

DESCRIPTION		ROLL NO	ODOMETER
R-14-7	BRENT, RICHARD 527 N. MORRIS		
E-2-4	BROWN, ELIJAH 2742 N. KERBY		
A-3-9	BROWN, JESSIE MAE (MRS.) 3222 N. GANTENBEIN		
A-3-10	BROWN, JOE 3216 N. GANTENBEIN		
E-2-4	BROWN, RUTH 2742 N. KERBY		
A 3-17	BROWNING, DEMETRIAS 217 N. FARGO		
A 3-17	BROWNING, LOUIS 217 N. FARGO		
A 3-17	BROWNING, ROBERT LOUIS 217 N. FARGO		
R-14-2	BRYSON, DOVIE (MRS.) 536 N. MONROE		
R-8-8	RUFFINGTON, JOHNNY 405 N. FARGO		
A-3-1	BURNS, MABEL (MRS.) 3233 N. VANCOUVER		
E 4-8	CAGE, ANNA 325 N. RUSSELL		
A -4-4	CALDWELL, EDWARD 260 N. IVY		
R-8-3	CALDWELL, HORACE 3247 N. GANTENBEIN		
R-15-3	CATLIN, A.W. 409 N. MORRIS		
R-15-3	CATLIN, ARTHUR 409 N. MORRIS		
E-4-1	CLARK, GEORGE 2651 N. GANTENBEIN		
RS-4-9	CLARK, HUGH E. 7 N. RUSSELL		

NAME OF CLAIMANT Eljak Brown
PROJECT Emanuel
RELOCATION ADVISOR Jim McIntosh

RELOCATION ADVISOR

CHECKLIST FOR RELOCATION FILES - INDIVIDUALS

_____	Copy of Notice to Acquire/Vacate
✓ _____	Copy of Real Estate Option (for owner/occupant only)
✓ _____	Signed RECEIPT from displacee for information statement or brochure
✓ _____	INTERVIEW SHEET - filled out
✓ _____	Recorded personal interviews
_____	Copies of all correspondence with displacee

✓ Verification of Income

✓ Request for HAP assistance

FHA displacee qualifying form - rent supplement

✓ City inspection letter on replacement housing OK - 2/11/72

✓ Copy of earnest money offer on replacement housing

Letter of Assignment (when claim payable to other than claimant)

Other:

_____ Moving authorization letters
 _____ Dwelling unit inventory sheet
 _____ Log sheet for day of move (for professional move)
 ✓ _____ Release of personal property
 ✓ _____ DATE OF MOVE 5/7/72
 _____ Keys turned into: _____
 ✓ _____ Utilities shut off
 ✓ _____ Escrow releases, grants and amounts withheld
 ✓ _____ Verify no rent outstanding
 _____ Other: _____

✓
Settlement Costs
Incidental Expenses
Interest Expense (owner/occupant only)

2/5/73 DATE FILE CLOSED

R E S U M E

DATE 2/5/73

NAME BROWN, Elijah

Mr. Brown was successfully relocated from a single-family residence which he owned and occupied, to a standard, two-bedroom, single-family unit. Mr. Brown received an RHP, plus a fixed moving benefit.

JM:ch

(signed) *L. W. McIntosh*
worker

RESIDENTIAL RELOCATION RECORD

Project Name EMAN Parcel No. E-2-4 Advisor Mc
 Client's Name BROWN, ELIAN Phone _____
 Address 2742 N. KERBY Ethn B Age 58
☒ Male ☐ Family ☐ Married ☐ Renter/Occupant
☐ Female ☒ Individual ☒ Single ☐ Owner/Occupant

Family Composition

Total Number in Family 1
 wife, husband

Other: Relation Age Relation Age

Economic Data

Employer ALLABIN RESTAURANT \$ 200.00

Address _____

Other Source of Income
Pension \$ 191.80

Total Monthly Income \$ (391.80)

Eligible for Public Housing ☐ YES ☒ NO
 Eligible for Welfare ☐ YES ☒ NO
 Eligible for (Other) ☐ YES ☐ NO

Presently Receiving Welfare ☐ YES ☒ NO

Other Assistance _____

Claimant was displaced from real property within the project area on or after date of pertinent contract for Federal assistance and/or date of HUD approval of budget for project:

☐ YES ☐ NO

Date of initial interview 5-19-71 Date of Info pamphlet delivery 5/19/71
 Date Notice to Move given 2/29/72 Date Effective _____ Expires 6/1/72

CLAIMANT'S INITIAL DATE OF OCCUPANCY

1949

(a) for owner-occupants - indicate initial date of occupancy and ownership

Date of initiation of negotiations for purchase of property

5-19-71

Date of Acquisition

11-22-71

Date of letter of intent

12-9-71

Date of move

5-7-72

DWELLING UNIT FROM WHICH RELOCATED

Private Sales		Single Family	
Private Rental		Duplex	
Other		Multiple Family	

Age of Housing Unit 1906

Size of Habitable Area 1632

Furnished with claimant's furniture
☒ YES ☐ NO

Total Number of Rooms 6 Rent Paid \$ 711A Utilities

Number of Bedrooms 3 Monthly Housing Payments \$ 740 Taxes

Liens \$ 710 (please explain)

