

# H O U S I N G

The  
Portland  
Observer

## FREE APARTMENT RECYCLING CONTAINERS WILL END IN 1995!

Apartment owners need to make sure that recycling is on the top of their "to-do" list in 1995. Oregon landlord-tenant law requires Portland apartment owners to offer residents the opportunity to recycle. To help owners get started the City of Portland provides owners with free recycling containers and assistance. This is the last year the City will offer the free containers.

The City's recycling program provides each apartment site, that is ten units or larger and located in Portland, with: recycling collection containers, on-site planning assistance, owner/manager "how-to" workshops and, tenant education flyers. These are provided at no cost to the owner.

To enroll in the program, apartment owners, or their on-site manager, need to register to attend a 90 minute "how-to" workshop. The workshop offers information on how to make on-site recycling a success. Walk-ins are welcome, but participants are encouraged to call ahead.

The next recycling workshops will be at the **Greater Portland Bible Church, 2374 SW Vermont, Portland, OR:**

- February 15, 1995, Wednesday, 7:00-8:30 p.m.
- February 16, 1995, Thursday, 3:30-5:00 p.m.

To enroll now property owners and managers should call Kimberly Gaddis, City of Portland Energy Of-

fice at 823-7224. People with disabilities who need assistance to attend a workshop should call 823-7224 or TDD/TTY 823-6868. Those needing sign language interpretation should call 48 hours prior to the workshop.

The Portland Bureau of Environmental Services and Metro provide program funding. The Portland Energy Office and Portland State University Recycling Education Project have teamed up to implement the program. Over the past five years the City has established on-site recycling systems at over 1,100 apartment complexes in Portland. The goal of the program is to have recycling systems at all apartment complexes in the City by 1995.

## Home Ownership Makes Economic Sense

Why it's smart to sell before you buy?

When Tom and Mary H. welcomed their second baby boy last spring, they felt squeezed by their one-bedroom, one-bath bungalow in Multnomah. Tom and Mary didn't mind having the boys share a bedroom, but Mary needed work space for her home-based desktop publishing business.

One Sunday morning in early May, Tom canceled his golf game so he and Mary could begin investigating the market for a new home and take a look at a few open houses. They circled ads in the paper and began their tour.

Mary and Tom had decided they wanted a home with at least three bedrooms and two baths. A family room would be a bonus. The first home they looked at needed a lot of help. Tom felt his work schedule wouldn't allow for a fixer-upper. The second house they visited was better than either had expected to find—a three-bedroom English Tudor with a beautiful sunroom addition off the back. Mary loves light and thought it would be ideal for her office space. Tom liked the fact that the home had a full, unfinished, dry basement with ceilings high enough for a family room in the future. There was also room for a second full bath. Since the

home was obviously one of the smallest in a fine Alameda neighborhood, Mary knew it was a good value. "Buy the worst house in the best neighborhood," her former-Realtor father had always said.

Tom and Mary discussed the home and decided that even though they had looked at only two homes, this was the one for them. Anxiously, they informed the listing agent that they would like to pursue purchasing the home. The agent asked Tom and Mary several questions about their finances. When he asked where the money for the down payment would come from, they replied, "From the equity in our home, of course." The agent explained that this meant Tom and Mary had two options: they could make an offer subject to the sale of their home, or they could make an offer not subject to the sale of their home and take the risk of losing their earnest money if they could not close the transaction.

Tom and Mary felt they couldn't afford to lose the deposit, so they made a full-price offer subject to the sale of their home. The seller accepted the offer but included in the agreement a 72-hour first right of refusal. This meant that the home Tom and Mary had their heart set on would

remain on the open market. If another offer came in, Tom and Mary would have 72 hours to either remove the contingency regarding the sale of their home or back out of the transaction.

Only hours after returning home, Tom and Mary received the call they dreaded. Sue, their Realtor, told them that another offer had been accepted on the property. Tom and Mary were given notice to remove the contingency regarding the sale of their home or cancel the agreement. They knew it would be impossible to prepare their home and sell it within 3 days, so they reluctantly agreed to cancel the sale.

