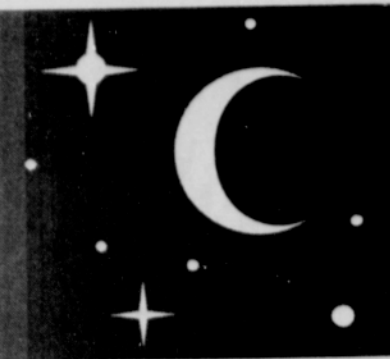


HOME and Garden



Rental Housing Market In Crisis Renters Demand Action From City Council

Portland renters have had enough of the current rental housing market and are taking their concerns to Portland City Council in an effort to gain protections from unfair landlord practices. CAT - The Community Alliance of Tenants - is launching the Campaign for Renters' Rights at the Southeast Renters' Neighborhood Speakout on July 9th, at the SE Multicultural Center - 4610 SE Belmont at 7:00pm.

CAT is advocating a four point platform to create a fair housing market for renters at all income levels.

Prevent unfair 30 day no-cause evictions - Imagine coming home one day to find a 30 day eviction notice on your door. You ask the

manager why you are being kicked out of your home and s/he says "I don't have to tell you." This scene is being played out all over Portland, and it has to end.

Protect affordable housing - Area rents have more than doubled in the past 12 years. Portland is also seeing a massive loss of affordable housing from buildings where the owners are opting not to renew their federally subsidized contract. The City needs to take steps to keep housing affordable and protect renters from skyrocketing rents.

End discrimination against renters with Section 8 - Landlords in Portland are allowed to reject a renter simply because they have a Section 8 rental subsidy. According to the

Housing Authority of Portland, of the 5,160 Section 8 vouchers and certificates distributed each year, 30% or 1,548 families are not able to find a place that will rent to them. The City needs to protect renters against this discriminatory practice.

Enforce repairs of neglected apartments - The Bureau of Buildings is the Portland Housing Code enforcement agency, and is often the only line of defense a tenant has in getting a landlord to make needed repairs. However, the Bureau has very little power to force landlord to make the needed repairs. There needs to be a substantial increase in the set of fines and penalties against landlords who refuse to make repairs.

Unique financing helps local needs

More Portland home buyers will now have access to affordable housing through a partnership involving Fannie Mae (FNM/NYSE), the nation's largest source of home mortgage funds, Innovative Housing, Inc., Centennial Bank, Tri-Met, and Goose Hollow Foothills League. Today the partners joined for a ground breaking celebration for Arbor Vista Condominiums, a 27-unit complex that will be located at SW 21st Street and Howards Way in Goose Hollow, near the Jefferson Street/Goose Hollow light rail station.

"The spirit of partnership is evident in the creation of this development," said City Commissioner

Gretchen Miller Kafoury. "Each organization has offered its expertise to make the Arbor Vista development a reality for Portland residents who are looking for affordable homeownership and easy access to our public transportation system."

"By combining housing and transportation, we provide citizens with the tools they need to personally make their communities more livable," said Representative Furse (D-OR) in a prepared statement. "These companies are bringing much needed affordable housing and public transportation to Portland, and I applaud them for their determination and vision."

This financing structure also in-

volves a creative approach to funding down payment assistance without the use of any public funds. The developer will reserve half the units for borrowers earning no more than \$37,050 (area median income for a family of two). These reserved units will be sold at market rates, but lower-income buyers will be offered approximately \$40,000 in down payment assistance and a 10-year property tax abatement. The down payment assistance funds will come from the sale of other units and require no payments and no interest, but are due on the sale of the property. The remaining units will be sold at market rates with unrestricted income limits

NEIGHBORHOOD TREE LIAISON PROGRAM

Do you recognize the contributions trees make the liveability of your neighborhood?

Have you ever wondered what you could do to improve your neighborhood's trees?

Have you noticed poor tree care practices in your neighborhood but don't know what to do about it?

If so, the Neighborhood Tree Liaison Program is for you!

Portland Parks and Recreation will begin a program this fall to train citizens to be their neighborhood's Tree Liaison. The program will provide citizens with 20 hours of training in a variety of urban forestry topics.

The training is free to participants, but participants must be willing to act as their neighborhood's Tree Liaison for at least one year. This responsibility includes developing and implementing an urban forestry education project. Project ideas include conducting a tree prun-

ing workshop or a neighborhood pruning day; informing neighbors about the benefits of your neighborhood's forest and what resources are available to them regarding tree care; pulling ivy from a natural area and informing neighbors why ivy should not be planted in their gardens; or informing neighbors about tree preservation methods. Whatever project you choose, the City of Portland's Urban Forestry Coordinator will be available to offer support.

