HOUSING

The Portland Observer

1995 Homes From The Heart Survey

If you're like most people, you've been spending more time inside your home since somewhere long about the beginning of October. It's more than a coincidence then, that this is the time of year family members are most likely to grumble about wanting more space. Space for hobbies, entertaining, working at home or even just a quiet retreat area.

So you've probably already done some thinking about your ideal home. Whether or not you're seriously considering building that home, Associated Designs would like to hear from you. Your preferences, and those of other readers all over the United States, help keep us on track--help us continue designing home plans that match the wants and needs of contemporary Americans.

Besides that, it's easy and fun filling out the Homes from the Heart survey form. These are the kinds of questions architects and home designers ask when they begin their design process. Maybe you've never consciously considered some of these details before, but it's likely you already know what your family needs. It's just a matter of getting it on paper.

And for heaven's sake, don't let your creativity be limited by our form. If inspiration strikes, feel free to send along additional sheets of paper with comments, suggestions, ideas or even sketches. We love hearing what you have to say.

Based on the surveys we receive, Associated Designs will custom tailor a home to meet the combined specifications of readers from your region. In addition, after compiling a nationwide results, we will also create the 1995 Home from the Heart. Survey results, floorplans and artist's conceptions of both homes will appear on these pages approximately two months from now.

So if you want your preferences to count, sharpen your pencil, look into your heart, and let us know what your ideal home looks like. You'll be glad you did and so will we.

HOMES from the HEART
SURVEY
1995

TYPE OF HOME

Size of Home: (in square feet)
Small ❑ less than 1500 ❑ 1500-2000
Medium ❑ 2000-2500 ❑ 2500-3000
Large ❑ 3000-3500 ❑ 3500 and up

Exterior Style:
❑ Contemporary
❑ Country
❑ Ranch
❑ Mediterranean
❑ Colonial
❑ Victorian
❑ Tudor
❑ Bungalow
❑ Other ______

Exterior Material:
❑ Wood
❑ Brick
❑ Stone
❑ Stucco
❑ Vinyl/Aluminum Siding
❑ Other ______

Type of Wall Construction:
❑ Wood Frame
❑ Steel Frame
❑ Concrete Block
❑ Other ______

Type of Foundation:
❑ Concrete Slab
❑ Crawl Space
❑ Basement

GARAGE

Number of Cars ____
❑ RV Parking
❑ Shop
❑ Storage
❑ Front Entry
❑ Side Entry
❑ Detached

LIVING AREAS

In addition to the kitchen I would like the following rooms in my home:
Number of Bedrooms ___
Number of Baths ___
❑ Formal Entry
❑ Formal Living
❑ Formal Dining
❑ Great Room (Open Living/Dining/Kitchen)
❑ Family Room
❑ Media Room
❑ Recreation Room
❑ Exercise Room
❑ Guest Room
❑ Library
❑ Office
❑ Den
❑ Sunroom
❑ Wheelchair Accessible
❑ Other ______

Describe the ideal arrangement for your living spaces:

ATTACH ADDITIONAL NOTES

UTILITY

❑ Adjacent to Kitchen/Garage
❑ Adjacent to Bedrooms
❑ In Garage or Basement

MAIN BATH

Describe special main bath features (i.e., two basins, compartmentalized bath, etc.):

ATTACH ADDITIONAL NOTES

KITCHEN

Describe how your ideal kitchen would relate to your home (i.e., open to family room, adjacent to garage, 2-person layout, etc.):

ATTACH ADDITIONAL NOTES

Features (in addition to standard appliances):
❑ Breakfast Nook
❑ Island
❑ Eating Bar
❑ Appliance Center
❑ Garden Window
❑ Deck
❑ Pantry
❑ Double Oven
❑ Vegetable Sink
❑ Trash Compactor
❑ Other ______