Feeling one of the biggest let-downs of their lives, both Tom and Mary grimly determined not to make the same mistake again. After sprucing up their home, they called Sue and asked her to list their home for sale immediately. Within three weeks they had an acceptable offer.

This time Tom and Mary found a wonderful Irvington Craftsman bungalow with four bedrooms and two baths. Also, this time they were in a much better negotiating position. They not only got the house they wanted, but saved several thousand dollars off the list price.

## Recycled Home Building Material Hits Market

Trex, an innovative new composite lumber from Mobil Chemical Co., is now available to homeowners in the Portland area. Made completely from recycled materials, Trex has been used nationally for boardwalks, nature trails, decks, playgrounds, and marina boat docks. Trex resists moisture, insects, solvents, and UV rays so it will not rot or deteriorate.

Trex is made from recycled grocery bag plastic and waste wood fibers from furniture manufactures. The composite lumber readily accepts paint and stain, though sealants are not required for protection. In addition, it will not splinter or pop nails and exceeds traction standards set by the Americans with Disabilities Act.

According to Jim Rodgers, sales representative at Parr Lumber Co., "Trex is the perfect alternative to conventional building materials because it will not rot, shrink, or warp."

Trex does not require maintenance to keep its attractive new appearance.

"Once you affix Trex to a deck

the labor is finished, whereas conventional building materials need to be refinished and replaced," added Rodgers. He said that Trex also lacks imperfections such as knots which can ruin the overall appearance of a building project.

Parr Lumber Co. has already supplied a large amount of Trex for projects in the Portland area.

The Trex decking program provides contractor plans and a color brochure outlining the attributes of the material as well as usage tips. In addition to the standard dimensions for decking boards, Mobil Chemical Co. also offers Trex in several attractive railing designs, which incorporate Trex baluster, cap rails and bottom rails. Trex is available in "natural," which fades to a consistent silvery gray after exposure to the environment, and brown which is colorfast.

For more details about the Trex decking program stop by Parr Lumber Co., or call 1-800-BUY-TREX. The regional wholesaler for Trex is Orpac Building Products, Wilsonville, which now has 23 stocking dealer locations.

## HOUSEHOLDS UNABLE TO PAY FOR HEATING

According to the Oregon State Housing and Community Services Department, close to 120,000 households in Oregon were unable to pay their heating bills last winter. With the grip of the cold winter months once again in the Portland area, it is more important than ever to open our hearts and make sure our neighbors stay warm.

Oregon Heat is a statewide, non-profit organization that helps low-income Oregonians keep their homes warm during the winter. Last year alone, Oregon HEAT provided energy assistance to more than 11,000 Oregonians, more than 16 percent of whom were children under five.

Oregon HEAT collects money all year long and, already this year, envelopes urging Portland General Electric, Pacific Power and Oregon Oil Heat Commission customers to help their neighbors stay warm were sent out in monthly bills.

Another mailing will be sent out in February, reaching close to 900,000 people through their electricity and oil bills.

## Apartment Buying Made Easier At HUD

Faster processing is now available for buying multifamily rental housing through the Portland field office of the Department of Housing and Urban Development.

The agency is offering mortgage insurance along a fast-track that backs it up with a money guarantee. Unique among HUD officers, the application fee will be refunded if processing is not completed within 90 days. Questions about the program can be answered by Scott Thurman, multifamily housing representative at (503) 326-2692.



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ANNIVERSARY

The Portland  
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Wishes You A Happy  
New Year  
As We Begin Our 25th  
Anniversary  
Of Publication.

## North-Inner Northeast YMCA Seeks Volunteers

If you believe that young deserves an opportunity to be strong in mind, body, and spirit, the North-Inner Northeast Ymca would like to talk to you. The branch is looking for people who can give a few hours of their time during the month of February to help raise more than \$25,000 to support worthy youth and community service programs offered by the YMCA branch. The 1995 campaign theme is: "Building Strong Kids, Families, & Communities."

The YMCA is seeking adults, age 18 or older. Volunteers will receive training, support, and well-

deserved recognition for their help. 294-3355; or sign up at the branch's office, Dishman Community Center, No financial contribution is required. 77 NE Knott in Northeast Portland.



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