Susan at Jaminson Square Park in the Pearl District

Moving to Portland™

September 2005 Newsletter

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In This Issue

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Portland Home Market

July Residential Highlights

After months of record lows, Portland's inventory measure appears to be back on the rise due to an increase in new listings and slight decrease in closed sales when comparing July 2005 to July 2004. The number of new listings is 10.2% larger. Closed sales decreased 0.1%. The number of pending sales was 17.6% greater. At the end of July 2005, there were 5,658 active residential listings in the Portland Metro area. Given the month's rate of sales, they would last 1.7 months.

The number of pending sales increased 15.8% when compared to July 2004. Closed sales increased 14.9%, and new listings grew 2.2%.

Appreciation

The area's average sale price for the last twelve months was $263,200–up 11.4% from the $236,300 average for the 12 months prior. Using the same date range, median sale price appreciated 12.8% ($220,000 v. $195,000).

Affordability

With a median family income of $67,900 (per HUD) in June, the month ending 2005's second quarter, Portland's median family has 29% more income than needed to afford the area's ever increasing median housing prices ($239,000) due to continuously low interest rates (5.58 for a 30-year fixed mortgage per Freddie Mac). The affordability index is based on a formula from the National Association of Realtors.

Cost of Residential[1] Homes in the Portland Metro Area July 2005

Area	July 2005 Average Sales Price	Year-to-Date For Period Ending July 2005		Average Price Appreciation[2]
		Average Sales Price	Median Sale Price	
Portland Metro Area				
Includes these counties in Oregon: Clackamas, Columbia, Multnomah, Washington, & Yamhill	$283,900	$271,300	$227,200	11.4%
Portland				
North	$212,000	$198,300	$188,800	14.7%
Northeast	271,500	255,600	226,700	13.5%
Southeast	243,400	221,500	190,000	12.5%
West (Includes SW and NW Portland and parts of eastern Washington County)	411,000	396,800	322,000	12.7%
Portland Metro Suburban Areas				
Corbett, Gresham, Sandy, Troutdale	$227,700	$220,600	$203,000	9.8%
Clackamas, Milwaukie, Gladstone, Sunnyside	293,700	281,600	242,000	17.3%
Canby, Beavercreek, Molalla, Mulino, Oregon City	306,800	270,400	245,000	14.5%
Lake Oswego and West Linn	409,600	437,000	360,000	11.8%
Northwest Washington County & Sauvie Island	355,200	352,600	324,900	9.3%
Beaverton and Aloha	248,900	237,200	207,900	10.2%
Tigard, Tualatin, Sherwood, Wilsonville	327,700	301,100	269,000	11.6%
Hillsboro and Forest Grove	241,400	230,600	211,200	10.2%
Mt. Hood: Brightwood, Government Camp, Rhododendron, Welches, Wemme, ZigZag	211,000	217,600	220,000	24.7%
Columbia County	212,700	195,100	175,000	11.8%
Yamhill County	221,200	206,200	179,300	2.1%
Southwest Washington State				
Clark County (Battleground, Camas, Ridgefield, Vancouver, Woodland, etc.)	$263,900	$247,200	$211,000	12.8%

[1] Residential includes detached single-family homes, condos, townhomes, manufactured homes, and multi-family (e.g., duplexes, triplexes, etc.) homes when one of the units is sold.
[2] Appreciation percents based on a comparison of average price for the last 12 months (8/1/04-7/31/05) with 12 months before (8/1/03-7/31/04).

Source: Regional Market Listing Service (RMLS™).

Mortgage Rates Back to July 2005 Rates

September 1, 2005

In Freddie Mac's Primary Mortgage Market Survey, the 30-year fixed-rate mortgage (FRM) averaged 5.71 percent, with an average 0.6 point, for the week ending September 1, 2005, down from last week when it averaged 5.77 percent. Last year at this time, the 30-year FRM averaged 5.77 percent.

The average for the 15-year FRM this week is 5.32 percent, with an average 0.5 point, down from last week when it averaged 5.35 percent. A year ago, the 15-year FRM averaged 5.15 percent.

