

# HOUSING The Portland Observer

## Partners Commit Funds Toward Construction Of New Resource Center

The Portland Development Commission (PDC) approved a \$200,000 Non-Profit Facility Loan to Brentwood-Darlington Community/Family Resource Center, Inc. for construction of a community center in the Brentwood-Darlington neighborhood. The Center will offer a centralized location of various neighborhood, non-profit and governmental organizations that offer services to the Brentwood-Darlington neighborhood. PDC's loan is made possible through the use of Community Development Block Grants administered by the Bureau of Housing and Community Development.

The Center will occupy approximately 54,000 sq. ft. of currently unused land at the southwest corner

of Lane Middle School located at 7200 S.E. 60th at Knapp St.

The Brentwood-Darlington Community/Family Resource Center is a high priority of the Brentwood-Darlington Neighborhood Plan. Under the leadership of Multnomah County Commissioner Tanya Collier, representatives of the neighborhood and various agencies joined to provide guidance and support for the development of the project and ensure board community involvement in the entire process. A non-profit corporation was formed with the purpose of owning, leasing, constructing, maintaining and operating the various facilities that will make up the Center. The Center will be supported by rents paid by tenants

which offer services to the community.

The property will be managed by the Center Board of Directors with day to day management by the Center Director. The eleven member board is made up of six representatives from the Brentwood-Darlington community (three from the neighborhood association and three at large), the principal of Lane Middle School representing Portland Public Schools, a representative of the Commissioner in charge of the Bureau of Housing and Community Development, a representative from the office of the Multnomah County Commissioner of District 3, and two tenant representatives.

The Center site is large enough

to accommodate the Center, parking outdoor recreational areas, and allow space for future expansion. The Portland Public School District has entered into an agreement to lease the property to Multnomah County who in turn has agreed to sub-lease the property to the non-profit Brentwood-Darlington Community/Family Resource Center. Terms of the land lease are \$1.00 per year for 40 years.

The Building will be one story with the heart of the Center featuring a large multi-purpose space to accommodate a variety of community activities. The building will also contain a kitchen, offices, exam rooms and classrooms. Plans have been designed with close consultation from

community and social service agencies expected to be tenants of the Center.

The Center also includes property currently occupied by the Safety Action Team, a cooperative community policing effort between the neighborhood, Multnomah County Sheriff and the Portland Police that has resulted in the closure of over 100 neighborhood drug houses. The Team's functions will continue at this location, augmented by new work stations for two parole and probation offices and the County District Attorney's office.

Location of the Center adjacent to Lane Middle School, Lane Community School and the Safety Action team building is advantageous according to planners. The Center will serve Brentwood-Darlington and surrounding neighborhoods that have a high population of families with small children, Seniors, low-income residents and individuals who require or are eligible for medical and mental health services, food stamps, day care, parenting education and job, housing and employment assistance.

Potential tenants who have signed letters of intent include: Portland Impact Family Center, Multnomah County Aging Services, Portland Community College, Rose Community Development Corporation, OSU Extension, State Adult and Family Services and the Multnomah County Health Team among others.

## Reinstatement of Housing Gun Ban Refused

The Supreme Court Monday let stand a ruling that public housing tenants in Maine cannot be barred from keeping guns in their homes. The justices turned down an appeal by the local Housing Authority

aimed at reinstating its ban, which had been in effect for 20 years, on gun possession in public housing complexes.

The ban was written into lease agreements in an effort to curb crime

and violence. Police officials said the ban helped insure the safety of the 2,700 tenants in the city's public housing projects.

The case has been closely watched by gun-control advocates, who have urged similar bans around the country to promote public safety.

But Maine's highest court struck down the ban in April in a victory for the National Rifle Association. It ruled that the

housing agency lacked authority under state law to regulate gun possession. The National Rifle Association had challenged the ban on behalf of two unidentified tenants who claimed that it violated their right to keep guns at home for safety and recreation.

In its Supreme Court appeal, the housing authority said a

federal law requiring it to provide decent, safe and sanitary hous-

ing should take precedence over a Maine law barring any state agency from regulating firearms.

The housing authority said federal law expressly gives it "the maximum amount of responsibility" to make management decisions based on local housing needs and neighborhood conditions.

The Supreme Court denied the appeal without comment, refusing to get involved in the dispute.

## Day Cares At Premium

When developers smell a strong demand, they generally act like kids in a candy store trying to grab a piece of the action. But when it comes to the risky business of real estate for kids, developers are exercising uncharacteristic caution.

Child-care centers once were the least popular option for working parents. Today they are the prevailing choice. Only 6 percent of preschool children of working mothers were cared for in centers in 1965, versus 28 percent in 1990, according to Roger Neugebauer, publisher of Child Care

Information Exchange, a trade magazine based in Redmond, Wash.

