

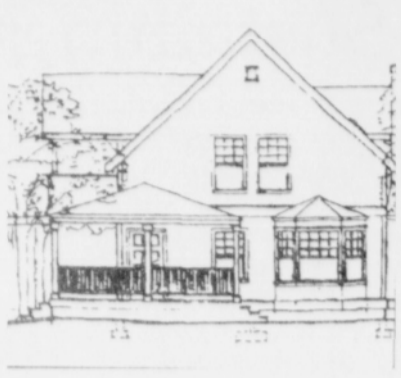
# HOUSING

The  
Portland  
Observer

## HOST To Build 20 Homes In Woodlawn

In an ongoing effort to meet the demand for affordable home ownership, HOST (Home Ownership a Street at a Time) will embark on a 20 home subdivision in the Woodlawn neighborhood of northeast Portland.

Construction on the project will begin by early spring on a two acre site situated between Northeast 13th



Avenue and Dekum Street.

Designed by Bar Jankans, the 3-bedroom single-family homes will be built by R and R Energy Resources.

The subdivision will feature off-street parking, front and back porches and private yards.

Prices will range from \$74,000 to 77,900.

## Union Station Housing Moves Forward

Four development teams have responded to a city plan to build 600 housing units on Union Station property near the river front in northwest Portland.

When completed, the development will be the largest single housing project undertaken in the central city area in recent years and represents the first phase of the River District Development Plan.

Proposals have been received from GSL Properties, Inc., a Portland-based development company; H. Naito Properties, also based in Portland; The P.A.C. Group, which includes Urban Pacific Properties and

Chelsea Development of San Francisco and Alton Group of Portland; and Union Station Properties, a development team composed of Security Properties of Seattle, Weyerhaeuser Realty Investors of Seattle and the Related Companies of New York.

"I am delighted with the high level of interest in this very important project and the commitment of the developers to help meet the city's housing needs," said Mayor Vera Katz. "Completion of these housing units is critical to meeting the goals set forth in the livable cities program. To this end, the council has dedicat-

ed \$4.8 million in city funds to help make certain this housing is built."

Elements of the river district first emerged in the 1988 Central City Plan which proposed a focus very similar to current plans: housing, orientation toward the river, water features, transit and pedestrian connections.

City officials said the plan represents a bold vision including the creation of jobs, housing, services and recreation for all patrons of the central city. Specifically, the plan calls for up to 5,500 new housing units over the next 20 years, coupled with significant public improvements including a central city streetcar, the

daylighting of Tanner Creek and the extension of Waterfront Park.

Portland Development Commission Chairman Vern Ryles was complimentary of the quality of the proposals.

"I am very pleased to see that each proposal appears to meet our requirement that the housing be affordable to a mix of household incomes. This has long been a policy objective of city housing programs," Ryles said.

Over the next six to eight weeks, PDC staff will work with a selection advisory committee to evaluate the proposals.

## RTC To Auction Five Commercial Real Estate Properties In Oregon

Five commercial real estate properties in Oregon, including four in the Portland metropolitan area, will be auctioned by the Resolution Trust Corporation (RTC) on April 10.

The properties are assets of the former Far West Federal Saving Bank (Far West), Portland, Oregon. All of the assets will be sold absolute, regardless of price, to the highest bidder.

The following are the assets scheduled to be auctioned:

The former Far West Branch building located at 1915 SE Harrison, Milwaukie. The suggested opening bid is \$200,000.

The former Far West branch building located at 1701 SW Court Place, Pendleton. The suggested opening bid is \$35,000.

International Corporate Center, Lot 3, 2.2 acres of commercial land, Interstate 205 and Airport Way, Portland. The suggested opening bid is \$50,000.

International Corporate Center, Tract A, a building development site consisting of 19.5 acres of land, located at the intersection of Interstate 205 and Airport Way, Portland. The suggested opening bid is \$450,000.

