

APRIL 24, 1991

# PORTLAND OBSERVER

*A Special Issue!*

# HOMES WANTED

## Salem Contractor to Build Affordable Homes in Portland

**I** was born and raised in Vidalia, Louisiana. Upon completion of high school, I joined the U.S. Army and served in the Dominican Republic and Viet Nam. Following my military service I went to college at Lane Community College in Eugene, Oregon, Linfield College in McMinnville, Oregon where I received my bachelor's degree and on to Oregon State University in Corvallis, Oregon where I received my master's degree. After college I worked for the City of Eugene, Oregon for approximately six (6) years as an administrator. Then I went to work for the Salem, Oregon School District for approximately six (6) years as an administrator. My duties in both agencies included negotiating labor-management contracts, management training, staffing, policy development and administration, and overseeing organizational compliance with various local, state, and federal laws such as wage and hours, employment, due process, and labor relations.

I decided I wanted to establish my own general contracting and real estate development business. I left the School District and worked full time as a real estate agent for a year. Thereafter, I worked with a general contractor for a number of years managing and developing his business from a small operation to a "Salem success

story" - large operation. In January 1989 I founded my own general contracting and real estate development business - J.A.M. Development is a 100% minority owned business. I am the sole owner. Since founding J.A.M., I have built and have under construction a number of residential homes ranging in size from 1231 sq. ft. to 3362 sq. ft. I am currently developing three subdivisions for residential homes totaling forty-five lots. I am also working on two commercial general contracting jobs.

My business is presently based in Salem, Oregon. However, I am expanding into the Portland market. It is my goal to do a significant amount of business in N.E. Portland. I have already begun entry into that market. I have been selected as the general contractor for the new Oregon Association of Minority Entrepreneurs (O.A.M.E.) headquarters building that will be located at 1130 N.E. Alberta St. I am also in the process of trying to purchase some residential home lots in N.E. Portland where I can build some high quality affordable homes. A main point of my overall goal in the N.E. is to provide job opportunities for area residents in the long run and be instrumental in helping to revitalize the N.E. Portland neighborhood.

I am actively looking for persons who wish to own affordable new homes in N.E. Portland. I would enjoy the op-



Don Jones

portunity to meet and discuss the possibilities for owning a new home with any interested parties. I can be reached

at my Portland phone number 220-1623 or my Salem phone number 581-2552.

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### Minority-Owned construction Firm To Build Low-Cost Housing In North/Northeast Portland With PDC Assistance

As many as 20 new or rehabilitated homes, most in North/Northeast Portland, could be put on the market for low- and moderate-income families over the next 12-to-18 months as a result of a loan approved today by the Portland Development Commission (PDC).

PDC-the City's urban renewal, housing and economic development agency-approved a \$30,000 low-interest loan under the Housing and Community Development Northeast Special Projects Fund to Willie D. (Don) Jones, owner and operator of J.A.M. Development, a 100 percent minority-owned home construction company.

Jones intends to build 1100-to-1300 square foot, 3-bedroom homes in the \$50,000-\$60,000 price range.

J.A.M. has the capability and desire, according to PDC's loan review, to build low-cost housing in Northeast Portland under Security Pacific Bank's SMART START II program, but that the builder could not participate in the program without initial financial support from PDC. Jones plans to utilize minority contractors from North/Northeast and employ community residents.

The loan to J.A.M. will be used to secure an operating line of credit from Security Pacific, which also will provide a construction line of credit. The bank already has 150 prequalified home buyers seeking appropriately designed and priced homes under SMART START II.

## Billions Available For Home Repair Grants And Subsidized Loans

Most homeowners are unaware that regardless of their income there are Federal, state and local programs that will help them repair and remodel their homes.

Government at all levels recognizes that neighborhoods are the basis of life in our country. When a neighborhood deteriorates, many things happen both physically and socially. Homes that are shabby seem to make a neighborhood more attractive to crime and criminals. An area in decline is like a spreading cancer. As homes become rundown and in need of maintenance, the residents lose their desire to keep up the neighborhood. Streets become receptacles for trash, schools lower their standards and very quickly the selling price of homes in the area drops sharply. This accelerates the cycle of degeneration.

