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# HOMES & RENTALS

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## **OPEN HOUSE: Juneberry Lane**

**When:** Sunday, April 10,  
11 a.m. to 2 p.m.

**Where:** 107 S.E. Morton Road,  
Oregon City

**What:** 12 attached single-family  
homes with LEED Platinum and  
Earth Advantage certification

**Sizes:** 750 to 1,400 square feet

**Prices:** \$115,000 to \$135,000

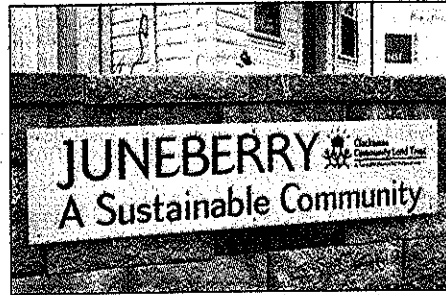
**Features:** Two-, three- and  
four-bedroom plans with hard-  
wood and Marmoleum floors,  
Energy Star-rated appliances,  
forced-air gas furnaces, low- or  
no-VOC finishes, high levels of  
insulation, private yards and  
shared greenspace, native plant  
landscaping

**Monica Dahrens, a single  
mother of two daughters,  
knew that Juneberry Lane  
was the place for her family  
as soon as she toured it.**

PHOTOS BY JOHN M. VINCENT

# Making ownership dreams come true

## A land trust builds homes — and hope — at Juneberry Lane



By PHIL FAVORITE

SPECIAL WRITER

**M**onica Dahrens became a homeowner recently, but for years the single mother of two daughters wondered if she'd ever be able to afford her dream.

"I had wanted to purchase a home for a long time, but on the average market it just seemed so far out of reach," Dahrens said. "I had great credit. I had savings built up. But it was just never enough."

Then last October she received a postcard from Clackamas Community Land Trust about an open house at Juneberry Lane, a collection of affordable homes for low- to moderate-income families in Oregon City.

After visiting the community and touring some of the 12 newly built, environmentally friendly attached homes, Dahrens hardly could believe her eyes.

"They look like any home that you might see anywhere else," she said. "The hardwood floors, the vaulted ceilings, the appliances ... That just kind of sealed the deal. It was like, 'This is what I should be doing. This is the right thing for me.'"

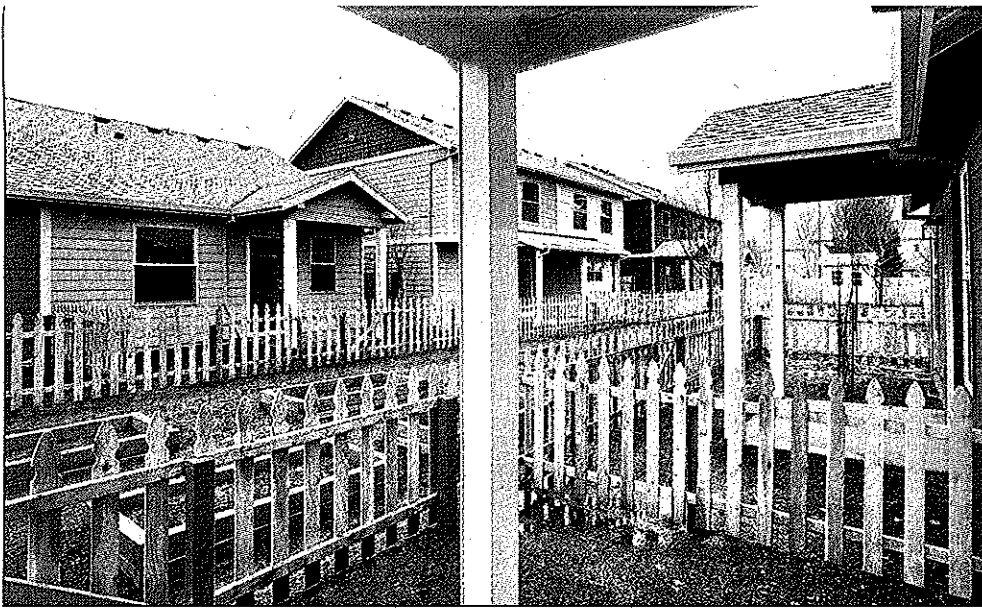
Dahrens and her daughters soon became the first residents at Juneberry Lane, where two-, three- and four-bedroom homes range in size from 750 to 1,400 square feet and in price from \$115,000 to \$135,000. The community is hosting an open house Sunday, April 10, from 11 a.m. to 2 p.m.

