

Star NEWS

THE HOLLYWOOD

FUN AND GAMES

The People's Courts on NE 82nd Ave. is open and offers sports, food, drinks, more
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★ SERVING NORTHEAST AND NORTH METROPOLITAN PORTLAND NEIGHBORHOODS ★ SEPTEMBER 2023 ★ VOLUME 41, NUMBER 3 ★



Where the ACTION is — *Alberta*

ARTS AND MORE There's always something to see and do on busy Northeast street.
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GET TO KNOW YOUR NEIGHBORS Block parties help build community. **PAGE 4**



PET PLAY Fall may be the most fun season for you and your furry friends. **PAGE 15**

THORNY AREA NO MORE Neighbors turn once-blighted property into a thing of beauty.
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VALUE-BASED LEARNING Jewish day school opens on east side with preschool planned.
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2000 N.E. 42ND AVENUE PMB 142
PORTLAND, OREGON 97213

★ STAR COMMUNITY CONNECTIONS



BY JANET GOETZE

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PINK MARTINI HEADLINES SENIOR CENTER BASH

The Hollywood Senior Center, now rebranded as the Community for Positive Aging, is celebrating 50 years of services with "Timeless Tunes," provided by Pink Martini from 6:30-9 p.m. Sept. 15 at Grant High School, 2245 N.E. 36th Ave.

Thomas Lauderdale and China Forbes, the musical stars of Pink Martini, will be the headliners for the program. Also featured will be Grant High's vocal ensemble, the Royal Blues, plus the Hollywood Ukulele Group, including regular strummers.

The center opened in 1973 when the local Jaycees, a service organization, received a grant to open a drop-in space for those over age 55. Over the years, it added activities and services to become an independent, nonprofit organization supported by state funds, grants, fundraising and individual donations.

In 2021, the services expanded to include low-income older adults across Multnomah County. The expansion occurred as the center



Pink Martini, featuring China Forbes and Thomas Lauderdale, will bring "Timeless Tunes" to the Community for Positive Aging on Sept. 15 as the center celebrates 50 years of offering services to local seniors. (Community for Positive Aging)

merged with The Giving Tree. The merger also added services for younger people in public housing.

The center schedules exercise classes, housing and transportation information, caregiver needs and appointments for legal advice. Bridge groups, walking groups, tai chi, film and book discussions and a free monthly movie are among the other activities scheduled by the center.

Proceeds from the evening of music will help support the services and programs, according to the organization's leadership. Tickets are \$55 for regular seating or \$100 for preferred seating. They may be ordered at www.communityfpa.org.

OREGON CONTEMPORARY GAINS MAJOR GRANTS

The Andy Warhol Foundation for the Visual Arts has granted Oregon Contemporary \$100,000 to support programming over the next two years. And the National Endowment for the Arts has awarded a \$25,000 grant to support the art center's 2024 Biennial.

Blake Shell, executive and artistic director of the center, said of the Warhol grant: "We are poised to make the most of the support by presenting more art-making and exhibition opportunities at a time when it is most needed in Portland."

"Our 2024 Biennial will ambitiously include more performances and artist events alongside the large-scale exhibition," Shell said. "The Biennial is our most expansive program focused on presenting Oregon artists."

The 2024 Biennial will be curated by Jackie

Im and Anuradha Vikram. "The Biennial is a survey of works by visual and performing artists who are defining and advancing Oregon's contemporary art landscape," Shell said.

AURORA CHORUS SEEKS MORE WOMEN SINGERS

The Aurora Chorus, formed in 1992 to elevate women's voices through a diverse choral repertoire, is seeking new members for the 2023-24 season.

The non-audition organization will begin the fall season from 7-9:15 p.m. Sept. 14 in Cramer Hall, room 453, at Portland State University. Rehearsals are regularly held on

Thursdays. Three concerts are planned during the season.

The organization has about 50 singers who identify as women. "We strive to be a space that any woman who shares our values can come home to, regardless of her sex assigned at birth," according to the website.

Reading music isn't required because rehearsal material can be printed or provided in audio track to practice by ear. Singers should be able to match musical pitch, attend most rehearsals and memorize the repertoire.

"Our mission is to elevate women's voices and open the hearts of singers and audiences through sharing diverse choral repertoire, celebrating musical excellence, and cultivating community," according to a news release. More information is available at Aurorachorus.org/contact-us or https://aurorachorus.org/sing-with-us.



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Oregon Contemporary

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NEW PAVING DISRUPTS 33RD AVENUE TRAFFIC

A two-mile corridor of Northeast 33rd Avenue is getting new, smoother paving through September, and the Portland Bureau of Transportation has been setting up road closures and detours for drivers to follow during work hours.

The work began in August at Northeast Knott Street and will progress north to Dekum Street. The project is preventive maintenance to keep potholes from

- CONTINUED ON PAGE 3

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★ STAR COMMUNITY CONNECTIONS

occurring for up to 20 years, according to a bureau news release.

Roads are closed in several block sections, roughly a week at a time through about Sept. 22, according to the bureau. However, closures are expected to end each workday by 5 p.m. They won't be in effect at night or on weekends.

A goal was to finish pouring asphalt near schools before Portland Public Schools started classes on Aug. 29. Nearby businesses and residents are advised to seek alternate travel routes. Riders of TriMet line 70 are advised to check for service impacts at www.trimet.org/alerts.

The bureau says hot asphalt is dangerous. It is heated to 320 degrees Fahrenheit and takes several hours to cool. Don't walk, bike, drive or walk a pet on hot asphalt because injuries can occur, the bureau advises. It also could damage a car, bike or other property.

DRUMMER RON STEEN RECEIVES NEW JAZZ AWARD

Portland drummer Ron Steen is the inaugural recipient of the Nick Fish Jazz Community Award, established by Montavilla Jazz to honor the legacy of "Portland's Jazz Commissioner."

The award was scheduled to go to Steen during a Montavilla Jazz Festival event Sept. 2 at the Alberta Rose Theatre. The ceremony was planned as a prelude to Darrell Grant's "Piano in the Dark" concert with

special guest Billy Childs.

The award was named for City Commissioner Nick Fish, who died from cancer in 2020. He supported a number of musical organizations in the region and raised funds for and attended the Mt. Hood Jazz Festival, PDX Jazz Festival and Montavilla Jazz Festival. He also attended jazz concerts in Portland parks.

Steen has had a significant impact on the local jazz ecosystem by leading jam sessions, sometimes three a week, said Lynn Darroch, a Portland radio host, writer and jazz historian.

A jam session, Darroch said, is "a place where established musicians can try new things and interact with peers, while younger and aspiring players can test their readiness and learn from experienced artists. And every successful session needs a leader like Steen, who knows the community and whose voice is respected."

The Montavilla Jazz Festival has scheduled performances Sept. 1-3 in several venues: <https://montavilla.org/>.