Each participant will also be expected to be a neighborhood resource for tree information. By attending meetings and making themselves available to answer people's questions regarding trees, the Tree Liaisons can begin directing the energies of their neighbors in the right direction.

Participants do not need prior knowledge of trees to become a Tree Liaison. The training will introduce

participants to a variety of urban forestry issues and show them how each issue can be addressed by citizens. Participants will be given a binder with a list of resources available to the community as well as photos of street trees and materials to share.

The classes will be taught by a diverse group of tree experts from Hoyt Arboretum, Portland Parks and Recreation's Urban Forestry Division and Community Gardens Program, Friends of Trees, Plant Amnesty, Portland General Electric, Portland State University, Portland Community College and private arborists from Whole Tree Works.

Classes will be held at Portsmouth Community School in North Portland and Lane Community School in Southeast Portland. For more information including a class schedule and application form, contact Mary Rose Navarro, Urban Forestry Coordinator, at 823-4443.

Summer Prune Trees, Shrubs To Control Problems, Train Growth

BY BOB ROST

Although spring is behind us, keep those pruning shears and loppers handy. The summer is as good a time as any to do needed pruning of home landscape trees and shrubs.

The pruning of ornamental and fruit trees and shrubs follows a basic guideline, according to Jan McNeilan, consumer horticulture agent with the Oregon State University Extension Service.

If you have a plant that needs pruning, prune it.

"Prune during the summer to train trees and shrubs, and to control disease and insect problems in home landscape plantings," said

McNeilan. Training a plant means getting it to grow where you want it to grow rather than letting the plant go its own way.

"Most gardeners prune woody plants during the dormant season because a dormant plant is more or less asleep and will not bleed when cut," McNeilan said.

Also the landscaper may feel more secure about cutting limbs out of a dormant plant because its structure is easy to see.

However, McNeilan urges landscapers to go ahead and prune when they see a need.

Plants that grow a lot of suckers and water sprouts need attention during the summer. Apple trees,

willows, and plum trees all will grow suckers, especially if pruned back hard during the winter.

Suckers and water sprouts left in place will make a tree look more like a shrub, and rob the upper portion of the tree of growing vigor.

When suckers are just beginning, simply pull them off. If they have grown too large for pulling, cut them back flush with the trunk where they originated.

"Pines can be kept in bounds by trimming back the new "candles" or shoots," McNeilan said. If you want the pine to grow slowly, cut these shoots back to about one-fourth their original length.

Keep houseplants clean

BY BOB ROST

Although houseplants don't need a bath often, an occasional washing promotes clean living and robust vigor.

Washing houseplants removes dirt and insect eggs, according to Jan McNeilan, consumer horticulture agent with the Oregon State University Extension Service. It also helps control houseplant insect pests such as mites, mealy bugs and scale insects.

Most houseplants can be washed in warm, soapy water at both temperature, about 90 to 100 degrees. The exceptions to houseplant bathing are hairy-surfaced plants such as African violets and geonias. Wash all leaves, stems, and buds.

Clean both sides of the leaves, shake and allow to dry overnight in the sink or on a newspaper.

"You can also put the plants in the shower, under a fine gentle spray to rinse off the soap," said McNeilan. If you shower your plants, cover the soil in the pot with aluminum foil or plastic. Repeat the washing as needed to bring out the natural shine of plant foliage.

Also, don't water the plants every time you walk by them. More plants die from over-watering than from under-watering. Water houseplants thoroughly, but only enough to prevent wilting. If you over-water, the fine roots, or feeder roots, rot and can't absorb water for the plant.

Bigger is Better... But At What Cost?

According to a recent NAHB study, the current move-up buyer wants an additional 500 square feet in their next home. The desire for more space is no surprise to home builders as the average size of a home has gone from 1,520 square feet in 1971 to 2,085 square feet in 1995.

However, today's home shoppers are just as concerned about getting the most for their money as they are about fulfilling their design and space requirements. Therefore, builders can only remain competitive if they design homes that meet both the space and cost needs of the consumer.

Walnut Park neighbors celebrate

A neighborhood cleanup and celebration will take place Saturday, July 12 from 8 a.m. to 3 p.m. in the Walnut Park area of the King neighborhood.

Activities and drop boxes for debris and trash disposal for surrounding neighbors, will be located on Northeast Emerson, between 11th and 13th Avenues. Free food, face painting and lots of fun is planned.



The NECDC organization will celebrate another successful project within the Walnut Park area by selling 5 unit townhomes to qualified buyers at an affordable price.

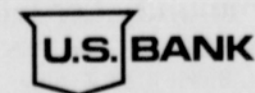
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