

HOUSING

The
Portland
Observer

The HUD Home Buying Guide

The prospect of buying a home can be daunting. Most of us dream of owning our own home -- a house, a condo, or a townhouse -- but the thought of finding the right place, wading through reams of paperwork, and taking out a mortgage can be overwhelming.

Actually, it's not as bad as it may seem, especially when there's help available. A good place to start is with a new publication from the U.S. Department of Housing and Urban Development, The HUD Home Buying Guide (Item 635B, free). To order a free copy, send your name and address to Consumer Information Center, Dept. 635B, Pueblo, Colorado 81009.

One of the first things to do is figure out what you can afford. Most of us can't snap off a check for the total price -- we'll need a loan, a mortgage. And that means knowing how much we can afford to pay on that loan each month.

No two people are in the exact same financial situation, but a good rule of thumb is 25% to 29% of your

gross monthly income can go toward housing, depending on the size of your downpayment and whether you purchase mortgage insurance. Keep in mind that this has to cover not only your mortgage payment, but all housing costs, such as taxes, insurance, and any homeowners association fees.

Determining 29% of what you gross is pretty simple. Let's say you earn \$2,500 a month (remember, this is before taxes). Multiply that by .29, and you'll see that you can probably spend about \$725 a month on housing.

O.K., that's the easy part. But if you have \$725 a month to put towards housing, what exactly does that mean when you're looking at the total selling price of a home? And since the interest rate on the loan affects your monthly payment, you have to consider that as well.

Fortunately, The HUD Home Buying Guide includes an easy-to-read mortgage payment chart based on a 30-year, fixed rate mortgage. With it, you'll have a pretty good idea of the selling price you can

afford, at a particular interest rate, given your monthly income.

Data is provided for interest rates ranging from 6% to 10%, and for homes with selling prices up to \$170,000.

Knowing what you can afford is just the first step; a real estate agent can help.

After discussing the kind of home you want, the areas you're interested in, and the various features you're looking for, an agent can show you those places within your price range.

You may not be able to find a 3-bedroom house on the north side of town with a fireplace and finished basement just by driving through neighborhoods. But if there's one on the market, your agent probably can.

Most people only buy a house once or twice in their lives. Real estate agents do it every day. They'll help you decide between mortgages, handle the seemingly endless paperwork, and be there to answer any questions you may have.

Just remember, the agent's commission is usually paid by the seller,

not the buyer. Which means when it comes to negotiating the sales price, the agent is normally working for the seller.

Before making what could possibly be the biggest investment of your life, learn as much as you can about the home buying process, including some terms you may not be familiar with.

Do you know what's meant by "earnest money"? What about "assumable loan"? You will with The HUD Home Buying Guide (Item 635B, free). You'll also learn more about homes sold through HUD, find out about various types of mortgages, and much more.

When you write you'll also receive a free copy of Consumer Information Catalog.

The Consumer Information Center of the U.S. General Services Administration revises and publishes the Catalog quarterly, so you know it's up-to-date. Its pages list more than 200 free and low-cost federal publications on a wide variety of subjects.

Banks Return To City's Neighborhoods

Boston bankers and community leaders are hailing a report that shows a renewed commitment by banks in black and Hispanic neighborhoods.

A five-year report by the Massachusetts Community and Banking Council found an estimated \$514 million in new investment in home ownership, housing development, new banking facilities in minority areas.

An additional eight bank branches, three loan offices and 47 automated teller machines have sprung up over the past five years in urban neighborhoods in parts of South Boston, the report said.

BayBanks Inc., Fleet Financial Group, Shawmut National Corp. and Haymarket Bank opened branches in the region of about 200,000 people over the last five years, the report said.

A companion study found rejection rates for black and Hispanic applicants were cut in half from 1990

to 1993.

Richard Pollard, the chairman of the council and a vice chairman with BayBanks Inc, said the branch expansion into the Boston neighborhoods is in marked contrast to national trends.

Pollard said the banks also tailored services to meet the needs of the community, such as agreeing to cash welfare checks and basic checking accounts with low fees.

Community activist Willie Jones, said the banks must continue efforts to serve a diverse Hispanic community and meet shifts in loan demand.

