



Community

Spring 2003

in Motion

A Newsletter for the Residents of PCRI

www.pcrihome.org

Phone: (503) 288-2923

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Former residents, The Rohleder-VanMeter Family, bought their first home.

Serious About Buying a Home?

During PCRI's annual resident recertifications, many of you expressed a great deal of interest in homeownership. Therefore, this newsletter is dedicated to exploring programs available to those of you who are serious about becoming homeowners.

You might be asking yourself, "Where do I begin?" For most folks, a class in homeownership education is a good place to start.

The Portland Housing Center offers a homeownership class that most programs out there (see page 9) require you take in order to be eligible. Simply attend a free orientation held on the first three Wednesdays of every month from 6:00 - 7:00 p.m. If you choose to pursue their credit counseling and homeownership services, there is a \$50 fee (\$66 for unmarried individuals buying a home together)

that covers materials and credit reports.

If you would like free homeowner education, Hacienda CDC offers a homeowner education workshop every month in both Spanish and English. One-on-one credit counseling is available to repair your credit report (\$8 to pull the credit report) and to take you through the homebuying process. There's also the Community Housing Resource Center in Vancouver. It offers confidential pre-purchase counseling and education three Saturdays a month or by appointment. Sabin CDC offers homeowner education and a financial literacy class. Sabin will work with you to form a savings plan and network with people in the housing industry. Finally, Clackamas Community Land Trust offers a one-hour session for interested homebuyers for \$25.

▶▶ Calling All Green Thumbs



PCRI is pleased to announce its first-ever seed

give-away! This program is made possible by the generosity of Seeds of Change®. Stop by PCRI's office between 8:30 a.m. - 5:00 p.m. Monday through Friday for free vegetable, flower, and herb seeds. *While supplies last!*

▶▶ Correction

In our last newsletter, we regretfully omitted Oregon Housing and Community Services Department in our list of thank you's for support of the Park Terrace project. Our apologies!

▶▶ Come Join PCRI's Paint-a-thon Party

We're looking for volunteers to help paint the exteriors of several PCRI homes on Saturday, June 21, Join Hands Day. Refreshments and good times will be provided. Call Loreta at (503) 288-2923 for details.



▶▶ 'Thank You' to Tree Planting Volunteers

PCRI, together with Friends of Trees, planted 34 trees on a rainy Saturday in February. Thank you to volunteers and residents who helped out! If you're interested in having a tree planted on your property, please give us a call.



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Surviving During Difficult Economic Times



That is the recurring title of articles in community development publications directed to agencies like ours that serve the needs of lower-income families. How does that translate into reality for families? We know that:

- » Resources to serve families who earn 80% or less of their area's median income are being cut left and right;
- » The Federal budget for affordable housing has been reduced by 75% since the early 1980's;
- » There's a shift in the economics of our nation, a transition from a manufacturing economy with high-wage jobs to a service economy with low-wage jobs;
- » Most of the production work for an American company is now being shipped to other countries (just look at the label inside your shirt);
- » The residents PCRI serves earn less money now but essentially have the same basic needs;
- » Unemployment is again at a record high.

These articles remind us that the community development industry needs to rethink how we do business. They remind us of past economic hard times and how we weathered the storm and became stronger. Samuel Rutherford, a Scottish clergyman from the 16th century, said, "After winter comes the summer. After night comes the dawn. And after every storm comes clear, open skies." Right now, it's winter, it's night, it's stormy. Needless to say, these words of

"I can remember nights in my past when I went to bed thinking, 'How will I make it through tomorrow? How am I going to find child care for my youngest (age two at the time)? What am I going to do about getting to work?' I would go to bed and wake up the next morning and do whatever it took to address my dilemma..."

inspiration provide little comfort when one is struggling to put food on the table and a roof over one's head. At times like these, the will to survive and human spirit in all its awe seem to take over.

