

# NEDCO

Neighborhood Economic Development Corporation



## 2002-2003 Annual Report

# Vision Statement

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

## About NEDCO...

NEDCO is a non-profit Community Development Corporation formed in 1979 to help revitalize and strengthen neighborhoods. NEDCO is Oregon's oldest Community Development Corporation.

As we approach our 25<sup>th</sup> anniversary in July 2004, we are renewing our commitment to the individual and neighborhood asset-building programs and projects on which NEDCO was founded. Since 1979, NEDCO has

developed projects that strengthen low-income households and the neighborhoods in which they live and work. We have improved the economic well-being of individuals, families and neighborhoods through an array of programs spanning homeownership education, home building, preservation of historic properties, and small business development.

Sustaining a livable community through nurturing community ownership and

governance and working with individuals to develop their potential has established NEDCO as a leader and innovator in community-based development.



## BOARD OF DIRECTORS

### **Jon Stafford, President**

*Jonathan Stafford, AIA, Architect  
Service Area Resident  
Service Area Business Owner*

### **Al Coddington, Vice President**

*Al Coddington Construction  
Builder and General Contractor*

### **John Adkisson, Treasurer**

*John R. Adkisson P.C.  
Certified Public Accountant  
Service Area Business Owner*

### **Jon Tressler, Secretary**

*Jonathan Tressler, Attorney  
Service Area Resident*

### **Kathy Cooks**

*University of Oregon  
Scheduling & Event Services  
Service Area Resident*

### **Melva Edrington-Boles**

*Sheldon High School  
Faculty  
Service Area Resident*

### **Bill Goldsmith**

*Oregon Microenterprise Network  
Executive Director*

### **Ken Herrin**

*Letterhead  
Owner/Manager  
Service Area Resident*

### **Debbie Hinderlie**

*Pacific Continental Bank  
Executive Administrative Asst. &  
Note Dept. Supervisor  
Service Area Resident*

### **Drew Itschner**

*King Design  
Production Supervisor  
Service Area Resident*

### **Rob Thallon**

*University of Oregon  
School of Architecture Faculty*

#### **Cover photo credits:**

Upper-right: Walnut Orchard  
Lower-left: Piñata at Mercado Latino

## STAFF

### **Nathan Bell**

*Financial Services Manager*

### **Leonie Daniels**

*Office Manager*

### **Sandy Halonen**

*Executive Director*

### **Molly Markarian**

*Latino Business Programs Manager*

### **Debbie Pasquali**

*Home Ownership Counselor*

# NEDCO

*Neighborhood Economic  
Development Corporation  
775 Monroe St.  
Eugene, OR 97402  
(541) 345-7106  
FAX 345-9584  
www.nedcocdc.org*

*July 1, 2002– June 30, 2003*  
***Accomplishments...***

## **Affordable Homeownership**

- Completed construction of Walnut Orchard, a four-home development for low-income first time homebuyers, located in the River Road area of Eugene. At the June 26, 2003 dedication and open house, County Commissioner Bobby Green and homeowner Billie Thomas spoke. One Walnut Orchard family is Latina and two are single parents. In the 2002/03 fiscal year, two families purchased their homes; the other families are in the lease-purchase program. The development was made possible through the generous contributions of the City of Eugene, The Collins Foundation, EWEB, Lane County, US Bank, and Washington Mutual Foundation.
- Received funding for the rehabilitation of two houses on Edgewood Street in the Santa Clara area of Eugene. The two homes will become available to low-income first time homebuyers and are part of a housing development that includes affordable multi-family rental housing. NEDCO and Metropolitan Affordable Housing Corporation are working together to complete this development and to provide financial literacy and homeownership education/counseling to Metro tenants who want to become homeowners. Completion of the two homes is projected for December 2004.
- Sold eight affordable homes during the 2002/03 fiscal year, all to low-income families through NEDCO's lease-purchase program. Most purchased their homes within two years of entering the lease-purchase program.
- Six families completed their IDA (Individual Development Accounts) and purchased homes. The IDA's are available through NEDCO's participation in VIDA, a nine-member collaboration of organizations in 6 counties which developed an IDA program. Through the VIDA program, each family completes financial literacy and homeownership education and commits to a specific monthly savings plan. At the time of purchase the family receives a grant which matches their personal down payment savings.
- Began construction of five Doria Cottages homes on 35<sup>th</sup> Street in Springfield. Completion is expected in September 2003. Grant funding was received from the City of Springfield, The Collins Foundation, and State Farm Insurance Companies.
- Purchased a 1.4 acre property on Green Lane in the Santa Clara area of Eugene and began working on plans for developing the property into Santa Clara Glen, a "cluster" subdivision of 13 homes.
- Purchased two properties in Springfield for the rehabilitation and new construction of three homes for low-income first time homebuyers. Both homes had become long term neighborhood eyesores because of their dilapidated condition. One rehabilitated home is expected to be completed in December 2003 and two new homes are expected to be completed by December 2004.



