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Observer

Portland YouthBuilders Selected for HUD Award

Vice President Al Gore has announced that the Department of Housing and Urban Development (HUD) will award \$700,000 to the City of Portland's Bureau of Housing and Community Development and Portland YouthBuilders to operate a YouthBuild program.

"Through community initiatives like YouthBuild, we are empowering distressed communities and their residents, increasing opportunity,

and building hope," the Vice President said at a White House event.

The highly successful Portland YouthBuilders program was one of only 29 award winners selected from a pool of 412 applicants from across the country. This is the second time the organization has received this award, having been granted \$871,000 in 1995 to begin the program.

Portland YouthBuilders is a non-

profit organization, providing education, vocational training, and leadership development to very low income youth inner North and Northeast Portland. During the course of the full year program participants acquire education and skills to lead self-sufficient and productive lives while they help revitalize their community by building affordable housing. Participants spend half their time in the classroom preparing for

their high school diploma or GED and the other half of the time on the construction site. Following graduation, participants receive a year of ongoing follow-up and support.

"We're thrilled to receive this award," notes Jill Walters, Portland YouthBuilders' Executive Director. "We've seen such excitement changes in the participants in the nine months we've been in operation. Seeing this growth, I'm convinced

that this kind of program changes lives. With these funds, we can continue our work."

With notification of the award, recruitment for the 1997 program year is now underway. Portland YouthBuilders welcomes applications from motivated young men and women who are interested in the YouthBuild program design and are ready to take positive steps to improve their lives. Interested individ-

uals are encouraged to visit the program, located at 5432 N. Albina, or call 286-9350 for information.

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Waterfront hot real estate market

With many Northwest communities located in areas surrounded by lake, river, stream and ocean-front properties, the waterfront market is an important real estate segment. Here's a round-up of what's happening in several waterfront communities.

Resort areas experience a strong waterfront market.

Waterfront is always a hot market," said Paul Brophy of Windermer's San Juan Island, Wash., office. "We've seen steady growth and we're getting to be a pretty exclusive market. When we do see a nice piece, it's expensive." According to Brophy, San Juan Island waterfront begins at roughly \$250,000 for a high bank home, for example, on the island's north side

with a small lot, less light and little view. But a home on a larger lot with low bank, privacy, good water and perk, western exposure, and protected moorage or dock is a hot item that will sell quickly.

"It's not getting any cheaper but everyone wants to be here," said the long-time island resident, who recently sold two small 50-plus year old cottages on a small steep lot, but with commercial zoning for \$650,000. "It's a little piece of paradise in Washington state."

"The waterfront market is always good," echoed Windermere agent Lisa Nelson.

Nelsen's Oregon Coast neighbor Craig Weston of Windermer's Gearhart office is seeing vacant wa-

terfront land going fast in his area, citing a number of developments with lots ranging from \$150,000 to \$500,000, she said. He says buyers in his area are now purchasing properties with existing homes, then tearing them down or remodeling.

This is a trend Weston predicts will only grow as oceanfront land becomes less available.

"If you're going to be buying waterfront in the future," said Weston, who has specialized in waterfront since 1981, "you're going to be buying property with an existing structure. Most of the value of waterfront is in the land. If you're paying \$500,000 for a waterfront home, for example, the lot is probably worth \$400,000 maybe more."

Buyers looking for a second home

in an inland location, such as Washington's Lake Chelan, may be surprised by the prices but they generally have greater variety to choose from. According to Windermer's Lake Chelan office owner Tim Flood, his area currently has a large inventory of diverse properties along the lake's 38 miles of waterfront. But he said many people are surprised by the prices, with homes beginning in the mid \$300,000s and moving up to \$700,000 or more for more exclusive properties.

According to Flood, prices in his market don't fluctuate much up or down. Sellers in his market tend to hand on to a property—often a long-time family home—until they get their price.

But he said that those properties with good waterfront tend to go fast.

Construction Industry Leadership

Awards are being presented to leaders in the local construction industry who have significantly contributed to the efforts of the Construction Workforce Clearinghouse and the community during the past year.

Over 45 apprentices have been successfully employed in various construction industry trades in the Portland area: Operating Engineers, Carpenters, Electricians and Laborers.

The Construction Workforce Clearinghouse was established two years ago to assist minorities and women obtain employment in the construction industry. The Clearhousing is a project of the Northeast Workforce Center, Inc. And funded in part by Tri-Met, City of

Portland and the Oregon Department of Transportation.

1996 Award recipients include:
Major Contractor: F.E. Ward, Inc.

Mid-Size Contractor: Park-Northeast Paving Company S-2, Contractors, Inc.

Small Contractor: J.E.C., Inc. & Capital Concrete; Construction, Inc.; Joint Apprentice; International Union of Operating

Training Committee: Engineers Local 701 & AGC

Successful Apprentice: Robert "Elijah" Cochran Carpenter

Community Partners: Portland Community College/B-FIT; Pre-Apprenticeship Training Program

Attending this reception will be

Mayor Vera Katz; Bureau of Labor Commissioner, Jack Roberts; Tri-Met General Manager, Tom Walsh; ODOT.

Deputy Director, Ken Husby; IBEW Business Representatives and Chairperson of the Construction Workforce Clearinghouse Oversight Committee, Kieth Edwards; Northeast Workforce Center, Inc., Board Chair, Roger Busse; numerous representatives from local construction industry organizations as well as apprentices currently undergoing training.

"It's a great honor to recognize these individuals and organizations," said Jennie Portis, Executive Director of the Northeast Workforce Center, Inc. "They've all gone the extra

mile in the training and hiring of individuals we have referred. The entire community benefits when we are able to place hardworking, motivated individuals such as Elijah Cochran, in well-paying jobs in the local construction industry," she commented.

The Construction Industry Leadership Awards Reception is being held Thursday, September 26, 1996 from 5:00 p.m. to 7:30 p.m. at the Northeast Workforce Center, Inc., offices, located in the Cascade Plaza, 4134 N. Vancouver Avenue, Portland, Oregon.

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