at a back to school event sponsored by Highland Christian Center

teaching or preaching an uplifting message of a different sort in his role as an associate Pastor at Highland Christian Center. What spare time he has is spent with his wife Wendy and their three children. 🏠

\$10K challenge gift from Jubitz

by Kathy Armstrong

We are thrilled to announce that Al and Nancy Jubitz have made a generous \$10,000 challenge pledge to PCLT, asking our supporters to match their gift by year's end!

"PCLT shows that a strong mission and alternative financing can make affordable homeownership a reality for Portland's working families," said Al Jubitz.

Help us meet the Jubitz Challenge! Use the enclosed envelope or visit www.pclt.org to make

a tax-deductible donation today! Remember, your donation is worth twice as much with our challenge from the Jubitz's.

Al and Nancy have been tremendous supporters in PCLT's work creating permanently affordable homes. In addition to their challenge pledge, the Jubitz's recently made a generous donation of \$10,000 and a low-interest loan toward our first new construction development project. 🏠

Board of Directors

Michael Sestric, Chair,
Sestric Planning & Architecture
Jesse Beason, Vice Chair,
Office of City Commissioner
Sam Adams
Loren Clark, Secretary,
Community Lending, U.S.
Bank
John Marshall, Treasurer,
Portland Development
Commission
Ernie Hill, State Farm Insurance
Tamika Johnson
Jorden Leonard, Multnomah
County Library
Jen Matheson, Housing
Connections & 211 info
Harmonia Murray, U.S.
Department of Fish &
Wildlife
Missy Ryan, Oregon Land Use
Board of Appeals
Damin Tarlow, Gerding/Edlen
Development
Anastasio Perez Varona
Aisha Wallace-Hollands,
Breaking Through Diversity
Consulting Firm
Chris Walvoord, Enterprise
Community Investment

*One-third of our directors are
PCLT homeowners*

Advisory Board

Dianne Alves, Director of Major
Gifts, Portland State
University
Tom Kelly, President, Neil Kelly
Remodeling
Tom Moisan, Principal, Ankrom
Moisan Associated
Architects
Neal Sacon, Attorney, Portland
Family of Funds
Todd Walker, Vice President &
Manager, Ticor Title

*Affiliations are listed for
informational purposes only*

Staff

Allison Handler, Executive
Director
Kathy Armstrong, Deputy
Director
Katie Ullrich, Homeownership
Program Manager
Susie Law-Godat,
Homeownership Specialist
Paulette Hague, Outreach
Specialist
Destin Ferdun, Project
Manager
Steve Whitson, Project
Manager
Maurice Higdon, Fiscal
Manager
Andre Young, Community
Relations Consultant

3109-B NE Broadway
Portland, OR, 97232
(503) 493-0293
pclt.org

From our home to yours



It's October, and there are pumpkins in my garden. There are also a lot of zucchini (six plants). Note to self: never put in more than one zucchini plant unless you have a lot of friends.

I've always thought of fall as a time for putting things away (yard tools, garden hoses), turning inward – for fermentation and reflection. So I'm spending time reflecting on our work here at Portland Community Land Trust.

I've been thinking about what it means to promise to keep homes affordable for future generations. I also consider our pledge that the homes we resell will be passed on in good shape, and I think about what it takes to maintain a stock of permanently affordable, high quality homes that anyone would be proud to own.

We have an ongoing interest in what happens to PCLT homes – and to the people who live in them. When homeowners call us with a home repair concern, we're there to help – and part of that help is a home repair loan fund we're developing in response to homeowners' repair needs.

Being thoughtful about the future requires paying attention in the present, and taking care of things – whether that's gardens, or homes, or each other.

I wish you a bountiful fall harvest of food and friendship, in the warmth of your home.

Allison

Soon: Renovated homes in N/NE

by Allison Handler

Detached single-family homes. Private backyards. Close to retail and downtown Portland. Priced at \$145,000 - \$155,000. Is this a dream? Is this Portland of 10 years ago? No, it's a PCLT renovation project, featuring nine homes in inner North and NE Portland.

Because a scattered-site rental portfolio of single-family houses is difficult to maintain, Housing Authority of Portland (HAP) is in the process of selling its portfolio, and PCLT was fortunate to be able to purchase nine of these houses for below-market prices. HAP wanted to make sure the houses could be renovated and re-sold at very affordable prices, and PCLT will ensure that these homes will be permanently affordable.

PCLT project management staff is overseeing major renovations – some of

the houses are receiving as much as \$50,000 in repairs and upgrades. Each house will get a complete exterior makeover: new roof, new siding, a fresh coat of exterior paint, and in some cases, new windows.

They will also be substantially renovated inside, with new bamboo flooring in the living room, new marmoleum flooring in the kitchen and bathrooms, new interior paint, and new cabinetry and appliances. All homes include green and healthy features that enhance livability and durability.

The first five of these homes will hit the market later this year, and we expect that our waiting list of eager buyers will result in quick closings. Know any interested, first-time homebuyers? Send them our way!

From renter to owner – no moving required!

by Katie Ullrich

A year ago when Carol's landlord told her he was thinking about selling the house she had been renting for 12 years, she jumped at the opportunity to purchase the home. Carol immediately put together a committed team of partners to make her dream come true.

PCLT provided Carol with a Smart Growth Homebuyer Initiated Grant that included money for repairs from Portland Development Commission; her landlord agreed to a purchase price that would work with the grant; Portland Housing Center provided one on one counseling and education; and ChiEn Montero at Umpqua Bank and Topaz Faulkner at Meadows Group Realty helped pull everything together. Today, Carol is the proud owner of the house she and her faithful dog, Bingo, have called home for years.

"The whole process has been wonderful," Carol explains. "Now I don't have to worry about having to relocate."

Carol is the tenth homeowner in Portland's southeast Lents neighborhood to benefit from PCLT's partnership with the Portland Development Commission.



Carol (and her dog Bingo!) is one of about 20 new homeowners PCLT will welcome by the end of this year



PCLT Profile

Board member, homeowner, and former PCLT staffer Jen Matheson talks about affordable homeownership and the best Thai food in town.

PCLT: You've really had the complete PCLT experience! What is it about PCLT that has captured you so?

JM: I was initially drawn in by the passion of the founding board and membership. There was this group that was committed to offering an option for renters looking to have more control of their housing situation. PCLT seems to bring the most sustainable approach to affordable homeownership.

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

JM: My work with 2-1-1 (Community Info & Referral) keeps me busy. I travel throughout the Metro area talking with people about how we can make the social service system more accessible.

PCLT: What are your three favorite things about Portland?

JM: Reliable public transportation, great libraries and cheap and yummy vegetarian food – Phataya Thai (in St. Johns) is just two blocks from my house. I can order, stroll over, and be back home eating in 15 minutes!