Five-year Treasury-indexed hybrid adjustable-rate mortgages (ARMs) averaged 5.30 percent this week, with an average 0.6 point, unchanged from last week when it averaged 5.30 percent. There is no annual historical information for last year since Freddie Mac only began tracking this mortgage rate at the start of this year.

One-year Treasury-indexed ARMs averaged 4.48 percent this week, with an average 0.7 point, down from last week when it averaged 4.56 percent. At this time last year, the one-year ARM averaged 3.97 percent.

(Average commitment rates should be reported along with average fees and points to reflect the total cost of obtaining the mortgage.)

Freddie Mac Chief Economist

"Market jitters about high energy costs and the spill over into other sectors of the economy have led to a decline in bond yields, which typically means lower mortgage rates," said Frank Nothaft, vice president and chief economist at Freddie Mac. "And speculation that the Federal Reserve may soon take a break in raising short-term rates reduces upward pressure on long- and short-term interest rates.

"As if all that wasn't enough, the devastation caused by Hurricane Katrina and the echo effects on future energy prices in the US may mean that mortgage rates will fall even further in the coming days ahead."

Portland Area Mortgage Rates

In early September, US Bank's rate was 5.875% for a 30-year FRM (APR of 5.957%) and zero points. Washington Mutual was offering 5.875% and the APR was 5.904%. The average APR for a 30-year fixed rate mortgage was 5.420% for the Portland metro area; the low was 5.010%, and the high was 6.050%. All rates are for a loan of $165,000 to $359,650 with 20% down. To check on more Portland metro area mortgage rates visit the website for Yahoo! Finance.

Portland Weather

August 2005

This is the time of year when western cities and towns look their worst as the summer heat and lack of rain makes for a brown and parched earth. Portland got almost an inch of rain on August 29th and you could see lawns and fields turning green as the rain fell.

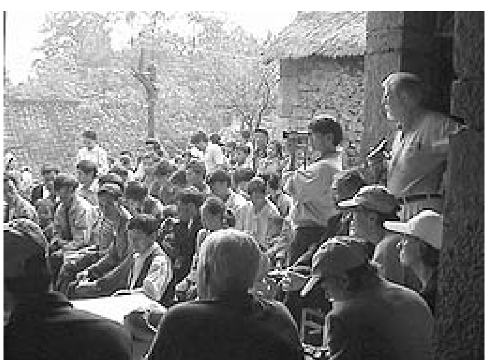
We are now having weather that makes you want to live the rest of your life in this time period. Days of sun and temperature in the high 70s and low 80s. Night are down in the 50s so a blanket or comforter is needed. I can feel fall in the air.

Water Year (Oct 1 - Sep 30)	Average Precipitation In Inches	Actual Precipitation in Inches	Water Year
Year-to-Date	35.36	28.16	Portland's rainfall is measured according to the "water year" which is from October 1 through the end of September. The average precipitation is about 37-38 inches in the metro area. Precipitation is measured from the NOAA Weather Station at the Portland International Airport.
October	2.88	3.36	
November	5.61	2.38	
December	5.71	3.91	
January	5.07	1.94	
February	4.18	1.23	
March	3.71	3.77	
April	2.64	3.49	
May	2.38	4.20	
June	1.59	2.21	
July	0.70	0.41	
August	0.89	1.05	
September	1.65		
Year Average	37.21		

Here is the NOAA data for the month of August, 2005:

- Average Monthly Temperature: 70.7 or 2.2 degrees above normal.
- Average Maximum Temperature: 83.3
- Average Minimum Temperature: 58.1
- Average Monthly Wind Speed: 7.0 MPH.
- Clear/Cloudy Days: 18 clear days, 12 partly cloudy days, and 1 cloudy days.
- Highest Temperature: 94 on August 4.

Oregon People: Ellsworth Culver, Mercy Corps Co-founder



Ellsworth in China.

Mercy Corps co-founder Ellsworth Culver, who promoted peace, development and human rights as he helped expand the Portland-based humanitarian organization into 35 countries, died in mid-August at 78.

Culver, Mercy Corps senior vice president, had been continuing his soft-spoken but persistent style of shuttle diplomacy, influencing policy and negotiations in hot spots ranging from the Middle East to North Korea. He was opening Mercy Corps' Hong Kong office, expanding operations in China and planning his 23rd trip to North Korea for October. Culver traveled to more than 90 nations, survived wars, dodged bombs in Beirut, Lebanon, and worked in Iraq during the current conflict.

