

# HOUSING The Portland Observer

## New-Home Construction Shows Slight Improvement in 1997

New-home construction in California saw some improvement in 1997 but continued to be far outpaced by demand as California builders ended the year having produced about 111,000 new homes throughout the state.

According to figures released this week by the Construction Industry Research Board, California's housing production for 1997 was 111,360 new units. That 1997 total — which is based on the number of residential permits issued statewide — is an 18 percent increase over the 94,283 units produced in 1996. However, the new inventory falls far short of the 200,000-plus new homes the state Department of Housing and Community Development estimates is needed annually to keep pace with

population growth and new house-



hold formation.

The 1997 total also marks the eighth year of recessionary production levels for California's home building industry. New home construction was in the 250,000-unit range in the late 1980s but plum-

meted to 164,000 units in 1990 and has been near or below the 100,000-unit mark for the past seven years.

Robert Rivinius, Chief Executive Officer of the California Building Industry Association, said the industry's modest improvement in 1997 to the 111,000-unit mark stands in contrast to the strong economic resurgence being experienced in other sectors of the California economy over the past year.

Rivinius said the industry's recovery has been hampered by a variety of obstacles including excessive impact fees, the construction dispute litigation epidemic and the insurance crisis it has created, restrictive growth policies and cumbersome environmental permitting processes.

## Wanted: Earth Day '98 project leaders

What are you doing for Earth Day '98? It's not too soon to begin planning for projects to celebrate Earth Day on April 22.

Earth Day relies on project leaders to organize hundreds of hands-on projects that will conserve, protect, restore, and enhance the environment throughout the greater Portland-Vancouver area.

It is easy to "do something" for Earth Day '98. Plan a project in your own neighborhood, with family and friends, at school, or with your co-workers. Any idea can become a

project: planting trees and community gardens, learning about alternatives to hazardous household products or taking a nature hike in a nearby park and greenspace.

The popular Earth Day, Every Day Hands On Guide will again be a central feature of Earth Day '98. All projects will be listed in the Hands-On Guide that is widely distributed around the region in early April.

It will inform potential volunteers about the projects that need helping hands.

The deadline for registering all

Earth Day '98 projects in the Hands On Guide is March 1, so hurry to join in the local celebration.

Find out how you can do something today for the environment. To request a Project Brochure or find out more, call Earth Day Hotline at 503-788-4992 or visit the Earth Day website at [www.efo.org/earthday](http://www.efo.org/earthday).

Earth Day '98 is the largest coordinated regional event in the Portland metropolitan area that provides people with hundreds of local opportunities to protect and enhance the environment.

## 400 Units of Affordable Housing in Five Years

\$595,000 in grants and low-interest loans for affordable housing efforts in Dallas. The announcement was made at the Dallas Housing Summit here today.

The Foundation is supporting the Center for Housing Resources with a three-year \$75,000 grant and \$250,000 low-interest loan, and Dallas Affordable Housing Coalition (DAHC) with a \$20,000 grant and \$250,000 low-interest loan. The combination of grants and low-interest loans will assist these two organizations in producing more than 400 units of affordable housing over the next five years.

"Our investment will support very important and innovative efforts by Dallas City Homes and the Center for Housing Resources," said Ann Wheelock, Executive Vice President

and Chief Operating Officer of the Fannie Mae Foundation. "Both organizations are creating smart solutions by working with the public and private sectors to help build affordable housing for low and moderate-income residents of Dallas."

The new grants and loans increase the Fannie Mae Foundation's total commitment in Dallas to nearly \$2 million and more than \$4.5 million statewide to nonprofit organizations dedicated to increasing affordable housing, and improving the quality of life in the state of Texas.

"The nonprofit groups that the Fannie Mae Foundation has supported recognize the importance of utilizing community resources to expand affordable housing and homeownership opportunities for families and individuals," said Albert

Martin, Manager of the Foundation's Dallas office.

The Fannie Mae Foundation, a private nonprofit foundation, supports national and local nonprofit organizations working to provide decent and affordable housing, and otherwise improve the quality of life, in communities throughout the United States. To promote homeownership the Foundation sponsors public service outreach efforts, including consumer education and home-buying fairs. Additionally, the Foundation conducts research and policy analysis on housing and urban issues. The Foundation's sole source of support is Fannie Mae. The Foundation is headquartered in Washington, DC and has regional offices in Atlanta, Chicago, Dallas, Pasadena, and Philadelphia.

## U.S. Home Announces Assisted Living Venture

U.S. Home Corporation (NYSE:UH) today announced the formation of a joint venture with The Goodman Group for the development, ownership and management of an assisted living community in Spring Hill, Fla. The community, to be known as "The Residence at Timber Pines," will be a state-of-the-art facility designed to offer new options in quality care and superior value. The "Residence" will be situated on a campus adjacent to U.S. Home's Timber Pines active-adult community, an award-winning 3,500-home age-restricted community in Spring Hill, Fla. In addition to owning and managing the new assisted living community, the venture will serve to provide home, health and convenience services to the residents of Timber Pines and the community-at-large.

U.S. Home's Chairman and Co-Chief Executive Officer, Robert Strudler commented about the venture and the Company's strategic commitment to the senior's housing market. "U.S. Home has been a leading developer of golf and lifestyle-oriented communities for the active adult for nearly three decades. Several years ago, recognizing the changing demographic structure of the country, we adopted a basic strategy of expanding the Company's commitment within the active-adult and retiree segment of the market. "Since that time, we have expanded the number of our traditional age-qualified active adult communities, and introduced two new products: a smaller-scale community centered around a large clubhouse facility, suitable for non-traditional retirement locales; and large

intergenerational country club developments with golf courses and other amenities which appeal to families as well as retirees."

Strudler continued, "Our venture with The Goodman Group provides us with a means to logically extend our retirement business in a new direction. Large U.S. Home communities such as Timber Pines provide a strong customer base for an assisted living community, as well as a market for other home, health and convenience services. U.S. Home's expertise in developing and managing active-adult communities, combined with The Goodman Group's demonstrated excellence in delivering senior services and developing and managing quality assisted living communities offer a unique opportunity for both organizations."

## A 20 Unit Affordable Housing Development

At 10:00am, February 14, 1998, at the Vancouver First Baptist Church, located on 3138 N Vancouver, leaders announce development of the Van-Bai housing facility.

A team consisting of members of Myron Robinson, Oregon Hospitality, Inc., Dee Unthank, Unthank Waterbury, James Bean, attorney at law, Gretchen Dursch, ED of Housing our Families, and William White, ED of Housing Development Center announced they will construct a 20 unit affordable housing development located on the corner of N. Monroe and Williams Ave, in Portland, OR.

"I am excited about the innovative project this group is working on. I am deeply committed, as they are, to projects that ensure affordable housing for all Oregonians," and Representative Margaret Carter.

"We believe in being of assistance to the community at large regardless of race and or finan-

cial standing. The Lord gave me a vision to develop this property in a manner that would ensure the entire community benefits. I thank God for all who are involved in this project," said Pastor A. Bailey.

Targeted populations include families with up to 50% of their median income for the State of Oregon. Estimated Construction cost is \$2,000,000.

Construction is anticipated to begin September 1998



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