Acquisition Price \$ 11,500.00 Amenities

REPLACEMENT DWELLING UNIT

Address 3213 NE 11th LPA Referred Self Referred ☒

Private Sales	<input checked="" type="checkbox"/>	Single Family	<input checked="" type="checkbox"/>
Private Rental		Duplex	
Other		Multiple Family	

Outside city ☐ Outside state ☐

Age of Housing Unit 0160A

Size of Habitable Area - - -

No. of Rooms 5 No. of Bedrooms 2

For Claimants Who Purchased

Purchase Price of Replacement Dwelling \$ 14,899.51

Taxes \$ 312.00

RHP or TACO (including incidental costs) \$ 2,939.51

For Claimants Who Rented

Rent \$ 711A

Utilities \$ 71A

Total Rent Assistance \$ 711A

Amount of Annual Payment \$ 711A

No. of Housing Referrals to:

5 Standard Sales

 Standard Rent

Agency Referrals:

 MCW

 Food Stamp

☒ Pastoral Service
☒ DEPT of MENTAL Health
☒ TICE ELECTRIC

☒ HAP OTHER ()

☒ Legal Aid Other ()

Benefits Received

Date Ck # Type Amount \$

Date Ck # Type Amount \$

Date Ck # Type Amount \$

RESIDENTIAL RELOCATION RECORD

CLIENT'S NAME BROWN, Elijah RELOCATION ADVISOR J. McIntosh
 ADDRESS 2742 N. Kerby PHONE _____ PROJECT NAME Emanuel - R-20
 SEX M ETHN Blk VETERAN _____ AGE 58 PARCEL NO. E-24
 MARITAL STATUS Divorced TENURE Owner-occupant
 DISABILITY _____ INDIV X FAMILY _____
 ELIGIBLE FOR: PUBLIC HOUSING _____ FHA 235 _____
 RENT SUPPLEMENT _____ OTHER _____
 INITIAL INTERVIEW 5/19/71 DATE INFO PAMPHLET DELIVERED 5/19/70
 NOTICE TO MOVE _____ DATES EFFECTIVE _____ EXPIRATION DATE _____
 NOTIFY IN CASE OF EMERGENCY _____

DATE ON SITE: 1949

INITIATION OF
NEGOTIATIONS: _____

DATE OF
ACQUISITION: _____

ECONOMIC DATA

Employer Alladin Restaurant \$ 200.00
 Address _____
 MCW _____
 Social Security _____
 Pension 191.80
 Other _____
 TOTAL MONTHLY INCOME \$ 391.80

FAMILY COMPOSITION

Name	Relation	Age

DWELLING UNIT FROM WHICH RELOCATED

Subsidized Sales		Single Family	S	SS
Subsidized Rental		Multiple Family	X	
Public Housing		Duplex		
Private Rental		Mobile Home		
Private Sales	X			

Size of Habitable Area 1,632

Age of Structure 65 No. Rooms 6
 No. Bedrooms 3 Furn. _____ Unfurn X
 Utilities \$ _____
 Monthly Payments (Rent) \$ -0-
 Acquisition Price \$ 11,500
 Taxes \$ _____ Equity \$ 11,500
 Liens \$ -0-

HOUSING REFERRALS

Address	Bedrooms

AGENCY REFERRALS

Name of Agency	Date
Multnomah County Welfare	
Food Stamp Program	
Housing Authority	X
Legal Aid	
FISH	
Health Dept.	

AGENCY ACTION:	REASONS:
Appeals	
Noted	
Refused Assistance	
Address Unknown (tracing)	
Other (death, etc.)	

TEMPORARY RELOCATION

Within Project	
Outside Project	

Date Moved In _____
 Address _____
 Reason _____

REPLACEMENT DWELLING UNIT

Client Referred X LPA Referred _____

Address 3213 N.E. 11th Phone _____ Date of Move 5/7/72

WHERE RELOCATED:				S	SS
Same City	X	Subsidized Sales		Single Family	X
Outside City		Subsidized Rental		Multiple Family	
Out of State		Public Housing		Duplex	
		Private Rental		Mobile Home	
		Private Sales	X		

Furnished _____ Unfurnished X Number of Rooms _____ Number of Bedrooms 2 Habitable Area _____

Utilities \$ -- Monthly Payments (Rent) \$ N/A Purchase Price \$ 14,899.51

Age of Structure: _____ Taxes \$ 312.00 Equity \$ 14,899.51 Distance Moved Away _____

Name of Moving Company Swartz Name of Realtor Gibson Bowles

BENEFITS RECEIVED

Type	Ck #	Date	Amount
RHP	401 EH	5/3/72	\$ 2,304.51
TACO (Rental)	589 EH		\$ 325.00
TACO (Rental)	455 EH		\$ 310.00
TACO (Rental)			\$
TACO (Rental)			\$
TACO (Sales)			\$
Fixed Moving	401 EH	5/3/72	\$ 460.00
Actual Move			\$
Storage			\$
Incidental			\$ -5.41
Interest			\$

Purchase Price \$ 14,899.51

Down Payment \$ 14,899.51

RHP (TACO) \$ 2,939.51

Total Down - \$ 14,899.51

Total Mortgage \$ N/A

(overpayment - refunded)