I can remember nights in my past when I went to bed thinking, "How will I make it through tomorrow? How am I going to find child care for my youngest (age two at the time)? What am I going to do about getting to work? I don't have a car and my

ride called to say it's not happening. How will I feed four people with food enough for only two?" I would go to bed and wake up the next morning and do whatever it took to address my dilemma, for it was not an occasional one: it had gotten to be a way of life.

It is times like that when one realizes that s/he cannot continue doing the same things and expecting different results. That was when I made a decision to re-educate myself no matter what it took. In doing so, I addressed my impoverished situation; I could move my three children and me out of poverty. I won't tell you that it was easy, because it was not. But the ultimate benefits were worth it. It wasn't always that way for me, but life happens, and a divorce and loss of a higher paying job put me there. Although I worked every day, the income I earned wasn't enough. After all, I had lost more than half our family income with the divorce. It was, however, those experiences, the test of my spirit, that fostered decisions that were life-changing.

When one's struggles to survive financially are the most challenging – that is the time to think about what can be done to change the perpetual state of poverty. I am not an extraordinary soul; I am an average person just like you. If you find yourself in this situation, think of it as an opportunity to make some far-reaching changes in your life. Education does not always mean college: it could be trade school or starting your own business. But look to make a change, or life will always be the same.

***"Our greatest problem in life comes not so much from the situations we confront as from our doubts about our ability to handle them."* – Susan Taylor**

Respectfully,

Maxine Fitzpatrick
Executive Director

PCRI Updates

Property Management



When Do I Need To Update My Lease?

When a household member moves in or out, a baby is born, or your name changes, you must update your lease. Just write PCRI with your request within thirty days of the change. (The same background and credit checks apply for new residents moving in as they did for you.) Please note that if you move out of your home but your name remains on the lease, you can be held responsible for any payments due to PCRI. So it's in your best interest to keep your lease updated!

What About My Yard?

As you know, residents are responsible for yard work like mowing the grass, cutting back blackberry bushes, and general maintenance of trees and shrubbery. If you have any questions about how to do this, do not hesitate to give us a call. PCRI encourages gardening, so if you have a green thumb, go for it! (See page 1 Calling All Green Thumbs program.)

When's My Inspection?

Property Management is visiting homes to conduct annual inspections. Each inspection is done for health, safety and capital improvement concerns. You will be notified of the inspection at least a week in advance in writing.

What About Rent Checks?

Please make sure your correct address is written on your payment check. (The same applies if someone else is paying your rent with their personal check.) If the correct information is not written on the check, it may not get posted to your account and you may receive a late fee and a notice for non-payment of rent.

What If The 7th Falls On A Weekend Or Holiday?

PCRI's office has a mail slot located on Martin Luther King, Jr. Blvd. in the first doorway closest to Wygant Street. If the rent due date falls on a weekend, please make sure to drop it in the slot by that date.

Maintenance

Greetings Residents,

I thought I would dedicate this issue's column to sharing preventive maintenance tips for common complaints we hear this time of year.

Moss Buildup

Portland's damp climate often is to blame for the mossy buildup on outside steps and stairwell areas. One simple way to get rid of moss is to pour a bleach water solution on the affected area, then sweep the surface until all the moss has fallen off.

Sugar Ants

Like most household pests, ants are especially frustrating. The key is to prevent them from coming into your home in the first place. That means keeping countertops, cabinets, and floors free of water, food particles, and other sources of food. Syrup, butter, and sugar must be in sealed and in clean containers. If ants are already making themselves at home, vacuum often, carry out your garbage every day, and try to keep your area free of food. If you see that a plant is infested, soak it in mildly soapy water for 20 minutes.

Another method to greatly reduce ants that are already in your home, is to follow the ant trail back to its source. Sugar ant nests are always located outside and close to the foundation or sidewalks. If you find the nest and can treat it with insecticide, you will greatly reduce their population. Remember, ants are an on-going problem. When one colony is exterminated, another will eventually come and set up a new colony. PCRI greatly appreciates your cooperation in helping control ant problems.

