

0%, 3% & 6% Home Improvement Loans

Join Other Portland Homeowners with Neighborhood Pride!

Home improvement loans are available in Piedmont, Woodlawn, Concordia, Sabin, Eliot, Boise, Humboldt, King and Vernon neighborhoods. At 0%, 3% and 6% interest, depending on your income - these are probably the best rates in town. You may qualify to borrow up to \$12,500 from the Portland Development Commission (PDC) and show your neighborhood pride by making your home and neighborhood an even better place to live.

Your chances of qualifying for one of these City loans are good if you own your home, need city-approved repairs or improvements, and have a qualifying income.



Before and after photos of a successful home repair loan project — one more family showing neighborhood pride.

If you have questions, or would like to find out if you qualify for a loan, call PDC's Eastside Neighborhood Housing Preservation Office at 823-3400, Monday through Friday, 8 a.m. to 5 p.m. Remember, City funds are limited for this program, so call today to begin enjoying the benefits of your home repairs.

PDC is the City's agency for urban renewal, housing and economic development. The home repair loan program is funded through a federal Community Development Block Grant administered by the Bureau of Community Development.



Housing

PDC Okays Rental Rehab Loans, One For Chronically Mentally Ill Housing Project And One For Eight-Plex In North Portland

The Portland Development Commission (PDC) at its monthly meeting today approved a \$286,100 loan to Southeast Mental Health Network, Inc. for 32 new permanent living units for low-income chronically mentally ill individuals. The Commission also approved a \$204,000 loan to Portland Community Reinvestment Initiatives Inc., (PCRI) for the purchase and rehabilitation of a vacant and derelict eight-plex in North Portland.

Both loans will be made through PDC's Rental Housing Preservation Program (RHP) which preserves and upgrades affordable rental housing in the City. PDC is the City's agency for urban renewal, housing and economic development.

The \$1 million Southeast Mental Health project at S.E. 88th and Lafayette will be funded in addition to PDC's loan-Through grants:

- * \$90,000 from the Federal Home Loan Board;

- * \$225,000 from Oregon Housing and Community Services Dept.;

- * \$50,000 from the Oregon Developmental Disability Services Division

U.S. Bank will provide a construction loan of \$470,000 to be replaced with a permanent loan from the Oregon Housing and Community Services Department for \$472,000.

PDC will utilize its RHP program as a conduit for the use of new federal HOME funds. The National Affordable Housing Act of 1990 created HOME funds which can be used to construct, acquire and rehabilitate affordable housing projects targeting low- and very low-income tenants. Under

HOME guidelines, the loan to Southeast Mental Health requires that the units remain affordable to low-income individuals for 20 years.

New guidelines for the RHP program allow financing of new construction while in the past only rehabilitation of existing structures were allowed. The Southeast Mental Health project will be the second new construction project funded; the first was the 132-unit Alder House which opened last September.

The proposed project will consist of two, two-story, wood frame buildings, with 15 studios, 16 one-bedroom units, and one two-bedroom unit. Each unit will contain a range, refrigerator and modest furnishings. Rents are expected to be \$193 to \$203 per month.

Southeast Mental Health Network is an Oregon non-profit corporation founded in 1980 to provide mental health services to chronically mentally ill residents of Southeast Portland. It operates six properties which are filled to capacity. Trained staff will live at the facility and provide counseling and support to tenants.

A needs assessment undertaken by the Multnomah County Housing

Affordability Study (CHAS) estimates the number of chronically mentally ill homeless at 2,638 to 3,133. The CHAS has identified the need in Multnomah County for affordable housing for this population as a high priority.

The loan to Portland Community Reinvestment Initiatives Inc., (PCRI) is for the purchase and rehabilitation of a vacant eight-plex at 939 N. Al-

berta. PCRI is an Oregon non-profit public benefit corporation founded in 1991 to acquire about 280 rental residential units in North and Northeast Portland as a result of the bankruptcy of Dominion Capitol, Inc. PCRI's goals are to acquire, own, develop, rehabilitate and lease residential properties for the benefit of very low, low and moderate income individuals. PDC's ability to fund the project is made possible through a Private Lender Participation Agreement with Bank of America Oregon.

The building contains four one-bedroom apartments and four two-bedroom apartments. Planned improvements include a new roof, plumbing and electrical repairs, asbestos removal, concrete repairs, site work, window repair or replacement, replacement of all entry doors, interior and exterior repairs, capping a chimney, painting, new carpet and vinyl, and installation of new appliances. Rents at the building are expected to be \$360 for one-bedroom units and \$445 for two-bedroom units.

In other business today, the Commission also approved two additional loans to PCRI:

In other business today, the Commission also approved two additional loans to PCRI:

- * \$61,600 for the rehabilitation of a duplex at 632 N. Webster. The duplex contains two, two-bedroom units.

- * \$39,800 for the rehabilitation of a three bedroom single family dwelling at 5036 N.M.N. 23rd.

For more information, contact: Harry Lenhart, PDC, 823-3296

A HOME LOAN for PEOPLE WHO THINK THEY CAN'T GET ONE.

Not everyone has the money it takes to take out a home loan from a bank.

But right now, a lot of people in Oregon who think they can't qualify for a home loan, can. With a HomePartners loan from U.S. Bank. It gives you the money you need to buy a house without costing an arm and a leg. Or even a foot. Here's how it works.

With a HomePartners loan, the amount of money you need for a down payment is about one third

less than even the usual federally insured home loan requires. And most closing costs, for things like title insurance and other fees, don't have to be paid up front—they can be borrowed with the rest of the money.

Not only does this home loan cost less, it's easier to qualify for. A steady income and a good history of paying your bills might be all you need.

Now, we aren't exactly giving away these loans to everyone who walks in the door. But, we guarantee

A CONVENTIONAL HOME LOAN	VS	A HOMEPARTNERS HOME LOAN
DOWN PAYMENT		
5%		2%
HOW DO YOU GET YOUR DOWN PAYMENT?		
Must be from your own savings		Can be a gift from a relative
NECESSARY REPAIRS		
Must be done before loan is given		All repairs (except those required for health or safety reasons) can be done after loan is given
ADDITIONAL CLOSING COSTS		
All costs must be paid up front		Most costs can be financed
TOTAL CASH REQUIRED AT CLOSING FOR A HOUSE WITH A SALES PRICE OF \$50,000 (For down payment, up front closing costs, estimated taxes and insurance)		
\$6,250		\$3,196
DO YOU QUALIFY?		
% OF MONTHLY INCOME ALLOWED FOR HOUSE PAYMENT		
28%		Up to 33%
CREDIT HISTORY		
Previous loan experience on cars, credit cards, etc.		Without prior loan experience, landlord references and a good record of paying utility bills can be used to establish credit history.
HomePartners can help you purchase a home in Oregon up to \$65,000. You may be eligible if your annual household income does not exceed the following: 1 person—\$26,300, 2 people—\$30,300, 3 or more people—\$34,300.		(Multnomah, Clackamas, Washington and Yamhill Counties: 1 person—\$30,300, 2 people—\$34,300, 3 or more—\$39,300.) HomePartners loans offered through U.S. Bancorp Mortgage Company.
EQUAL HOUSING OPPORTUNITY		

that a lot of people who thought they'd never be able to get a home loan, will get one.

So, before you give up on the idea of owning your own home, take a look at what U.S. Bank's HomePartners loan has to offer. It could save you from a lifetime of rent.

