

## Training Program Raises Landlords' Skills In Dealing With Drug Activity

The Community Policing Division of the Portland Police Bureau will open a new schedule of the Landlord Training Program with a two-evening training on Wednesday and Thursday, Feb. 27 and 28, 6:00 pm, at Kenton School Auditorium, 7528 N. Fenwick Avenue. This is the first of 20 trainings which will be held at various locations in Portland between now and Oct. 1, 1991.

Since November, 1989, the program has taught more than 2,200 landlords and professional managers ways to keep drug activity out of rental property. Those attending the course have rated it highly, and a follow-up survey shows that over 90% of participants made changes in the way they manage their rental properties as a result of attending.

The Portland-based program is the first of its kind in the nation. Because of the program's success, the U.S. Department of Justice is examining ways of implementing the training in other states. The program is funded through a grant from the Bureau of Justice Assistance, and was developed for the Portland Police Bureau by John H. Campbell of Campbell Resources, Inc.

The trainings are open to the public, and advance registration is required. Property owners and managers from all areas of town are encouraged to attend. For schedule information and registration, please call the Community Policy Division at

796-3126.

### LANDLORD TRAINING PROGRAM: INFORMATION

The Landlord Training Program is designed to help owners and managers keep drug activity off their property. The content of the course has been developed through a process of intensive research involving over 40 organizations and individuals: landlords, management associations, private attorneys, public defenders, housing authority personnel, tenant screening companies, narcotics detectives, district officers, and many others.

The program was developed by Campbell Resources, Inc., and is a joint effort of the Portland Police Bureau, the Portland Fire Bureau, Neighborhoods Against Crime and Neighborhood Revitalization. Major 1991 funding is from a Community Partnerships grant from the Bureau of Justice Assistance.

Over 90% of landlords who have taken the course agree that they feel more secure in their ability to screen applicants, more likely to recognize warning signs of drug activity, and more confident of their ability to evict tenants in drug situations.

The training is presented in two parts, either on consecutive weeknight evening or in an all-day Saturday session.

#### PART I:

\* Introduction-The impact of property management on the health of a community.

\* Applicant Screening-How to screen out dishonest applicants, while ensuring that honest applicants are encouraged to apply.

\* Signs of Dishonest Applicants-Tips about what to look for.

\* Rental Agreements-Approaches that will strengthen your ability to evict drug house tenants.

\* Ongoing Management-How to manage property in a way that discourages illegal behavior and ensures early warning should it occur.

#### PART II:

\* I Warning Signs of Drug Activity-How to recognize the drugs and the activity.

\* What To Do If You Discover a Clandestine Drug Lab-Because of the toxic chemicals involved, landlords need to be particularly careful when they discover drug lab activity.

\* Eviction-The option, the process, the practical application in various drug house situations.

\* How to work with the Police Bureau-What to expect, what not to expect, how to get maximum cooperation.

\* What you should know about Section 8 (subsidized housing - The rights and responsibilities are different from the typical private rental situation.

Included with the training is a comprehensive manual of the material, complete with applicable laws and references to support organizations.

### Round Table Discussions Begin On Housing Discrimination

The Portland Community Housing Resource Board (CHRB) and Multnomah County's Community Development Office are sponsoring a "Round Table Forum" on housing discrimination issues in the Portland metropolitan area. The first discussion will be held on Friday, April 19, 1991 from 9:00 A.M. to Noon at the downtown Portland red Lion at 310 SW Lincoln Street.

The Round Table format is designed to bring together housing industry associations, government agencies and fair housing advocacy groups to identify illegal discriminatory practices. The Forum will assess and identify local illegal housing practices that exist and develop recommendations for eliminating these illegal actions.

Federal fair housing law bans discrimination in the sale, rental, finance, advertising and the brokerage of housing based on race, religion, color, sex, national origin, families with children and people with disabilities. The 1988 Fair Housing Act strengthened enforcement procedures for fair housing complaints, as well as imposes fines for those who engage in discriminatory housing practices.

The event is free and the community is invited to attend.

This community effort has been made possible by a Fair Housing Initiatives Program (FHIP) Grant from the U.S. Department of Housing and Urban Development.

### Settlement To Resolve Complaints Against Rodda Paint Company

Attorney General Dave Frohnmayer announced a \$5,500 settlement with Rodda Paint Company of Portland to resolve complaints about the retailer's sale advertising. An assurance of Voluntary Compliance, which admits no law violation, was filed today in Marion County Circuit Court.

Oregonians unfortunately cannot assume that prices are reduced when a retailer advertises a sale," Frohnmayer said. "Many retailers are boasting large percentage discounts in their ads without lowering their usual price. Consumers need to shop to get the best price, and not rely on advertised claims of discounts."

Rodda sells paint, window blinds and other home decorating merchandise in Oregon. The company and its president, Thomas J. Braden, agree to alter some advertising practices to comply with Oregon's reference pricing law and rules.

The Department of Justice received complaints that Rodda advertised large percentage discounts on window blind prices without lowering its prices. Department of Justice rules require retailers to offer an item for sale at a specific price at least once within 30 days before they can use that price as a reference price from which a discount is calculated.