Culver and Dan O'Neill Founded Mercy Corps in 1982

Culver and Dan O'Neill, co-founder of the Save the Refugees Fund, established Mercy Corps in 1982. The nonsectarian organization, which Culver led from 1984 to 1993, has grown into a $173 million-a-year relief-and-development operation with more than 2,100 employees.

Oregon Facts: Oregon City-West Linn Bridge

At 83, the old Oregon City-West Linn Bridge is still a rugged beauty, and now it has a special place in history.

The 745-foot-long arched concrete-and-steel bridge spanning the Willamette River between West Linn and downtown Oregon City at the south end of Highway 43 was named last month to the National Register of Historic Places.

Conde McCullough, Oregon Bridge Designer

Designed by noted Oregon highway engineer Conde B. McCullough, the Oregon City-West Linn Bridge was added July 1 to the national history list. Addition to the National Register of Historic Places is an honor given only to select properties and sites that have a vital link to a region's history. The process takes more than a year and involves a lengthy nomination and consideration by state and federal committees.

A state historic preservation committee nominated the bridge to the national register in late October. Eleven other McCullough-designed bridges built along the Oregon Coast also were nominated to the national history list. Those have yet to be named to the register. Robert W. Hadlow, Oregon Department of Transportation's senior historian, has written a book about McCullough's bridge designs.

Housing Market

South Waterfront Trying to Stop Investors

Developers of Portland's South Waterfront area say they're taking a tougher stand against buyers who want condominiums to rent out or quickly resell, and they're planning to require signed statements that buyers intend to live in their units.

The new policies will apply to presales of 286 units in the development's John Ross condo tower that is under construction. These new policies will:

- Hopefully strengthen the appeal for potential residents.
- Limit market turmoil from speculation and lead to a vibrant neighborhood.
- Counter perceptions that investors and not potential condo dwellers are the ones fomenting feverish presales and record prices.

The *Portland Tribune* reported in their August 12th edition the following:

> Although the stance might shrink the pool of potential buyers for South Waterfront condos, it will help establish "a stronger, more vibrant neighborhood where more people own a piece of the rock, so to speak," said Mark Edlen, managing principal of Gerding/Edlen Development Co., which is partnering with Williams & Dame Development Inc. on the project. And the approach will, they hope, discourage speculators who might back out of purchase contracts if the hot housing market cools by the time the building is finished.

As reported in the Portland Tribune, the provisions are intended to discourage a new generation of real estate speculators who have increasingly invested in Portland-area houses and condos in recent years. Developers in South Waterfront and the Pearl District say widespread selling to investors would add froth to an already hot condo market, enable investors to resell units in competition with developers' future buildings and undermine the character -- and therefore appeal -- of the neighborhoods they are building.

Sales for Previously Owned Homes in July Dip

Nationality, sales of previously owned homes fell in July as the price of a house climbed to a record high. Still, the pace of sales was the third best showing on record. The latest snapshot of activity in the housing market, released on August 23rd by the National Association of Realtors, showed that July sales of existing homes -- including single-family houses, town homes and condominiums -- totaled 7.16 million units at a seasonally adjusted annual rate. That represented a 2.6 percent decline from June's record-high pace of 7.35 million units. Perhaps most significant, the price of condominiums, which have recently attracted a growing number of speculators looking to cash in on the boom, fell for the second straight month, while the number of condos on the market rose sharply.

Higher home prices and rising mortgage rates played a role in July's drop in sales thus making it harder for some house hunters to take the leap into home ownership.

Median Prices of Existing Home in July: $218,000

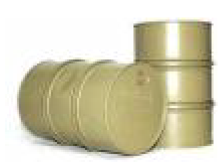
Also, nationally the median sales price of an existing home in July climbed to a record $218,000, up a sizable 14.1 percent from a year ago. The median price is the point at which half of homes sell for more and half sell for less. The price climb was comparable in the four-county Portland area, where the median rose 13 percent to $240,000 in July from the same month a year earlier, according to Regional Multiple Listing Service figures.