*Walnut Orchard*



*Billie Thomas cuts the ribbon to her Walnut Orchard house, assisted by NEDCO Executive Director Sandy Halonen and Lane County Commissioner Bobby Green*

"NEDCO showed me many doors I could walk through, but I had to have the courage and initiative to open them. If I can do it, you can do it."

*Billie Thomas*

July 1, 2002 – June 30, 2003  
**Accomplishments...**

**Homeownership Education**

• 287 people (210 households) completed the ABC's of Homebuying classes during the 2002/03 fiscal year. 75% (158) of the households were low-income households, and 18% (38) were Latino households. NEDCO teaches the State and HUD-certified classes with staff and volunteer instructors in the Lane County Homebuyer Education Partnership. Topics include: financial preparation, shopping for a home, mortgages, housing decisions, closing process, and protecting your investment.

• 129 households participated in the Threshold Homeownership Education and Counseling Program, which is in its ninth year. The Threshold Program includes 10 group classes and individual one-on-one counseling with families related to their own situations and goals toward home ownership; both classes and counseling are available in Spanish and English. Of the 129 families in the program during the 2002/03 fiscal year, 100% were low-income households, 34% (44) were single parent households and 21% (27) were Latino households.



NEDCO's Home Ownership Counselor, Debbie Pasquali gives "thumbs-up" with new homeowner José Vela

"My wife Debra and I want to thank NEDCO for all your help in our purchasing our new home. As low income folks we weren't very optimistic when we started. But we learned a lot from the NEDCO introductory class, ABC's. Because of ABC's, we also switched from a mortgage company that would have ended up at a higher interest rate without the bond program. We appreciate that Debbie at NEDCO was available for about a dozen questions that we had the last few months about making offers, financing, repairs, etc. Thanks again, the deed was recorded 8 days ago."

-David

"The instructors made us feel that no question is a stupid question. That's a great thing. I'll recommend to my friends."

-Tricia

Help support NEDCO programs by becoming a  
**Friend of NEDCO**

Name \_\_\_\_\_

Address \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Phone (home) \_\_\_\_\_ Phone (work) \_\_\_\_\_

E-mail \_\_\_\_\_

**My/our gift to NEDCO is enclosed:**

\_\_\_\_ \$25; \_\_\_\_ \$50; \_\_\_\_ \$100; \_\_\_\_ \$250; \_\_\_\_ \$500; \_\_\_\_ \$1000; \_\_\_\_ other

Please use this gift

- \_\_\_\_ Where the need is greatest
- \_\_\_\_ Threshold Homeownership Education & Counseling Program
- \_\_\_\_ The ABC's of Homebuying class
- \_\_\_\_ Affordable home construction/rehab
- \_\_\_\_ Neighborhood revitalization
- \_\_\_\_ Mercado Latino
- \_\_\_\_ Other: \_\_\_\_\_

*(NEDCO is a 501(c)(3) nonprofit organization; your contribution is tax deductible)*

NEDCO, 775 Monroe, Eugene OR 97402, (541) 345-7106

July 1, 2002 – June 30, 2003  
**Accomplishments...**

**Economic Development**

- Renewed our commitment to economic development and small business development activities.

- Developed Mercado Latino, an open air Latin American marketplace with live music, activities for children, and over 30 vendors selling a wide range of products including food, handcrafts, produce, household items, and more. After opening in Washington-Jefferson Park on May 11, Mercado Latino moved to downtown Eugene at 8<sup>th</sup> and Oak on July 6, 2003, where it will remain through the end of the first season.

- Developed the Latino Business Development Program to assist Latino entrepreneurs in establishing new businesses and expanding existing ones. The program provides one-on-one assistance and several workshops on topics including how to start a business, businesses finances, marketing, booth design, and pricing.

- Attended the Northwest Area Foundation's first Rural Latino Initiative meeting in June 2003. Two Mercado Latino vendors and Molly Markarian, NEDCO's Americorps\*VISTA who is responsible for developing Mercado Latino, were invited to attend the meeting. The purpose of the meeting was to get feedback from Latinos and Latino service providers regarding the Foundation's newest project.

