

HOMEOWNERSHIP

In the 1990s NEDCO developed extensive homeownership programs, expanding its service area beyond the Whiteaker neighborhood to all of Eugene, Springfield, and beyond. From 1990-2004, NEDCO developed—through new construction, house moves, and renovation—over 130 quality affordable homes for low-income first time homebuyers. With its intensive Threshold Homeownership Education and Counseling Program and its ABC's of Homebuying curriculum, NEDCO continues to work with over 400 future first time homebuyers each year.

NEDCO is recognized statewide and beyond for its contributions in promoting and achieving homeownership for low-income first time homebuyers. In particular, its successful lease-purchase program and comprehensive homeownership education and counseling program are recognized innovations by both the non-profit and for-profit communities.

DIVERSE COMMUNITIES

NEDCO's homeownership and business development initiatives have also enabled the organization to reach out to diverse populations, including the growing Latino immigrant community. NEDCO's Mercado Latino, an open-air Latin American marketplace, was established to stimulate

entrepreneurship and foster cultural exchange. It was the impetus for the organization to return to its roots of neighborhood revitalization and business development in planning for a Latino Commercial Center in downtown Springfield.

Since 1979, NEDCO has stayed true to its mission of “collaboratively building human and capital assets to strengthen neighborhoods and broaden participation in community ownership and governance” by listening to the community and by working on many varied projects. At its heart, NEDCO believes that its work is in helping people and neighborhoods to build assets through homeownership, neighborhood revitalization and historic preservation, and business development. As in the past, NEDCO will continue to diversify its programs and develop new projects in an effort to meet the changing needs of the communities it serves now and in the future.

JOIN US

NEDCO has a full-time professional staff and an annually elected all-volunteer Board of Directors that sets policy and assists with directing the organization.

We welcome supporters of our mission and activities. We have volunteer and giving opportunities that will involve you in helping us make our community development work possible.

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Neighborhood Economic
Development Corporation
775 Monroe St.
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“Helping people and neighborhoods build assets through home ownership, business development, and neighborhood revitalization since 1979”



NEDCO

Neighborhood Economic
Development Corporation

Our mission and a look back

NEDCO's mission

“NEDCO collaboratively builds human and capital assets to strengthen neighborhoods and broaden participation in community ownership and governance.”

SINCE 1979

In 1979, a group of neighbors in the Whiteaker area of Eugene got together in an effort to make positive changes for their neighborhood. To achieve their goals, they formed the Neighborhood Economic Development Corporation, the first Community Development Corporation in Oregon.

NEIGHBORHOOD REVITALIZATION, HISTORIC PRESERVATION & BUSINESS DEVELOPMENT

NEDCO's early work focused on the revitalization and historic preservation of the Whiteaker neighborhood with projects such as the 22-unit scattered site East Blair Housing Cooperative and the Red Barn Marketplace, which includes the Red Barn Natural Grocery and the New Day Bakery. Later, the organization turned to business development programs



including the *Buy Oregon* campaign, and the New Business Generator.

NEDCO has continued to revitalize the Whiteaker neighborhood with projects such as the Red Apple Grocery and the historic renovations of the Baldwin Market and the building housing the O.U.R. Federal Credit Union. NEDCO was also instrumental in placing the Red Barn Natural Grocery, the New Day Bakery, and the Blair Boulevard Historic Commercial Area on the National Register of Historic Sites & Places.





"We did some great projects at NEDCO. For example, *Buy Oregon*. It became recognized by the State and by author Jane Jacobs as one of the best ideas of the Northwest for local economic development for communities... Really exciting to do this... We originally asked, how do you link people who want products or services with those that provide them? Then we asked, how do you link investors with those who need capital? This led to the Northwest Capital Network... It was all sort of like doing social inventing."

John Tamulonis, Community Development Director, City of Springfield; NEDCO Board, 1983-1986

"It is not any particular project that NEDCO does. It is the collective body of works they do, and the potential that they represent to the community. Good people put together a good organization with good philosophies, and however the world unfolds, it is prepared to do that work... That's why I am passionate about NEDCO."

Steve Gab, Co-owner, Rainbow Valley Design and Construction; NEDCO Exec. Dir. 1982-1984

"I am part of NEDCO's Board because I have experienced a 'neighborhood' NEDCO has developed first hand—I live in one. It's been a very positive experience in my life, and I want to be a part of that experience for other people. It's very personal for me."