### Two Hundred Volunteer Builders Expected For Habitat NW Conference



Boards of all kinds will be up for discussion when members of 26 Oregon and Washington affiliates of the Habitat for Humanity housing ministry join international leaders for a Northwest Regional Conference Friday and Saturday, April 19 and 20, in Portland at the Westminster Presbyterian Church.

The public will have an opportunity to meet and hear Habitat founder Millard Fuller at a no-charge meeting Friday night, April 19, in the church, 1624 N.E. Hancock. Linda and Millard Fuller founded the program in 1976, seeking to eliminate poverty housing and make decent shelter a matter of conscience and action.

Workshops on basic construction, volunteer organization, campus chap-

ters, and fund-raising are slated Friday afternoon and Saturday. Lunch and registration will open the conference Friday. Highlights on Saturday include morning devotions at 8:30, a book display and autograph session with the Fullers, and dedication of two houses at 4:30 p.m. Two hundred participants are expected according to registration chairman Sherry Cooper, 641-3720.

The dedication houses, remodeled by the Portland Habitat Project and now occupied by families buying them with no-interest loans, are located at 4706 N.E. 11th south of Alberta and 4823 N.E. 14th Place. For further information call 287-9529 or 245-1798 for the local Habitat offices.

## DAD'S OIL SERVICE heating oils



**Best Cash Prices**

104 NE Russel St.  
Portland, Or 97212  
(503) 282 5111

Speedy Service  
Friendly  
Call for Quote!

**Why Paint?**  
When you don't have to any more.  
**Why Pay High Fuel Bills?**  
When you can lower'em  
**Why Move**  
When there's no reason to  
**Cover Your Home With Insulated Vinyl Siding**

Buy Direct & Save Money  
100% Financing  
NO MONEY DOWN

Call Carefree Vinyl Homes  
**283-0348**

For Free Estimate & Consultation  
(No Obligation to Buy Anything)

# WANTED!

## We want the Homes that need Painting and Insulation

Attention, homeowners in this area will be given the opportunity of having new Premium Vinyl Siding by Alcoa applied to their homes with optional decorative work at a very low cost. This amazing new product has captured the interest of homeowners throughout the United States who are fed up with constant painting and other maintenance costs. It will last for the lifetime of the home and provides full summer and winter insulation, as well as fire protection. Our new product can be used over every type of home including frame, concrete block, stucco, etc. It comes in a choice of colors and is now going to be introduced in your market. Your home can be a show place in your vicinity. Let us explain this low cost program to you, especially designed for your area.

WE HAVE EXCELLENT FINANCING  
NO DOWN PAYMENT REQUIRED

## MAIL TODAY

**Senior Discount!**

**Mike Morton's Lager Construction Co.**  
In business since 1964  
1400 NE 37th, Pld. 97232

**Manufacturer's Discounts!**

NAME \_\_\_\_\_ PHONE \_\_\_\_\_  
PHONE \_\_\_\_\_  
CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

Best time to call  Morning  Afternoon  Evening

Member of BBB Since 1964 **239-7247** Serving the metro area Since 1964 License No. 28015

You know me, "I like my coffee with cream & sugar."

### What Does Affordable Housing Mean To You? And How Do We Get There?

The City of Portland is beginning a new local housing planning process and I am asking for your help. The core of this planning process is the Comprehensive Housing Affordability Strategy (CHAS). This plan is a new requirement for cities that receive federal housing money. For Portland, that has meant over \$10 million this year.

But I want to make this process more than just a federal paperwork requirement. I want to build into this process the means to develop a workable community development plan-one that re-

sults in priorities for neighborhood development projects as well as addresses issues of affordable housing. We will also take this opportunity to update the City's Housing Policy as part of the Comprehensive Plan.

Our principal goal is to bring the reality of affordable housing and livable neighborhoods to all of our citizens. In doing this, we want to make the most efficient use of federal, state and local resources (both the money and the human kind).

This is where you come in.

I have asked the City's Housing Advisory Committee to function as the Citizens Steering Committee during the eight month CHAS planning process (April to November). A key element of their process is the formation of sub-committees to make recommendations, with the help of City and County staff, on four main areas:

- Homelessness
- Public and Assisted Housing
- Rental Housing
- Homeownership

### First Interstate Bank's Community Lending Center

## Making the dream of home ownership reality.

Whether you're just dreaming of owning a home or you're ready to buy, First Interstate Bank's Community Lending Center is here to help.

At the Community Lending Center, we place a special emphasis on first-time home buyers and the programs available to them. And we offer a step-by-step approach to home ownership.

First, we'll help you evaluate your personal finances and counsel you on how to prepare to buy a

house. When you're ready to buy, we'll help you find the loan that best meets your needs. And we'll continue to offer support and education even after your home loan closes.

So if you're dreaming of buying a home, come to the Community Lending Center. Where we'll help you make your dream reality.

**Community Lending Center**  
5730 NE Martin Luther King Jr. Blvd.  
Portland, Oregon 97211 • 225-3751



The Community Lending Center helps every step of the way.

The loan you want—the service you deserve.

**First Interstate Bank**



# SAY YOU SAW IT IN THE PORTLAND OBSERVER