"Today the majority of families are in the workplace, whether as single parents or as two-income parents. No one is at home to take care of the kids," says Mary Ellen Gornick, president of the Association of Work Life Professionals, a national organization of child care consultants and head of Corporate Parenting Associates in Des Plaines. "Institutions haven't quite caught up so we're scrambling for places to put our kids."

## Homeowners Can Save 20 Per Percent Or More On Their Home Heating Bills

Homeowners who heat with oil now have incentives to install high efficiency oil furnaces. Homeowners who replace their oil furnace with a new high efficiency oil furnace after September 1 can receive cash rebates of up to \$300.

"Homeowners can save 20 percent or more on their home heating bills with a new high efficiency oil furnace," said Terrie Heer, Administrator of the Oregon Oil Heat Commission. "Those savings alone will pay for the furnace over time, but the cash rebates make that investment even better," Heer said.

The cash rebates are available for a limited time on a first-come, first-served basis. Homeowners simply need to call their heating oil dealer to apply for the rebate and the Commission will send the customer a rebate application. After the furnace is installed, both the homeowner and furnace installer will sign the application which can then be mailed to the Commission. The Commission will send the rebate directly to the customer.

The rebate amount will vary. For furnace manufacturers participating in the program, the rebate amounts will be \$300 for furnaces available.

All oil heated homes can also qualify for low interest loan financing for new high efficiency oil furnaces. Through the State Home Oil Weatherization (SHOW) program, oil heated homes can receive a free using heating oil #2 and \$150 for

furnaces using kerosene.

Special incentives are available for low income households. Anyone with limited income can contact the local community action agency for more information and to learn about this and other financial assistance home energy audit, low interest loans and cash rebates for weatherization.

Through the free home energy audit, homeowners and renters can learn what they can do to save the most money. Each homeowner or renter can receive one free home energy audit. Trained energy specialists will go through their home with them and tell them how much the measures may cost and how much they can save. They can then decide which actions make the most sense for them.

The SHOW program offers all households that heat with oil cash rebates of 25 percent of the cost to \$400 for insulation or a new high efficiency, flame retention burner. Funding for the rebate is limited and will be available with no maximum income limit of a first-come, first-served basis until the money is gone. Low interest loans are also to pay for insulation, new energy saving windows or high efficiency, replacement oil furnaces. The loans are offered by participating lenders throughout the state at 6.5 percent interest to people who heat their home with oil.

"The incentives for new high efficiency furnaces and for home weatherization can help oil heat customers make their homes more com-

fortable and affordable. With winter coming, now is the time for people to call," Heer said.

Anyone who heats their home with oil can schedule a free home energy audit to be eligible for the financial incentives from SHOW by calling toll-free 1-800-452-8660 statewide or at 659-3204 in Portland.

SHOW is a program of the Oregon Department of Energy and is funded by the Oregon fuel oil industry.

Homeowners who want to take advantage of the cash rebates for new high efficiency oil furnaces can call their local heating oil dealer or the Oregon Oil Heat Commission at 1-800-243-HEAT.

LICENSED IN OREGON SINCE 1975  
Singles & Seniors, I can help you!  
"1st Class Guarantee"