Carpenter Ants and Roaches

Carpenter ants are 1/2 inch and larger. If you see either of these pests, please call PCRI right away and we will send out an exterminator.

Mold

Have you noticed a nasty, icky growth, especially in your bathroom or kitchen? It might be mold, a common but annoying household occurrence. Mold is encouraged by humidity and warmth, and can stir up health problems like allergies and asthma. Mold is often present when there are underlying water damage problems. If you have mold, it's important that you give PCRI a call so we can assess the problem.

Mold spreads through spores, invisible seeds that float in the air. When they land on wet surfaces, mold starts to grow. While it is impossible to get rid of these microscopic spores, you can contain them by opening up a window or running a ventilation fan to increase air circulation in the bathroom or kitchen. Also, wear rubber gloves when wiping down surfaces with bleach water or detergent/disinfectant.

Leaves In Your Gutter

We're asking residents to let us know if your gutters need to be cleaned out. Leaves, debris, and other vegetation cut down on the life of gutters and, in turn, can cause serious roof problems that are expensive to fix. So, please call our office and place a work order if you think your gutters need cleaning.

Painting

Many of you have asked to paint the insides of your homes, and PCRI is happy to provide paint and materials! However, you will need to sign a waiver covering any damages resulting from painting, like damage to the carpet, wood floor, appliances, and so forth. Call (503) 288-2923 if you have further questions or would like more information.

Bryant Edwards
Maintenance Supervisor

Spotlight on Families



FUN! ...at the March Parent Network Meeting.

Child Care Scholarships Available

Are you a parent with children in child care full time, or before- and after-school care? Have you recently faced an unexpected emergency? Are you having a hard time paying for child care while you go back to school? Then we may be able to help you. The PCRI Child Care Program currently has child care scholarships available for parents who may lose their child care without assistance. To find out if you qualify, please call Arika at (503)288-2923.

Did you know?...that

Nearly 50% of PCRI residents are younger than 18. Of those, 22% are under 5; 48% are age 6-12; and 30% are between 13-18 years old. One-quarter of residents live in three-person families.

Upcoming PCRI Parent Network Meetings:

- June 9
- July 14
- August 11
- Meetings are from 6:00 – 7:00 p.m. and include dinner and child care. Network members receive a monthly stipend. Call Arika at (503) 288-2923, x. 22 for details.



PCRI's 5th Annual Resident BBQ!

August 9, 2:00 – 5:00 p.m.



You **KNOW** you don't want to miss this: good food, music, and activities for the kids!



This free event is open to all PCRI residents and will be held at Columbia Park, Section D (same as last year). Call Arika at (503) 288-2923 to volunteer or for more information. Watch your mail for more details!



'That's Me'

A poem by Marché Black (age 9)

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*Can you see the sun shining brightly
as it lights up the sky?*

That's me smiling.

*Can you hear the birds softly chirping
as they go quickly by?*

That's me singing.

*When the stars are sparkling
up the night,*

*And the moon is shining
with all its might.*

That's me happy.

*If you feel all warm and snug, like
someone gave you a big hug,*

That's me, loving you.

Art Contest

Calling all child artists! Send in your drawing and we'll select the best one for our next newsletter.



"Poodle"
Maurisa Golden, age 5.

Focus on... Reetta McCollum



Reetta McCollum and her three children have lived in a PCRI home since 1997. Ask her what she's so happy about, and she'll probably tell you about her upcoming graduation from the GOALS program in August.

Reetta learned about the GOALS program back in 1994, when she was taking classes at PCC. A Welfare-to-Work program participant, Reetta quit PCC and spent two years working as a medical transcriptionist, and eventually moved on to become a prenatal case manager at Neighborhood Health Clinic. A medical emergency in her family allowed her to receive a two-year extension for the GOALS program.

PCRI: Reetta, what's the hardest part about the GOALS program?

Reetta: Nothing! You just pay your rent and start saving in your escrow account. It's a benefit for you to keep you paying your rent and your dues, on time. It teaches discipline and helps you develop a good rapport with your landlord.

