

## Toy & Joy Receives Endorsement From Fire Fighters Association



The Portland Fire Bureau's Toy & Joy 1993 Season was brightened when they were presented with a check in the amount of \$10,000, during the Open House festivities held at the new distribution center, located at 1050 N. River. The facility, including operating costs (generously donated for the 1993 holiday season), is the property of Lone Star Northwest, a local supplier of construction materials.

Presented by Union President (and acting Oregon Senator), Randy Leonard, and accepted by Dean Johnston (Toy & Joy Manager), these funds will go to bridge the widening gap between toy requests and filled orders. President Leonard noted that this is the 6th consecutive year in which the Portland Fire Fighters' Association has shown its support of the Portland Toy and Joy efforts to provide Christmas toys to needy Portland children. He pointed out that the funds go wholly to purchase toys, without administrative costs or fees taken out. Dean Johnston said the money would go to filling the need of toys for older girls & boys (ages 10-12); an age group usually undersupplied with donations of games and craft items. These toys are purchased on a wholesale level, giving the most value for the funds received. You, too, can help by dropping new or like-new toys at any Portland Fire Station, or by donating money to the Toy & Joy Makers, 55 SW Ash, Portland, OR 97204. Or by having an office Christmas party with a Toy & Joy barrel for toy donations. We Wish You A Merry Christmas And A Happy New Year!

## United Way Funds To Help Prevent Weapons Use By Youth

A new, innovative program to deal with kids involved in weapons-related violence has received a \$50,000 grant from United Way of the Columbia-Willamette. The "Save Our Youth" program will work to prevent youth violence by graphically demonstrating the physical and emotional effects to weapons use and other forms of violence. The program is a cooperative venture developed by the Oregon Peace Institute, Emanuel Hospital and Health Center, Portland Public Schools and the Gang Resource Intervention Team (GRIT) of Multnomah County's Juvenile Justice Division. Representatives from each organization recently gathered for a news conference to announce the \$50,000 grant, which was recommended by United Way's volunteer Community Investment Fund Committee.

"Save Our Youth" will include a reality-based slide/video program that will be presented by medical professionals to clearly depict wounds and injuries caused by weapons. Information will include the long-term health and financial consequences for victims and their families. "Young people don't understand...the impact on a family caused by a \$15,000 operation on a face at Emanuel Hospital," said Rosanne Royer of the Oregon Peace Institute. "We would like to, frankly, put ourselves out of business on this front," added Dr. Linda Erwin of Emanuel Hospital & Health Center. In addition to the graphic depiction of injuries, youth and parents will receive ongoing counseling and education in non-violent behavior options. "There will be continued follow-up between youth, parents and the program," said Carolyn Sheldon of Portland Public Schools. The three major groups to be served by "Save Our Youth" include Portland Public School students, grade 6 through 12, who are referred by schools because of weapons violations; youth involved in violent, gang-related activities referred by GRIT; and parents or guardians of the referred youth.

### Children First

Continued from front

amendments (Children First members can call the office and be mailed, at no-cost, a list of Board nominees and/or a copy of the proposed by-law amendments). Immediately following the Annual Meeting, the Children First Board of Directors will meet until 6pm. You are welcome to attend and observe the Board meeting.

In the coming weeks there will be important Regional Meetings held in Portland (Wednesday, December 8, 7pm at Central Lutheran Church, 2104 N.E. Hancock) and Eugene (Tuesday, December 7, 7pm at First United Methodist Church, 1376 Olive). Please make every effort to attend these meetings which aim to develop a local action agenda.

## PDC To Renovate Morrison Park Apartments: Affordable Housing

The Portland Development Commission (PDC) approved at its October meeting a \$490,000 loan to Innovative Housing, Inc. for the rehabilitation of a seven story hotel located at 803 S.W. Morrison Street. The project consists of 60 vacant rooms which will be rehabilitated into new affordable apartments for downtown working people with average annual incomes of \$16,000 or less. The building will contain 48 studio units; 6 one-bedroom units and 6 two-bedroom units. There are two existing commercial spaces on the ground floor which will remain.

Total acquisition and rehab costs for the project are \$4.6 million. Innovative Housing, Inc. (IHI) will serve as general partner with Key Bank of Oregon as the limited partner. This project will be IHI's second project with PDC; the first being renovation of the Foster Apartments in 1990 through the Downtown Housing Preservation Program.

PDC Housing Director Neyle Hunter indicated putting the project together involved a complex financing package that leveraged the use of public money to a high degree. "IHI was able to secure participation from Bank of America for \$3.1 million in acquisition financing, Washington Mutual for \$2.3 million in permanent

financing, and \$1.4 million in ownership interest by selling tax credits to Key Bank of Oregon," said Hunter. "By involving private partners to this extent we are able to preserve the use of precious public dollars to be put to use elsewhere in the community." Innovative Housing, Inc. was formed as a non-profit corporation in 1985 with a mission to help develop or maintain affordable housing in the Portland metropolitan area. IHI Board Member Greg Specht indicated the building has been vacant for many years as it was economically unfeasible to turn it into office space or a hotel. "We are pleased with this project as it not only breathes new life into an older structure but also injects new vitality into the immediate neighborhood through additional housing units for downtown workers."

PDC's loan is made through the Commission's Rental Rehabilitation Program (RHP) which offers low-interest loans to acquire and rehabilitate rental housing. Since 1981 the RHP program has succeeded in repairing over 4,000 units of rental housing. It is a requirement of the RHP program that properties qualifying for rehabilitation remain affordable to low- and moderate-income households.

The RHP program receives its

funding through a variety of sources including a private funding agreement with Bank of America, and federal dollars through the Community Development Block Grant Program and rental rehabilitation programs administered nationally by the Department of Housing and Community Development. The RHP program's use of federal and private dollars has left the program basically unaffected by PDC's loss of tax increment money. Apartments at the Morrison Park will range in size from 294-sq. ft. for a studio to 614 sq. ft. for a two-bedroom unit. Rents will average \$335 for a studio; \$357 for a one-bedroom and \$427 for a two-bedroom. Exterior work on the building will consist of new windows, paint, roof, apartment entry and signage. Interior work will involve substantial rehabilitation to totally upgrade units and will add a new lobby, exercise room, and job training space for Portland Community College.

Contractor for the renovation is P&C Construction and architects are Bayard Mentrum Architecture/Interiors. Project management is provided by Sam Galbreath Associates and property management by Guardian Management Corporation.

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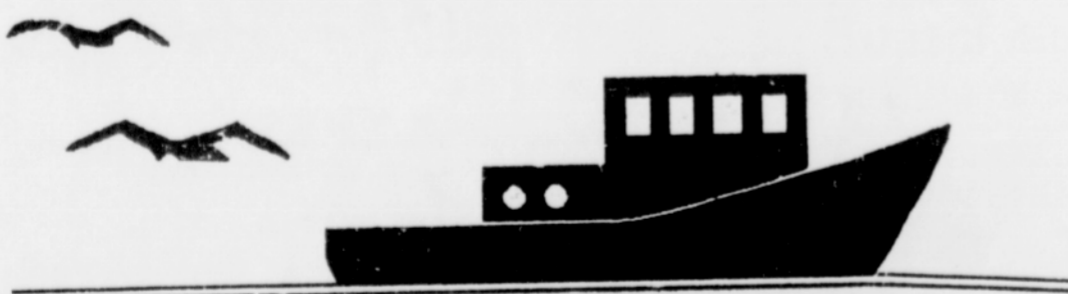
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