

HOUSING

The
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Observer

Groundbreaking Ceremony Scheduled For Beaverton Retirement Community

Leisure Care and Brigid Flanigan have teamed up to develop a new assisted living retirement community, Canfield Place, to serve the need of seniors in the Beaverton area. Canfield Place has received the underwriting for construction and related costs and will be owned by the Canfield Place General Partnership. The principals are Brigid Flanigan, responsible for the development coordination of the project, and Chuck and Karen Lytle, whose firm, Leisure Care, will manage the property.

The ground breaking ceremony is scheduled for Wednesday, November 8 at 1:30 p.m. at the future site of Canfield Place, 14570 Southwest Hart Road (at the intersection of Murray Boulevard and Hart Road), Beaverton.

This 5.6 million dollar project is the first assisted living retirement community developed in Beaverton. Canfield Place joins another Leisure Care/Brigid Flanigan assisted living community in the Portland

area, Markham House, which opened in March 1995.

"We are very excited about this project," stated Chuck Lytle, president and CEO of Leisure Care. "We are committed to bringing high quality retirement living, with a caring environment to the seniors in the Beaverton area."

Canfield Place, which will be one of the finest retirement communities in Oregon, will offer luxury living to seniors. It is a month-to-month rental community where the residents' independence is enhanced with assisted living services. The beautiful, two-story community will have 88 studio, one- and two-bedroom apartments. Elegant, nutritious meals will be served restaurant-style three times daily in the magnificent atrium-style dining room. The community will offer many other features and amenities, including a beauty salon, library, and activities room. Weekly housekeeping and linen service will be provided for residents, as well as transportation and activities

planned by the community's program director.

The general contractor for this project is Walsh Construction Company of Portland. The architect is Curry Brandaw Architects of Salem. Both of these companies were involved in the development of Markham House. The estimated time of construction is ten months, therefore the anticipated openings is summer 1996. Additional information is currently available by contacting Bill Fenner, Leisure Care Operations Director at (503) 626-5100, or write to Canfield Place, c/o Leisure Care, 325 - 118th Avenue S.E., Suite 300, Bellevue, Washington 98005.

Leisure Care Inc., a Bellevue, Washington-based leader in the retirement housing industry, owns/manages 25 retirement communities throughout nine western states. Leisure Care is owned by Chuck and Karen Lytle who have over 29 years experience in the retirement community industry.

Kafoury Grant Recipients

Commissioner Gretchen Miller Kafoury announced today the Community Initiatives Small Grant program recipients for Fall 1995, offered through the Bureau of Housing & Community Development. She also announced the opening of the next round of funding through the Initiatives Program.

Ten projects were chosen through the Community Initiatives Small Grant Program, which receives its funds from federal Community Development Block Grant dollars received by the City.

Projects selected for funding include:

- **Commission On Aging, Special Advocates for Elders Program.** Volunteer corp to provide housing related liaison services to elders residing in senior housing facilities. \$11,487.
- **First United Methodist Church.** Fund first year of a director

position for the Goose Hollow Family Shelter. \$11,297.

- **Franciscan Enterprise.** Development of tot play area in the King neighborhood. \$8,445.

- **Neighborhood Pride Team.** Home business planning and training project to assist Brentwood-Darlington residents in starting home businesses. \$9,975.

- **Outer Southeast Business Coalition.** Continue action planning for the Lents target area. \$12,000.

- **Portland Community Reinvestment Initiatives [PCRI].** Planning project for cooperative child care project for PCRI tenants. \$10,000.

- **Portland Housing Center.** Develop landlord and tenant education and training materials. \$10,000.

- **Reach Community Development.** Community Builders Program. Develop volunteer pool to do repair work for senior and disabled neighborhood residents. \$12,000.

- **Southeast Uplift.** Inner Southeast Community Plan organizing project. \$9,750.

- **Vestpocket Community Center.** Capital improvements to St. Francis Park. \$18,500.

Kafoury also announced that application materials for the spring cycle of Community Initiatives are now available. Applications for this round will be due in late January and project selection will take place in March 1996. The Community Initiatives Small Grant Program makes one time only grants of up to \$20,000 to non-profit organizations to carry out activities which benefit low and moderate income people. Projects are required to provide matching resources of cash or in-kind and volunteer support.

For further information or a copy of the application packet, contact the Bureau of Housing & Community Development at 823-2375.

Don't Be Left With The Short End Of The Stick

Now that the weather is getting colder and fireplaces are beginning to be used, the Oregon Department of Agriculture has some advice that should strike a "cord" with any one who has been short-changed during firewood purchases: Make sure the delivery measures up.

"Measurement of firewood is always a concern this time of year," says Ken Simila, administrator of ODA's Measurement Standards Division. "There is a right way and a wrong way to sell and purchase firewood."

Inspectors with the Measurement Standards Division administer Oregon's weights and measures laws which require accurate representation of quantity in commercial transactions. The inspectors investigate complaints made by the buyer when it comes to winter fuel like firewood. Calls from consumers are already trickling in. However, there are some basic ways for buyers to protect themselves. "The one most important thing is to make sure the quantity is represented in terms of a cord," says Simila.