CHABAD NE OPENS SCHOOL, PRESCHOOL

A Jewish day school has opened in Northeast Portland — the first on the east side — and eight classrooms have been renovated. A preschool is part of the plan, too.

A building at 4635 N.E. Ninth Ave. was purchased last year by the Maimonides Jewish Day School and Chabad NE Portland.



The Gan Yeladim preschool is slated to open for the 2023-24 school year. The accredited school is grounded in Jewish values and inspired by Montessori teaching techniques. It takes an experiential and intentional approach to teaching and learning. (Gan Yeladim)

A K-8 grade school of the same name opened in the Hillsdale neighborhood in Southwest Portland in 1985.

According to its website, the accredited school is "committed to teaching the whole child, inspiring lifelong learning and providing personalized, meaningful and

empowering Judaic and general studies education for a diverse community of Jewish children."

The Gan Yeladim preschool was scheduled for the 1923-24 school year. According to the website, it is grounded in Jewish values and is inspired by Montessori learning.

Tours of the school can be scheduled at www.portlandjewishschools.com. The telephone number is 503-288-8919.

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Drummer Ron Steen has received the inaugural Nick Fish Jazz Community Award for his impact on the local jazz scene. The award is named for Portland Commissioner Nick Fish who was a music supporter before his death in 2020. (Montavilla Jazz)



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★ STAR FEATURE

Block parties help build communities

By Janet Goetze
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Block parties have been making a post-pandemic return to North and Northeast neighborhoods, with streets blocked off for residents to gather for conversations over barbecued hamburgers, salads and varieties of desserts.

The appeal of a block party, said Cheryl Norris, "is socializing with your neighbors where you catch up on everything that happened over the winter."

"You're joining together with your neighbors and building community," said Eric Heinrich, a 22-year resident of Northeast 11th Avenue, north of Stanton Street.

Norris, who has lived on the block for more than 30 years, said building connections

among neighbors creates solidarity, and it has practical aspects too. "If you're going on a trip, you can say to a neighbor, 'Hey, please watch my house while I'm gone.'"

For newer residents, the 11th Avenue block party in August was a way to get introduced to the neighbors, said Megan Groesch, who arrived with her husband, Michael, and 4 1/2-year-old twin daughters about a year ago.

The neighborhood is gaining new children again, said Norris and Heinrich, who have seen youngsters arrive, go through local schools then head off to young adulthood. The block had no small children in some years, but they are appearing again.

"It has been four years since we have sat down together," Kate Thompson said. "The pandemic taught me how important these informal connections are."

Her brother, who recently had a stroke, joined the group and had a long conversation with one of the neighbors who had a stroke eight years ago. The neighbor had lots of advice for her brother, Thompson said.

The City of Portland encourages neighbors to plan block parties, using a free permit process offered online: www.portland.gov/transportation/permitting/apply-block-party. The permitted hours are 9 a.m. to 9 p.m. on neighborhood streets but not on arterials or those used by public transportation. Regulations also cover signs for blocking off a street during a party.



Eric Heinrich, a resident of Northeast 11th Avenue for more than 20 years, turns burgers on the grill of the first block party his neighbors have had in four years.



Cheryl Norris, left, a resident of Northeast 11th Avenue for more than 30 years, and Megan Groesch, who arrived about a year ago, enjoy the potluck dinner with neighbors gathered for a block party. Socializing with neighbors, Norris says, is a chance to catch up with what's been happening during the past year. (Janet Goetze)



Children enjoy their own table at the potluck meal gathered for the Northeast 11th Avenue block party. Clockwise, the young diners are Claire and sister Vivian Groesch, 4 1/2; Winston Lai, 3, and Eleanor Mylinh Lai, 7. (Janet Goetze)

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★ STAR DEVELOPMENT NEWS



BY PHILL COLOMBO

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IT'S ALL FUN AND GAMES AT THE NEW PEOPLE'S COURTS

The first weekend of Northeast Portland's newest multi-game venue was dedicated to a grand opening celebration. Dubbed The People's Courts, the 48,000-square-foot recreational and social space at 2700 N.E. 82nd Ave. welcomed individuals and player groups Friday, Aug. 25. The building first opened in 1964 as a bowling alley and was more recently used as a skate park.

Characterized as "unique to the Pacific Northwest region," The People's Courts offers "high-quality courts and games for all ages, groups and skill levels paired with exceptional local food, drinks and a welcoming social atmosphere."

The People's Courts' closest and largest neighbor showed excitement about the opening. "We are ecstatic for our new neighbors, The People's Courts, to join the community," said McDaniel High School Principal Adam Skyles. "I had an opportunity to take a sneak peek and was amazed. In my conversation with their leadership they are community-focused, and we look forward to a long and positive relationship."

Owners Dave Schrott, Dave Sacks and Robert Sacks are not new to investing in Portland's restaurant and tourism industry.

They are also the owners of buildings that house Coopers Hall Winery and Taproom in Buckman, Spirit of 77 in the Lloyd District, Oven and Shaker in the Pearl District and other local businesses.

The People's Courts offers five indoor and six outdoor pickleball courts plus two "skinny singles" courts, a "dinkum" court; five bocce ball courts; six to 10 pingpong tables; six to 10 cornhole courts; a one-of-a-kind, nine-hole putt-putt style indoor disc golf course; a classic and modern game arcade; a pro shop and two restaurants.

The People's Courts will be open 8 a.m. to 10 p.m. Sunday through Thursday and 8 a.m. to midnight Friday and Saturday. Play details, including fee structures, open play hours, clinics, rental packages for groups and leagues and more information is available at www.thepeoplescourts.com.

ROSEWAY LANDLORDS SEEK BUILDING EXPANSION

The Fullerton, California, owners of the building at 6633 N.E. Sandy Blvd., which houses Kainos Coffee, are seeking to enlarge the structure. Navan Nguyen and Christiana Posadas have asked for early assistance with an application to add to and alter their 4,090-square-foot, single-story, concrete masonry building constructed in 1958.

In addition to seismic and structural upgrades, they want to extend the building south to Northeast Sandy Boulevard while reconfiguring the parking area to meet current zoning requirements. These include accessible parking, striping and landscaping requirements.

The public right-of-way improvements include closing the existing driveway access to Sandy, adding street trees and widening the sidewalk.

TRIMET IMPLEMENTS SERVICE CHANGES EARLY

Usually taking effect in early September, bus service changes for the fall began Aug. 27 this year. Most noticeable for North and Northeast Portland transit riders are changes to Lines 75 and 77 bus stops serving the Hollywood Transit Center. Stops at the center are being removed to allow



The long-awaited opening of The People's Courts in Madison South greeted players with spacious and multiple venues for competing. Built in 1964 as a bowling alley, the 48,000-square-foot building recently was converted from a skate park. (The People's Courts)

construction of a new multistory affordable apartment building. Buses will stop instead along Northeast 42nd Avenue, Halsey Street and Broadway.