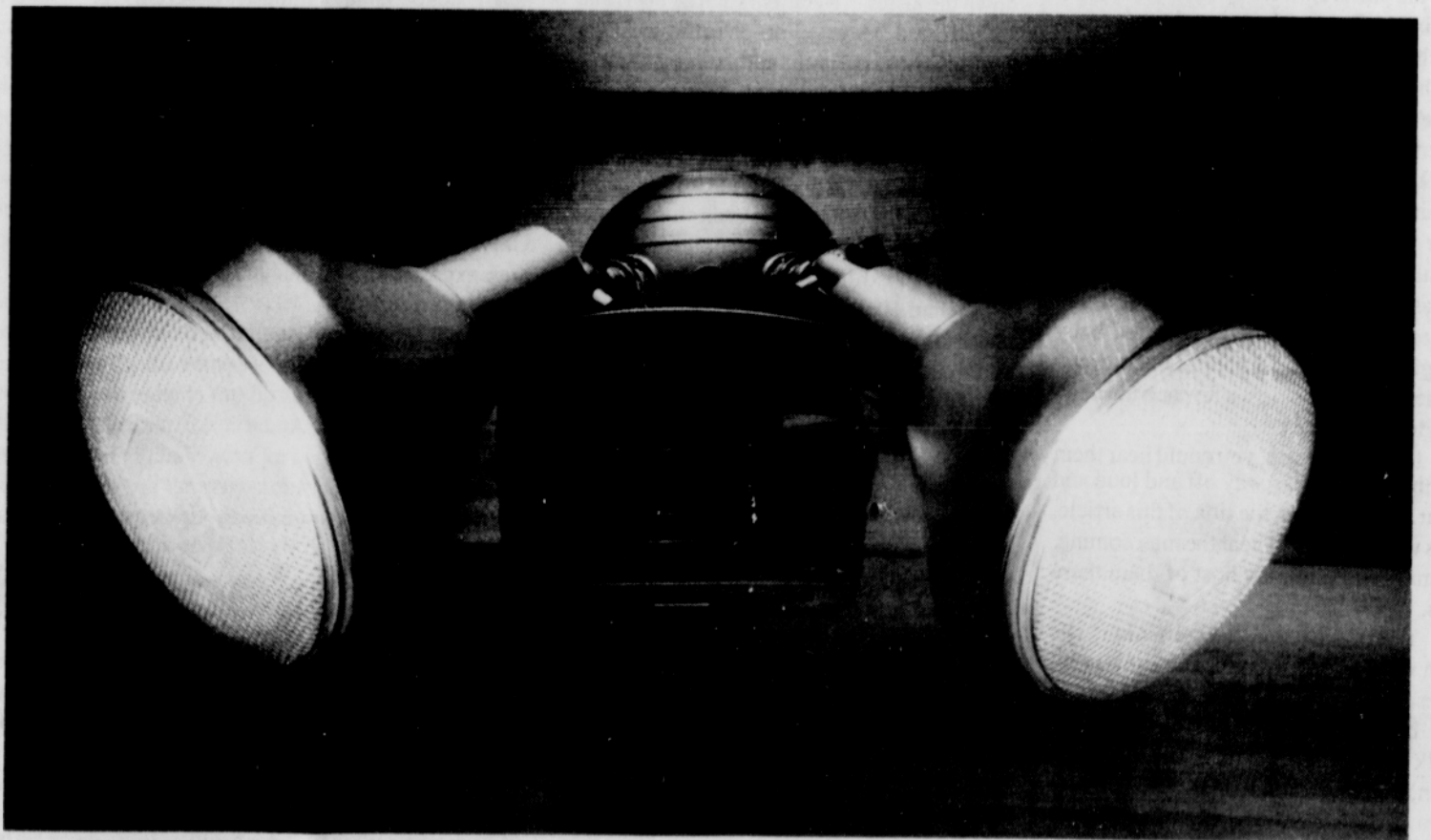
**A-ZEBRA**

**RMLS** Realty Inc.

George A. Hendrix  
MBA, GRI, Broker

300 NE Multnomah, Suite #27  
Portland, Oregon 97232  
(503) 230-1390 • (Res.) 287-6837

TO FEEL SAFER AT NIGHT, WE RECOMMEND A SIMPLE, AGE-OLD SOLUTION. A NIGHT-LIGHT.



Wander outside your darkened home tonight and you'll find plenty of reminders about the benefits of automatic lighting. The sprinkler head will politely remind your toe. The hanging plant will tenderly remind your cranium. And over in the driveway, the car bumper will ever-so-gently remind your kneecap. Now here's another reminder: Outdoor lighting systems can help make your home less attractive to thieves. Without wasting precious energy. And to learn more about these space age gizmos, all you have to remember is Portland General Electric's Power Smart program. Where you can get energy-saving tips on heating, hot water, appliances and more. It's all part of our ongoing effort to tell you about the latest energy-efficient technologies. And to help you use energy wisely. So call soon: 1-800-722-9287. Before your kneecap decides to remind you again.



The experts on energy efficiency.

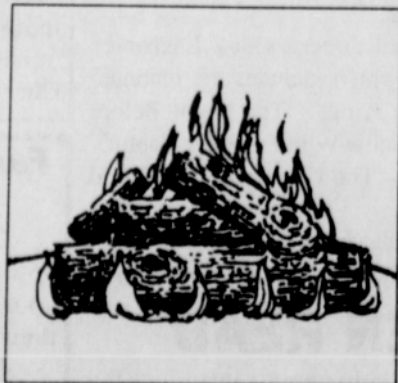
## Natural Gas Fireplaces Grow In Popularity

Natural gas fireplace equipment is gaining in popularity, as consumers seek to avoid the air pollution and health problems associated with wood-burning fireplaces, the American Gas Association says.

Natural gas fireplaces resemble wood-burning fireplaces, but include ceramic logs that give the appearance of burning wood when surrounded by flames fed by a gas jet. No chimney or existing fireplace is needed, because natural gas fireplaces can be vented directly to an outside wall. Some can be turned on and off via remote control.

Many consumers prefer natural gas fireplaces because of their convenience — no wood to chop and stack, no ashes to clean and no smoldering cinders at bedtime.

In an effort to improve air quality and assist individuals with respiratory problems, many communities ban or limit the use of wood-burning fireplaces.



Sales of freestanding natural gas stoves and fireplace inserts shot up by 41 percent and sales of dedicated gas-burning fireplaces grew by 28 percent between 1993 and 1994, according to the Hearth Products Association. Nearly one-fourth of the nation's new-home builders now offer natural gas outlets in fireplaces.