TOTAL BENEFITS RECEIVED \$ 3,394.10

REALTOR: Gibson Bowles ESCROW CO. Fidelity OFFICER _____

DATE	NOTES	C/W
1/15/71	Flyer delivered by J. Crolley. They don't quite understand program and its purpose.	JC
2/17/71	Survey: Will buy comp. housing, 2 bedroom, one floor with basement N.E. (east of 15th)	
11/19/71	Made arrangements with Mr. Brown for him to come into our office on 11/22/71.	
11/22/71	Mr. Brown came into our office and I outlined the various benefits available to him. He said that he would be receiving an option letter for \$11,500, in the mail and that he planned on signing it. He said that he wanted to discuss the various benefits with his wife and would contact me later.	
11/24/71	Mailed benefit letter today.	
11/24/71	Received letter from Donald Stark asking us to make every effort possible to move Mr. Brown from 2742 N. Kerby as soon as we possibly can.	
12/7/71	Tried to call Mr. Brown at his place of employment but he had already left for home. Called information and they could not locate a phone for the Browns.	
12/8/71	Called Mr. Brown at his place of employment and asked how he was progressing in his efforts to find replacement housing. He said that he has been talking with his wife but had not made any definite decisions. He said that his wife suffered a mental breakdown some months back and has not fully recovered as yet. Thus, it is difficult to explain things to her. He said that I will have to have a great deal of patience when dealing with her. He will talk to his wife again and try to make arrangements to come in to our office on 12/10/71 to discuss the type of house that he wants to buy.	
12/9/71	Received notification that we acquired property belonging to Elijah Brown.	
12/10/71	Mr. and Mrs. Brown came into the office this evening. They said that the city acquired their property for \$11,500.00. I explained to them that since they were living in a 3 bedroom house, we will allow them a maximum of \$17,887.00 on the purchase of a new home; Thus, they are entitled to receive a replacement housing grant of \$6,387.00. They would like to purchase a two bedroom house near the Lloyd center. They want a house with a full basement and a single car garage. I told them that I would begin looking for referrals and would contact them as soon as I had a number to show them.	
12/13/71	Mr. Brown called and asked if he could come into our office and discuss an important problem. We made arrangements to meet at 4 p.m. Mr. Brown explained that he and his wife had been married for 26 years; however, eleven years ago Mrs. Brown suffered a mental breakdown and as a result they were divorced. Since that time the Browns have lived with each other, primarily because Mr. Brown thought he could help Mrs. Brown. He explained that the City acquired his property for \$11,500 and that Mrs. Brown wanted half that amount so she could move to Texas. He wanted to know how this would affect his RHP. He said that Mrs. Brown was not interested in any relocation benefits. I explained that he would still be eligible to receive an RHP on the amount originally computed, but that	

INTERVIEW REGISTER

Date		Relocation Worker
12/13/71	cont'd: we would now have to look for a home of a lesser value.	J. Mc
12/16	Called Harold Sackett of Gutman Realty and obtained list of available two-bedroom sales housing in N.E. area. Called Elijah Brown and asked when it would be convenient to show said housing. He said next week and would call me on Monday.	J. Mc
12/20/71	Mr. Brown called and said he could look at housing tomorrow, anytime after 3:30. Called Harold Sackett of Gutman Realty and made arrangements to have him show housing to Mr. Brown.	J. Mc
1/6/72	Harold Sackett of Gutman Realty called and said that he has been spending a number days showing sales housing to mr. Brown. He said that they have narrowed their housing search to two homes in the NE section of Portland. Mr. Sackett informed me that Mr. Brown would call our office sometime tomorrow.	
1/7/72	Mr. Brown called and said that he and Mr. Sackett had been viewing sales housing for a number of days now. He said that Mr. Sackett has been very patient and understanding in his efforts to locate a house for him. Of the homes looked at in recent weeks, Mr. Brown is most interested in a house located at 3216 NE 12th. He requested that I have the house inspected. Called Mr. Sackett to obtain address of house and name of owner; but he was out. Left message for him to call me. Mr. Sackett called and gave me name of owner. Called bureau of buildings and made arrangements to have house inspected.	
1/10/72	Chet Collingsworth from the Bureau of Buildings called and said that Mrs. Kennedy, owner of house at 3216 N.E. 12th, would not admit inspector into house. Called Mrs. Kennedy and asked for explanation. She explained that she was advised by Dwight Jaynes, of Stan Wiley Real Estate, not to let building inspector look at house until Elijah Brown made earnest money offer. Called Harold Sackett and explained above situation. I asked him to contact Dwight Jaynes and then call me back.	J. Mc
1/11/72	Harold Sackett of Gutman Realty called and said that Dwight Jaynes was friend of Kennedys and had advised them not to have house inspected until Elijah Brown made earnest money offer. Harold will meet with Elijah later this week and see if he will make earnest money offer.	J. Mc
1/12	Harold Sackett called and said he planned to meet with Elijah this evening. Mr. Brown agreed to sign earnest money offer with stipulation that if any deficiencies are found to exist during inspection by Bureau of Buildings, the owner will finance their repairs.	J. Mc
1/17	Called Bureau of Buildings and arranged to have house at 3216 N.E. 12th inspected.	J. Mc
1/17	Received call from Harold Sackett. He said that he met with Mr. Brown on January 14, 1971 and that Mr/ Brown signed an earnest money offer on the house at 3216 NE 12th. He will mail to our office an earnest money receipt and an estimation of the appropriate closing costs.	
1/19	Received copy of earnest money offer made by Elijah Brown on the house at 3216 N.E. 12th. The purchase price of said dwelling is \$11,950. However, this offer is subject to the property being inspected by the City Inspector and the seller correcting any deficiencies noted. The seller is to do the	