In addition to the transit center stop changes, the regional transit agency implemented the first major group of changes from its Forward Together concept, a plan developed as travel patterns changed during the COVID-19 pandemic.

Focused on equity, Forward Together is

designed to make it easier for more people to connect with opportunities throughout the region by moving some service from areas with low ridership and higher incomes to those where there are more people with lower incomes.

The changes made in late August expands TriMet's Frequent Service network, making it easier and more convenient to ride by

- CONTINUED ON PAGE 6

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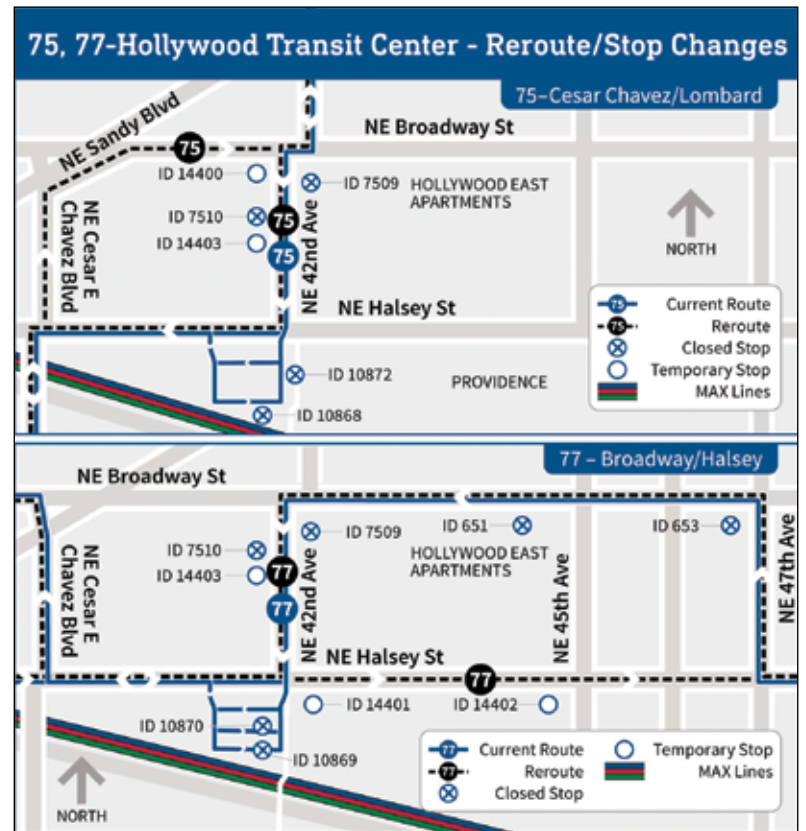


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For the next three years while construction work adds affordable housing to the Hollywood Transit Center, TriMet bus lines 75 and 77 will make street stops along Northeast 42nd Avenue, Halsey Street and Broadway. Fall changes to TriMet bus service were implemented at the end of August. (TriMet)

scheduling buses to arrive more often, at more times and on more days. Because TriMet's human and financial resources are limited, the improvements come with trade-offs, as some lesser-used bus lines will be dropped, and others will be streamlined to reduce duplication.

Specifically affecting North and Northeast Portland riders, buses arriving more frequently or during more hours of the day include Lines 8-Jackson Park/NE 15th, 19-Woodstock/Glisan, 35-Macadam/Greeley, 44-Capitol Hwy/Mock Crest, 70-12th/NE 33rd Ave. and 75-Cesar Chavez/Lombard. More detailed information is available at <https://trimet.org/forward/>.

PERMITS ISSUED

In Arbor Lodge at 6804 N. Campbell Ave., Sabri Azizi has permission to build a two-story accessory dwelling unit without a garage.

In Montavilla at 98 N.E. 73rd Ave., NW Development Inc. secured permits to deconstruct a detached garage built in 1948 and remove a cherry tree. Applications are on file to build three two-story, single-family residences behind an existing 1,492-square-foot single-family home.

In Rose City Park at 2720 N.E. 47th Ave., Monica Payne and Richard Cole were permitted to construct a two-story, single-family residence with a single-vehicle

garage on vacant property.

APPLICATIONS FILED

In Cully at 6841 N.E. Prescott St., Habitat for Humanity requested a pre-application conference to discuss a 15-dwelling unit, planned development with attached residential development and 15 surface parking spaces. The applicant also may consider a land division with a private street and a mix of housing types.

In Laurelhurst at 3229 N.E. Glisan St., Peter Paolucci and Russell Edwards are seeking to convert a carport into a detached garage.

At 817 N.E. 94th Ave., Gregory Management LLC of Wood Village is seeking permits to deconstruct a detached garage built in 1927 and replace it with a two-story, single-family residence without a garage.

In Piedmont at 633 N. Morgan St., Erika Hamilton would like to build a two-story, detached garage after seeking permission to deconstruct the existing structure built in 1916.

In Sabin at 4005 N.E. 17th Ave., Exceptional Homes by Andre Inc., of Lake Oswego is applying to deconstruct a 1,102-square-foot, single-family residence built in 1946. Also on file are requests to build four two-story, single-family residences without garages on a shared lot.




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★ STAR FEATURE



The Gregory Heights cornerstone (far left) included an Oregonian newspaper from Sept 26, 1923.

Time capsule gives glimpse into past

Roseway Heights Middle School celebrates centennial while Grant High plans events to mark 100 years

By Janet Goetze
janetgoetze@star-news.info

Some Portland students are settling in for a new school year, but some former students are looking back — 100 years back — at what their schools were like in another time.

Roseway Heights Middle School, which opened as Gregory Heights School in 1923, recently celebrated the centennial with a series of events bringing students, parents and former students into the building.

At the same time, Grant High School alumni are planning events for 2024 when the school at 2245 N.E. 36th Ave. will turn 100.

An open house is planned in March. In May, “a salute to 100 years of the performing arts programs featuring alums and students” is part of preliminary plans. Grant’s centennial birthday party is scheduled for September 2024.

Roseway Heights held events from 4 to 8:30 p.m. Aug. 25. A community dinner, building tours, live music, an information fair for students and introductions of staff and principal continued to 6:15 p.m. when a centennial celebration began.

Alumni got reacquainted at reunions from 7 to 8:15 p.m.

The two schools developed near the end of a building boom started by Portland Public Schools in 1905. “It became



The 1923 time capsule was removed from Gregory Heights School, now Roseway Heights Middle School. Current students have put together a new time capsule that includes a bus pass, school schedule and empty bag of Hot Taki chips. It will be placed into the building where the original had been. (Roseway Heights Middle School)

increasingly clear that dramatic increases in school-age children outstripped the district’s capacity, and existing schools could not effectively serve areas of the city with new residential development,” according to a district website.

