

## HOUSING

The Portland Observer

## PDC Approves \$2.5 Million Loan To Hacienda Community Development Corp. For Rehab Of 178 Housing Units In N.E.

The Portland Development Commission approved a \$2.5 million rental rehabilitation loan to Hacienda Community Development Corporation for the renovation of 178 units of low- and moderate-income housing located at the corner of N.E. Cully and Killingsworth. The project consists of four separate apartment complexes comprised of The Galaxy (108 units), The Cully (18 units), The Town House (27 units) and the Wendorf (25 units).

Project owner is Hacienda Community Development Corporation. Hacienda is a non-profit corporation addressing the needs of Hispanics with a mission of providing safe, affordable housing in the Portland area. The Cully/Killingsworth Project has a predominantly Hispanic population. Hacienda's development team will include Dan Steffy as project coordinator, R.A. Gray & Co./Purcell, Inc. as the general contractor and Brian Carlton as architect.

Total acquisition and construction cost is estimated to be \$5.9 million. PDC's loan will incorporate \$1.3 million in Rental Rehabilitation funds and \$1.2 million in federal Community Development block Grant funds. In addition to PDC's loan, Hacienda is securing financing for \$2.8 million. Other sources of funds include a \$100,000 State Housing Trust Fund Grant, approximately

\$270,000 in energy rebates, and grants through the Multnomah County Community Action Program. The project also has an application pending for federal Low-Income Housing Tax Credits.

"This is a very ambitious project which could not have come this far without a very strong partnership between Hacienda, PDC, Commissioner Gretchen Kafoury, and Mayor Katz," said Hacienda President Baltazar F. Ortiz. "We are also grateful to Multnomah County, the Cully Neighborhood Association and the scores of people that worked hard for many months to make this dream a reality."

Now it is time for Hacienda to work and demonstrate our ability to deliver on our promises. I know that our performance will justify the support we have received."

Rehabilitation of the buildings will be completed under PDC's Rental Housing Preservation Program (RHP). PDC is the city's agency for urban renewal, housing and economic development. The RHP rehabilitates substandard rental properties in the city that meet affordable rent guidelines for low- and moderate-income tenants. The RHP is close to rehabilitating its 4,500th unit since the loan program began.

"Staff has been working for sev-

eral months trying to pull this large and challenging rehab project together," said Bruce Wade, RHP Project Manager. "We are looking forward to working with the tenants and Hacienda Community Development to make the Cully/Killingsworth Project a great place to live."

The Cully/Killingsworth Project properties are currently 98% occupied and are expected to be at maximum-plus capacity once rehabilitation is completed. The shortage of high-quality affordable housing, coupled with culturally-relevant services at the site, will assure full occupancy. To be least disruptive to tenants during the summer construction period, the first phase of construction will focus on repairing and improving the exterior of the units. Work will include landscaping, new roofs and siding, new windows and the weatherization upgrades necessary for energy rebates. In the fall and winter, when weather will preclude outdoor work, the remodeling will begin on the interior of the units. In the fall and winter, when weather will preclude outdoor work, the remodeling will begin in the interior of the units. Work will include new electric heating systems, upgrading plumbing fixtures, repairing and replacing carpets, appliances and interior paint.

For more information, contact: Julie Rawls, PDC, 823-3294.

## Housing Our Families Names First Housing Project After Long-Time Community Activist Vesia Deweese Loving

Housing Our Families, a non-profit community development corporation, will host a naming ceremony for its first renovation project, a four-plex located at 4529 - 4535 N. Mississippi, on Saturday, June 26 at 10 am. Housing Our Families would like to invite the general public to this celebration that will name the property after a Vesia DeWeese Loving, a strong neighborhood woman dedicated to her community and family.

Vesia DeWeese Loving has lived in inner N/NE Portland most of her life and been active in the community for over 25 years. She helped create the Boise Neighborhood Association, is one of the original (and only woman) founders of the Black United Front, has been a central figure in numerous campaigns against racism, and is an active member of the Vancouver Avenue Church. With all these accomplishments, Vesia remains most proud of her four children and nine grand-

children.

The four-plex, once a vacant and dilapidated neighborhood eyesore, was transformed by Housing Our Families into attractive, affordable rental housing for tenants earning below 50% of median income for the area. The project was completed February of 1993. Housing Our Families is currently renovating several other properties in inner N/NE Portland in order to continue to provide affordable rental housing to low-income families.

## Can You Afford To Buy A Home

Then you will want to attend a free seminar concerning home buying and home ownership. The seminars will provide an overview of the home buying process, explain mortgage financing in general terms and assist with a household budgeting plan. Specific mortgage programs, designed to assist low to moderate income households will also be discussed.

This class is designed for lower income home buyers, who are buying their first house in the City of Portland, with a maximum house price of \$65,000.

Some specific questions that will be addressed include the following:

- What would my monthly payment be? How much down payment would I need to have?
- What if I have bad credit, or no credit at all?
- What about inspections, assessments, building codes, home maintenance?

The seminars will be conducted every month and attendance at the seminars will be required in order to qualify for certain loan programs. Space is limited-reservations will be

taken on a first come, first served basis. Please call the Portland Housing Center at 282-7744 to receive your pre-registration form.