INTERVIEW REGISTER

Date		Relocation Worker										
1/19/72	<p>continued: following repair work: put siding on garage and paint garage; paint the exterior frame around the roof and put in correct wiring for a washer. Also received "move in cost estimate."</p> <p>Loan cost:</p> <table><tr><td>Recording fee</td><td>\$7.50</td></tr><tr><td>Escrow fee</td><td>26.00</td></tr><tr><td>Property tax</td><td>170.00</td></tr><tr><td>Fire insurance</td><td><u>102.00</u></td></tr><tr><td>Total</td><td>\$305.50</td></tr></table>	Recording fee	\$7.50	Escrow fee	26.00	Property tax	170.00	Fire insurance	<u>102.00</u>	Total	\$305.50	
Recording fee	\$7.50											
Escrow fee	26.00											
Property tax	170.00											
Fire insurance	<u>102.00</u>											
Total	\$305.50											
1/25	Called Bureau of Buildings to inquire about results of inspection ordered on house at 3216 N.E. 12th on 1/17/72. I talked with Vicki Yore but she could not find any record of said inspection. She will call back.	JMc										
1/26	Called Bureau of Buildings and again inquired about above inspection. They will call back.	JMc										
1/27	Called Harold Sackett and asked if he would check with the Kennedys to determine whether or not an inspection had been made. Mr. Sackett called and said he contacted the Kennedys who indicated that the inspection had been completed by Jim McKain.	JMc										
2/1	<p>Gail from Stan Wiley Realty called and asked how things were proceeding with Mr. Brown. Told her that our office was waiting for receipt of letter from Breau of Buildings. She will call Harold Sackett of Rod Gutman Realty and inquire about seller's progress in making repairs as indicated in earnest money agreement.</p> <p>Called Bureau of Buildings and asked why we haven't received notification of inspection of unit at 3216 N. E. 12th. They informed me that said inspection was completed by Jim McCain; however, he has been out of the office and won't return until 2/4/72. A message will be left for him to return my call. I was also told that during said inspection a number of deficiencies were noted and that a reinspection would be necessary. Mr. Kennedy, owner of the dwelling at 3216 N.E. 12th, called the Bureau of Buildings this morning and asked for Mr. McCain to reinspect the unit. Thus, the repairs have evidently been made.</p>	JMc										
2/14	Called Mrs. Kennedy, owner of house at 3216 N. E. 12th, and asked if re-inspection had been made. She replied that Mr. McCain from Bureau of Buildings inspected the house last week and found all items to be in compliance with City regulations. Mrs. Kennedy also mentioned that the repair work as stated in the earnest money agreement has been completed.	JMc										
2/15	<p>Received letter from Bureau of Buildings indicating that the house at 3216 N.E. 12th complies with City housing regulations.</p> <p>Called Harold Sackett of Girtman Realty and told him that I drove by the Kennedy house this morning and that it appeared as though most repairs agreed to be completed by the Kennedys in their earnest money offer, had been completed. The Kennedys were to put siding on garage, paint garage, paint the exterior frame around the roof, and put in correct wiring for a washer.</p>	JMc										
2/15	Mr. Sackett called and we made arrangements to meet at the Kennedy house on 2/16/72 at 1 p.m.	JMc										

INTERVIEW REGISTER

Date

Relocation
Worker

2/16/72 Met Mr. Sackett at Kennedy house, and we viewed the entire structure. The required repairs have been completed, and everything seems to be in order. Drove over to Elijah's house and had him sign the necessary claim forms. Told him that his RHP would be deposited in escrow.

Note to file: Since the Browns occupy a 3-bedroom house, the computation of their replacement housing payment is based on the following:

Cost of comparable replacement dwelling	\$17,887
Acquisition price of Brown's dwelling unit	- 11,500
Amount of maximum RHP	\$ 6,387

On the basis of the above computation, I explained to Mr. Brown that he would have \$6,387, plus the \$11,500 paid to him by the City for the acquisition of his property. Thus, he would be able to purchase a house not to exceed \$17,887. It was also explained that out of the \$6,387, Mr. Brown would have to pay the required closing costs in the purchase of a house. He was quite agreeable to this.

Documented earlier, Mr. Harold Sackett of Rod Girtman Realty found a house at 3216 N.E. 12th Ave. that Mr. Brown liked and decided to buy. He signed an earnest money agreement with a purchase price of \$11,950 for this two-bedroom house.

A number of problems have arisen since Mr. Brown signed the earnest money agreement to purchase the house at 3216 N. E. 12th Ave. First, Mr. Brown would only receive an RHP of \$450, since the difference between the acquisition price of his property for \$11,500 and the purchase price of the new dwelling unit at \$11,950 is only \$450. It would be to Mr. Brown's advantage to purchase a more expensive house since he would then receive a larger RHP.