PCRI: What were your initial goals?

Reetta: 1) To buy a car. 2) Go back to school. 3) Buy a house, fixing my credit problems in the meantime. I'm taking the financial fitness class through the Portland Housing Center, and will be tackling my credit issues next. When I graduate from GOALS, I'll probably roll my escrow account over to a CD [certificate of deposit] account where it can accumulate some more interest.

I also opened up an Individual Development Account through Albina Community Bank's Home\$tart program. They'll match my savings contribution up to \$5,000. I plan to use those savings as a down payment and closing costs when I buy a home.

PCRI: So you're buying a house?

Reetta: Not this year. I want to be in a place where I can comfortably say, 'Yes, I can do this.' I'm using my rental experience with PCRI as practice for homeownership. See, once you buy a house, you can't go back. You choose to take that step, so you don't want to overextend yourself because you'll be living in the circumstances of your own creation. I'm going to put my money aside and make the best of the next two years, because when I'm gonna do it, I'm gonna do it big!

PCRI: So we'll be seeing you up in the West Hills?

Reetta: (laughs) Yeah, I'll be waving to all my neighbors, 'Hello, I'm here!'

PCRI: Anything else that you'd like to share about the GOALS program?

Reetta: Yes, a tip – If you don't expect

to stay in your job for very long, come in when your salary is at a moderate level. That's because if you lose or quit your job and get another one, your escrow contribution kicks back in at the level where it left off.

PCRI: Thanks for taking the time to share your story.

Reetta: Thanks!

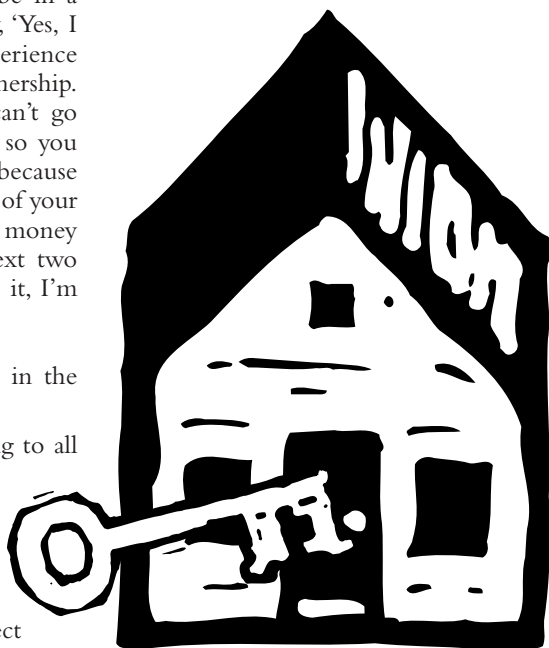
What PCRI's Reading



Kitchen Table Entrepreneurs: How Eleven Women Escaped Poverty and Became Their Own Bosses by **Martha Shirk.**

Westview Press, 2002.

Multnomah Library Call #: 338.04092 S558k 2002





G.O.A.L.S. Program: An Interview

(Greater Opportunities to Advance, Learn and Succeed)

Since 1994, the Housing Authority of Portland (HAP) has been quietly changing the lives of low-income people, one family at a time. Known as GOALS, this self-sufficiency program is open to Section 8 voucher recipients and Hap residents. PCRI met with **Peggy Martini**, GOALS Coordinator, find out more about it.

PCRI: How did the GOALS Program come about?

Peggy Martini: The GOALS Program has been serving Portland since 1994. It succeeded two HUD pilot programs called "Operation Bootstraps" and "Project Self-Sufficiency", by adding a meaningful incentive to participate - the escrow savings account. HUD funds this escrow savings and HUD grants fund staff and program development.

As a whole, the program helps residents get and keep appropriate employment, and provides money management education and homeownership opportunities, through partnerships with community agencies and non-profit organizations. To date, 300 participants have graduated from the program, and 102 have become homeowners.

