

Housing



Statewide Fair Housing Conference Held At Convention Center

The ninth annual Oregon Fair Housing Conference will be held in Portland at the Convention Center on Friday, April 2, 1993 from 8:00am to 5:30pm. The conference, which marks the twenty-fifth anniversary of the passage of Title VIII of the Civil Rights Act of 1968, is expected to draw more than 400 participants from Oregon and southern Washington. The annual fair housing conference is one of the largest gatherings devoted to civil rights in housing in the county. Representatives expected to attend include urban and rural housing advocates, government officials, housing providers, real estate professionals and members of the financial community.

Title VIII of the Civil Rights Act of 1968 bans discrimination in the sale, rental, finance, advertising, and the brokerage of housing based on race, religion, color, sex, and national origin. The 1988 Fair Housing Amendments Act added non-discrimination protection for families with children and people with disabilities.

The law also strengthens enforcement procedures for fair housing complaints, as well as imposes substantial fines for those engaged in discriminatory housing practices.

The event's key speakers include Hazel Lewis, a member of the National Association of Realtors, a real estate broker and expert in equal opportunity in housing from Arlington, Texas; Stephen Dane, a nationally-recognized litigator and expert on mortgage lending discrimination issues; Judith Chaney, Vice President and Community Investment Officer for the Federal Home Loan Bank of Seattle; Congresswoman Elizabeth Furse, member of the U.S. House of Representatives who represents the first district of Oregon; Judge Michael Marcus, a district court judge for Multnomah County and advocate of housing civil rights; and Rey Ramsey, the Director of Oregon's Housing and Community Services Department.

The conference will also feature panel discussions and workshops conducted by professionals in the hous-

ing and banking industries, public sector and non-profit agencies. Workshop topics include affordable rural housing; fairness in real estate, lending, appraisal and insurance practices; cultural diversity issues; and discussions of legal issues in advertising, accessibility, senior housing, and federal, state and local housing laws.

Sponsors of the conference include the U.S. Department of Housing and Urban Development (HUD), the Portland Community Housing Resource Board, Multnomah County Community Development Program, Community Services Department, Clark County Department of Community Services, the cities of Vancouver and Portland, National Association of Housing and Redevelopment Officials, Oregon Association of Realtors, Oregon League of Financial Institutions and numerous Portland area banks.

For more information about the conference or registration, contact works." Carlisle Sprague at (503) 248-3617 or Janet Hawkins at (503) 248-3707.

Housing Receivership Program Applied To Substandard Property

City Commissioner Gretchen Kafoury announced today that for the first time, the City of Portland has used its authority to have a receiver appointed to rehabilitate deteriorated housing. The Housing Authority of Portland (HAP) was appointed this week as receiver for a vacant and deteriorated house at 5933 NE Everett Street. The appointment was made by Multnomah County Circuit Court Judge Stephen B. Herrell, at the request of the city.

Kafoury, who oversees the Bureau of Buildings, wants to put property owners on notice that the Bureau will be very aggressive in requiring repairs to substandard housing. "Vacant and deteriorated housing is a major obstacle to neighborhood reinvestment. We will insist that owners maintain their properties. If fines and penalties are not effective, we will use the receivership program to bring housing up to code. This is a tool that

The house has been vacant for more than eight years. Repeated enforcement efforts by the Bureau's Neighborhood Inspections Team have not persuaded the owner to make needed repairs. For the past three years, the Bureau has billed the owner \$100 every three months as a derelict building inspection fee. City liens on the property now amount to more than \$5000. There have been reports that the house has been broken into and used by transients, and it has been cited by the City for trash, abandoned vehicles and other nuisances.

The Housing authority will perform all needed repairs on the house, and manage it as a rental. Rents will be applied to the cost of repairs. HAP will continue as receiver until the owner pays all costs and shows the court that the property will be managed in conformance with City Codes.

The City's authority to seek appointment of a receiver derives from the Oregon Housing Receivership Act

(ORS 105.420 to 105.455), this law was adopted by the 1989 session of the Oregon Legislature, at the request of the City of Portland. The Receivership Act was one of the recommendations of the City's Vacant and Abandoned Building Task Force in their report to the City Council in December 1988. The City's Derelict Building Program also grew out of that report.

According to David Sweet, inspections Supervisor for the Bureau of Buildings, the City has started the receivership process more than twenty times in the last three years. Owners have usually responded by making all necessary repairs, or by selling properties to someone who made the repairs. This is the first receivership case that has come to court in Oregon. Programs similar to this are in use in some eastern cities, including New York, Chicago and Hartford, Connecticut. This is the first time such an approach has been used in the West.



Eight Reclaimed Portland Homes Available For Ownership At PDC's Homestead Open House

Eight homes in Portland neighborhoods will be offered to low-income residents at the upcoming Portland Homestead Open House on Sunday, March 28, 1993, from 1:00 to 4:00pm. The Portland Development Commission administers the Portland Homestead Program, which provides home ownership opportunities to those who otherwise might not be able to afford their own home. The program provides a significant tool to help the City reclaim vacant and abandoned housing, while encouraging neighborhood preservation, revitalization and stability.