Columbia River Tract, .77 acres of developable land near the International Corporate Center, Portland. The suggested opening bid is \$15,000.

The auction will be conducted on Monday, April 10, beginning at 11:00 a.m., at the Sheraton Portland Airport Hotel, 8235 NE Airport Way.

The auction will be conducted by Realty Brokers, Inc., a licensed

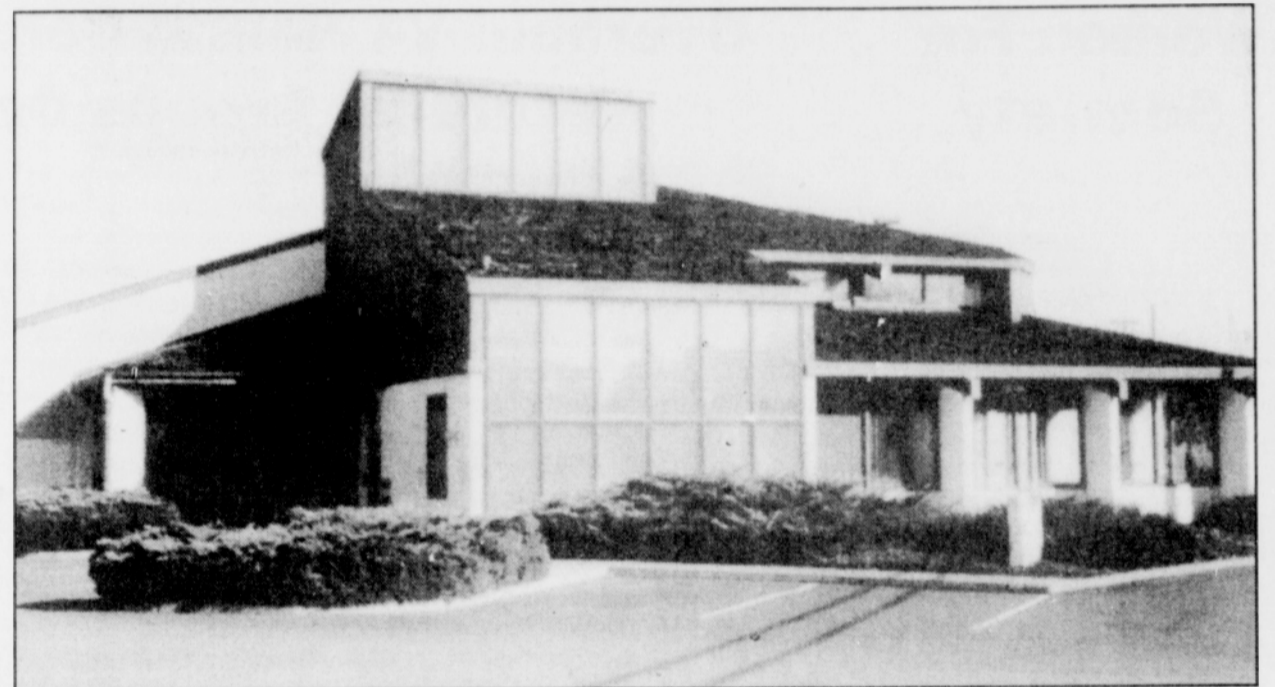
Oregon real estate broker.

Sheldon Good & Company, Chicago, is acting as a consultant to the RTC for this public sale.

For more information contact the Auction Information Center, 1-800-810-0199.

The RTC was established by Congress in August, 1989, to contain, manage, and sell failed savings institutions and recover taxpayer fund through the management and sale of the institutions' assets.

To date, the RTC has closed or sold 744 savings institutions and achieved asset sales and collections of more than \$384 billion. Approximately 25 million depositors and approximately \$219 billion in deposits have been protected by the RTC's closing of insolvent thrifts.



