

HOUSING The Portland Observer

PDC Approves Housing Projects

Five of the nine housing units will be affordable to families earning between 40 to 50 percent of the median family income (MFI). The other four units will be affordable to 50 to 60 percent of MFI.

PDC will provide \$402,000 in loans and equity gap financing for the \$1,138,000 project. In addition, PDC will provide a \$50,000 loan through the Business Assistance Program for the commercial portion of the project. Other financing is to be provided by US National Bank, grants from the Housing Trust Fund and Neighborhood Partnership Fund and a combination of residential and commercial financing provided by the Livable City Housing Investment Fund.

The land for the project is being donated through Multnomah County's Affordable Housing Development Program.

"Both projects support the Livable City Housing Initiative to build 50,000 new affordable housing units within the City in close proximity to major transit corridors by the year 2014," said PDC Executive Director, Jan Burreson. "The projects also respond well to the policies, goals and objectives of the Albina Community Plan," she added.

PDC's Rental Housing Development Loan Program offers low-interest loans to qualifying non-profit organizations providing special needs housing or services to special needs populations.

PDC is the city's agency for housing urban renewal, and economic and workforce development.

Habitat For Humanity And Target To Build House



Volunteers construct a local Portland home.

Target employee volunteers will help build a house for a local family this spring in Portland as part of a national partnership between Target

Stores and Habitat for Humanity International.

Construction of the home, located at 6210 NE 8th, began last week and

is scheduled to be completed in July. The property was donated by Multnomah County with the \$250 transfer costs raised by the 6th grade class of Holy Family School. Volunteers from the six Portland Target Stores will work with Habitat for Humanity and the partner family on activities such as wall-raising, siding and painting.

Target Stores' nationwide "Building A Wonderful Life" program provides funding and people power to build homes in Target store communities throughout the country. In 1996, Target has pledged to build a new home in metropolitan areas where it will open new stores—with nearly 50 Habitat homes in 16 states in 1996, including the home in Portland.

"Habitat for Humanity is based on the concept of people helping people in need," said Doreen Roozee, associate director of Portland Habitat for

Humanity. "Through this partnership, Target employees will show what can be achieved when people work together to help each other. Portland Habitat for Humanity is very excited to be working with Target on the 'Building A Wonderful Life' program."

The Anthony and Wendy Nabors family was selected by Portland Habitat for Humanity. Families are chosen based on need, income, and their ability to repay a zero-interest mortgage and their willingness to invest hundreds of hours of labor to help build the house.

The "Building A Wonderful Life" program was inspired by the key messages of philanthropy and community giving found in the classic holiday movie, It's a Wonderful Life. The program was launched by Target during the 1993 holiday season.

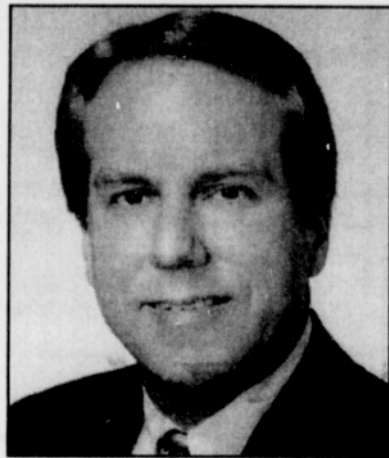
Gallagher To Retail Council Chair

Jack H. Gallagher III, Associate Vice President of Norris, Beggs & Simpson has been elected National Chairman of the Retail Council for New America Network, announced Gerald C. Finn, President of NAN.

The 300-member Retail Council's primary responsibilities include providing quality service to retailers, landlords, and developers throughout the top 150 U.S. markets; a platform for nationwide interaction between retail specialists; and enhancing business development among the members.

Norris, Beggs & Simpson has been a member of NAN since 1982 and Gallagher has been an active participant on the Retail Council since 1988. Gallagher has extensive expertise in retail leasing and sales. He is a member of the International Council of Shopping Centers, Portland, Oregon Board of Realtors, and National Association of Realtors.

New America Network, based in Hightstown, New Jersey, is the Nation's largest organization of independent industrial and commercial real estate professionals. The organization operates a network of over 151 member firms serving over 210



Jack H. Gallagher III

markets throughout the United States, South America, Canada, Europe, Mexico and the Orient.

Services include site search and leasing, tenant and landlord representation, restaurant and entertainment site services, acquisitions and dispositions, asset/property management, and financial and investment services.

Norris, Beggs & Simpson, in business for over 63 years, is a regional real estate brokerage, asset and property management, and mortgage financing firm with offices in major cities in Oregon and Washington.

Rosenbaum Plaza Open House

The Housing Authority of Portland invites you to attend an open house reception at the Rosenbaum Plaza. Thursday, April 25, 1996 at 3 p.m. 1218 SW Washington. The open house will begin with a recognition ceremony.

The building has recently undergone extensive renovation. The 76-unit building provides housing for low income elderly and people with disabilities. Joining in the celebration will be the retail business located on the Plaza's first floor, including Innovative Housing Inc., Fink-Moberg Luggage, Speed Print and Ma & Pa's Market

Special guests include: former HAP Commission Chair Fred Rosenbaum for whom the building is named; HAP Commission Chair Howard Shaprio; Jan Robertson, vice president of Norris, Beggs & Simpson; and Rosenbaum Plaza residents. HAP Executive Director Denny West will emcee the event.

The \$50,000 renovation included exterior painting and repair, new signage, and awnings. The common area was painted and its carpeting replaced. Furniture, a TV/VCR and a pool table were added to the community room. The project was coordinated by HAP Housing Operations Property Specialist Annie Trullinger.

Rosenbaum Plaza, built in 1912, was once known as the Palace Hotel. In 1976, the Housing Authority of Portland acquired the five-story

building, then known as the Washington Building, through a combination donation/purchase from the Herbert and Florine Dahlke family. It was then renovated to include 76 studio units. During the 1980's, Rosenbaum Plaza became the last apartment building in Portland to be converted from a steam heating system supplied by Portland's steam plant located under the Marquam Bridge. Currently it contains 72 single room occupancy and four one-bedroom units.

For more information, contact HAP Public Affairs Coordinator Joleen Colombo at 273-4521.

Community Safety Guide Available To Public

A Community Safety Guide is available to the public at no cost from REACH Community Development.

The guide includes tips on crime prevention, personal and child safety, home and auto security, graffiti removal and more. It also helps readers understand and respond to alcohol and drug abuse, domestic violence and gang activity.

The guide includes descriptions of crime prevention services available from community agencies. The focus is on Southeast Portland, with

an attachment listing similar agencies in other parts of town. Phone numbers for the Southeast agencies are in Vietnamese, Spanish, Russian and English.

SAFECO Insurance Companies funded the Community Safety Guide. The Guide is part of REACH's Belmont Action Plan, a grass-roots program to strengthen the neighborhood around Belmont Street between 28th and 39th Avenues.

To order a free copy of the Community Safety Guide, contact Susan Berniker at REACH (231-0682).

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Each workgroup meeting will focus on issues to revitalize MLK Boulevard into a mainstreet. Guest panelists will join in discussions of topics including mixed use development, the median strip, and celebrating the spirit of Albina.

All workgroup meetings will be held Thursdays at noon at Metro in Room 370, 600 NE Grand Ave., Portland. Please bring your own lunch; coffee will be provided.

For more information call Laurel Lyon at
Portland Community Design, 281-8011.

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