

# HOUSING The Portland Observer

## Portland General Gains National Laurels For Efforts On Customers Behalf

Portland General Electric (PGE) Company is one of the winners of a prestigious Edison Electric Institute 1996 Common Goals Award for its dedication to energy efficiency, the environment and quality of life in the Portland area. EEI's Common Goals program honors the best in partnerships between electric companies and their customers. PGE was lauded in the Common Goals Energy Efficiency Partnership category for its Earth Smart City Life Housing Development.

pany has clearly demonstrated the importance of going the extra mile to create exceptional value for their customers and communities," said EEI President Tom Kuhn. "They vividly illustrate the point that America's investor-owned electric companies are leaders in an increasingly competitive and environmentally-conscious world." "We congratulate them and all of those companies who took part in the 1996 Common Goals Awards program."

City Life is part of PGE's long-term goal of assisting the

Portland area to deal with growth without compromising quality of life. PGE partnered with a diverse array of community of leaders to create the City Life housing development: a one-of-a-kind demonstration project, borrowing the best in architectural design, affordable housing financing and PGE Earth Smart resource-efficiency measures. Located in southeast Portland's Brooklyn neighborhood, the project was completed in October, 1995.

City Life comprises 18 homes within one city block, combining at-

tached row house, courtyard and duplex housing. Units ranged in size from 700 to 1,300 square feet. With prices ranging from \$66,000 to \$125,000, the homes were designed to be affordable to families earning 80 percent of Portland's median income, or \$33,850.

Architectural plans for City Life came from a design-and-build competition sponsored by the American Institute of Architects/Portland Chapter. The project's centerpiece was a duplex built to PGE's Earth Smart standards, which exceeds the

state's energy-code standards by 40 percent. Compact fluorescent lighting was complemented by extensive day lighting for extra energy savings. And instead of traditional frame construction, the walls were made from foam-core structural panels, which minimize air leakage and reduced the amount of wood used in the structure by 75 percent.

Inside, the Earth Smart duplex featured formaldehyde-free carpets made from recycled plastic pop bottles, and low-toxicity paints and finishes were used throughout. Outside,

landscaping incorporated native vegetation that requires little water or chemicals to thrive.

"We need to find ways to house the half-million people expected to move to Portland by 2001," says PGE Earth Smart Program Manager Don Nuttbrock. "City Life was a successful experiment. The project's partners challenged themselves to envision urban housing for the 21st century, when land and natural resources are going to be at a premium. Together, we demonstrated that this kind of housing is practical today."

## Find Hidden Storage Areas In Your House

You might think that finding usable storage space in your house is as unlikely as discovering a winning lottery ticket. It's just not going to happen.

Worldly fortunes aside, most houses have overlooked space where you can squirrel away your stuff. Take a detective's-eye tour around the house and you'll be amazed at its hidden storage potential.

We've put together 10 hot-spots, areas in a typical house that are often overlooked for stowaways.

1. Under stair space is often sealed off and unused. This wedge-shaped area can be opened for storage. If the stairs open into a room, why not make the storage part of the room? Open the space under the stairs and finish it off as a library alcove or built-in shelving unit.

Enclose the space beneath a basement stairway and use it for basic storage needs by installing brackets and plywood shelving and either slid-

ing or hinged doors. For convenience sake tuck away seldom-used items like Christmas decorations in the far reaches of the low wedged corners.

2. Even in the tiniest bathroom the wall area over a toilet offers storage potential. Simple enclosed shelf units are sold that install easily with spring loaded tension poles that run from the floor to the ceiling.

3. Many kitchen have soffits to enclose the space between the top of the cabinet and the ceiling. Look at your kitchen cabinets, if they are hung on a soffit you can open the soffit and reclaim this space if it is free of pipes and heating ducts. Install sliding doors for access, then use this space for specialty dishware and bulky cookware.

4. Under the bed is that very place that's just waiting to be used, but in an orderly fashion. You can buy low profile zippered plastic bags or particle board drawers with wheels.

Better yet, make your own for free using cardboard boxes.

5. If you're lucky enough to have a bay window with wall space below it take advantage of that space by building in a window seat. It gives a room architectural interest as well as concealed storage space that you can access either from cabinet doors below the seat or from a hinged lift-top seat.

6. Get optimum use of cabinets and closets using various plastic-coated wire rack systems and space-saver items designed for these interior spaces. A visit to a local home center or browsing through specialty catalogs boggles the mind and imagination.

7. While it's not the most attractive thing to look at, an unfinished basement ceilings is good for something. Use the deep long space be-

tween floor joists to store lumber, snow skis, anything that's long and lightweight. Make simple braces of 1x4 lumber to hold items safely in place.