The West led the nation in existing home price appreciation in July, compared with the same month a year earlier, according to the National Association of Realtors statistics. The region's median price rose 16 percent, followed by a 13.1 percent jump in the Northeast, a 11.9 percent rise in the Midwest and a 7.5 percent pickup in the South.

New Home Sales Hit Record in July

The National Association of Realtors (NAR) reported on August 25th that new single-family home sales hit an all-time high with 1.41 million sales in July (seasonally adjusted annualized rate). The median price for new homes was $203,800 which represents a 4% decline from last ear's same month figure. NAR stated that new home price should not be used as a gauge since the price depends on the type of homes constructed during the month.

Part I: After the Oil Runs Out



With the price of crude oil now over $70 a barrel, it appears that cities throughout the world, and especially those in the United States, will look very different in the next few years because of the increasing prices, increasing demand, and depleting oil reserves.

Oil's decline will have a profound impact on a society that's based its economy on a single, dwindling resource. As oil prices move into the triple digit figures, petroleum-fueled factory farms may gradually give way to smaller, labor-intensive operations. Will human energy replace machine energy? Will there be a greater need for farm workers and craftspeople with time-honored skills: glassblowers, shoemakers, seamstresses, and other occupations long forgotten.

Is there a techno fix (e.g., hydrogen, fuel cells, etc.) that will restore the status quo? Will the next hot job be “Fuel Cell Repairperson”?

Where to Live

Where should you buy a home and live? Will suburban communities lose value because of misallocation of resources? Perhaps urban boundaries and growth planning will be outdated concepts because people will live in very dense areas (the 1.5 plus million residents of Manhattan Island in NYC consume about half the energy per capita as the rest of us in the USA). We may be looking out of our 40-story high rise into greenhouses (we will have to grow our food close to our living quarters), streetcar/rail lines, motor bikes/bicycles in the streets, and into other high rise buildings.

It was our original intention to just write an article about what Portland would look like in the coming years – as the price of oil increases. But once we started reading and researching the oil industry, we realized that the whole subject of crude oil was too interesting to pass up. So here is Part I of our story.

Next Month's Newsletter: What will Portland Look Like Without Cheap Oil

In next month's edition of the Moving to Portland newsletter, we'll speculate about what Portland will look like in the coming years should oil prices continue to increase and/or if the oil supply is diminishing as rapidly as some experts predict. In the meantime, visit this Portland-based Web site about the oil/energy situation:

- Portland Peak Oil at http://www.portlandpeakoil.org/

Who Really Knows How Much Oil is Left

Who really knows how much oil is left? You don't have to read very much about the oil industry to realize that a difference of opinion exists among not only the oil experts but within the oil industry itself. The most common terms used in the literature are "maybe," "possible," and "it depends."

The Saudis claim that they are pumping sufficient oil to meet the worldwide demand. They blame the inability of refineries to keep up with the increasing demand. Furthermore, they claim that they have huge oil reserves and enough to last for years. But industry experts like Matthew Simmons makes the point in his new book, *Twilight in the Desert: The Coming Saudi Oil Shock and the World Economy*, that Saudi Aramco (the state-owned oil company), despite its promises of endless supplies, might in fact not know how much oil remained to be recovered. Matthew Simmons is the head of his own firm, Simmons & Company International, which advises energy companies on mergers and acquisitions. He is a member of the Council on Foreign Relations, a graduate of the Harvard Business School and an unpaid adviser on energy policy to the 2000 presidential campaign of George W. Bush.

Many experts do not share Simmons's concerns about the imminence of peak oil. One of the industry's most prominent consultants, Daniel Yergin, author of a Pulitzer Prize-winning book, *The Prize: The Epic Quest for Oil, Money and Power*, dismisses the doomsday visions. ''This is not the first time that the world has 'run out of oil,''' he wrote in a recent Washington Post opinion essay. ''It's more like the fifth. Cycles of shortage and surplus characterize the entire history of the oil industry.'' Yergin says that a number of oil projects that are under construction will increase the supply by 20 percent in five years and that technological advances will increase the amount of oil that can be recovered from existing reservoirs. Dr. Yergin is chairman of Cambridge Energy Research Associates, a Global Energy Analyst for NBC and CNBC, member of the board of the United States Energy Association, member of the Secretary of Energy's Advisory Board, and a member of the National Petroleum Council.

