

NEIL KELLY REMODELING
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This is the 42nd year for the Neil Kelly Company and the 22nd year that we have been located in the inner North/Northeast area. I see some positive things happening in this part of town, and some not so positive. First, the North/Northeast Business Boosters Land Use Committee has been working with the City Planning Department, the Portland Development Commission, and the city Council to get a planning study of the zoning and land use in the area North of Broadway, between I-5 on the West and NE 15th Avenue on the East. The area extends from Broadway to the Columbia River. The Boosters will work closely with neighborhood associations to achieve a consensus. One of the issues will be transportation -- specifically, light rail. The question under discussion is that of the proposed route to the rail to Vancouver.

I was glad to play a part on the committee for renaming Union Avenue, Changing it to Martin Luther King, Jr. Blvd. That has already given hope for a positive rejuvenation of not only the street, but the neighborhoods which adjoin it.

A third force for positive change is the "JobNet" program, a joint venture which links metropolitan area employment and training services with the business development activities in the area. It also provides a regional forum to identify and analyze long-term workforce development issues.

Seven organizations have joined together to form "JobNet". They are the Private Industry Council of Portland, Portland Community College, Mt. Hood Community College, Clackamas Community College, Employment Training and Business Services (Clackamas County PIC), the Oregon Employment Division and Portland Development Commission. The staff for the work of "JobNet" is provided by Portland Development Commission.

Fifteen Companies are currently working with the "JobNet" program to plan hiring and training programs. In addition to that the new Convention Center and the Urban Renewal District projects are working with the program to target their jobs to North/Northeast Portland residents. Staff members are assisting the Northeast Coalition Job Committee in surveying employers accessible to North/Northeast residents with the plan to develop a promotional campaign.

Several community programs are growing and will enhance the strength of the North/Northeast area. Community policing has a potential for an improvement in the relationship between the police force and the neighborhoods. The Coalition of Black Men, chaired by Usine Perkins, is making a strong mark. That group is made up of a number of active community leaders: the community is very fortunate to feel their impact.

On the down side, I was disappointed at not being able to get the Urban Renewal boundaries extended out Martin Luther King Blvd. to Killingsworth Street. The North/Northeast Boosters were supporting the extension of boundaries 200' on each side of Martin Luther King Blvd. While we got support from the Elliot Neighborhood Association, we were not able to get the support from the other affected neighborhood associations. Perhaps those groups did not really understand the potential for neighborhood development down the line.

The decline in property values and the increase in the number of vacant houses are the two largest negative factors with which we must be dealing. The only homes that are being sold are those which investors will buy. There are very few home sales to homeowners. Lenders are not loaning. I know of an older woman who has lived in her home since 1957. Five years ago the



home was appraised at about \$40,000. My friend owes \$5,000 on a fixed rate mortgage, on a home which is in good condition. She would like to sell and move to Mississippi to be near her daughter. My guess is that she will be lucky to sell for \$15,000. With real estate closing costs, paying off the remainder of her loan, and her moving costs, she will net very little. The current housing market conditions in North/Northeast hurts residents. We are all affected.

Portland is changing rapidly. Twenty years ago the Northwest neighborhood of Portland was experiencing many of the same problems we see in the North/Northeast today. The residents of that area pulled together for change, and along with the partnership of business and government, they made it happen. We can too. The development of the Convention Center and all of the related change around the Lloyd Center, the extension of that growth North along Martin Luther King Blvd. and in the near North/Northeast neighborhoods will be very visible.

We have problems, some of them very serious, but we also have ideas toward solutions -- we have energy -- we have creative leaders active in our community -- we have the resolve to come up with ways in which every resident of North/Northeast will benefit from the change in our city. If we all take an active part and give the skills we have, we can make positive change happen.

Neil Kelly

WYDEN BILL BOLSTERS NEIGHBORHOOD HOUSING REHABILITATION

WASHINGTON, D.C. -- Congressman Ron Wyden (D-OR) has introduced a bill that targets distressed neighborhoods across the country for housing rehabilitation. Wyden's bill will extend and expand the Nehemiah grant program which aims to revitalize neighborhood housing.

"The Nehemiah program currently provides grants to rehabilitate housing on a Neighborhood wide basis. The beauty of the program is that it redevelops a neighborhood as a whole, and doesn't rebuild just a few houses on a block," said Wyden.

"But in my home town of Portland, the Nehemiah program ignores neighborhoods that are invaded by

gangs and drug-dealers -- where there's a lot of housing decay but all the buildings are not abandoned," Wyden explained.

Wyden's bill eases the eligibility standards for Nehemiah grants so that neighborhoods that are still vibrant can receive federal monies for rehabilitation, even though many houses are abandoned.

The bill maintains the spirit of the program by requiring that rehabilitation be done at a neighborhood level. But it expands the scope of the Nehemiah program to account for the development potential of neighborhoods that have suffered from significant decay.

"It's possible to save the thousands of distressed neighborhoods around the country with a dose of federal creativity and local initiative. My bill is a small step to give communities greater access to the Nehemiah program -- a proven winner in revitalizing our neighborhoods," Wyden said.

FMHA REACHES OUT TO MINORITY FARMERS

Minorities interested in farming may want to inquire of any one of 19 FMHA county offices about a farm ownership loan under a new program designed to reach out to "socially disadvantaged groups" in Oregon, David T. Chef, FMHA state director said today.

Mandated by the Agricultural Credit Act of 1987, the program is in its second year of operation. Under the program, FMHA again encourages eligible minority farmers to apply for a farm ownership loan for the purchase of farm land. Applicants who are unable to obtain credit elsewhere and can meet other credit qualifications for a loan, including a determination that the application has a reasonable chance to succeed in farming, should contact any of the FMHA offices listed below.

FMHA defines socially disadvantaged population groups as Hispanics, Native Americans, Blacks, Asians and Pacific Islanders.

"Eligible applicants can acquire a loan in two different ways. An applicant can find suitable farm property and then come to us to finance it. FMHA also has property in inventory in many counties and a list of available property is maintained in every office. In either case, they should come to see us about now to apply," Chen said.

"We have helped a lot of farmers with leased operations to establish themselves in ownership positions. We have also kept a lot of other farmers in business when they could not obtain credit elsewhere. This is an attempt to encourage qualified minorities who may have felt excluded from opportunities to enter farming, to at least explore the chance with us," Chen added.

Last year, Oregon FMHA made the first loan of this type in Umatilla County. The County office in Pendleton assisted a minority applicant in purchase of 80 acres of farm land.

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Equal Housing Opportunity

OWN A HOME FOR ABOUT \$300 PER MONTH

Choose Your Home May 20.

The City of Portland Homestead Program is offering seven homes to people who might not otherwise be able to afford their own home.

On Saturday, May 20, 1989, from 1:00 to 4:00 p.m., these homes will be shown at a special one-time Open House. You must visit the homes you are interested in during this Open House to be considered for ownership.

The seven homes that will be shown on May 20 are:
4808 N.E. 11th 8857 N. Wilbur
5906 N.E. 18th 7235 N. Richards
634 N.E. Liberty 7051 N. Albina
3714 N.E. Cleveland



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How Do I Sign Up?

It's simple. Just attend the Open House on May 20. You'll fill out an application and tell us which houses you're interested in. We'll have advisors at each home that can answer your questions about eligibility requirements. Drop by, you may be able to own a home for about \$300 per month.

If you would like more information about eligibility requirements or want to be notified of future Open Houses, call Frances Walker at 230-2691.

Remodel and get Cash Back.

When you remodel this spring, install a Comfort Zone heater and thermostat and Pacific Power will give you \$25 back.

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