

LEASE TO OWN HOMEOWNERSHIP MODEL

PROUD GROUND

IN COORDINATION WITH THE AAAH COLLABORATIVE



DIANE LINN, EXECUTIVE DIRECTOR

KATIE ULLRICH, HOMEOWNERSHIP PROGRAM DIRECTOR

CREATING HOUSING STOCK

- N/NE funding was awarded to the AAAH collaborative by PHB, with a portion from that allocation directly going to Proud Ground.
- In partnership with PHB, Proud Ground then purchased single-family homes in N/NE Portland in 2016 to establish inventory for Preference Policy families.



4091 N Attu



9414 N Woolsey



9114 N Drummond

MEETING THE NEED OF FAMILIES

- As Preference Policy families came through the pipeline, it became apparent that it would take more time than originally anticipated for families to become mortgage ready.
- With the goal to place families in homes that fit their needs and budget as quickly as possible, Proud Ground developed the Lease to Own model.
- The model provides families the time and support they need to become successful homeowners, while living in their own, stable home.
- The AHHH Collaborative is in support of the lease to own model on a case by case client basis. The first Preference Policy client has been approved by the Collaborative to move forward with Lease to Own through Proud Ground.



THE FOUR STEPS OF LEASE TO OWN

1. Proud Ground's certified education and counseling staff would screen and identify families that become active in order of the Preference Policy pipeline, qualify, and are interested in purchasing a home within 6 to 12 months using this model.
 2. Proud Ground would adapt the purchase agreement for a 6 to 12 month closing period that outlines the counseling and mortgage readiness plan.
 3. Proud Ground would utilize a standard rental agreement with the homebuyer for a 6 to 12 month timeframe, with extensions as needed based on mortgage readiness, but the goal of purchasing the home in line with PHB's funding timeline of Dec. 2018.
 4. Upon becoming mortgage ready, Proud Ground will support the family in purchasing the home through its standard homeownership model.
-

BENEFITS



- Clear pathway to homeownership in N/NE for selected families.
 - Families move into the homes and pay monthly lease payments while they work towards approval for their home loan.
 - Families that do buy these homes benefit from the price of homes purchased in 2016 instead of increased market-driven prices.
 - Empty homes in N/NE can quickly serve families in need of stable, housing.
-