In the past, major oil companies have been reluctant to raise alarms about depleting supplies of oil. They did not want to alienate the governments that hand out lucrative exploration contracts or send a message to investors that oil companies have a short-term future. That attitude is beginning to change. Take Chevron's ''easy oil is over'' advertising campaign. It is an indication that oil companies are not as bullish as they once were.

Conspiracy, Denial, or Techno Fixes: Take your Choice

It seems like everyone is into "conspiracy" these days. There is just something exciting about some evil institution or group of individuals controlling things. Witness the fact that Dan Brown's book called *The DaVinci Code* has been on the best seller list over two years. The Vatican is the evil institution in Brown's companies and the OPEC nations, especially those in the Middle East. These people cite the cozy relationship between the Royal family in Saudi Arabia and US politicians.

At the beginning of the year, Fadel Gheit of Oppenheimer & Company recommended that investors buy shares in all the 26 energy companies he covers. They range from major integrated oil companies like Exxon Mobil to refiners like Tesoro and independents like Anadarko and Kerr-McGee. The stocks on his list have gained 45.5 percent so far this year (by mid August). Fadel is a native of Egypt (he has a degree in chemical engineering and worked for Mobil before leaving for Wall Street in 1986), and he worries that the crucial Ras Tanura refinery, the nerve center of Saudi Arabia's oil industry, may be in the cross-hairs of terrorists - a target that, if successfully attacked, could cause oil prices to double in a matter of hours. No fan of the war in Iraq, he estimates that it has added $10 to the price of a barrel of oil.

Denial and Hoping for the Fix

The feeling is that someone somewhere will have a solution that will let us keep living the great American consumer lifestyle. We just can't believe it won't go on forever. Denial, resistance and putting our hopes in techno-fixes like hydrogen-fueled cars won't delay the day of reckoning. But they'll keep the fantasy of easy mobility alive for a while longer, increasing the chances of a hard landing.

Some Elementary Facts About Oil

We learned a lot doing our reading and we were amazed how ignorant we were about oil. These facts struck us:

- The geology of an oil field.
- Less than half of the oil in a reserve can be pumped to the surface.
- The secrecy of OPEC and oil producing nations.
- New explorations for oil the last few years have not found much.
- The concept of “Peak Oil.”

We assumed that an oil field is like a big underground lake and all you had to do is pump it out. Actually oil exists in drops between and inside porous rocks. A new reservoir may contain sufficient pressure to make these drops of oil flow to the surface in a gusher, but after a while (within a few years and often sooner than that) natural pressure lets up and is no longer sufficient to push oil to the surface. At that point, ''secondary'' recovery efforts are begun, like pumping water or gas into the reservoirs to increase the pressure. This process is unpredictable as reservoirs are extremely temperamental. If too much oil is extracted too quickly or if the wrong types or amounts of secondary efforts are employed, the amount of oil that can be recovered from a field can be greatly reduced; this is known in the oil world as ''damaging a reservoir.'' Another fact is that typically, with today's technology, only about 40 percent of a reservoir's oil can be pumped to the surface.

Like every OPEC country, Saudi Arabia provides only general numbers about its output and reserves; it does not release details about how much oil is extracted from each reservoir and what methods are used to extract that oil. The Saudis do not permit audits by outsiders. The condition of Saudi fields, and those of other OPEC nations, is a closely guarded secret. We have to trust that the Saudis and other oil producing nations are telling us the truth.

In February 2005 a report was issued by the United States Department of Energy's National Energy Technology Laboratory. Here is one of their findings:

> ''Because oil prices have been relatively high for the past decade, oil companies have conducted extensive exploration over that period, but their results have been disappointing,'' stated the report, assembled by Science Applications International, a research company that works on security and energy issues. ''If recent trends hold, there is little reason to expect that exploration success will dramatically improve in the future . . .”

This is but one of a number of trends that suggest the world is fast approaching the inevitable peaking of conventional world oil production.

What does 'Peaking' Mean

'Peaking'' is a term widely used in oil geology, but for a novice I found the term confusing until I read Matt Savinar's Web site at Life After The Oil Crash. Matt used the classic bell-shape curve to explain peaking. He says that, "Oil is increasingly plentiful on the upslope of the bell curve, increasingly scarce and expensive on the down slope. The peak of the curve coincides with the point at which the endowment of oil has been 50 percent depleted. Once the peak is passed, oil production begins to go down while cost begins to go up."