MASTER SUITE

Best Location:
❑ Isolated from other Bedrooms
❑ Adjacent to other Bedrooms

Suite Features:
❑ Outside Access
❑ Sitting Room
❑ Walk-in Closet
❑ Other ______

Bath Features:
❑ Tub/Shower
❑ Bathtub
❑ Shower
❑ Spa
❑ Two Basins
❑ Vanity
❑ Bidet
❑ Towels/Linen
❑ Other ______

SPECIAL HOME FEATURES

Exterior:
❑ Front Porch
❑ Swimming Pool
❑ Spa
❑ Deck/Patio
❑ Screened Porch
❑ Courtyard
❑ Other ______

Interior:
❑ Woodstove (which rooms): ______
❑ Fireplace (which rooms): ______
❑ Vaulted Ceilings (which rooms): ______
❑ Skylights (which rooms): ______
❑ Window Seats (which rooms): ______
❑ Computer Center ❑ Wet/Service Bar
❑ Entertainment Center ❑ Swimming Pool
❑ Other ______

YOUR HOUSEHOLD

Name (optional) ______
City/State ______
Number in household ____ Marital status ____ Age ____
Do you plan to build a home? ❑ Yes ❑ No

Please mail this completed survey to:
Associated Designs, Inc.
1100 Jacobs Dr., Dept. 95A
Eugene, OR 97402-1983

PDC Finances Community Partners Project To Renovate

Derelect Home Into Housing For Low-Income Family

Revitalizing a neighborhood happens one step at a time, and a special partnership of the Portland Development Commission, the City's Bureau of Buildings, and Housing Our Families, is making a difference in one North Portland neighborhood. These partners have completed a $57,885 renovation of a home in the Humboldt neighborhood of North Portland.

"Let me congratulate all of the partners who pulled off this miracle," said Martha Wells, Board Member of Housing Our Families, at a ceremony celebrating the project. "This proves again that we can help improve a neighborhood and at the same time create homes for Portland's low-income families."

"We know that community groups like Housing Our Families can get the job done," said Gretchen Kafoury, Portland City Commission. "It's our job to get them the resources to do it. Through partnerships, real progress is made."

Other speakers at the ceremony were: Vern Ryles, PDC's Chair, and David Sweet, a Bureau of Buildings' Inspections Supervisor. Each speaker told his or her piece of the story of the project.

For several years, the single family home at 846 North Webster Street stood vacant and boarded up, neglected by an out-of-state owner. The Bureau of Buildings fined the owner for neglect of property and various code violations.

In August 1993, the Bureau went to court under the Receivership Program, and asked that Housing Our Families be named the property's receiver.

Housing Our Families is a grassroots, community development corporation dedicated to providing affordable rental housing in Inner North-Northeast Portland. In its role as receiver, Housing Our Families became responsible for renovating the house and renting it to a low-income family. The home was HOF's second project under the Receivership Program.

What a difference a door makes! Remodeling incorporating French doors brings warmth and comfort to a breakfast nook.

How You Can Handle Property Tax Appeals

If there is disagreement with the assessor's estimate of a property value, an appeal must be filed with the county Board of Equalization between October 25 and December 31. Appeals are considered January 1 through April 15.

The assessors estimate the value of all taxable property as of the first day of the tax year, July 1.

The burden of proof is on the taxpayer who must present convincing evidence the value on the tax roll is wrong and show why the requested reduced value is correct. The central question is "what is the real market value (what it would sell for)?"

Check the appraisal information for errors and the sales of similar properties the assessor used in his value estimate. An independent appraiser could help establish a different valuation, as could your own comparison of similar properties recently sold in your area.

Each county Board of Equalization is made up of a three-member panel of local citizens. One member can be from a county governing body or a nonoffice-holding county residents not employees of the county or any of its taxing districts.

Appraisal forms are available from the county clerk or county assessor's offices.

Board of Equalization decisions may be appealed, within 30-days, to either the Small Claims Division or the Oregon Department of Revenue. Department of Revenue decisions can be appealed to the Oregon Tax Court and on to the Oregon Supreme Court.