8. An unfinished attic is another bonus for storing stuff. Even though you can't stand in the low wedge-shaped area under the roof rafters around the perimeter of the attic, it's good for storage. Built in tility shelving made of 2x4 braces and particle board shelving. Also mount closet poles between rafters for hanging garment bags.

9. In many utility rooms storm windows and screens fit snugly behind a hot water heater but what about the unused space above it?

10. Just cleaning out the garage unearths amazing storage potential. The best way to keep it organized is to make it easy to put things away.

## Century 21 Isreal Deal

Robert W. Pittman, Managing Partner and Chief Executive Officer of Century 21 Real Estate Corp., announced today the signing of a master franchise agreement for the development of CENTURY 21(R) real estate offices in Israel.

Pittman, together with Gabi Ben-Ami, President, CENTURY 21 Israel Ltd., said that, under the terms of the agreement, Ben-Ami will become Regional Director and will hold master franchise rights for the entire nation. Pittman said, "The agreement is the beginning of a new era in the way real estate is bought and sold in Israel."

Pittman reported that Ben-Ami, who has a thorough understanding of the CENTURY 21 system, expects to have 15 CENTURY 21 offices open and staffed within the next 18 months in Tel Aviv, Jeru-

alem and other cities throughout Israel. Long-range plans envision the establishment of at least 45 offices by the end of 1999. "There is strong demand on the part of independent real estate brokers and sales associates in Israel to become part of the international CENTURY 21 system," Pittman said.

He added, "The real estate market in Israel is tied very closely with the American economy. For example, a significant number of American families emigrate to Israel every year, and families from the United States who visit Israel often explore the possibility of owning a second home there. They want the familiar, reassuring presence of quality and service that comes with a truly national brand, the CENTURY 21 brand. We expect a dramatic increase in home sales."

## PDC Approves Major Housing Loans

The Portland Development Commission (PDC) approved three housing loans today at its regular monthly meeting resulting in 160 new units of affordable housing in the city.

Approved at the meeting were loans for the following projects:

- \$871,720 in financial assistance for construction of Ankeny Woods Apartments, located at 11930 S.E. Ankeny Street. The project will consist of 42 units of affordable housing targeting residents earning 50 and 60 percent of median income. Thirteen of the units will be three and four large family bedroom units and the remaining will be 16 one-bedroom units and 13 two-bedroom units. Total project cost is estimated at \$3.83 million. Developer is Human Solutions, General Partner of Ankeny

Arms Limited Partnership.

- \$1.4 million in financial assistance for construction of the Pine Street Apartments, located at 222 S.W. Pine Street. The project will consist of 113 units of low income housing targeted to entry level downtown workers and low-income citizens earning less than 50 percent of median income. The low-income units will be comprised of 100 studio units and 13 one-bedroom units.

- The existing Pine Street Building was built in 1943 and was formerly occupied by the City of Portland Police Bureau. It was designed and built to accommodate expansion with up to six additional stories. It has been vacant since 1985 except for a commercial parking garage in the basement.

## Wallpapering Tips

To negotiate wallpaper around an inside corner, measure the distance from the nearest drop to the corner and add 2 inches. Then cut the next drop to that width. Save the cutoff piece. Hang the drop working it into corner with a smoothing brush. Then measure the width of the cutoff piece and snap a plumb line this distance from the corner on the adjoining wall. Align the cutoff piece with the plumb line and continue with full width drops around the room.

Follow this sequence when hanging and mitering corners of a border. Use a double cut to make a mitered

corner with a horizontal and vertical border meeting at a right angle. Hang the horizontal border and overlap the end a few inches, then hold the border vertically and match the pattern over it at the corner. Here's where the double cut is involved: place a straight edge on a diagonal line from opposite corners and cut through both layers of the border with a razor cutter. Then lift up the vertical border and remove the triangular cut away piece of the horizontal border. Reinstall the vertical drop so both pieces form a perfect miter and press firmly in place.

