

HOUSING The Portland Observer

Furnishing Colors Don't Have To Fade

Those dollars invested in colorful new furniture may be going out the window fast. That is, if the windows were installed before advanced glazing techniques were used.

"Homeowners usually have one of two perceptions about fading fabric," said Dave Culver, President, Pella Window & Door Co. of Oregon Inc, a local distributor of Pella Wood Windows and Doors. "They believe nothing can be done to prolong resistance to fading, or all the curtains need to be closed to eliminate light. Both perceptions are wrong."

Sunlight is the cause, but by controlling how sunlight is let in, fading can be managed. Culver said visible light, the only part of the spectrum we can see, is the most desirable. The light you can feel as heat is infrared rays. While infrared does cause fading over time, immediate fading problems are caused by ultraviolet rays which you can't see or feel.

Culver said a widely used solution to fading is a transparent glass coating called Low-E, or low-emissivity. The coating acts much like a mirror, reflecting heat and fading rays away. Because the coating is clear, it allows nearly all visible light into the home.



New Ultraviolet and Infrared proof windows available for homeowners

"Be alert for coatings that tint the glass gray or brown," said Culver. "Quality windows are attractive features because they bring natural light into the home. Tints can signifi-

cantly block out harmless visible light and hurt that affect."

Culver said protective glazing is increasingly available as standard fare with high quality performance

window purchases, and is usually available as an option in other units.

For a free information about selecting windows and doors for the home, call 1-800-847-3552.

Boost In Condo Sales

Sales of existing condominiums and co-operatives rose a healthy 18.2 percent to a seasonally adjusted annual rate of 436,000 units in 1994's second quarter compared to the same quarter last year, the National Association of Realtors reported.

Sales of existing condos and co-ops rose by double digits in all regions across the nation between the second quarter of 1994 and the same period a year ago. The strongest increases were posted in the Northeast and South.

Robust sales and unusually high appreciation rates indicate a market supported by a strong demand from retirees and first-time buyers, who are clearly not discouraged by rising mortgage interest rates, according to NAR President Robert H. Elrod.

"While first-time buyers have always been a strong factor in the condo and co-op market, an unusually strong appreciation of these types of properties across the board indicate a market flooded by retirees who are choosing to move out of their present homes and into the higher-priced end of the condo market," Elrod explained.

According to the Federal Home Loan Mortgage Corp., the national average commitment rate for 30-year, conventional, fixed-rate mortgages was 8.45 percent for the second quarter of 1994, compared to 7.45 percent a year ago.

Rises in condo and co-op sales outpaced sales of existing single-family homes in the second quarter of 1994 by 5 percentage points compared to sales of existing single-family homes in the second quarter a year ago. The national median price for existing condominiums and co-operatives during the second quarter of 1994 rose 5.3 percent to \$87,800, compared to \$83,400 a year ago. The second-quarter median price was 26 percent below the \$110,600 median price for single-family homes during the same period.

"The demand in this segment of the real estate market is very healthy. There's no apparent ill effect of higher mortgage rates or poor weather conditions, which dampened other segments of the housing market earlier in the year," noted NAR Chief Economist John A. Tuccillo.

4 Million Gallons Water Saved Daily

A joint effort by Portland General Electric (PGE) and local water bureaus has led to the installation of more than 150,000 water-saving showerheads in Portland homes, saving both water and energy. To commemorate the success of the residential showerhead program and to thank the public for their participation, an event called Shower Power will be held in Pioneer Square, Wednesday, Aug. 17 (12 noon to 1pm).

The showerhead installation campaign represents PGE's ongoing effort to educate the public about the importance of energy-efficiency. Since February of 1993, more than 150,000 showerheads and other water-saving devices have been installed

Home Buying Fair


Portland Housing Center is excited to be hosting a Home Buying Fair on Saturday, Aug. 20 at Immaculate Heart Catholic Church, 2926 N Williams from 1-4pm. It is an excellent opportunity for low and moderate income people, who are interested in buying a home instead of renting, to talk to lenders, non-profit housing providers, and Realtors. We are especially excited that the Fair will draw major lenders and Realtors to the community and people. Spanish speaking lender representatives and realtors will be available. Activities for children will be provided. The fairs are very successful with over 150 people attending the home buying activities. We are looking forward to the same wonderful response from volunteers, and donations of food and advertisement this year.

free of charge, saving the City of Portland 4,010,816 gallons of water each day. "Everyone can take part in making their home more energy efficient," says Dick Reiten, President and Chief Operating Officer of Portland General Electric. "For every drop of hot water saved, energy is saved as well."

The Shower Power event will feature a display of the actual amount of water saved each second (45 gallons) and each minute (2,785 gallons) by the program. Water- and energy-efficient prizes such as an electric lawnmower, electric washing machine and rubber duckies, will be raffled off by a towel-clad master-of-ceremonies. Local artists, designers and companies have contributed "designer" showercaps designed

exclusively for the event. The Shower Power showercap collection will be shown at City Hall and in other venues after the event.

The participating water bureaus which helped make Shower Power a success are: City of Beaverton Water Projects Division, Burlington Water District, City of Fairview Water Bureau, City of Gresham Water Division, City of Hillsboro Utilities Commission, Lake Grove Water District, City of Milwaukie Public Works, City of Newberg Utilities Department, Portland Water Bureau, Powell Valley Water District, Rockwood Water, City of Sandy Water Department, City of Tualatin Operations Center, and Tualatin Valley Water District.



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