In order to keep and maintain the nation's housing and neighborhoods, government at all levels have programs to give homeowners money (that does not have to be repaid) for repairs or to lend them money at below market levels or at no interest. In many areas utility companies will do energy conservation work free or at low cost and in other places will lend homeowners money at no interest to pay the contractor of

their choice for the necessary work. In addition there are tax incentives to promote efficient energy use.

These programs are not restricted to low-income people, slum areas or urban neighborhoods. Owners of single or multi-family dwellings are eligible for some programs regardless of income. Most of the loans offer long terms and low payments.

Some of the other home improvements covered under these programs are: attic and wall insulation, new windows, outerwall siding, security doors and locks, window guards, sidewalks and masonry work, bathrooms a kitchens, electrical and plumbing work, new roofs, gutters or down spouts.

Consumer Education Research Center, a national non-profit consumer group, had just published CONSUMER GUIDE TO HOME REPAIR GRANTS AND SUBSIDIZED LOANS, a 208-page book which lists over 8,500 sources of loan and grant programs offered by all levels of government, utility companies and others, typical programs offered and eligibility requirements. Form letters for inquiries to these loan and grant sources are included as well as detailed instructions on determining your debt-to-income ratio for eligibility. The

book can be obtained for \$10.95 plus \$2 shipping and handling from CERC GRANTS, 350 Scotland Road, Orange, NJ 07050 or by calling 1-800-USA-0121 for credit card order.

Robert L. Berko of CERC, tells us, "Some of these programs have no income ceiling and others allow income of as much as \$100,000 per year. There are even programs for which tenants are eligible and many allow loans or give grants to poor credit risks. One of the authors of this book received a \$5,000 N.J. grant plus a \$4,000 interest free loan from his utility company. In many areas, people with disabilities can receive grants to pay for needed repairs such as access ramps and widening of doorways."

Since it is important that the work be done properly, the book describes in detail how to pick a reputable contractor, negotiate a contract and insure that work is done properly and for a fair price.

For more information about CONSUMERS GUIDE TO HOME REPAIR GRANTS AND SUBSIDIZED LOANS

Contact Robert L. Berko, CERC, 350 Scotland Road, Orange, N.J. 07050 (201) 676-6663 or outside N.J. 800-872-0121.

*The Portland Observer hopes you enjoyed this years housing special*

### Seven Reclaimed Portland Homes Available For Ownership At PDC'S Homestead Open House

Seven homes in Portland neighborhoods will be offered to lower-income residents at the upcoming Homestead Open House on Sunday, May 5, 1991, from 1:00 to 4:00 p.m. The Portland Development Commission (PDC) administers the Portland and Urban Homestead Programs, which provide home ownership opportunities to those who other wise might not be able to afford their own home. The programs provide a significant tool to help the city reclaim vacant and abandoned housing, while encouraging neighborhood revitalization and stability.

Through the homestead Programs, PDC acquires vacant homes in need of repair and transfers them to qualified Homesteaders. In turn, Homesteaders agree to make necessary repairs before moving in, accept a low-interest PDC home repair loan and live in the house for a minimum number of years. There

is no down payment involved in becoming a Homesteader. Homesteaders pay a one-time charge for taxes and insurance of \$500. Monthly payments on the home repair and acquisition loans average \$350, including taxes and insurance.

The Portland and Urban Homestead programs are almost identical. One of the differences is the residency requirement which is five years under the Urban Homestead Program and three years under the Portland Program.

Each of the seven homes to be offered May 5 will be open between 1:00 and 4:00 p.m. Potential Homesteaders must visit each home in which they are interested to be considered for ownership. PDC will hold a random drawing for each home and will notify those whose names are selected. PDC advisors will be at each home and will notify those whose names are selected.

PDC advisors will be at each home to answer questions during the open house. The addresses of the homes being offered are:

- \* 716 N. Webster, 2 bedroom
- \* 3921 N. Borthwick, 2 bedroom
- \* 4135 N. Mallory, 2 bedroom\*
- \* 8515 N. Curtis, 2 bedroom
- \* 4538 N.E. 6th, 3 bedroom
- \* 4911 N.E. 11th, 2 bedroom\*
- \* 1433 N.E. Portland Blvd.,
- \* Urban Homestead homes requiring residency of five years

Individuals interested in being added to the mailing list for Homestead Program offerings should call PDC's eastside Office at 823-3422 between 8:00 and 5:00 p.m., Monday through Friday.

Portland Development Commission is the City's agency for urban renewal, housing, and economic development.