



# Yakima Valley

# SUN

Official Newspaper  
For The City Of Yakima

Price 10¢

Our 25th Year Issue No. 35

Thursday, August 26, 1976

ANNUAL SUBSCRIPTION-\$6.00

## Our Man On The Job What's New Is Old In Valley Real Estate

*This month the SUN visited the Toppenish realtor Bill Rogers where every day is a little different. From the firm's offices at 10 South Adler to housing development and appraisal sites, Rogers shared his knowledge and opinions on real estate in general and the Valley housing scene in particular.*

by Patricia Brown

Real estate has come a long way since the time when one farmer handed another a fistful of dirt by way of making the transfer of land official. Many of us, in fact, may wish for a return to the standard that deemed two acorns sufficient earnest money.

The average nationwide selling price for a house in 1975 was \$44,600/new construction and \$43,000/existing construction. Appraisals, however, Rogers is quick to point out, are educated guesses that reflect replacement costs and the demands of the market itself. Market prices in Toppenish now hover in the \$15-30,000 range.

Real estate consumers today, according to Bill, are usually more concerned with quantity and built-in gimmicks than with quality construction. Future prefabs, he feels, will one day dominate the construction trade. But the building industry itself -- in which Rogers has been an active participant for the past several years -- is setting its market goals at basic housing; that is, builders are rolling back standard plans to smaller rooms, single car garages, "basics" in order to keep their products within a competitive price range.

Matching people to houses is only the very beginning of a real estate sale. Next comes the complex problem of financing. "People should realize," Rogers emphasizes, "that earnest money is a binding contract."

## Yakima's Neighborhood Health Clinic: An Independent Approach To Raising The Quality Of Life

by Patricia Brown

Established on July 1, 1975 as a private corporation, the Neighborhood Health Clinic, located at 12 South 8th St., exists to offer comprehensive health services to low income families and individuals. Medical coupons are accepted; other client fees are based on a sliding scale of ability to pay.

Founder and organizer, Dr. Marjorie Wilson, a former member of the Department of Preventive Medicine at the University of Washington, sees the clinic as a direct response to the needs of the community.

Two of the staff comprised of both volunteers and trained aides, Anna Maria Garcia and Mary G. Esparza, devote Tuesday's regular 8:30 a.m. - 5:00 p.m. clinic hours to their specialty: women's health care. This service includes prenatal care.

Both bilingual, Ms. Garcia and Esparza received formal training under a UCLA program directed toward coping with the health care needs of low income women.

Mary Esparza, a Lower Valley Planned Parenthood regular, completed her training at Harbor General Hospital in Torrance, California. Anna Garcia is currently completing the internship necessary for completion of her master's degree in social work from the University of Washington.

Next door to the Neighborhood Health Clinic is the Children's Clinic Annex. Under the leadership of Eileen Kinney, RN, the shoestring operation for which all furniture was loaned or donated serves approximately 150-200 children per month under a program labeled Early and Periodic Screening, Diagnosis and Treatment (EPSDT).

This state-sponsored plan, which rents facilities from NHC and receives its funding through the Department of Labor, is expected to end or be diverted in December of the current year.



**DR. MARJORIE WILSON** founder and organizer of Yakima's Neighborhood Health Clinic. [SUN Photo by Lynn Harden]