The building at 7334 N.E. Siskiyou St. opened as Gregory Heights School in 1923, when Portland had 1-8 (later K-8) schools and four-year high schools, but no junior highs or middle schools. The name was changed to Roseway Heights in 2007.

The original building, constructed of concrete and brick because of fire safety concerns, has had many additions over the

years. It was renovated to become a middle school in 1983.

The building’s cornerstone contained a metal box with several items, said Kim

Stavel, one of the centennial planners. The box included two pennies and two newspaper clippings of articles about the Sept. 26, 1923, ceremony around laying the cornerstone.

Also included were papers with handwritten lists of each class at the school, including teachers’ and students’ names and grades. More papers showed the names of school administrators, PTA members, names of school district administrators, names of builders and architects and the order of the ceremony for laying the cornerstone.

The 2023 students came up with items they want included in the school’s new time capsule, Stavel said. These include a 2022-23 school schedule, a TriMet bus pass and an empty bag of Hot Taki chips. This was a priority item, Stavel said.

The students also submitted a pop socket, tech deck, air pods, a smartphone, a school hall pass and a bathroom pass. An eighth-grade language arts class typed students’ answers to questions about school lives in 2023: favorite class, favorite music and details from current news.

More items and photographs from the Aug. 25 events will be included, too, Stavel said.



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★ STAR FEATURE

Former dumpsite looking rosy

Neighborhood volunteers create bright spot in Kenton

By Janet Goetze

janetgoetze@star-news.info

The Kenton Neighborhood Rose Garden received a Royal Rosarian award this summer and also has a new, metal sign and a bench commemorating the work of Alta Mitchoff in transforming a dumpsite into beds of flowers.

The garden, at the curve of North Interstate Avenue intersected by McClellan Street, received the Frank E. Beach Visibility Award in the 2023 Royal Rosarian Rose Garden Contest.

The late Alta Mitchoff, who lived nearby 30 years ago, began plantings at the triangular patch of ground that sprouted weeds and grass. She convinced other volunteers to join her in transforming the dumpsite, owned by the Oregon Department of Transportation, into a pleasant garden.

For several years, a wooden sign at the south edge of the triangle, along Interstate Avenue, marked the garden. However, said Larry Mills, who helped volunteers with a variety of tasks over the years, an errant vehicle periodically knocked down the sign.

Mills said he'd get a call and come over to pick up the pieces and pound the feet of the sign through concrete and other dumped items to erect the sign again.

Mills was one of several dozen volunteers, supporters and neighbors who attended a dedication and celebration in August to view the bench, at the north side of the garden away from Interstate Avenue, and the new metal sign. It is at the narrow point of the triangular garden where it is visible to passersby but less likely to be hit by an out-of-control car.

Andrew Newell, a North Portland resident for more than eight years, designed and created the sign with giant rose blossoms at the corners. He also created the wooden bench with a steel frame.

Taffy Everts, a volunteer who began working with Newell in 2019, said the COVID-19 pandemic and supply chain issues slowed planning and completion of the sign and bench. Funding arrived, however, from the North Portland Trust Fund, Portland Parks and Recreation Bureau, the Portland



Above: Andrew Newell has created a sign for the Kenton Rose Garden in a curve of North Interstate Avenue at McClellan Street. "I hope this art project can help bring people together and strengthen the bonds in our community," he says.

Right: While people gather in the Kenton Rose Garden to admire a new sign and commemorative bench, a bee (top right) gets busy inside a blossom, continuing its pollinating task.

(Photos by Janet Goetze)

International Raceway and North Portland Neighborhood Association, said Mary Jaron Kelley of the North Portland Neighborhood Services office, part of the city Office of Community & Civic Life.

Alta Mitchoff's daughters, Mary Mitchoff and Maureen Puettmann, noted their mother was a Master Gardener in Multnomah County and, later, Benton County where she moved

after leaving Portland.

Her mother originally thought of planting wildflowers on the dumpsite, Puettmann said, then realized rose bushes could mean easier long-term care. The garden started with 96 bushes and has grown over time to 240 with donations from individuals and businesses.

"The garden is always changing," said Adele Thompson, one of the coordinating



A plaque is affixed to the new Alta Mitchoff memorial bench in the Kenton Rose Garden that Mitchoff helped develop. The plaque notes the people, organizations and businesses that have helped support the garden on what had been a weed-covered dumpsite.



Alta Mitchoff

volunteers. "It's never quite finished." Over time, Thompson said, it has developed with varying horticultural philosophies and managerial styles. A current addition is

flagstones to pave walkways among the beds of roses.

In addition to the garden along Interstate Avenue, Mitchoff planted rose bushes at the Historic Kenton Firehouse, 8105 N. Brandon Ave., where community meetings are held and the neighborhood office is located, Kelley said.

Mitchoff also was active with the Kenton School PTA, served on the firehouse board and wrote a history of the Kenton neighborhood that provided background for establishing the Historic Kenton District.

"Alta's spirit still thrives," Kelley said.

Advertisement for Fire on the Mountain, Portland's Original Wing Joint. Includes logo and address: 4225 N. Interstate Ave. - 3443 NE 57th Ave. - 1708 E. Burnside St.

Advertisement for RETREAT Beauty Lounge. Features a photo of a woman and text: "Welcome Mae!", "Book your next manicure or pedicure with Mae on retreat4108.com", "4108 NE Fremont St".

★ STAR FEATURE

Stones added to McCoy garden

By Janet Goetze
janetgoetze@star-news.info

Landscaping at the Gladys McCoy Memorial Garden is continuing with the arrival of large stones in the curved planting area along Northeast Martin Luther King Jr. Boulevard at Knott Street.

The small garden is in honor of the first African American elected to public office in Oregon. McCoy was elected to the Portland Public Schools board in 1970, became state ombudsman in 1975, became a Multnomah County commissioner in 1979 and county board chair in 1987, serving until her death from cancer in 1993.



Gladys McCoy

Kate Thompson, a nearby resident who walked to work past the

garden, which had become neglected and overgrown by 2020, inspired volunteers to begin reclaiming the site.

Nike employees from the store across the street, youth from nearby churches and local gardeners, dubbed Gladys' Garden Gnomes, were among those who raked, dug weeds, spread mulch and helped with new plants.

John Barker of the Hardy Plant Society worked to get the site designated a nonprofit as a 501(c)(3) under the organization's umbrella. Barker created a planting design,



John Barker of the Hardy Plant Society watches Will Pottratz, of Will & Sons Excavation, guide his machinery to drop a landscaping stone at the Gladys McCoy Memorial Garden. Volunteers are continuing to care for the plantings gradually added to the curved garden. (Janet Goetze)

retaining the old roses that continue to bloom at the edges of the garden.

He arranged for Will Pottratz and son Noah, of Will & Sons Excavation, to transport the big stones and use their machinery to drop them into place on a recent Sunday morning.