The new branches and ATMs in urban neighborhoods put political and monetary pressures on the banks to stay in the neighborhoods.

"We have a marriage. We don't believe in divorce. We also believe that the alimony payments will be incredibly high if there is a divorce," he said.

Gas Patio Products Bring Home Comfort

Now that summer is here, people are warmed up to outdoor entertaining. Whether plans involve a barbecue or a late night game of croquet, natural gas patio products can help people enjoy the outdoors long into the night. These products include barbecues, outdoor lights and patio heaters.

"Because our winters are so wet and cold, we want our summers to last as long as possible," says Lanny Pitts, supervisor of the Natural Gas Appliance Center in Portland. "Natural gas patio products allow you to cook outdoors, play outdoors and stay warm outdoors, even in the cool evening air."

Natural gas barbecues are growing in popularity. Last year, they

accounted for nearly one-third of grills sold nationwide.

One major advantage is the lower cost of natural gas fuel versus charcoal. It costs an average 55 cents to grill six hamburgers using charcoal, compared to a 7 cent average for grilling the same amount of burgers using natural gas.

For cooking versatility, there are a number of features available, including rotisseries, woks, side shelves and mesquite and herb wood chips to bring new taste dimensions to outdoor dining.

Natural gas lighting extends outdoor entertaining past sundown. They can be mounted for the patio or strategically placed out in the yard. First used locally in 1859 to light

Portland's city streets, the variety of choice for stylized lighting easily fits in with any residential home landscaping.

Unlike electric lights, gas lighting does not attract insects, an advantage for outdoor cookouts and activities. Fuel saving gas lights will stay lit during power outages, providing the equivalent of a 100-watt bulb.

Patio heaters will keep people warm long after sundown.

Using radiant heat, patio heaters warm people, not the air. Activities won't be cut short by an unexpected chilly breeze.

For more information on any of these products, see your local retailer or call Northwest Natural Gas at (503) 220-2362.

Rehab House To Open In Southeast

Faulkner Place, a facility providing housing and rehabilitation services for people with severe and persistent mental illness, has opened at 13317 S.E. Powell Blvd.

The project was developed by Mental Health Partners, a non-profit organization originally formed with Mental Health Services West and the Garlington Center in 1991.

Faulkner Place was named in honor of retiring Mental Health Partners Board President Rev. James C.E. Faulkner.

It is designed to accommodate up to 15 residents with six double-occupancy and three single-room units.

Program services will include personalized treatment, socialization/living skills and specialized group

activities in a community-based setting.

The one story building was constructed on a 33,000 square foot site along with a 15 space parking lot.

Mental Health Partners currently operates a similar facility, known as the Ryles Center for Evaluation and Treatment at 33rd and Southeast Division.



The Portland Observer

Wishes You A Happy New Year
As We Begin
Our 25th Anniversary
Of Publication.

Advertise In
The Portland Observer
Call 503-288-0033

SUPER BLUE GREEN ALGAE

Commonly reported benefits:
• Increased physical energy
• Greater mental clarity
• Improved mood and attitude
• Improved digestion and assimilation
• Better regulation of weight and appetite

Not an extract or formula, but one of the most nutritionally complete, naturally balanced foods on the planet.

Experience the difference!
1-800-927-2527 ext 7082

YouthBuilders To Train Youth, Build Homes

City Commissioner Gretchen Miller Kafoury, Congressman Ron Wyden and Mayor Vera Katz recently announced receipt of a \$1 million federal grant for Portland YouthBuilders.

The new non-profit organization, working with youth in inner north and northeast Portland, will open its doors this fall, with 30 high-risk young people.

It will provide intensive employment training, leadership development and education while they build affordable housing.

Participants will spend half of their time in classroom education preparing for their high school diploma or GED and the other half of their time on the construction site.

Initial building plans call for gut rehabilitations of 3 single-family units

and new construction of a five-unit apartment in partnership with Franciscan Enterprise, Northeast Community Development Corp., Housing Authority of Portland and Portland Community Reinvestment Initiatives.

For their involvement, participants will receive intensive skill training, a living wage stipend, a \$2,300 education award upon graduation and the opportunity to participate in decision-making related to the design and operation of this new organization.