A second problem that has developed is the fact that Mr. Brown gave his wife, Ruth Mae, \$5,750 of the amount paid them for the acquisition of their house. She in turn placed the \$5,750 in a bank in Vancouver, Washington. Thus, Mr. Brown would then owe a balance of \$5,750 if he purchased the house at 3216 N.E. 12th Ave. On this basis, it would again be to Mr. Brown's advantage to purchase a more expensive house since the balance owing would remain about the same.

A third problem, and a very confusing one I might add, concerns the Brown's marital status. Mr. Brown indicated some time back that he and his wife were divorced about ten years ago but have lived together since that time. Mrs. Brown was experiencing mental difficulties and was afraid that Mr. Brown or another family member might try to have her committed, so she went to Reno, Nevada to obtain a divorce, since the local courts would not grant her one. This occurred in the early sixties. Mr. Brown said that there was not a property settlement at the time of the divorce, and he remained living with the ex-Mrs. Brown, since he felt she needed guidance and protection.

The difficulty here is, are we to consider them as "individual (not a family) joint-owner/occupants of a single-family dwelling, or as a family joint owner, occupants. If we were to consider them as the former, this would drastically affect the amount of the RHP they might be eligible to receive. We would then be required to pay a prorated share of the total payment applicable to a single individual. If we considered them to be a family, then they would receive an RHP computed in the normal manner.

INTERVIEW REGISTER

Date		Relocation Worker
	On the basis of the aforementioned problems, and after consulting with Mr. Brown, I contacted Mr. Harold Sackett and outlined the difficulties with respect to Mr. Brown. We made arrangements to release Mr. Brown from his obligation to purchase the house at 3216 N.E. 12th Ave. Mr. Sackett called recently and said that Mr. Brown had been released from his obligation, because the agreement to purchase was contingent upon PDC approval.	JMc
2/28/72	Received verification of Mr. Brown's Social Security benefits. He receives \$191.80 per month.	JMc
	Called Mr. Barnes at Legal Aid and explained above problem to him. He suggested that I contact Elijah and have him call office for appointment.	
	Called Elijah and asked that he call Mr. Barnes.	JMc
2/29	Barnes from Legal Aid called and said that he was in a quandry concerning Mr. and Mrs. Brown. Mr. Brown was in his office at the time Mr. Barnes called. Mr. Barnes said that he could not represent both parties since there was a definite conflict of interest involved between Mr. and Mrs. Brown. He suggested that I contact Mrs. Brown and request that she obtain the services of a lawyer at Legal Aid. Mr. Barnes said that we are very limited in the various plans of action that we might take, since Mrs. Brown is so unpredictable.	
	Called Mrs. Brown, but she was not in. Called Mrs. Brown this afternoon and suggested that she call Legal Aid. She said she would.	JMc
3/7	Talked with Jim Barnes, Attorney from Legal Aid. He said that Mrs. Brown had an appointment to talk with an attorney on 3/13/72.	JMc
3/13	Elijah Brown called and said that his wife refused to keep her appointment at Legal Aid this morning. Told him I would contact Jim Barnes.	
	Called Jim Barnes at Legal Aid and told him that Mrs. Brown would not keep her appointment at his office. He said that there was absolutely nothing he or his department could do at this point, since Mrs. Brown refused to cooperate. He said that Elijah must make the ultimate decision of whether or not he wants to take his ex-wife with him.	
	In talking with Elijah he expressed a concern for his ex-wife. He does not feel that she can care for herself, and though he is tired of her incompetence and the frustrations involved with living with her, he feels that he must stay and look after her.	JMc
3/15	Called Elijah and made arrangements to meet at 2 p.m. today, to discuss his benefits and intended course of action.	JMc
3/15	Met with the Browns, and it was decided that they would not move together. Mr. Brown will purchase, and Mrs. Brown will rent. Mr. Brown gave me a copy of their divorce decree (see file).	
	Note to file:	
	Chapter 6, section 3, paragraph e. of the Relocation Handbook states that:	
	<u>If individuals (not a family) are joint owner-occupants of a single-family dwelling unit acquired and/or demolished for a project, each eligible claimant shall be paid a prorated</u>	

INTERVIEW REGISTER

Date

Relocation
Worker

3/15/
72

continued:

share of the total payment applicable to a single individual.
The total payment made to all such claimants shall not exceed
the total applicable to a single individual.

Mr. and Mrs. Brown's present situation applies to the above paragraph. Each is entitled to receive a prorated share of the total payment applicable to a single individual. However, the paragraph is unclear as to the amount each should receive. Ben Webb, Chief of Relocation and Property Management, has submitted to DHUD a request for a clarification on this problem.

JMc

4/13

Received notification from Department of Housing and Urban Development that the Browns would have to purchase a house at a price in excess of \$11,500 to receive any portion of their RHP. However, the Browns will not be purchasing a house at this time for various reasons. First and most important, when the Browns received payment for their house, Mr. Brown gave his wife half of the amount and she immediately deposited said amount in a bank in Vancouver. She now refuses to use any portion of that money to purchase a replacement dwelling. She stated that it is her husband's duty, as a man, to provide all her needs; that he should use his money, not hers, to buy a house.

Mrs. Brown has definite mental disturbances and is quite irrational in her thinking. Elijah and I discussed for a time the possibility and advantages of separate moves. However, Elijah feels a strong responsibility to care for her, since she is really incapable of caring for herself.

Elijah does not want to purchase a house, because this would involve taking on a mortgage, and he does not want to be responsible for paying off a mortgage.