"The base installation of plants and stones is complete," Barker said. Volunteers will

continue to maintain and embellish the landscaping, he added.

Many of the garden's original plantings, including the roses, survived years of neglect, Thompson said. In addition, the new plantings have survived a heat dome, unseasonable freezes and drought, she said, but volunteers continue to take care of the memorial.

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Star News sighting

Shadowfax — one of the dozens of brightly painted ponies you'll find during a stroll through Rose City Park — catches up on neighborhood news at its hitching post.

Interested in adopting your own colorful horse? Email Derek O'Bannon at 63horsespdx@gmail.com. He's been rescuing miniature horses, giving them paint jobs and handing them out for free for the past five years.

Where did you spot the Star? Send a photo with a short blurb (3-5 sentences), your name and the neighborhood to maggiegranger@star-news.info and it might be featured in an upcoming issue.

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Evonne Serpa, AuD

★ STAR BLOCK X BLOCK

Alberta is alive!

There's something for everyone on street brimming with creative energy

By Maggie Grainger
maggiegrainger@star-news.info

There's a feeling of raw energy that can be felt the second you set foot on Alberta Street. With its bustling breweries, niche boutiques, edgy art galleries and ever-evolving restaurant scene, the area is a beacon for creativity, conversation and community. Colorful murals brighten even the grayest weather. This street was made for wandering on foot, and people stroll day and night. Here are a few places worth checking out as you explore this vibrant neighborhood.

FROCK BOUTIQUE

When Ali Wykhuis and Angie Heiney first set up a free costume shop at Burning Man in 1998, they never imagined it would turn into an Alberta Street fashion destination.

This August, Frock Boutique celebrated its 20th anniversary and Wykhuis says she still can't believe how far they've come.

"It's pretty awesome," she says with a laugh. "It's surreal that we just kept on cooking. Thinking of all the things that have happened since we've opened - babies, a global pandemic - it's wild!"

The duo, who met through Heiney's sister, first bonded over a love of vintage fashion and decided to plan a trip to Burning Man.

"We knew we needed to contribute on the playa so we started a small boutique where you could come and grab a free costume," she says.

Their camp took off and the next year they did an even larger-scale version.

Says Wykhuis: "Angie just looked at me and said, 'Why aren't we doing this in real life?'"

On the verge of turning 30 and looking to make a career shift, she wondered that as well, and together they decided to open Frock.

Wykhuis says the secret to the boutique's success is their "stick-to-itiveness," a phrase you'll hear Heiney bring up often.



Ali Wykhuis (middle) and Angie Heiney (right) set up a costume shop in 1998 at the Burning Man festival that celebrates community, self-reliance and art in the Black Rock Desert of Nevada. They had no idea it would turn into a career running Frock Boutique, a fun fashion destination on Northeast Alberta Street.

(Frock Boutique)

"It just means keep going. There were times we were maybe not getting paid or something was going wrong. You never know what's going to happen."

For example, after only three years in business their landlord informed them they were selling the building.

Panicked at first, Wykhuis says the move ended up being a blessing in disguise. Frock has been in its current location for 17 years, cementing itself as an Alberta mainstay.

"The neighborhood has a slower, authentic feel," she says. "It's just such a great place to have a business. People feel that when they're walking around. It's not a canned experience or feels like somewhere they've been before."

Customers walking into Frock can expect



Angie Heiney (left) and Ali Wykhuis celebrate the 20th anniversary of Frock with a fan.

(Frock Boutique)



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★ STAR BLOCK X BLOCK

to find pieces that are “colorful, pattern-driven, whimsical, and affordable,” Wykhuis says. “Funky, artsy, edgy — it’s our goal that people walk in and are surprised by something they have never seen before.”

As far as advice for aspiring small business owners, Wykhuis says it’s best to be prepared for surprises at every turn.

“There’s a lot of them. From your lease to your building getting sold — a global pandemic — all these things that can dramatically affect your plans,” she points out.

As for how she and Heiney have made it work for all these years? It all comes down to trusting each other’s instincts.

“We got to a point where we trusted each other enough with an idea,” she says. “We’ve gotten to this magical place where it’s working and we’re so proud.

“There’s no going back.”

ADDRESS: 1439 N.E. Alberta St. **WEBSITE:** frockboutique.com **INSTAGRAM:** @frockboutique **DON’T MISS:** Cast gold or silver wisdom tooth pendant or earrings

BAR CALA

Victor Daniel Cerda Zamorano just wanted to dance.

But when he first moved to Portland, he quickly realized there was a lack of venues that offered Latin music nights.

“As a Latino I used to look for places where we could dance,” he says. “There was one — I have a lot of love for Aztec Willie’s — but there weren’t many other options.”

It was then that the seeds for Bar Cala were planted.



Victor Daniel Cerda Zamorano and a business partner had had their eyes on a vacant building on Alberta Street for a while. When it came up for rent on Craigslist, they took a chance, despite it being midpandemic and having no experience as restaurant owners and with Zamorano being a new father. They bought it and Bar Cala was born. (Juan Pablo Augusto)

- CONTINUED ON PAGE 12

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★ STAR BLOCK X BLOCK

“It was midpandemic. My business partner, Fernando, kept saying to me, ‘Let’s open a bar,’” he says. “We went to lunch, and we sat down and he was like, ‘We can do something for Latinos. Let’s look for a building.’ It was just in the talks.”

Zamorano knew it was a risk to open a new space — especially as a first-time restaurant owner and new father — but together they decided to start looking at places.

One stood out and it was conveniently located right in his Alberta neighborhood.

“I would always drive by this gorgeous building that was empty and just sitting there,” he says. “Then the building randomly came up on Craigslist. I contacted them and they said they lived in Thailand. I was like this must be a scam, but the Realtor was in Portland and had the keys, codes.”

Before Zamorano knew it, rental papers were signed and planning was underway.



Bar Cala offers a wide-ranging menu of Latin food and refreshing drinks that are as lovely to look at as they are tasty. (Juan Pablo Augusto)



With its pretty pink paint, you can’t miss Bar Cala when wandering down Alberta Street. The bar and restaurant dishes up a Latin vibe and on Friday and Saturday nights you can work off the calories when a Latin dance party starts shaking. The back patio offers plenty of additional seating on warm summer nights. (Juan Pablo Augusto)

This June, Bar Cala — the name is inspired by Mexican painter Diego Rivera’s famous paintings of calla lilies — celebrated its first anniversary.

And the Alberta community has responded in kind.

“We have lots of neighbors coming in who say, ‘We used to see the building back in the day and what you’ve done is fantastic for the neighborhood.’

“I love that.”

But it’s not just neighbors who are excited. People looking to get out and dance to Latin music have also found a new hangout — and a sense of community — on Friday and Saturday nights.