Debbie Hinderlie, Exec. Admin. Asst. & Note Dept. Supervisor, Pacific Continental Bank, NEDCO homeowner, NEDCO Board, 2001-present

"Homeownership is the foundation of a strong community, and NEDCO is helping build that foundation. Anything I can do to help NEDCO achieve their goals, and help their constituents achieve their goals, is worthwhile."

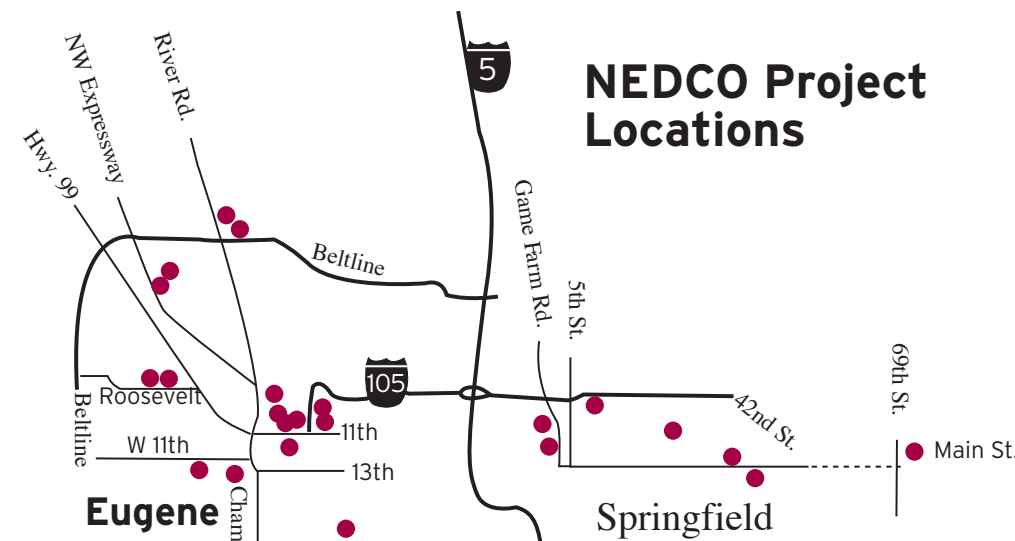
John Adkisson, C.P.A. NEDCO Board, 1999-present

"Since I arrived in Eugene in 1989, the most rewarding activity that I have been engaged in was my relationship with NEDCO. The volunteers and staff are the most dedicated and talented people it has been my honor to be associated with. Sadly, my poor health now keeps me from being an active supporter. However, I will always follow their good works and give them my moral support."

Doug Ebbitt, Disabled; NEDCO Board, 1991-2000

"The most exciting thing to me about NEDCO was that they made up this lease-to-own program to develop real property and houses for people who would otherwise have little chance to own a home."

David Dickens, Attorney, Walters, Romm, Chanti & Dickens; NEDCO Staff, 1986-1987



"With NEDCO you see real, material, tangible projects. It creates sustaining institutions, ones that last, take on lives of their own. They generate new value, add value to the community."

Glen Gibbons, Group Editorial Director, Geospatial Business; NEDCO Board, 1983-1998

1979
NEDCO is incorporated as Oregon's first Community Development Corporation.

1981
Succeeded in placing the Hayse Blacksmith Shop/Brodgon's Hay, Feed & Seed Store (now Red Barn Natural Grocery) on the National Register of Historic Sites and Places.

1983
Pioneered *Buy Oregon*, a local economic development program linking Oregon suppliers & producers.

1985
Developed the New Business Generator, which helped 15 entrepreneurial novices turn their ideas into businesses through business training and technical assistance.
Inspired by NEDCO's *Buy Oregon*, a statewide Oregon Marketplace bill is passed in the Oregon Legislature.

1987
Spun off the *Buy Oregon* (Oregon Marketplace) as an independently operated statewide program.

1991
Purchased the Safeway store at 6th and Adams in Eugene, with financing from the City of Eugene and US Bank. Recruited the Bruns family to run what is now the Red Apple Grocery.
Moved and renovated NEDCO's first affordable home under the lease-to-own homeownership program for low-income first time homebuyers.