We discussed various possibilities and it was decided that public housing or rent supplement would be the best alternative for him, since his income is so limited. We made arrangements to go to the Housing Authority on Tuesday, 4/18/72.

JMc

4/13

Completed worksheet for computation of Replacement Housing Payment for Tenants and Certain Others. The computation is as follows:

Monthly gross rental for comparable unit (Based on schedule for 3 bedrooms)	\$162.70
--	----------

25% of adjusted monthly income:	-	<u>39.30</u>
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\$123.40

(123.40 x 48) = \$5,923.00

Amount of Rental Assistance Benefit	=	\$4,000
Annual Benefit	=	1,000

25% of Mr. Brown's income was computed as follows:

Gross annual income	\$2,301.60
Minus .05%	- <u>115.08</u>
	\$2,186.52
Minus \$300 for dependent	<u>300.00</u>
	\$1,886.52

Monthly adjusted income	=	\$ 157.21
25% of monthly income	=	\$ 39.30

INTERVIEW REGISTER

Date

Relocation
Worker

4/18/72

Drove Mr. Brown to Housing Authority. We discussed his current situation with Ruth Drurey. Mrs. Drurey explained that as conditions now exist, Elijah and Ruth Brown could not move into a public housing unit together. In the first place, their combined assets far exceed the amount allowed for public housing applicants. Secondly, Ruth and Elijah are not legally married and therefore cannot live together. She said that Mr. Brown was eligible to move into a one bedroom unit, but Mrs. Brown was not eligible since she does not have a monthly income. Mrs. Drurey suggested that we place her on the Welfare rolls, so that she can show a monthly income and thereby become eligible for public housing.

We left HAP and drove back to Mr. Brown's place of residence. We were unable to discuss anything with Ruth Brown. I tried to convince her that in order for her to become eligible for any type of public housing she must first produce a monthly income. I mentioned Welfare, but she called it a fraud and said, "I am a Jew - the days of slavery are over." I can get income by teaching Hebrew at the Community Center." Ruth Brown expressed a concern over Mr. Brown's and my efforts to trick her. I explained that we were doing nothing of the kind, but to no avail. Ruth was constantly trying to speak with a French accent and frequently drifted off into unreal discussions, such as the one quoted above. We were unable to decide upon any one course of action. However, Mr. Brown did request that I inquire about commitment proceedings and report my findings back to him.

JMc

4/21

Called Mr. Brown and told him that I contacted the County Health Bureau concerning commitment proceedings. They indicated that it was necessary for two friends who are knowledgeable of the person in question's condition to make an appointment with a special county agent who will then interview and obtain written documentation of their complaint. After this has been completed, a hearing date will be set. The person in question is required to appear at said hearing. If for some reason, other than illness, they fail to appear, orders will be given to the local Sheriff to pick them up and deliver them to the hearing.

Mr. Brown said he understood and I gave him a phone number (248-3207) that he must call to make arrangements for initial interview. Told him I would call some time next week.

4/24

Elijah Brown called and asked for a re-explanation of the relocation benefits available as they relate to his purchasing a house. Following a brief consultation with Ben Webb I explained to Mr. Brown that he was eligible to receive an RHP up to \$6,387.00 and that this figure was arrived at by subtracting the commission's acquisition price for his dwelling (which was \$11,500) from our schedule amount of \$17,887.00 based on average sales prices for standard housing in the locality. I emphasized the fact that in order to receive any portion of the RHP he must purchase a house costing more than \$11,500.00.

Mr. Brown said that he found a two-bedroom house at 3213 N.E. 11th that he wanted to buy. The house is being marketed by Gibson Bowles Realty (287-2431). The selling price is \$14,200.00.

I asked Mr. Brown about his decision concerning Mrs. Brown. He said that he wanted to wait until his move was complete before starting commitment proceedings. However, I expressed my concern with his wife's condition and