“At 9:30 p.m. we start taking out the tables and the dance party starts at 10 p.m.” Zamorano says.

With its pink hues, fresh cocktails,

and evolving menu (check out Tostada Tuesdays), Zamorano wants people to walk into Bar Cala and feel like they’re on vacation.

“When you leave, I want you to say, ‘I’ve never been to a place like this in Portland.’”

ADDRESS: 2703 N.E. Alberta St. WEBSITE: barcalapdx.com INSTAGRAM: @barcalapdx DON’T MISS: Happy hour all day on Wednesdays

FORGE HOT YOGA | HOT PILATES

Finding human connections through yoga has been a driving force for Angela Patrick, owner of Forge Hot Yoga & Hot Pilates, ever since she opened her first studio back in 2012. And it’s this desire to bring people together that has become one of her guiding

- CONTINUED ON PAGE 14



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★ STAR BLOCK X BLOCK



Forge Hot Yoga has been turning up the heat on Alberta Street since 2017. The exercises done in saunalike conditions is an intense workout that helps reduce stress and improve strength and flexibility. (Forge Hot Yoga)

principles at Forge.

Ever since the studio first opened on Alberta Street in 2017, it has been known for its community-forward classes and welcoming environment.

"There is such a kindness and generosity of the people coming to the studio," Patrick says. "Our community is very lovely. The people and the area are so nice, generous, and supportive of us and [being on Alberta] has been a really good experience for us as a business."

Whether it's through in-person and online classes or donation-based outdoor sessions, Patrick and her staff are constantly looking

for new ways to give back.

"We see need in our community beyond teaching yoga and our yoga circle," Patrick says. "We want to make yoga accessible for everyone."

One way she's achieved this is through the studio's wildly popular summer outdoor yoga series, which took place at Alberta Park this year.

"We have been doing park classes since 2020," she says. "Initially it was a way to keep our name out there during the pandemic, but we also really wanted to emphasize our

- CONTINUED ON PAGE 14

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community. It was a way to say, 'Let's come together and not lose touch.'"
 Patrick says the outdoor classes not only helped bring new people into the indoor studio, but also was a way to show appreciation.
 "It was our way to reach people that needed help. We started doing classes and taking donations, then giving proceeds to different groups."
 Now that the summer series is coming to a close, Patrick encourages everyone to check out a hot yoga or Pilates class, even if it might seem a little intimidating at first.
 "The hardest part is getting there," she says. Her advice? "Pick a class that sounds interesting, come to it, and take it easy. Don't anticipate doing everything and that's all right. Just being in the room for 60 to 90 minutes is enough."
 Forge classes are for all experience and ability levels; beginners are always welcome.



ADDRESS: 1301 N.E. Alberta St. **WEBSITE:** forgehotyoga.com **INSTAGRAM:** @forgehotyoga **DON'T MISS:** Introductory offer – \$39 for seven in-person classes

The folks at Forge Hot Yoga stress community. An outdoor yoga series offered at an area park during the summer is hugely popular. Besides a wide range of yoga classes, Pilates classes are also offered that are suitable for people of all abilities and experience levels. (Forge Hot Yoga)

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★ STAR PET CONNECTIONS

Fall brings plenty of pet-approved fun



BY LISA LAKES

LISALAKES@STAR-NEWS.INFO

The harvest season offers lots of fun activities for the entire family. Cooler weather often makes a more comfortable outing for you and your dog. And cat lovers are not left out.

CATIO TOUR

The annual Catio Tour will be held Saturday, Sept. 9. You may take an in-person walking tour (\$20), a VIP tour (\$50), or view examples online (\$15).

Register at: www.catssafeathome.org/catio

OHS EVENTS

There are several upcoming events sponsored by the Oregon Humane Society at either the Portland or Salem campus (Willamette Humane Society and Oregon Humane Society merged on July 1, 2022). Beginning Sept. 8 and running through Oct. 3, the Portland campus is hosting a photo and calendar contest. The lucky winner will be the cover pet on the organization's magazine.

www.oregonhumane.org/get-involved/events/photocontest/

DINING WITH DOGS

A crisp fall day and brunch with friends can include your dog. Several restaurants in North and Northeast Portland allow dogs in outdoor areas (check with the restaurant to see if reservations are needed for these coveted tables). Probably the best known is the Tin Shed at 1438 N.E. Alberta St. They even have a menu just for dogs. If

you purchase a Tin Shed dog bandanna, the restaurant donates to Asher House (a nonprofit sanctuary in Estacada). Have the dog wear the bandanna during your next visit and get half off a doggie meal. www.tinshedgardencafe.com/dogs-2. Check out this list to find dog friendly restaurants in the North and Northeast section of town: www.bringfido.com/restaurant/city/portland_or_us/

PUG CRAWL

To celebrate all things "pug" and vote on the best costume, check out the annual OHS Pug Crawl on Oct. 7.

www.oregonhumane.org/get-involved/events/pug-crawl/

PUMPKINS AND PUPS

When it's time to go pumpkin picking, Bella Organic Fam will welcome your dog (open Sept. 23 through Oct. 31). bellaorganic.com/pumpkin-patch/ Nancy Fedelem, owner of Salty's and Fang, compiled a list of dog-friendly pumpkin patches. See that list here: <https://portlandpetstores.com/dog-friendly-pumpkin-patches/>

SMIFF, SIP AND WAG

Finally, fall is a perfect time for winery tours. Many wineries allow dogs. Here are a couple of lists to research from the Willamette Valley Wineries Association: www.willamettewines.com/wineries-and-vineyards/dog-friendly/

BY LOCATION

Here is another list grouped by area: <https://longhaultrekkers.com/dog-friendly-wineries-willamette-valley/>

HOLIDAY FUN

Check the OHS web pages next month for details on upcoming events at the Salem campus, including Bowser's Boo Bash on Oct. 28: www.oregonhumane.org/bowsers-boo-bash/ and a holiday bazaar on Nov. 10:

www.oregonhumane.org/holiday-bazaar/



As temperatures cool down, fall may be the perfect season for pets. Dog- and cat-friendly activities abound across the metro area and beyond or even in your own backyard. And you don't have to worry about leaving your animals in a hot car or stuck in the house.



Courtesy photos, clockwise from top: Fang and Salty's, Cats Safe at Home, Portland Pug Crawl (Instagram), Long Haul Trekkers, Bring Fido





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Colorful crossroads



A pedestrian crosses Northeast Hancock Street where Hollywood Neighborhood Association volunteers have repainted a colorful mural on Northeast Hancock Street, between 44th and 45th avenues. The green background has stylized roses, bunches of grapes and yellow circles on pavement, next to the Grocery Outlet parking lot, where the Hollywood Farmers Market takes place on weekends.