1994
Completed the NEDCO Plat subdivision of 10 affordable homes in Eugene.
Succeeded in placing Ben White's Vulcanizing/Willis Building (now New Day Bakery) on the National Register of Historic Sites and Places.
Developed the Threshold Homeownership Education and Counseling Program to assist low-income first time homebuyers to prepare for homeownership.
Completed two affordable homes in Springfield.
Piloted Fannie Mae's Lease Purchase Program for low-income homebuyers.

1998
Completed the West Butte Cottages, a five-unit development of affordable homes located at the base of Skinner Butte at Lawrence and Clark Streets in Eugene.
Completed an affordable home on Garfield Avenue in Eugene.

2000
Selected to become the sole Lane County licensee of the state-approved "ABC's of Homebuying" curriculum, providing homebuyer education to 300 households per year.
Renovated home on Alderwood Street in Eugene.

2002
Completed four affordable homes in the Ash Meadows development, located on A Street at 69th in Springfield.

2004
Started construction of 13 affordable homes at Santa Clara Glen in the Santa Clara area of Eugene.
Started rehabilitation of two affordable homes at Apple Orchard in the Santa Clara area of Eugene.
Started construction of two affordable homes on S. 43rd Street in Springfield.

Started construction of one affordable home on E. 32nd Street in Eugene.
Started the planning phase of the Mercado Latino Commercial Center in Springfield.
Initiated "Dream with US," a program to acquire and rehabilitate scattered site homes for NEDCO's lease-purchase program, funded by US Bank.

1980
Purchased and renovated the historic Hayse Blacksmith Shop/Brodgon's Hay, Feed & Seed Store, now home to the Red Barn Natural Grocery at 357 Van Buren in Eugene.
Purchased and renovated the historic Ben White's Vulcanizing/Willis Building, now home to the New Day Bakery at 345 Van Buren in Eugene.

1982
Completed the 22-unit scattered site East Blair Housing Cooperative, Oregon's first low-income co-op.
Remodeled Red Barn Natural Grocery and New Day Bakery.

1984
Buy Oregon is nominated for a national award by the Lane County Private Industry Council.

1986
Developed the Northwest Capital Network, linking investors with local entrepreneurs.

1990
Announced the H.O.M.E. Program (Home Ownership Savings), a lease-to-own homeownership program.

1993
Succeeded in placing the Blair Boulevard Historic Commercial Area on the National Register of Historic Sites and Places.
Completed first Springfield affordable home.

1996
Purchased and renovated the historic Baldwin Market for NEDCO's office and two apartments on Monroe Street between 7th and 8th Avenues in Eugene.
Completed Field of Dreams, a development of 44 affordable homes in the Bethel area of Eugene.

1999
Completed the West Butte Townhomes, a nine-unit development of affordable homes located at the base of Skinner Butte at Lawrence and Clark Streets in Eugene.
Transacted the first community land trust sale in Oregon.
Renovated a historic building at 325 Blair Boulevard in Eugene, now home to O.U.R. Federal Credit Union.
Completed an affordable home on Garfield Alley in Eugene.

2001
Completed Oak Patch Cottages, 19 affordable homes located on 1.4 acres of urban woodland on 15th Avenue between Oak Patch and Acorn Park Roads in Eugene.
Helped establish Valley Individual Development Accounts (VIDA) Collaborative, an 11-member organization, six county collaborative, providing matched savings accounts for homeownership, business development, and education.

2003
Completed four affordable homes in the Walnut Orchard development, located on Compton Street in Eugene.
Completed Doria Cottages, five affordable homes, located on 35th Street in Springfield.
Established Mercado Latino, an open-air Latin American marketplace in Eugene, to stimulate entrepreneurship and foster cultural exchange.
Rehabilitated an affordable home on G Street in Springfield.

"The original members of the Whiteaker Community Council who founded NEDCO were remarkable: very intelligent, idealistic in the best sense, articulating a hope for the neighborhood but they were reality oriented. The root values underlying the original vision are still viable, although they are not common in public discourse. That vision was very powerful at the time. It was to exercise control over economic development in the neighborhood."

Jim McCoy, Development Director, Housing And Community Services Agency of Lane County; NEDCO's first Executive Director, 1979-1982, NEDCO Board, 1988-1991

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Since 1979
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