Because the nonprofit community land

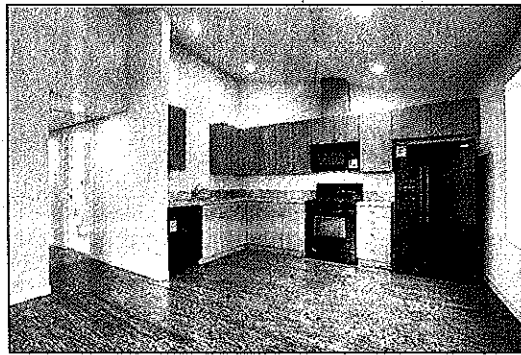
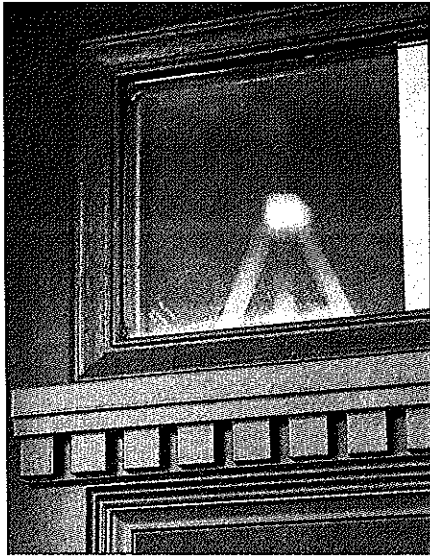
trust removes the cost of the land from the purchase price of the homes, they are more affordable for low- to moderate-income buyers.

Clackamas Community Land Trust also partners with donors and other contributors to ensure that the homes are well-built and sustainable. The homes at Juneberry Lane, built by Nick Stearns, are LEED-Platinum and Earth Advantage-certified with high levels of insulation, Energy Star-rated appliances, low- or no-VOC (Volatile Organic Compound) finishes, tankless hot-water systems and a shared greenspace with a rainwater harvesting system for gardening purposes.

Please see **JUNEBERRY**, Page H6



Raised-bed planters and small fenced yards give buyers at Juneberry Lane in Oregon City a place to grow vegetables and give kids and pets their own space to play.



ABOVE | The living area with hardwood floors and a modern kitchen feels extra roomy thanks to vaulted ceilings.

LEFT | Architectural details such as dentil door molding make the design appealing.

PHOTOS BY JOHN M. VINCENT

# Juneberry: Going green

Continued from Page H1

Qualified buyers for homeownership at Juneberry Lane must be first-time buyers and income-qualified. A first-time buyer is defined as someone who has not owned a home in the past three years. The maximum allowed gross income for a family of two is \$45,600; for a family of four, it's \$56,950.

Potential homeowners work with CCLT staff to establish a homeownership plan, including the calculation of an affordable mortgage. The plan is based on household income, credit history and saving ability.

"A lot of people are out there in the market on their own, thinking, 'I don't know what to do next,'" said Loretta Walker Kelly, executive director of CCLT. "We have pretty clear guidelines on what we're looking for."

From there, candidates take CCLT-sponsored classes to begin the process of purchasing a land-trust home. They receive guidance throughout the process, all the way through mortgage approval and home inspection. The classes focus on working with the land trust and building a sense of stewardship and community.

Dahrens moved quickly through the process, completing the program in just a few months. She said the classes were informative and relatively easy to complete, with a few anxious moments during the mortgage ap-

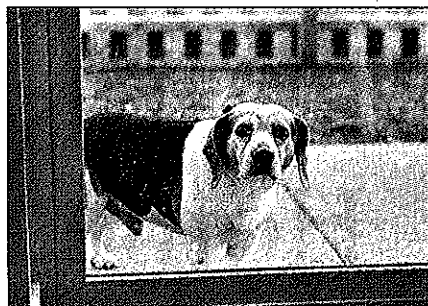
proval process. She said the inspection added to her confidence that she was doing the right thing.

"When I had my inspection done, the inspector was really surprised at the type of appliances and other features that make them so efficient," she said.

Now settling into her four-bedroom, two-bath home with her daughters, Dahrens said she's still a bit shocked to have realized her dream after so many years of saving. Everybody in the household has their own bedroom, and she said the home is so well-insulated they barely have to run their forced-air heating system.

Dahrens speaks with pride, knowing she's set an example for her daughters that perseverance can pay off.

"I look at it as a stepping stone," she said. "Who knows what will happen down the road, but if it weren't for a program like this, I don't see how it could have been possible."



JOHN M. VINCENT

Monica Dahrens' dog, Oliver, peeps in from his new back yard.

*Phil Favorite is a Milwaukie freelance writer. He can be reached at [phil@yourstory-welltold.com](mailto:phil@yourstory-welltold.com).*

## Resource

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