"This is the kind of program that so many people can get excited about," said Kafoury. "Young people get an education, tangible skills and an opportunity to be part of a positive force in the community; the city gets additional units of afford-

able housing and the community gains a new set of role models."

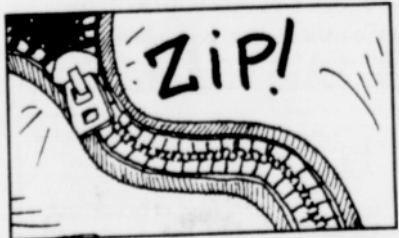
The grant, one of three awarded in Oregon and one of 72 nationwide, was selected from among 325 applications.

"This program is a good example of how the city can meet our critical challenge of expanding economic opportunities by linking new jobs with worker skills," said Katz. "And it targets an area of the city that has too long been neglected."

The grant request, submitted by the city's Bureau of Housing and Community Development on behalf of Portland YouthBuilders, was the result of almost two years of work and preparation by a 22 member coalition.

The coalition included representatives from Portland public schools,

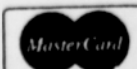
Urban League of Portland, Youth Employment and Empowerment Program, Portland Habitat for Humanity, Northeast Workforce Center, Oregon Outreach, Northwest Regional Education Laboratory, the Private Industry Council, Multnomah County Department of Children and Families, Portland Development Commission, Albina Ministerial Alliance, Tri-County Youth Services Consortium, Open Meadow Learning Center, Portland Community College and Portland House of Umoja.



The zipper was invented in 1893.

Dad's Oil Service

Speedy Service
Friendly
Call For Quote



heating oils
Best Cash Prices
104 NE Russel
Portland, OR 97212
282-5111

NEW! Your Neighborhood Pizza Place Cascade Pizza and Deli

New York's Finest
Pizzas, Salads, Calzones, and Subs

634 N. Killingsworth Portland, OR 97217
Across from P.C.C. Cascade

285-5253

Single Pizzas

	Sm.	Med.	Large
Cheese	4.95	6.95	8.95
Each addl. item	.65	.75	.95

Specialty Pizza

	Med.	Large
Hawaiian (Ham & Pineapple)	7.95	9.95

Pizza by the Slice

Eat In or To Go
Pepperoni \$1.50

Calzones

Cheese and 2 Items	\$2.95
Spinach	\$2.95
Vegetable (onion, green pepper, mushroom, black olive)	\$3.29
Meat (pepperoni, sausage, ham, beef)	\$3.79
Steak	\$3.99

Salads

Pasta Salad, Seafood Salad, Garden Salad, Feta Cheese Pasta Salad

Hot Wings

Hot Chicken Wings (10) \$3.95

6.95

1 Large Pizza, one item

Pick up or Eat in only with coupon. Not valid with any other offer.

Cascade Pizza and Deli 285-5253

16.95

2 Large Deluxe Pizzas (Pepperoni, sausage, onion, greenpeppers, and mushrooms)

Pick up or Eat in only with coupon. Not valid with any other offer.

Cascade Pizza and Deli 285-5253

11.95

Pizza/Wings Combo (1 Large 3 Topping Pizza and 10 Hot Wings)

Pick up or Eat in only with coupon. Not valid with any other offer.

Cascade Pizza and Deli 285-5253

Free Cheese Sticks

with order of 2 Pizzas, 2 Toppings

2 Med -- \$13.95
2 Lg -- \$15.95

Pick up or Eat in only with coupon. Not valid with any other offer.

Cascade Pizza and Deli 285-5253

7.95

Medium Two Topping Pizza

Get the second one 2.95

Pick up or Eat in only with coupon. Not valid with any other offer.

Cascade Pizza and Deli 285-5253

IF YOU NEED HELP BUYING A HOME, WE'LL LEND YOU A HAND.

Owning a home can be more than just a dream. To find out how, give Washington Mutual a call. If you qualify for our special homebuyer assistance programs, we can help open a few doors.

Washington Mutual
The friend of the familySM

1-800-756-8000

Equal Housing Lender

FDIC Insured