- Welcomed Dan Beilock as new manager of the Red Barn Natural Grocery in October 2002. This was a homecoming for Dan, whose family has owned the business since 1987. The Red Barn was originally built in 1913 as the Hayse Blacksmithing Shop and placed on the National Register of Historic Sites and Places in 1981.

- Worked with OUR Federal Credit Union, the Saturday Market, and the Lane Community College Business Development Center to strengthen the Lane MicroBusiness program and create a solid foundation for financial reporting and record keeping.

"I realized I was meant to have my own business. I envision the Red Barn as the community hub it was meant to be for the residents of Whiteaker, and as the best locally owned and operated natural food store in the area for all residents of Eugene and surrounding communities."

-Dan Beilock  
 Red Barn Natural Grocery



Fresh produce at the Mercado Latino



Dan Beilock  
 Red Barn Manager



Roxanna Sanchez selling Mexican bread at the Mercado Latino

"I felt like I was selling in my country."

-Juana Mendez  
 Mercado Latino entrepreneur

"Sentí como si estuviera viniendo en mi país"

-Juana Mendez,  
 Vendedor del Mercado Latino



Doris Murrillo sells her Costa Rican handcrafts

*July 1, 2002 – June 30, 2003*

# *Thank You Friends!*

AT&T	Jeannie Goodrich	Oregon Housing & Community Services
John Adkisson	Bobby Green	OUR Federal Credit Union
Allstate Foundation	HACSA	Debbie Pasquali
Vickie Barnts	Bryce Halonen	John Pennington
Nathan Bell	Sandy Halonen	Jodi Peterson
Norton Cabell	Terri Harding	Rainbow Valley Design & Construction
Lynne Campbell	Tamara Harris	Patti Ramos
Caravan Canopies	Ken Herrin	Lillian Rios
CASA of Oregon	Debbie Hinderlie	Rick Robertson
Centro LatinoAmericano	Homeowner Education Collaborative of Oregon	Cheryl Roffe
Fran Chylek	Bob Hyatt	Gladys Romero
City of Eugene	Intergovernmental Housing Policy Board	Ann Rudy
City of Springfield	Drew Itschner	Satre Associates
Al Coddington	Jerry Jacobson	Michael Scarola
The Collins Foundation	Emmy Jenson	Siuslaw Valley Bank
Community Mediation Services	Jerry's Home Improvement Center	Ron Smith
Rene Cook	Ellen Karotko	Carlos Sollo
Cow Creek Umpqua Indian Foundation	Dean Kaufman	Spirit Mountain Community Fund
Kathy Cooks	Kevin Ko	Jon Stafford
Cramer & Giles Insurance, Inc.	Bryce Krehbiel	State Farm Insurance Companies
Jim Croteau	Kent Kullby	Donn Stemm
Roxie Cuellar	Lane Community College	Gene Stringfield
Leonie Daniels	Lane County	Mike Sullivan
Linda Dawson	Beth Little	CoCo Sutton
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Downtown Eugene Inc.	Taylor Madden	Rob Thallon
Teri Duffy	Molly Markarian	Fawnda Thompson
Jack Duncan	Martin Bros. Signs Inc.	Jon Tressler
Doug Ebbitt	Maxwell & Hallis LLP	Mark Tritt
Melva Edrington-Boles	Scott Meisner	Michael Tuch
Will Elliott	Metropolitan Affordable Housing Corp.	U.S. Bank
Eugene Water & Electric Board	Meyer Memorial Trust	Carmen Urbina
Philip Farrington	Bill Miranda	Rebecca Urhausen
Federal Home Loan Bank	Loretta Moesta	John VanLandingham
Scott Felsher	Susana Montalvo	Fernando Velez
Pietro Ferrari	Leo Morales	Max Vollmer
Darvin Fowler	John Moriarty	Washington Mutual Foundation
Douglas Fuchs	Peg Morton	Richie Weinman
Steve Gab	Sunná Murray	Wells Fargo
Jon Gail	Neighborhood Partnership Fund	Tom West
Monica Galeana	Barbara Newman	Western Pioneer Title Company
Fidel Garcia	Northwest Community Credit Union	Janet Young
Gary McGee & Co., CPA	Oregon Community Credit Union	Kimberly Zentmire
Gaviotas Painting	Oregon Community Development Collaborative	
John Gibbons	Oregon Event Enterprises	
Bill Goldsmith		
Laura Gonzalez-Dodd		