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The Oregon State Home Builders Calling On Oregon Legislature To "Walk The Extra Mile"

The Oregon State Home Builders Association has called on the Oregon Legislature to "walk the extra mile" to maximize lumber production from state-owned timber lands, and to give Oregonians priority for the purchase of state-owned timber.

Oregonians and all Americans wishing to build or remodel are facing a lumber supply shortage each year the rest of this decade, according to a study just released by the Home Builders Association.

The study, "America's Lumber Shortage," concludes there will be a 10 to 25 percent shortfall in lumber supply necessary to meet new construction, repair and remodeling and commercial construction needs. The study examines imports and projected timber harvests from each region of the United States.

Fred VanNatta, Affordable Housing Advocate for the Oregon State Home Builders Association, said the national lumber shortage created by the lock-up of Oregon timber lands will hurt Oregonians seeking to remodel their homes or buy homes. Nationally, it has the potential to drive the economy back in to a recession.

The Home Builders Association is requesting the Agriculture Subcommittee of the natural Resources Committee in the Oregon House of Representatives to review state timber management programs to assure maximum sustained yield harvest is being realized. The Home Builders also requested the committee consider legislation giving Oregonians priority in purchasing lumber from state-owned trees. VanNatta declared, "As the lumber shortage facing this nation grows more acute, Oregon taxpayers who own the trees in the state forests should have priority access to the lumber made from those trees."

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.

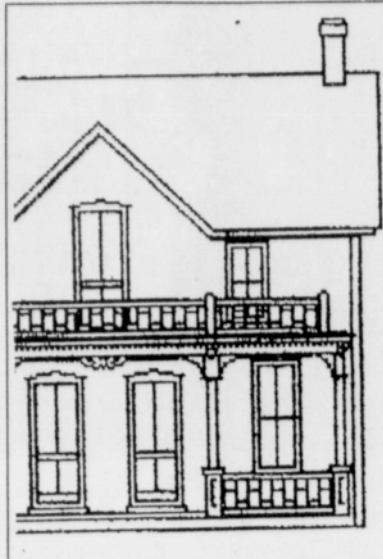
The \$1 million Southeast Mental Health project at S.E. 88th and Lafayette will be funded in addition to PDC's loan-Through grants:

- * \$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. Alberta. 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

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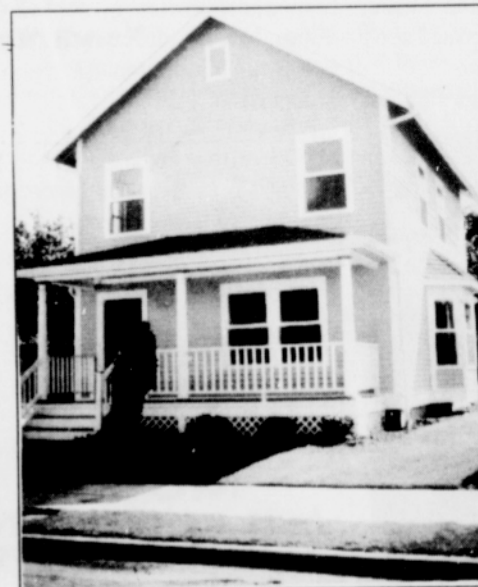
After a full day of helping customers, Manager Ben Turk shares his talents with the Central Area Motivational Program and the Chamber of Commerce. He sees a lot in common between his profession and his volunteer activities. Because he believes in people, Ben works to help them with refinancing, home purchases and other solid investment opportunities. Put that kind of commitment to work for you; call Ben at (206) 461-3075.

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NECDC

NORTHEAST COMMUNITY DEVELOPMENT CORPORATION

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