PCRI: How does the program work?

PM: It's a voluntary program that provides residents a pathway to financial freedom and self-sufficiency. It goes like this: someone applies to the program, and gets a call to come in to meet with one of our program coordinators. They discuss the resident's goals, the family's "bigger picture", and determine if the program is a good fit with what the family wants in the future. The resident then draws up a series of goals that they will strive to achieve over the course of five years, and signs a binding contract with HAP. The coordinator is there to provide coaching and resources, whether that includes job training and leads, credit counseling, drug and alcohol services, continuing education, parenting skills, child care, transportation help, homeowner education, whatever. It's definitely an individually tailored approach.

In turn, we expect the resident to keep up her end of the bargain. This means

checking in with her GOALS coordinator on a regular basis (phone, email, face-to-face) and meeting the identified goals to the best of her ability. Families must continue to meet rent obligations as a Section 8 voucher recipient, so if for some reason the family is terminated from the Federal Assistance program, they are also out of GOALS.

"It's a voluntary program that provides residents a pathway to financial freedom and self-sufficiency...the resident then draws up a series of goals that they will strive to achieve over the course of five years, and signs a binding contract with HAP."

PCRI: Why should someone sign up?

PM: Probably the biggest draw for residents is the escrow savings account that is provided by HUD for all contracted participants. Say "Beverly" comes into the program with \$0 earned income. Earned income is money that comes from employment, and does not include TANF, food stamps, and etcetera. For this example, let's assume her Section 8 rent voucher has been set according to her earned income, and is \$200 a month. Beverly finds a job that raises her monthly-earned income level to \$1,500, which in turn raises her rent to \$450. Most of the \$250 difference between rent levels is deposited into an escrow account each month. In the first 12 months, she could have \$3,000 saved! And over time, as she gains experience and work

skills, her wages will hopefully continue to increase. So, at the end of the five years, she may have saved as much as \$15,000, if not more, in the escrow account, all the while receiving a Section 8 voucher.

PCRI: Is there a cap on how much money can go into the escrow account?

PM: No. Nor is the escrow money included in calculating one's AMI [Area Median Income] or in taxable income.

PCRI: What can I use the money for?

PM: Again, it depends on your own plan for the future. Eighty percent of our participants have identified homeownership as a huge goal, and many have used the money for a down payment. Education is another area. It should be made clear, however, that that money is not made accessible to the participant until the end of the program, except for help to complete a set goal such as education, transportation expenses, or a down payment on a home. But again, if you're terminated from the GOALS program, you lose it all.

PCRI: Please talk more about getting terminated from the program.

PM: It happens, unfortunately. In most of the cases, the person stopped communicating with her coordinator, even after several attempts to contact her. Likewise, if the resident stops working towards her identified goals, this would disqualify her. To graduate, a resident must be off of public assistance for 12 consecutive months and be employed. Also, if the family is terminated from housing, the GOALS contract is automatically terminated and they forfeit the escrow.

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PCRI: Is there a waiting list, and if so, how long is it?

PM: We are always taking on new families. Presently there are 200 families on the wait list. People who are on the waiting list can get a "preference" by doing one of three things: **1)** complete the financial fitness workshop through the Portland Housing Center, Mercy Enterprise, or other equivalent financial literacy training; **2)** complete Portland Community College's "Fast Track" employment training, or other employment related training; or **3)** graduate from the Evening Trades Apprenticeship Preparation program (ETAP). *See below for contact info.*

PCRI: How does one apply?

PM: Call the Michele Tworogers at (503) 802-8385 and ask to have an application sent out to you. Our eight coordinators speak Spanish, Russian, Bosnian, Croatian, Serbian, Eritrean, Estonian, Ethiopian, French, Macedonian, Oromo, Slovenian, Cambodian, Thai, Laotian, Somali, and Arabic. Or, call or stop by PCRI for an application. We look forward to meeting helping PCRI's residents!