JMc

INTERVIEW REGISTER

Date		Relocation Worker
4/24/72	<p>cont'd: told him that in a recent conversation with Stan Jones, it was mentioned that Mr. Cuda, county health officer, could initiate proceedings. We decided that I should talk with Mr. Cuda and arrange to have him visit Mrs. Brown and assess her mental condition.</p>	JMc
4/26	<p>Mr. Earl Demorest from Gibson Bowles Realty called concerning Elijah Brown. I assured him that Mr. Brown was eligible to receive Federal relocation benefits that would enable him, when put with his downpayment, to purchase the house at 3213 N.E. 11th free and clear of any outstanding mortgage. Mr. Demorest stated that on the basis of a cash transaction, Mr. Brown would be able to purchase the above house at a cost of \$13,750. Also explained that house must be inspected and found to be in standard condition. Called Bureau of Buildings and arranged to have house inspected.</p>	JMc
4/27	<p>Mr. Earl Demorest of Gibson Bowles, Inc. came by our office today. He brought a copy of signed earnest money agreement, along with City inspection letter stating that house at 3213 N.E. 11th was in standard condition. Evidently, said house was appraised in December of 1971 by FHA for \$13,800. Mr. Brown will be purchasing house for \$13,750. The estimated reimbursable closing costs will be \$54.51. The house is in standard condition; the purchase price is more than reasonable, and the earnest money agreement seems to be in order. Thus, Mr. Brown has our approval to purchase said house.</p>	
	<p>Mr. Brown's intention or plan of action at this point is to purchase the house at 3213 N.E. 11th and take Ruth Brown with him. Once they are settled he will then proceed to have Ruth Brown committed. The house will be in his name only. Thus, he will only be eligible to receive up to 50% of the benefits applicable had he and Ruth Brown purchased together.</p>	
	<p><u>Note to file:</u> On December 9, 1971, the Development Commission purchased the house jointly owned by Ruth and Elijah Brown for \$11,500. The Browns occupied a three-bedroom house and therefore qualify to have their Replacement Housing Benefit computed on a maximum dollar amount of \$17,887, which is the average cost of a comparable three-bedroom house based on our HUD approved schedule. Thus, subtracting \$11,500 from \$17,887, the total RHP available to the Browns is \$6,387.</p>	
	<p>As noted earlier (4/26), Mr. Brown is currently in the process of purchasing a two-bedroom house at 3213 N.E. 11th, Portland. Ruth Brown, ex-wife of Elijah, will make a temporary move with Mr. Brown. It was decided by Ben Webb and Stan Jones not to consider Ruth and Elijah as a family unit, but as unrelated joint owner-occupants. They based their decision on the fact that Ruth and Elijah were divorced over ten years ago and that Elijah is only acting as a guardian until Ruth Brown receives the proper treatment for her present condition.</p>	
	<p>Paragraph 33 E, chapter 6, section 3 states that: "If individuals (not a family) are joint owner-occupants of a single-family dwelling unit acquired and/or demolished for a project, each eligible claimant shall be paid a pro-rated share of the total payment applicable to a single individual. The total payments made to all such claimants shall not exceed the total applicable to a single individual."</p>	
	<p>Following a discussion with Ben Webb and Stan Jones, it was decided that the RHP of \$6,387, available to Ruth and Elijah if they jointly purchased a replacement dwelling, should be evenly divided among Elijah and Ruth Brown.</p>	

INTERVIEW REGISTER

Date

Relocation
Worker

4/27/72

cont'd:

Thus, the total RHP available to each is equal to one-half of \$6,387 or \$3,193.50. It should be noted that for either Ruth or Elijah to receive all or a portion of the \$3,193.50, each must purchase a replacement dwelling in excess of \$11,500.

Should Ruth Brown decide to rent, she could be eligible to receive a rental assistance payment not to exceed \$3,193.50.

Ruth and Elijah occupied six rooms of furniture. Thus, the total moving benefit available to them is \$460, which includes a \$200 dislocation allowance and a fixed payment of \$260. Again, Federal policy requires that in the case of joint owner-occupants, the amount payable to all claimants shall not exceed the total applicable to a single individual. Therefore, Ruth and Elijah are eligible to receive \$230 each.

The purchase price of the house at 3213 N.E. 11th is \$13,750. The estimated closing costs will include the following:

(1) D.O.C. stamps	\$15.13
(2) Recording fee	7.50
(3) Escrow fee	<u>38.88</u>
	\$54.51

The purchase price of \$13,750, plus estimated closing costs of \$54.51, equal \$2,304.51. Thus, the total RHP available to Mr. Brown is \$2,304.51.

JMc

4/28

Prepared Mr. Brown's claim form and submitted it for approval. Also prepared claim for moving benefit in amount of \$460.

JMc

5/8

Received approved claim forms and Warrant No. 401 EH in the amount of \$2,764.51, which represents the following benefits:

Lump sum RHP	\$2,304.51
Dislocation allowance	200.00
Fixed payment	<u>260.00</u>
	\$2,764.51

Prepared and delivered letter of instruction, signed by Mr. Brown, along with Warrant No. 401 EH to Fidelity Escrow Company. In the letter to Fidelity Escrow (see file) I instructed them to apply \$2,304.51 toward the purchase of the house at 3213 N.E. 11th. The balance of \$460 is to be issued to Elijah and Ruth Brown, with two checks of \$230 each.

JMc

5/8

Since Mr. Brown is purchasing the house in his name only, and Mrs. Brown will be making a temporary move with him, it was decided that I should process a rental assistance claim for Ruth Brown. Mr. Brown and I discussed the matter quite thoroughly and thought it was the most logical plan of action considering the circumstances. Mr. Ben Webb and Stan Jones concurred on our decision.

It was determined earlier that Ruth Brown was eligible to receive an RHP of \$3,193.50, thus, her rental assistance benefit may not exceed this amount. The computation of her rent benefit is as follows:

Gross rental for comparable unit	\$97.75
25% of income	<u>-0-</u>
	\$97.75
\$97.75 x 48	= \$4,692.00