That's great, but what the heck is a cord?

A cord is defined as 128 cubic feet when the wood is stacked up. That could be a four foot high stack, four feet wide and eight feet long. Or it could be a two foot high stack, eight feet wide and eight feet long. Just so it all stacks up to 128 cubic feet.

"It's not a pickup load, a truck load, or some other undefined or not legally recognizable unit," says Simila. "A pickup load could be anywhere from a quarter of a cord to a full cord depending on the size of the pickup."

Don't wait to stack it up. If you can't stack it up as soon as it's deliv-

ered, pay the deliverer a little extra to stack it up for you. If you start to use the firewood before it is measured, there is no way to prove you might have been shortchanged.

A bill of sale is also very important.

"As a minimum, you should obtain a receipt which lists the quantity, the kind of wood purchased, the seller's name, an address, and a phone number," says Simila.

Oregon law states that any time firewood is advertised or offered for sale, the ad must specify list the quantity in terms of cords or fractions of cords.

"Most newspapers in Oregon are aware of that legal requirement for representing firewood and will not print an ad that does not specify the amount in cords or fractions of cords," says Simila.

If someone tries to sell you firewood but does not offer it in terms of

cords, that could be a tip off that they are really just trying to sell you a bill of goods.

"It is possible you might get an honest delivery not measured in cords," says Simila. "It is very likely, though, that the reason they are not selling it to you in cords is because they are not delivering the amount you might think you are getting."

Be alert and don't be afraid to report any suspicions to ODA's Measurement Standards Division. Even if the sale is based on cords or fractions of cords, remember to stack it up and measure it. If you think you've been shortchanged and the seller can't or won't correct the problem, contact the department. Usually, 90% of the problems can be resolved between buyer and seller. The other 10% ends up involving ODA which, in turn, takes the matter to the Oregon Department of Justice. Criminal penalties can result from firewood fraud.

No Doubt About It, Winter Has Arrived

No doubt about it, winter has arrived. Snow in the mountains, wind and rain at lower elevations -- and that pile of leaves clogging the storm drain are a sure sign that it's time to settle in for the storm season ahead.

Pacific Power reminds area residents that it's also time to review preparations for the possibility of an unexpected interruption in electrical service.

"Although we try to provide reliable electric service no matter what the weather, the best way to handle the unexpected is to be prepared," manager Carl Talton said.

The Organizing Project's View On The Homeless

1. An immediate moratorium on police sweeps. The current policy and action amounts to "Keep 'em moving." What stereotypes move this action? Is this not similar to "cleansing?"

2. Temporarily relax zoning and/or building codes to allow a night shelter on the East Side. This shelter would:

- a. Be temporary, perhaps in an empty warehouse, for the cold weather.
- b. Accommodate 200 persons, including couples and their children.
- c. Provide for pets and storage of possessions.

3. Establish day shelters on both the East Side and the West Side

a. Cracking people out of shelters at 5:30 AM, forcing them to stay on the street all day, is cruel and unnecessary "punishment" for the loss of entry-level jobs and SRO rooms over the past ten years.

b. The current situation just drives people back and forth across the Burnside Bridge, in the cold, and sends people to St. Francis Dining Hall, which is not equipped as a shelter, since it provides meals for 300+ people each afternoon.

The following items should be part of your winter emergency kit:

- A flashlight, with fresh batteries.
- Candles, holders and matches.
- A battery operated radio and windup or battery powered clock.
- Some food that doesn't need heating.
- An extra supply of fresh batteries.
- If the lights do out, Talton suggested the following:
 - Keep doors to refrigerators and freezers closed as much as possible.
 - Keep candles away from draperies or other flammable materials.

Cook on a camp stove or barbecue only outdoors.

• If you own a generator, use it to power specific items, not the entire house.

When calling Pacific to report an outage, please let the customer service representative know if your lights are out or just dim, whether your neighbor's lights are on and if you can see any damaged poles or downed wires nearby. Also, it's helpful to leave your porch light and one indoor light on, so you and repair crews will know when service is restored.

Harris Hired By Central City Concern

The social service agency Central City Concern has promoted Richard L. Harris to serve as its new executive director.

Harris has worked for the non-profit group since 1979, most recently as director of chemical dependency services and housing. He replaces Deborah Wood, who resigned after five years as executive director.

Officials said Harris will bring a wealth of experience and expertise to the new position.

"Central City Concern is an innovative housing organization," Harris said. "Combining low-income housing with recovery services has dramatically decreased the problems of homelessness."

The organization is also moving to new administrative offices at 2 N.W. Second Ave.

Central City Concern operates the Hooper Detoxification Center on Martin Luther King Jr. Blvd., the CHIERS van, the Portland Addictions Acupuncture Center on Southwest Morrison and owns or manages 1,042 units of low-income housing. It also runs a job training and placement program.



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