

HOUSING The Portland Observer

"The House Of Clear Vision": 178 Affordable Units Available

Residents, citizens, city, county and state leaders, developers and others recently celebrated the opening of the newly renovated Villa de Clara Vista Apartments. Rehabilitated by Hacienda Community Development Corporation, the \$6 million project is located at the corner of N.E. Cully and Killingsworth streets and offers 178 units of low-income housing.

The project consists of four separate apartment complexes formerly known as the Galaxy (108 units), the Cully (18 units), the Town House (27 units) and the Wendorf (25 units.) Prior to renovation the units had suffered years of neglect and were a haven for drug and crime activity much to the dismay of the predominantly Hispanic families who lived there and the surrounding Cully neighborhood.

The extensive rehab of the units with on-site social services and a Community Policing contact office has returned the units to safe, affordable housing for the families who live there.

Speaking at the opening, Mayor Katz praised the neighborhood residents for their involvement in returning the Villa de Clara Vista to decent housing. "This project is further proof that we are all united in seeing that all Portlanders, regardless of race, religion or income, have a safe place to call home and have their fair share of government resources," she added.

Financing for the project was completed through the following sources: \$1.3 million Rental Housing Development loan from PDC; \$1.2 million in Community Development Block grant funds through

the city's Bureau of Housing and Community Development; \$2.8 million Hacienda-assumed underlying loans; \$150,000 Housing Trust Fund Grant from the State's Housing and Community Services Department; \$320,000 in energy grants through Multnomah County Community Action Program; and \$250,000 Federal Home Loan Bank, Seattle, sponsored by the Bank of America. The project has also been awarded Low-Income Housing Tax Credits.

Project owner, Hacienda Community Development Corporation, is a non-profit corporation addressing the needs of Hispanics with a mission of providing safe, affordable housing in the Portland area. "This ambitious project would not have come together without the partnerships with Mult-

nomah County, the Cully Neighborhood, the city and scores of others who worked very hard to see this project completed," said Hacienda President Baltazar Ortiz.

Rehab of the Villa de Clara Vista was extensive and involved repair and improvement to interiors and exteriors of the units. During the summer months work included landscaping, new roofs and siding, new windows, and weatherization upgrades. During the winter remodeling included new electric heating systems, upgrading plumbing fixtures, replacing carpets, cabinets, appliances and interior paint. The Project also features a new community center for meetings. Units at the Villa are 98% occupied and rents range from \$398 to \$565 a month

depending on unit size.

Multnomah County's Community and Family Services Department provides culturally-relevant services on-site for the residents including language classes, activities for children, counseling, and

a health clinic. Other services offered include a Community Policing contact office, and OSU Extension Office which teaches basic life skills, and two Vista volunteers providing case work and advocacy.

THE VALUE OF A HOME



This NECDC home has increased in value steadily each year since it was constructed in 1992. All other NECDC homes have also proved sound investments.

Ask different people what the value of a home is, and you will receive a variety of responses.

"It's security for my children," a mother is likely to respond.

"It's our future," a married couple might tell you.

"It's my refuge from the world," a weary tradesperson may say.

"In today's market, we'll get \$78,500 within 30 days," a Realtor's typically response. "But wait a year, and the way property values in this neighborhood are going up, we'll get \$85,000 as soon as it hits the market."

All responses are valid. A home is different things to different people. So, in order to honestly evaluate the value of a NECDC home, we have chosen one of the first models sold, an attached unit. This house was purchased in 1992. Built by Walsh Construction, it was completed during the model/demonstration phase. It was built on-schedule and on-budget. The total cost of construction, development and sale was \$67,500.

The first mortgage was \$53,000. Under the Nehemiah Program, the homeowner was given a \$15,000 sec-

ond mortgage, to be repaid when there is a change in the use, occupancy, or title of the property. This arrangement is a common method of reducing the front-end cost for first-time, low-income home buyers. It not only makes it easier for the home-buyer to qualify for the loan and afford the house payments, but it also assures that no one can make a wind-fall profit at the organization's or government's expense when they resell the property.

When our homeowner moved into the home in 1993, the County gave a 10-year tax abatement, which freezes

the taxes on the home. Multnomah County exempted property taxes of \$60,500 on the improvements to the lot.

The County assessed the value of the lot at \$7,000 for the first year of the home-owner's residence. In 1995, the house was assessed at \$79,700. Again, \$60,500 was exempted and with the tax exemption, the homeowner now is taxed on \$19,200.

This increase tax assessment proves that the home, like all NECDC homes, has held its value. Right now, if the homeowner sold the house at the assessed value, which is generally less than homes actually sell for, the homeowner could pay the first and second mortgages and still, after living in the house for only two years, realize a \$12,000 net profit.

Whether the value of a home is determined by net worth or by the intrinsic value to the person living in the home, NECDC homes are a good investment.

Come Join the Fun At Housing Our Families' Annual Neighborhood Festival

Who: Housing Our Families
What: Neighborhood Festival
When: Saturday, July 29, 1995. Noon to 3 pm.
Where: North Kerby and Shaver St., NW corner of Unthank Park
Contact: Kris Smock: 335-0947 x 301

The community is invited to join Housing Our Families and North Portland residents at a celebration of neighborhood unity on Saturday, July 19. The third annual Neighborhood Festival will be held from noon to 3:00 pm at the northwest corner of Unthank Park (N Shaver and Kerby).

The festivities will include performances by local musicians and artists, a bar-b-que, snow cones, clowns, games and crafts for kids, and much more. The event is free and open to the community.

For more information about this exciting event, call 335-0947.

The Neighborhood Festival is made possible by generous donations from Rose City Sound, Meyer Memorial Trust, Oregon Food Bank, and many local musicians and artists.

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Commercial Recycling Gets Green Light

The Portland City Council unanimously voted to require all Portland businesses and multifamily living complexes to recycle by January 1, 1996.

The vote moved the commercial recycling ordinance on to its second, and final, reading next week.

The ordinance requires businesses and multifamily complexes to file a recycling plan detailing specific materials they will recycle. Businesses and multifamily complexes will continue to choose their own garbage haulers. Hauler and Environmental Services staff will help busi-

nesses that need assistance completing recycling plans. Businesses that do not comply may be subject to a civil penalty of up to \$500.

"This ordinance is the final major piece in Portland's recycling puzzle," said City Commissioner Mike Lindberg. "It would be impossible to reach our recycling goals without a strong, aggressive commercial program like this." Lindberg said this the only commercial recycling plan of its kind west of Chicago and Portland will implement it with no fee increases and no additional city staff.

The Portland recycling rate is

currently about 40-percent. Lindberg expects the commercial program to increase the overall recycling rate to 52-percent. The City's goal is to reach a 60-percent recycling rate by 1997.

Environmental Services will hold a public hearing later this summer before adopting final administrative rules for the commercial recycling plan.

The Bureau of Environmental Services provides city residents with water quality protection, sewage treatment, wastewater collection and sewer installation, and oversees solid waste collection and recycling services.

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