He further explains: "In practical and considerably oversimplified terms, this means that if 2000 was the year of global Peak Oil, worldwide oil production in the year 2020 will be the same as it was in 1980. However, the world's population in 2020 will be both much larger (approximately twice) and much more industrialized (oil-dependent) than it was in 1980. Consequently, worldwide demand for oil will outpace worldwide production of oil by a significant margin. As a result, the price will skyrocket, oil-dependant economies will crumble, and resource wars will explode."

If you have a faint heart, I suggest you not spend much time at Matt's Web site. It is truly depressing.

Saudi Arabia and other OPEC members may have enough oil to last for generations, but that is no longer the issue. The eventual and painful shift to different sources of energy -- the start of the post-oil age -- does not begin when the last drop of oil is pumped. It begins when producers are unable to continue increasing their output to meet rising demand. Crunch time comes long before the last drop. Or to put it another way:

The stone age did not end because they ran out of stone.
The oil age will not end when we run out of oil.

And Now for the Numbers

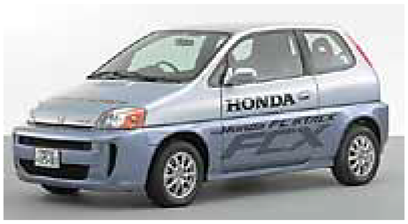
There are some universally accepted numbers. The one that everyone agrees upon (within a barrel or two) is that the worldwide demand for oil is now about 84 million barrels a day. It was 78 million barrels a day in 2002, 82.5 in 2003, and 84.5 in 2004. We are leaping by two million or so barrels a year. The western world needs more oil along with Asia's growing economy.

- Roughly 50% of oil consumption is for transportation purposes.
- A primary source for worldwide oil and gas estimate is the Oil & Gas Journal (OGJ). They estimated that in the beginning of 2004, worldwide reserves were 1.27 trillion barrels of oil. Divide that number by the current daily use of 84 million barrels a day and you can begin the countdown.
- Society of Petroleum Engineers (SPE) states that at 2003 consumption levels, the remaining reserves represent 44.6 years of oil and 66.2 years of natural gas. But they offer a very optimistic view and claim that new exploration is finding more oil and new technology advances enable more accurate drilling and extraction of a higher percentage of oil and gas from each field, extending the life of each well.
- The Energy Information Administration (EIA) of the US Department of Energy estimates that world oil use is expected to grow from 78 million barrels per day in 2002 to 103 million barrels per day in 2015 and 119 million barrels per day in 2025.
- About 60 percent of the world's oil is concentrated in the Middle East.
- The Saudis possess 22 percent of the world's oil reserves.
- The Saudis output is 10.5 million barrels a day (they have targeted 12.5-million barrels for 2009).
- Saudi Arabia is the oil superpower with reserves close to its 263 billion barrels. Runner-up, Iran, has 133 billion barrels.
- Here are some other interesting facts about oil:
- The Paris-based International Energy Agency (IEA) says Europeans drive half the miles each year that Americans do on average. And they make half the amount of car trips that Americans do.
- Europeans tend to drive more fuel-efficient cars. For example, German government studies show average fuel consumption of cars on German roads is now about 27 miles a gallon compared to 25.8 miles in the early 1990s. No such trend has been documented for U.S. cars, which instead have become bigger, stronger and more gas-hungry over the past few years.
- Dutch gas, at $6.56 a gallon, is more than twice what Americans have to pay. Nearly two-thirds of

that are for taxes and duties. Strip away the surcharges and it would cost about $2.47 a gallon.

- German, French, Italian, Belgian, Portuguese Swedish and British drivers pay nearly as much as the Dutch, again with taxes making up the bulk of the burden.

Higher Oil Prices May Encourage Alternative Fuels



High prices can have a effect for producers. When crude costs $10 a barrel and up to $30 a barrel, alternative fuels are expensive. For example, Canada has vast amounts of tar sands that can be rendered into heavy oil, but the cost of doing so is high. Yet those tar sands and other alternatives, like bio-ethanol, hydrogen fuel cells and liquid fuel from natural gas or coal, become economically viable as the going rate for a barrel rises past, say, $50-$60 or more. This is especially if consuming governments choose to offer their own incentives or subsidies.