— Janet Goetze



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★ STAR COMMUNITY CALENDAR

COMMUNITY CALENDAR

KIDSTEENS AND FAMILIES

DISCUSS SOCIAL JUSTICE

Sept. 7. 7-8 p.m. Students in grades 6-8 discuss contemporary themes of social justice through recent literature in a program with the Multnomah County Library. Free. For registration details on this online session, email libraryevents@multcolib.org.

TOTS HEAR STORIES

Sept. 9. 3:30-4:30 p.m. Children from birth to age 6, with a favorite adult, may enjoy books highlighting LGBTQ+ families, along with songs, rhymes and movement activities to help build language, literacy and community. Free. 503-988-5123 www.multcolib.org. First come, first served. Hollywood library, 4040 N.E. Tillamook St.

JOIN TWEEN COUNCIL

Sept. 12. 4:30-6 p.m. Students ages 9-12 may volunteer to join a Tween Council to help the librarian choose books, movies, comics, programs and events. Snacks served. Free. 503-988-5123. www.multcolib.org. Kenton library, 8220 N. Denver Ave.

STORIES IN CHINESE

Sept. 17. 10-11 a.m. Chinese storytime is available for preschoolers and their favorite adults in an online program from the Multnomah County Library. Books, songs, rhymes and movement activities are part of



Ceramic sculpture, Ji-Min Lee (Guardino Gallery)

the program. Free. Information: 503-988-5123 and www.multcolib.org.

ENJOYARTS

SCULPTURE IN EXHIBITS

Sept. 1. 11 a.m.-5 p.m. Tuesday-Sunday. Main gallery features the mixed media of Shannon Weber and the ceramic sculpture of Ji-Min Lee, through Sept. 26. The featured area includes the linocuts of Gail Owen and the glass sculpture of Nathan Sandberg, through Sept. 24. 503-281-9048. www.guardinogallery.com. Guardino Gallery, 2939 N.E. Alberta St.

STUDY HORROR FILMS

Sept. 5. 6:30 p.m. Over four Tuesdays, examine the horror films of the 1980s,

followed by a discussion led by instructor Kia Anne Geraths, a filmmaker and educator. A class of Movie Madness University, the educational arm of the Hollywood Theatre. Proof of vaccination required. Class limited to 18. Tuition: \$75 general, \$60 members. www.hollywoodtheatre.org. 503-234-4363. Films show at Movie Madness Miniplex, 4320 S.E. Belmont St.

FILMS FEATURE BANDS

Sept. 6. 6:30 p.m. Over four Wednesdays, study "Soundtracked: Bands Playing Themselves" in Movie Madness University, the educational arm of the Hollywood Theatre. Take a tour of some of the greatest and goofiest music movies of the 1960s through '90s, including The Beatles and Prince. Proof of vaccination required. Class



Kiln-formed glass, Nathan Sandberg (Guardino Gallery)



Mixed media, Shannon Weber (Guardino Gallery)

limited to 18. Tuition: \$75 general, \$60 members. www.hollywoodtheatre.org. 503-234-4363. Films shown at Movie Madness Miniplex, 4320 S.E. Belmont St.

'STAR WARS' INSPIRES

Sept. 7. 6:30 p.m. Over four Thursdays, see films that inspired, parodied, ripped off or were stepping stones for George

- CONTINUED ON PAGE 18

McMENAMINS KENNEDY SCHOOL

7th Annual Oktoberfest Brewfest

Saturday, October 7

FOOD SPECIALS: The Kaiser Salad, Currywurst Dog, Schneuben Sandwich, Oktoberfest Plate, King Oktober Hammerhead Brat

1-7pm - \$30 advance, \$35 day of
Ticket includes 10 tokens + festival glass
All ages welcome - 21+ to sample

BUY TIX NOW!

UPCOMING EVENTS

BOILER ROOM 15TH BIRTHDAY
FRIDAY, SEPT 8 • 3PM
Free pool all day, food & drink specials, Passport stamp & more! 21 & over

RACE TALKS
TUESDAY, SEPT 12 • 7PM
Minor w/ parent or guardian

DRAG QUEEN BINGO w/ POISON WATERS
WEDNESDAY, SEPT 13 • 7PM
21 & over
Adv tix recommended

OMSI SCIENCE PUB: POOP: THE EVOLUTIONARY WONDER
TUESDAY, SEPT 19 • 7PM
All ages
Adv tix recommended

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A Concert for the Ages

Celebrating 50 years of the Hollywood Senior Center at a benefit concert with Pink Martini stars **Thomas Lauderdale & China Forbes**

Friday, Sept. 15 at Grant High School

Purchase tickets at communityfpa.org
\$100 Preferred seating | \$55 Regular seating | \$55 ADA seating
CfPA will be raffling off a trip including airfare

The Community for Positive Aging

★ STAR COMMUNITY CALENDAR

COMMUNITY CALENDAR

Lucas' Star Wars: "In a Galaxy Not Too Far Away." A class of Movie Madness University, through the Hollywood Theatre. Class limited to 18. Proof of vaccination required. Tuition \$75 general, \$60 members. www.hollywoodtheatre.org. 503-234-4363. Films shown at Movie Madness Miniplex, 4320 S.E. Belmont St.

STUDY FILM SOUND

Sept. 9. 4-6 p.m. Examine "What is Sound Design?" in a class of Movie Madness University. Sound can have an essential and creative impact on our experience of movies. Track the history of sound design



Watch director William Friedkin's thriller, "Sorcerer," at the Hollywood Theatre Sept. 10. (Wikipedia)

and how new technology can transform what filmmakers can do. Taught by Max Swanson. Class limited to 18. Proof of vaccination required. Tuition: \$45. www.hollywoodtheatre.org. 503-234-4363. Films shown at Movie Madness Miniplex, 4320 S.E. Belmont St.

SEE FRIEDKIN FILM

Sept. 10. 9:15 p.m. View a restoration of director William Friedkin's "Sorcerer," a 1977 white-knuckle, existential thriller. In a South American village, four men on the run from the law are offered \$10,000 if they will transport a shipment of dangerously unstable nitroglycerin through the jungle to an oil well 200 miles away. They face dangerous roads, unstable bridges and local guerrilla attacks. General admission: \$12; senior/student/child \$10. www.hollywoodtheatre.org. 503-493-1128. Hollywood Theatre, 4122 N.E. Sandy Blvd.

STUDY KAR WAI FILMS

Sept. 11. 6:30 p.m. Over four Mondays, study films by Hong Kong director Wong



Singer-songwriter Tracy Grammer will bring her brand of folk music to town Sept. 24. (Tracy Grammer)

Kar Wai, known for his visual style, moody and infectious soundtracks and a familiar slate of actors. He's influenced such directors as Quentin Tarantino, Sofia Coppola and Barry Jenkins. A class of Movie Madness University, the educational arm of Hollywood Theatre. Class limited to 18. Proof of vaccination required. Tuition \$75 general, \$60 members. www.hollywoodtheatre.org. 503-234-4363. Films shown at Movie Madness Miniplex, 4320 S.E. Belmont St.