Through the Portland Homestead Program, 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 at least three 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 \$375, including taxes and insurance.

Each of the homes to be offered March 28 will be open between 1:00 and 4:00pm. 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 to answer questions during the open house. The addressees of the homes being offered are:

- 6117 N. Greely Ave., 2 bedrooms
- 8318 N. Peninsular Ave., 2 bedrooms
- 64 NE Buffalo St., 2 bedrooms
- 9120 N. Bayard Ave., 3 bedrooms
- 7827 N. Omaha Ave., 2 bedrooms
- 584 N. Blandena St. 2 bedrooms
- 10001 N. Willamette Blvd., 2 bedrooms

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

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

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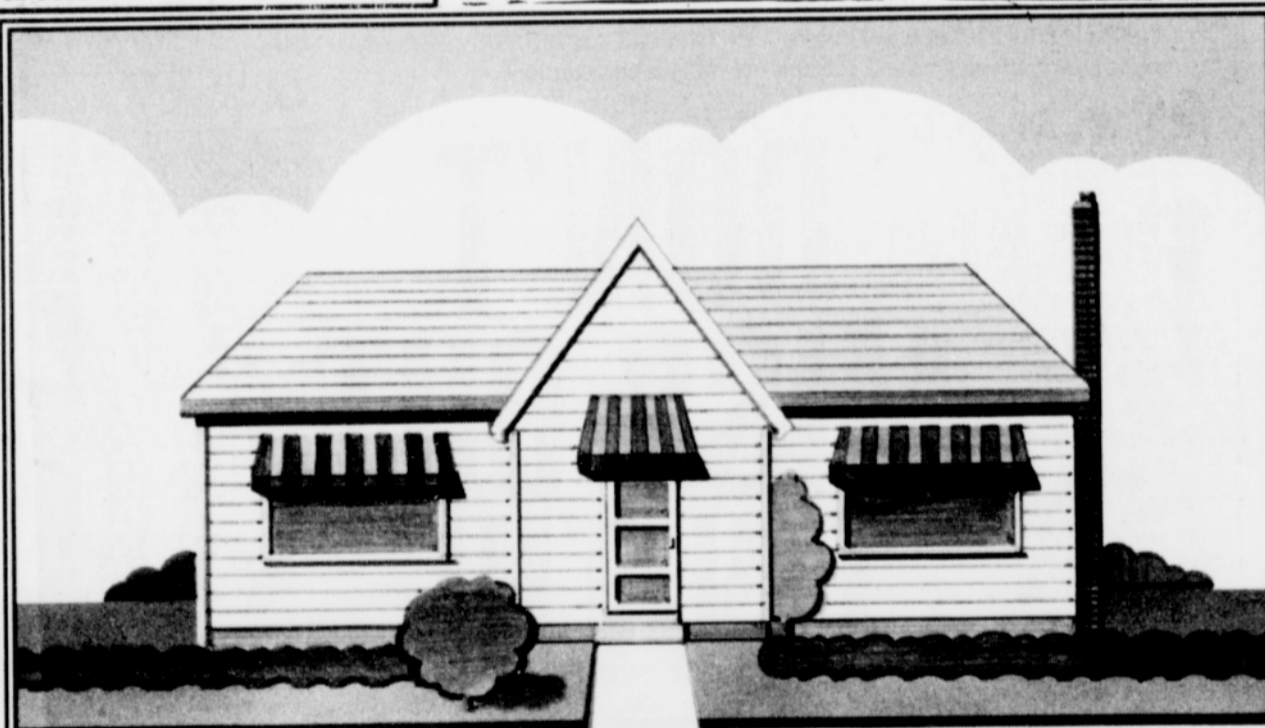


Portland First Nazarene Presents
"The Coming" 1993 Easter Musical
Drama April 4th, 8th, & 9th. The
public is invited. There is no admission
charge. 6100 SW Raab Road,
Sunset Highway (26) at Sylvan.



Easter Bonnet Parade Contest

Enter Our Two Dollar Easter Bonnet Parade Contest. Submit a picture of your favorite Easter Bonnet. Deadline entry is Monday, April 12th. Your bonnet will be judged by votes from the Observer Staff. your two dollar entry fee will be added to the prize pot. You may opt for the cash or an evening at one of our finest restaurants here in Portland. Send or bring your bonnet photo: 4747 NE M.L.K. For more information call: 288-0020.



OWN YOUR HOME

We'll Show You How

Whether you're just dreaming of owning a home or you're ready to buy, First Interstate Bank would like to show you how.

Because at First Interstate, we're committed to revitalizing our neighborhoods through home ownership. And, through our Community Lending Center, we place a special emphasis on first-time home buyers.

The Community Lending Center offers potential homeowners a step-by-step approach to buying a home. We'll help you put together a plan to realize your dream of home ownership. We'll focus on finding the loan that best meets your needs and then assist you throughout the home

loan process. And we'll provide information and support after your home loan closes.

We also sponsor community seminars on home ownership.

And if you already own a home we can help, too. We'll show you how to use the equity you've built up in your investment to make home improvements or repairs.

So when it comes to any aspect of buying, owning or maintaining a home, call First Interstate. We're here to show you how.

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