So even if high prices don't cause a recession, the producers risk losing market share to rivals into whose hands many Americans would much prefer to channel their energy dollars. A concerted push for greater energy conservation in the United States, which consumes one-quarter of the world's oil (mostly to fuel our cars, as gasoline), would hurt producing nations, too. Basically, any significant reduction in the demand for oil would be ruinous for OPEC members, who have little to offer the world but oil; if a substitute can be found, their future is bleak.

Energy-Saver Tax Credits More Generous in 2006

We will close with this bit of good news. If you are considering purchasing an energy saving device, (hybrid car, windows for your home, solar water heating panel, etc.) you may want to wait until next year. The Federal Energy Policy Act passed this summer contains a number of tax benefits for people who use energy more efficiently. Buyers can get $2,000 tax deductions on gas-electric hybrid vehicles purchased this year – a taxpayer in the 25 percent bracket would save $500 in taxes. But in 2006, the same car might qualify for a larger credit. The credit will depend on the weight of the vehicle and its fuel efficiency.

Starting in 2006, homeowners will be able to get credits for upgrading insulation and installing energy-efficient doors, skylights, and windows. The credits will be ten percent of the upgrades’ cost to a maximum of $500 but only $200 can come from windows.

Sources used for this article include:

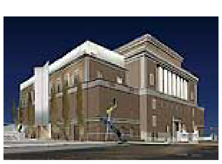
Portland Peak Oil at http://www.portlandpeakoil.org/, Matt Savinar’s Web site called Life After the Oil Crash at http://www.lifeaftertheoilcrash.net/, New York Times Magazine, The Breaking Point, by Peter Maass (August 21, 2005).

Events

Visit the Portland Visitors Association for a complete schedule of events in Portland.

Portland Fun Facts

Portland is flying high with recent feature articles in Hemispheres (the United Airlines in-flight) and Arthur Frommer's Budget Travel magazines.



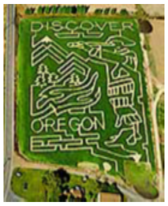
Center for Modern and Contemporary Art: Grand Opening

It's still a month away, but we're getting ready to celebrate the October 2 opening of the new 28,000- square-foot Center for Modern and Contemporary Art (CMCA) at the Portland Art Museum. The excitement continues with Hesse: A Princely German Collection (opening October 29.).

503.226.2811.

Thunderbirds set to Thunder Overhead

The 2005 Oregon International Airshow showcases the U.S. Air Force Thunderbirds (Sat. & Sun.) along with myriad other performers and fun family activities. September 9-11. Hillsboro, Oregon. 503.629.0706.



Get lost on Sauvie Island!

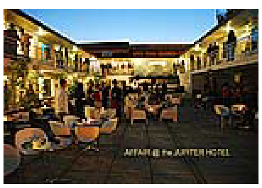
A local favorite with every age-group, the Corn MAiZE at The Pumpkin Patch celebrates its seventh season on Sauvie Island. This year's five-acre maze depicts Capt. William Clark of Corps of Discovery fame. Enjoy hay rides, the cow train ride, mini mazes and country store. Open August 26 through Halloween. 503.621.7110.

The World on Stage

Now in its third year, TBA, the Time-Based Art Festival, continues to push buttons, boundaries and limits. Join the Portland Institute for Contemporary Art as they introduce work of global consequence by contemporary artists who move us forward in the most wondrous ways. Hotel packages available.

Positive Feedback

Amps will be set to "10" as MusicfestNW, Portland’s smorgasbord of local and international independent music, returns September 8-11. Imagine the energy of 250 bands performing at over 20 venues. Then turn up the volume. Hotel packages available.



Affair@ The Jupiter Hotel

An intimately scaled art fair, the Affair @ The Jupiter Hotel, brings together emerging and established artists from the United States and beyond. Art will be displayed on the beds and walls, in closets and even in the bathrooms of the hipper-than-hip Jupiter Hotel. September 30 – October 2.

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