HEAR 'FLEETWOOD MAC'

Sept. 15-16. 8 p.m. Dreams: A Night of Fleetwood Mac and All Things Stevie With Glitterfox and Acoustic Minds. Tickets: \$25. Handling fees may apply. Albertarose theatre.com. 503-719-6055. Alberta Rose Theatre, 3000 N.E. Alberta St.

'PURE' MUSICIAN SLATED

Sept. 24. 7 p.m. Tracy Grammer, called "one of the finest pure musicians anywhere in folkdom" by the Boston Globe, returns for a Portland performance. Tickets: \$25. Handling fees may apply. Albertarose theatre.com. 503-719-6055.

Alberta Rose Theatre, 3000 N.E. Alberta St.

FOR SENIORS

Sept. 5. 9:15-10 a.m. Continues Tuesdays. Make an appointment to learn about technology devices with a "technology ambassador." Free. 503-288-8303. www.communityfpa. Hollywood Senior Center classroom A, 1820 N.E. 40th Ave.

LEARN ABOUT NE VILLAGE

Sept. 11. 10-11:30 a.m. Learn about activities and services offered by Northeast Village PDX that support seniors opting to remain in their own homes and stay involved in their community. The member-led organization serves residents in Northeast neighborhoods as they engage with and rely on one another. Information: 503-895-2750. Rose City Park United Methodist Church, 5830 N.E. Alameda St.

GAIN DANCE JAM FUN

Sept. 13. 9:30-10:30 a.m. Continues Wednesdays. Get aerobic exercise while having fun in a Dance Jam. Free. Information: 503-288-8303. www.communityfpa.org. Hollywood Senior Center, 1820 N.E. 40th Ave.

NE VOLUNTEERS WANTED

Sept. 14. 1-2 p.m. An information session is for anyone interested in learning more about volunteering for Northeast Village PDX. NE Village uses a neighbor-to-neighbor model to support adults age 55 and older who wish to remain in their own homes and stay engaged in their community. The volunteer-based program serves 17 Northeast neighborhoods. Information: 503-895-2750. Hollywood library, 4040 N.E. Tillamook St.

PLAY IN GAME TIME

Sept. 15. 3:45-4:45 p.m. A game time social provides fun in a congenial community. Free. 503-288-8303. www.communityfpa.org.

- CONTINUED ON PAGE 19



Roll up your sleeve - the Portland Hollywood Lions will host their semi-annual blood drive Sept. 6. (Portland Hollywood Lions)

Rose City Park Neighborhood-Wide **GARAGE SALE**
Sponsored by www.rcpna.org
Learn more & check the interactive map!
SAT SEP 9 9:00AM-4:00PM
SUN SEP 10 10:00AM-2:00PM

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Photo by Jennifer Alyse

★ STAR COMMUNITY CALENDAR

COMMUNITY CALENDAR

Hollywood Senior Center, 1820 N.E. 40th Ave.

INGENERAL

LIONS HOST BLOOD DRIVE

Sept. 6. 10 a.m.-3 p.m. The Portland Hollywood Lions host the semi-annual blood drive. Schedule an appointment with Dan Norton at 503-720-6557 or with the Red Cross at redcrossblood.org. Enter the Northeast 44th Avenue entrance to the basement of Rose City

Presbyterian Church, 1907 N.E. 45th Ave.

GET HELP FOR A JOB

Sept. 6. 2-4 p.m. Drop in for help from a library staff member who can assist with a job search. Get help with a resume, cover letter, researching career paths or learning about community organizations. First come, first served. Meetings last about 30 minutes. Information: 503-988-5123 and www.multcolib.org. Hollywood library, 4040 N.E. Tillamook St.

TOUR PENINSULA PARK

Sept. 10. 10:30 a.m. Take a 30-minute tour of the Peninsula Park Rose Garden with a member of the Friends of Peninsula Park. In the next hour, the Arbor Lodge Tree

Team leads a walk around the park, sharing information about selected trees. Free. Meet at the Northeast Albina Avenue side of the park, near Northeast Ainsworth Street.

PLAY BINGO WITH LIONS

Sept. 11. 7 p.m. Continues Mondays. The Portland Columbia Lions Club hosts bingo to benefit many local community organizations. The Spare Room, 4830 N.E. 42nd Ave.

LABYRINTH, TAIZE SET

Sept. 16. 4-5 p.m. Walk a labyrinth for contemplation, spiritual centering or prayer in the second-floor Great Hall. At 5 p.m., a Taize service of healing and wholeness begins in the sanctuary. 503-287-1289. Westminster Presbyterian Church, 1624 N.E. Hancock St.

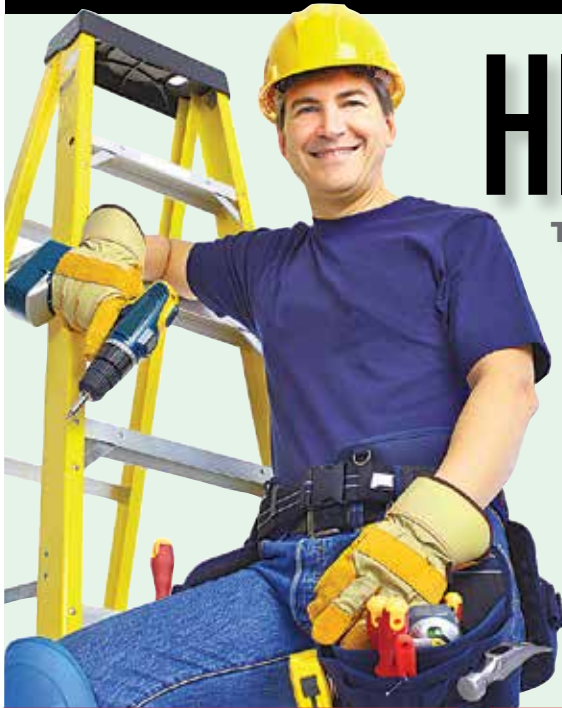


Feed your spiritual side on Sept. 16 when Westminster Presbyterian Church offers a Taize service and a chance to walk a labyrinth. (Westminster Presbyterian Church)

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\$485,000



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Down Payment	20%
Loan Amount	\$480,000
Note Rate	7.500%
APR	7.607%

	Rate	P&I	Taxes	Insurance	Total Payment
Year 1	5.500%	\$2,725.39	\$625	\$150	\$3,500.39
Year 2	6.500%	\$3,033.93	\$625	\$150	\$3,808.93
Year 3 thru 30	7.500%	\$3,356.23	\$625	\$150	\$4,131.23

Buydown cost must be paid by seller concession	
Buydown Funds: \$	\$11,437.75
Buydown Funds: % of Purchase Price	1.91%



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