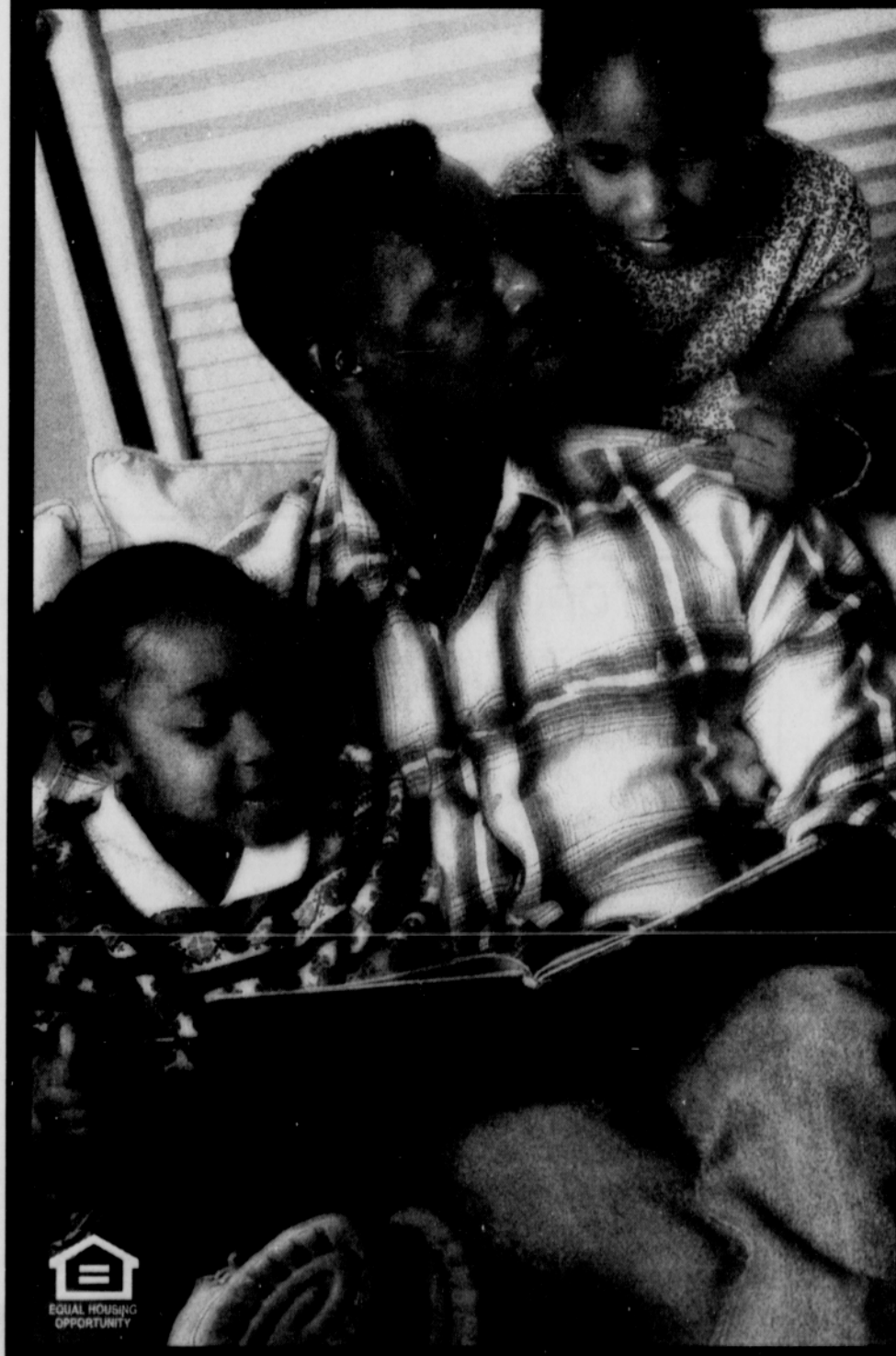
## Guidelines For Air Conditioning A Room With A Window Unit

In southern and southwestern parts of the country, central air conditioning is standard equipment in new homes. But in the majority of existing homes a high efficiency room air conditioner is the best way to take the sizzle out of hot summer weather. This type of unit is self-contained and easy to install in any structurally sound window. It allows you to selectively cool only the lived-in areas of your house.

A window air conditioner transfers heat from inside the room to the outside. The unit seems complicated

but the process is rather simple. An electric compressor circulates a liquid refrigerant through the closed system. The refrigerant absorbs heat as it expands into a gas in the evaporator coil inside the room and then releases the heat as it turns back into a liquid in the outside condenser coil. The change from liquid to gas continues as long as the compressor pump runs. A fan inside the unit circulates the warm room air through the cold evaporator coil where it is cooled and dehumidified and then blows it back into the room.

Even if you haven't  
**SAVED A LOT**  
for a home,  
you've probably saved  
**ENOUGH.**



*It's not easy saving up to buy a home these days. But with the FHA, it isn't as hard as you'd think. Because with an FHA loan, you could get into a home of your own with a down payment as little as a few months rent. And you don't need a perfect credit record or a high-paying job*

House/Down Payment	to qualify. In
\$30,000 .....	\$900
\$60,000 .....	\$2,500
\$90,000 .....	\$4,000

*fact, depending upon the house*

*you buy, your monthly payments may not be much more than your rent. So ask any real estate agent or lender for details. Or just call 1-800-CALL FHA. We'll show you just how close you are to becoming a homeowner.*

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