Call Loreta at (503) 288-2923 for a GOALS application. This program is only open to Section 8 voucher recipients.

Evening Trades Apprenticeship Preparation Program (ETAP)

Michael Burch
(503) 802-8366

Mercy Enterprise

Ana Acosta
(503) 236-1580

Portland Community College

Brad Bohlin
(503) 802-8548

Portland Housing Center

(503) 282-7744, x. 101

WAMU High School Internship

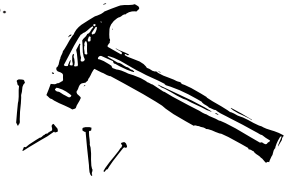


Washington Mutual is recruiting students ending their sophomore year to work in a two-year internship program at WAMU! The position involves customer service, cash handling, answering phones, filing, and typing. There is an opportunity for employment with WAMU after graduation. Pay is \$7.50/hr. the first year, \$8.25/hr. the second year. You must be at least 16 years old and have a 3.0 minimum GPA to qualify. If you are a sophomore and are not 16 yet, you will need to turn 16 before you can start working (if selected).

Call Heidi Ofelt at (503) 238-3353 or email heidi.ofelt@wamu.net for an application. You will also need to provide a recent transcript, letter of recommendation from teacher or counselor, and a half page typed essay on why you want to work for WAMU, and what you hope to gain from this experience.

Properties in Development

We will be starting renovation in April 2003 on three houses and one duplex, which will be move-in ready in September. These units will rent to families earning 60% and under AMI (no Section 8). These are energy-efficient rehabilitations using recycled, "green" building materials for healthier interior environments.



New Construction

This new construction project is due to start construction in Summer 2003 and be move-in ready by Spring 2004. These units will rent to families earning 60% and under AMI, no Section 8. This triplex and duplex will be constructed with "green" building materials and techniques.



PCRI Board of Directors

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Have a suggestion for the newsletter?
Call Loreta at (503) 288-2923, x. 24.





Serious About Buying a Home?

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Let's talk about the organizations that can help you buy a home. Homeownership One Street At A Time (HOST) is developing new homes in Charleston Place, a neighborhood of St. Johns. HOST offers up to \$5,000 assistance towards closing costs for qualified buyers, referrals to lenders, special loan programs, and low down payments. Their homes range from \$119,950 to \$152,950, and there are four floor plans from which to choose.

You may have heard about land trusts. Sabin CDC, Portland Community Land Trust and Clackamas Community Land Trust work in a similar fashion: you buy one of their new homes, while the land is held in trust by the organization. The mortgage is for the house only, thus reducing mortgage amount by about one-third. The land lease gives the buyer full rights to the land, so you can build a deck, put in a garden, or whatever you would normally if you owned the land. When you sell the home, you receive a portion of the appreciation of the land (PCLT also gives a portion of the home). The organization invests their portion of the sale back into the home, thereby keeping it permanently affordable for the next buyer. Each holds orientations for interested parties, so give them a call for more information.

Through the help of volunteers and "sweat equity", Portland Habitat for Humanity has built 85 homes since 1981. Homes are sold for no profit at zero interest to low-income applicants. The purchase price of a Habitat home is between \$65,000 - \$75,000, about half of the appraised value. The average monthly mortgage (for a 20 year mortgage) is \$400 and includes taxes and insurance. Interested persons should attend a homeowner orientation on the first Tuesday and third Thursday of every month, or call for details.

Health Watch



The African American Health Coalition (AAHC) is concerned about your heart! The health of your heart, that is. In Oregon, African Americans are twice as likely as white Americans to die from a stroke, and almost one and a half times as likely to die from a heart attack. AAHC's "Wellness Within REACH" is a series of free exercise classes available to the community.