The Evening Home Buying Class is a Series of 4 classes:

Tuesday Evenings, beginning July 6th  
PCC SE Center Room C-2  
2850 SE 82nd 6:30pm-8:30pm



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## Legacy Employees Take Advantage Of Home Ownership Program

Bridgett Hicks, a 13-year employee at Good Samaritan Hospital & Medical Center, owns her first home due to Legacy health System and Emanuel Hospital & Health Center's three-year home ownership assistance program. Upon celebrating its first anniversary, Emanuel Neighborhood Home Ownership Program (ENHOP) has helped 21 Legacy employees buy homes in Emanuel's immediate neighborhoods. Seven more applications are still pending.

"I would have never been able to buy my home without the ENHOP program," said Hicks, hospital gift shop clerk and single mother of two. I bought the house I was renting. My monthly payment is less than my rent, and now I'm building equity," she said. "ENHOP is the way to go."

Apparently, other Legacy employees feel the same way. Since the program was instituted in January 1992, 55 employees have applied for ENHOP loans and even more have shown interest by attending Legacy-sponsored home buying seminars.

"The program is working!" said James May, president of Legacy Portland Hospitals. "The response to ENHOP has been overwhelming. Since the first loan was granted in March of 1992, more than \$90,500 has been committed to the program."

The goal of ENHOP is to assist in the revitalization of inner North/Northeast Portland by helping Legacy employees purchase a primary residence within Emanuel's immediate neighborhoods: Broadway to the South, 15th Avenue to the East, Lombard Avenue to the North, and Greeley to the West/Northwest.

Those who qualify can obtain a loan of up to \$5,000 on a home with a purchase price at or below \$65,000.

The loan can be used for the down payment, pre-paid reserves, and closing costs. Emanuel will forgive 20 percent of the loan's outstanding balance each year with employment in good standing. Only the interest payments on the outstanding balance, at an annual rate of 8.5 percent, will be paid back to Emanuel.

"Legacy and Emanuel have found an original way to give back to the community it serves," said George Richardson, board chair of the Northeast Community Development Corporation (NECDC). Richardson presented a plaque of recognition to Emanuel for the hospital's contribution and support of NECDC's Nehemiah First-time Home Buyers Program. "Home ownership is a fundamental element to any strong community," he said.

ENHOP will operate initially for three years, with funds for loans up to \$100,000 annually provided by Emanuel. The availability of funds to employees is one a first come, first served basis, contingent upon the date of the earnest money agreement.

All employees of the Legacy Health System who qualify may apply for an ENHOP loan. The fifth largest private employer in the metro area, Legacy Health System includes Emanuel Hospital & Health Center, Good Samaritan Hospital & Medical Center, Holladay Park Medical Center, Meridian Park Hospital, Mount Hood Medical Center and visiting Nurse Association.

"While a number of other programs exist for those who buy homes in North/Northeast Portland, ENHOP is the only program offered through a private institution," said May. "It's now being considered as model for a number of organizations in Portland

and across the country."

Emanuel has responded to inquiries from major local employers such as Bank of America, US West, Pacific Power, and Kaiser Permanente. Organizations from across the country interested in ENHOP include: St. Vincent DePaul Community Stewardship Services in Jacksonville, Florida; Rockford Memorial Hospital in Rockford, Illinois; Arthur Anderson in Dallas, Texas; Bronson Healthcare Group in Kalamazoo, Michigan; Baptist Healthcare in Pensacola, Florida; and Healthcare Research Development Institute.

"We would love to celebrate ENHOP's second anniversary with the announcement of a similar program from another major employer in Portland," said May.

Government support came early in the program. Last year, the Housing and Urban Development office (HUD) issued a change in policy in enterprise zones around the state which waives the five percent down payment previously required from a home buyer's own funds to only two percent allowing the remaining three percent to be supplemented by an employer loan program.

Enterprise zones are areas created by the State legislature to encourage re-investment in business and housing development. In Oregon, there are 30 enterprise zones; North and northeast Portland is one of the most populated. HUD'S change in policy allowed the first ENHOP loan to be granted.

"Innovative approaches to community development-like that of ENHOP-will set the pace for future ventures and successes," said Oregon Congresswoman, Elizabeth Furse.

## Watch This Page For Available Housing And Innovative Programs That Enable You To Become A Home Owner



Throughout the West, from high desert to thick stands of timber, birds of prey seek nesting places that provide high, uninterrupted views of surrounding terrain.

Occasionally, this natural habitat places them in danger when they choose to build pole-top perches near power lines.

Monte Garrett, PacificCorp wildlife biologist, deals firsthand with how to prevent accidental contact of birds and power lines.

"Our effort to minimize contact accidents is pretty straightforward:

One, we rely on a close working relationship with local wildlife agencies and other groups to help us discover where problems might exist.

Two, we move to correct



The Peregrine Falcon can dive at a breathtaking 175 mph.



situations that pose a danger to birds. This might take the form of moving a pole, building suitable alternative nesting nearby, or other strategies.

Monte Garrett  
Wildlife Biologist

And three...we get our own employees involved in understanding and being the eyes and ears of the company when it comes to wildlife protection. I can't say enough about our own personnel that go out there and build nesting platforms or

modifying poles to make them safer for birds. It's a team effort that is paying off in reduced bird mortality."

PacificCorp's wildlife biologists, like Monte, provide the right kind of energy to find ways to protect birds, but are also actively involved in programs associated with fishery enhancement, land management and overall environmental stewardship on all facilities company wide.

**PACIFIC POWER**  
THE RIGHT KIND OF ENERGY

"ALL MY CLIENTS ARE WILD & FLIGHTY"