1707 S.W. Court Place, Pendleton, OR

The Portland Observer

## Unjustified Portions Of Rental Increases

For Mobile Home Park Tenant  
An unfunded coalition of mobile home park tenants is battling well-heeled mobile home park owners and their lobbyists over a bill initiated by the tenants to bring an appeals mechanism to rentally beleaguered park tenants.

The single overriding worry of the 60,000 park tenants of Oregon, who average 72 years of age, is the accumulation of unjustified portions of rental increases. Park tenants are powerless to do anything about it.

The passage of HB-2394 would offer a two-step dispute resolution process if the majority of tenants of a park felt that their park owner had failed to justify portions of their increase. On-park mediation would be required, with binding arbitration following if the former failed. This would be at no cost to the state, and no crowding of the court system.

Park tenants are particularly vulnerable to exploitation because they are encumbered by the homes they own. To leave, they must sell or find a new place for their home. Resale is difficult where rents are already too high; it is costly to move, and most nice parks refuse to accept incoming homes that are more than five years old.

Once an unjustified portion of the rental increase is in place it stays there year after year, accumulating as much as \$500,000 in several years

in large parks.

HB-2394 has been endorsed by nine bipartisan Representatives. The bill was sent to the Commerce Committee for a hearing. The Commerce Committee is chaired by Representative Eldon Johnson of Central Point, Oregon. The Honorable Eldon

Johnson, friend to mobile home park owners, is refusing to give this tenant relief bill a hearing, thereby killing it without a chance.

We urge all park tenants to write their Representatives and demand that our bill be given a hearing.



George A. Hendrix  
MBA, GRI, Broker

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### REAL ESTATE AUCTION

5 Quality Commercial Properties and Landsites in Portland, Milwaukie and Pendleton, Oregon

TO BE SOLD ABSOLUTE, REGARDLESS OF PRICE

1. 19.4 Acres Commercial Landsite, International Corporate Center - Northeast Quadrant of I-205 and Airport Way, Portland, Oregon. Situated on the east side of I-205 and Portland International Airport between Marine Drive and Airport Way. Zoned EG2. Suggested Opening Bid: \$450,000.

2. 2.2 Acres Commercial Landsite, International Corporate Center - Northeast Quadrant of I-205 and Airport Way, Portland, Oregon. Zoned EG2. Suggested Opening Bid: \$50,000.

3. .7742 Acres Landsite North of Marine Drive, Portland, Oregon. This narrow strip of land is north of Parcels 1 and 2 on the south bank of

the Columbia River. Located 1700 feet east of the Glen Jackson Memorial Bridge with 600 feet of frontage along the river. Zoned RF. Suggested Opening Bid: \$15,000.

4. Former Bank Branch Building - 1715 S.E. Harrison, Milwaukie, Oregon. Two story office building with 9,541 sq. ft. plus basement. 20,905 sq. ft. landsite zoned C-C. Corner location with high visibility. Suggested Opening Bid: \$200,000.

5. Former Bank Branch Building - 1701 S.W. Court Place, Pendleton, Oregon. Single story 3,748 sq. ft. building on a 11,000 sq. ft. landsite. Corner location and 18 parking spaces. Zoned C-1. Suggested Opening Bid: \$35,000.

CASHIER'S OR CERTIFIED CHECK REQUIRED TO BID

Broker Participation Welcome.

Seller financing is available to qualified purchasers.

Properties will be sold individually and are appropriate for all investors including small investor groups.

AUCTION DATE & LOCATION: April 10, 1995 - 11:00 a.m.  
Sheraton Portland Airport Hotel • Portland Oregon

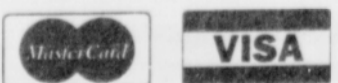
For Brochure & Terms of Sale, call:

1-800-810-0199

Auction coordinated by Realty Brokers, licensed Oregon Broker, the RTC Kansas City Sales Center and Sheldon Good & Company, Consultant  
Event I.D. Number 730-0479

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