M:	Salsa Dancing	6:30 – 7:30 p.m.	Salvation Army
M, W:	Aerobics	6:00 – 7:00 a.m.	Highland
M, W, F:	Strength Training	8:00 – 9:00 a.m., 2:00 – 3:00 p.m.	Dishman
M, W, F:	Aerobics	6:30 – 7:30 p.m.	Mallory Ave. Christ. Church
T:	Walking Group	6:00 – 7:00 p.m.	Peninsula Park
T, TH:	Water Aerobics	2:00 – 3:00 p.m.	Salvation Army
T, TH:		6:00 – 7:00 p.m.	Highland
T, TH:	Yoga	7:30 – 8:30 p.m.	Nature's
W:	Tai Chi	6:30 – 7:30 p.m.	Dishman
F:	Chicago Step	6:00 – 7:00 p.m.	Dishman
SAT:	African Dance	10:00 – 11:00 a.m.	Dishman
SAT:	Body Conditioning	9:30 – 10:30 a.m.	Nature's
SAT:	Walking Group	12:30 – 1:30 p.m.	Peninsula Park

Highland United Church of Christ: 4635 NE 9th Ave.

Mallory Ave. Christian Church Gym: 126 NE Alberta St.

Matt Dishman Community Center: 77 NE Knott St.

Nature's: 3535 NE 15th Ave.

Salvation Army: 5325 N Williams Ave.

Please call Keith Dempsey at (503) 413-1850 before showing up for first class. Must be 21 or older to participate.

Black History Month at Park Terrace



On Valentine's Day, Park Terrace Apartments held free health screenings sponsored by the African American Health Coalition and Adventist Health Care. Rev. Renee' Ward of Chrysalis Ministries spoke on the topic, "HIV/AIDS in the Black Community." Over 30 of you got a free check-up and took part in Black History Month's movie night!

Color Therapy

Are you living with chronic stress or anxiety, need to relax more, ill and need to increase your appetite, or lower your blood pressure? Then read on, this may be just what you need! Infuse your surroundings with intense bold strokes, or small spots, of color in your home, or workplace, for a pick-me-up or to relax...

BLACK: a "power" color, suppresses the appetite, contributes to inner-strength and self-confidence.

GREEN: relaxing and soothing, relieves depression and anxiety, color of abundance.

YELLOW: energizing, relieves depression and raises blood pressure (not as much as red does).

ORANGE: stimulates the appetite, reduces fatigue, energizing

RED/MAROON: stimulates and warms the body, increases heart rate and blood pressure, passion, energizing.

PINK: soothing, relaxes muscles, relieves anxiety, color of romance.

PURPLE/LAVENDER: peace and harmony, suppresses the appetite, good for headache relief.

(Source: Prescription for Nutritional Healing James F. Balch, MD, and Phyllis A. Batch)



Homebuyer Programs

Interested in buying a home but not sure where to start? We've outlined some programs below. (Class refers to whether the Portland Housing Centers' homeowner education class is required. A first time homebuyer means someone who hasn't owned and occupied a home in the last three years.)

NAME	HOW IT WORKS	ELIGIBILITY	WHEN IT STARTS	CLASS?	CONTACT INFO
Home 24	2-year interest rate locked to Oregon State Bond loan rate of 4.95%.	Earn less than \$57,200, 1st time homebuyer	This program is currently full, and there is no waiting list. It may reopen in July.	√	PDC, (503) 823-2005
A Home Of Your Own	\$10,000 grant for down payments and closing costs. Can be used in combination with other programs.	Earn less than 80% AMI, 1st time homebuyer. Section 8 vouchers go through HAP	This program hasn't opened yet, but people can get onto the wait list.	√	PHC, (503) 282-7744, x. 108 HAP, (503) 802-8385
Oregon Bond	4.95% interest rate for 15-30 year mortgage loan. Lender applies on behalf of borrower for this rate. Can be used in combination with other programs.	Earn less than \$65,800, 1st time homebuyer	Currently in effect state-wide.	√	Oregon Housing & Community Services, (503) 986-2037
Home Purchase Assistance Program	\$1,500 interest-free second mortgage loan for down payment & closing costs.	Earn less than 80% AMI, 1st time homebuyer	Currently in effect state-wide.	√	Oregon Housing & Community Services, (503) 986-2037
Project Down Payment	\$7,500 maximum loan for 5 years, interest rate = 2 points below Oregon State Bond (currently 4.95%)	Earn less than 100% AMI, borrower must have 3% of sales price.	Currently in effect, applies to certain zip codes in Portland.	√	PHC, (503) 282-7744
Project Twenty Percent	\$35,000 maximum second mortgage loan, interest rate = 2 points below Oregon State Bond	Earn less than 80% AMI, borrower must have 3% of sales price, must live in targeted areas.	Currently in effect, applies to certain zip codes in Portland.	√	PHC, (503) 282-7744
Clackamas County (CHAP)	\$10,000 loan for down payments and closing costs. Repaid when property sold, refinanced, no longer owner occupied.	Earn less than 80% AMI, borrower must have 3% of sales price.	Currently in effect for Clackamas County.	√	PHC, (503) 282-7744
H.O.S.T.	Get pre-qualified for loan, then call to tour HOST home. Up to \$5,000 down payment assistance available.	Individuals earning at least \$25,000 but no more than 100% AMI.	Currently in effect for Charleston Place in St. Johns.	√	H.O.S.T., (503) 331-1752, x 100
Sabin Community Land Trust Program	You buy the home, they hold the land in trust. When you sell, you get 25% of appreciated value.	Earn between 30%-70% AMI depending on house size.	Currently in effect for Northeast Portland.	√	√ Sabin CDC, (503) 287-3496
Clackamas Community Land Trust	You buy the home, they hold the land in trust. When you sell, you get 25% of appreciated value.	Earn less than 80% AMI.	Currently in effect for Burlington Lane project on SE Fuller Rd. (& 82nd).	√	CCLT, (503) 654-1007
Portland Community Land Trust	You buy the home, they hold the land in trust. When you sell, you get 25% of appreciated value of house and land.	Earn between 50-80% AMI.	Currently in effect in Multnomah county.	√	PCLT, (503) 493-0293

NAME	HOW IT WORKS	ELIGIBILITY	WHEN IT STARTS	CLASS?	CONTACT INFO
Habitat for Humanity	Attend orientation, submit application. Applicants contribute 500 hours of "sweat equity." Home is sold at no profit & through no-interest loans.	Earn between 35%-60% AMI, living in sub-standard housing, good credit, ability to repay a mortgage.	Currently in effect in City of Portland, Milwaukie, Johnson City, Gladstone and Oregon City.	√	HFH, (503) 287-9529
Homebuying Coaching Project	Peer-to-peer support to assist African Americans who are ready to move from being a renter to a homeowner; provides homeownership education and motivation.	You are African American, want a coach to help you move through home buying process.	Currently in effect in Multnomah county.		African American Alliance for Homeowner-ship, (503) 285-5555, x. 558
"En Camino a Su Casa" program	Offers free bilingual workshop, "ABC's of Homeownership", one-on-one credit counseling.	Earn less than 80% AMI, 1st time homeowner	Currently in effect in Multnomah County.	√	Hacienda CDC, (503) 595-2111, x 11
Gresham Homeownership Program	Shared Appreciation Mortgage used to bring down 1st mortgage to amount that homebuyer's income can support. Up to \$30,000 avail. Must repay it when resell home w/in certain time or no longer live in it as primary residence.	Earn less than 80% AMI, 1st time homebuyer, pre-qualified for loan.	Next round of funding available July/August 2003.	√	Gresham Community Revitalization Program, (503) 618-2818 or Community Vision, Inc. (503) 292-4964

2003 AREA MEDIAN INCOME (AMI)

Household Size	30%	50%	60%	80%	100%
1	13,800	23,050	27,650	36,850	46,050
2	15,800	26,300	31,600	42,100	52,650
3	17,750	29,600	35,550	47,400	59,200
4	19,750	32,900	39,500	52,650	65,800