JMc

INTERVIEW REGISTER

Date		Relocation Worker
5/8/72	<p>cont'd:</p> <p>Ruth Brown had only one bedroom at 2742 N. Kerby; therefore, the schedule amount of \$97.75 was used as amount necessary to rent a comparable unit. Ruth Brown is unemployed and therefore has zero income.</p> <p>Federal policy requires that the amount of rental assistance cannot exceed the RHP a displacee might receive should he decide to rent instead of purchase. Thus, the rent benefit available to Ruth Brown is \$3,193.50, payable in four equal annual installments of \$798.37 each.</p> <p>Received notification from Fidelity Escrow of clear title and absence of judgements against Elijah Brown.</p>	JMc
5/11	<p>Received copy of closing statement from Fidelity Escrow. Contrary to the original computation, the total reimbursable closing costs totaled \$49.40 - \$5.11 less than originally determined to be necessary.</p>	JMc
5/15	<p>Received check from Fidelity Escrow in amount of \$5.11. Said check represents amount owed PDC for overpayment of RHP to Elijah Brown. Check was returned to our Accounting Dept.</p>	JMc
5/17	<p>Note to file: Fidelity Escrow was instructed to issue a check in amount of \$230 to Ruth Brown. The \$230 represented the prorated share of moving costs due Ruth Brown. Fidelity Escrow complied with our instructions. However, Mrs. Brown returned the check along with a letter explaining her reasons for returning said check. Fidelity Escrow forwarded the check and letter to our office. (See file)</p> <p>In the letter Ruth said that she defied the word "dislocation", that her joints were okay and that she communicated by mail and mental telepathy. The letter demonstrated a high degree of incoherency and illustrates Ruth Brown's mental instability.</p> <p>I indicated previously that I would prepare a letter for Mr. Cuda in which I would outline her problems, thus enabling him to make a decision whether or not he would contact her and assess her condition. However, our Legal Department determined that we could not put in writing anything that might hold us liable, and such a letter would do just that.</p> <p>On 5/1/72, Mr. Brown moved a number of small items into the house at 3213 N.E. 11th. It was anticipated at the time that Mrs. Brown would make a temporary move with him; however, at the last moment she changed her mind. Thus, Elijah did not want to leave her alone, since he feels that she is not capable of caring for herself. So, Elijah has not moved as yet.</p>	
5/25	<p>Met with Ruth and Elijah Brown today. I talked with Ruth and tried very hard to have her accept her moving benefit check of \$250, but she refused, explaining that she didn't need the money since she had a job which paid in excess of \$70,000 a year. I explained that in addition to the \$250, she was also eligible to receive a rent assistance benefit and that we could assist her in finding another place to live. Again, she refused any help.</p> <p>Elijah explained that he was very anxious to occupy his new house and that he cannot tolerate the current situation any longer. He said that for too long now he has tried to help Ruth but to no avail. Thus, he has made arrangements with Swartz Moving and Storage to move the remaining household items to his new dwelling unit. He and Ruth divided their household items</p>	

INTERVIEW REGISTER

Date		Relocation Worker
5/25/72	<p>continued: among themselves.</p> <p>In our conversation, I found out that Ruth attends St. Phillips Episcopal Church on a regular basis and that Father Stone, minister at the church, is quite familiar with Ruth and her particular problems. Elijah and I decided that he might be a person who would testify to her mental instability, thus making it possible to have a mental hearing.</p> <p>I contacted Chet Daniels, relocation advisor, and had him contact Father Stone. Mr. Daniels is a good friend of Father Stone and it seemed best that he query Mr. Stone about Ruth Brown. Chet called me and said that Father Stone is well aware of Ruth's condition and seems willing to assist us in getting her the help she so desperately requires.</p>	JMc
5/30	<p>Called Father Stone and asked him about Mrs. Brown. He said that he planned to contact her family doctor this evening and would know more after talking to him. He suggested that I call him tomorrow afternoon.</p>	JMc
6/1	<p>Called Father Stone. He said that following consultation with Ruth's doctor, he is now willing to sign required papers for sanity hearing. Told him I would make arrangements.</p>	
6/1	<p>Called Department of Mental Health. Appointment was scheduled for 2 p.m. on Monday, June 5th, in Room 251 at the County Court House. Father Stone and Elijah will be required to spend approximately an hour and a half filing a "Notice of Mental Illness." The following day a "sanity hearing" will be scheduled where Father Stone and Elijah will again be required to appear and attest to Ruth's problem in the presence of two psychiatrists. Ruth must also be present. If the judge finds her insane she will be taken to Damasch State Hospital in Salem.</p>	
6/1	<p>Contacted Elijah and informed him of appointment. He said Swartz Moving and Storage were in process of moving him and all was okay.</p>	JMc
6/5	<p>Father Stone of St. Phillips, Elijah and myself met in Rm. 251 of the County Courthouse today. Father Stone and Elijah completed the required forms attesting to Mrs. Brown's mental illness. A hearing was scheduled for 9:15 Wednesday morning, 6/7/72.</p>	JMc
6/7	<p>Drove Mr. Brown to Courthouse this morning. He was to appear before a psychiatrist and discuss Ruth Brown's case. Father Stone arrived shortly after we did. Helen Mead, officer of Probate Court, informed us that two men were sent to pick Ruth Brown up this morning. However, they could not arouse her and said that it appeared she had moved. We made arrangements for me to go with Darrell Perman, deputy, on Friday morning to pick Ruth up. We thought that Ruth might come to the door if she saw me there. Thus, another hearing was scheduled for Friday, 6/9/72, at 9 a.m. Following Ruth's apprehension on Friday morning, I am to contact Elijah and Father Stone and have them come to the Courthouse to appear before a psychiatrist.</p> <p>In a conversation with Mrs. Mack this morning (next door neighbor to the Browns), she indicated that Ruth Brown was moving out and had been in the process of doing so for the past few days. She said that there was a truck in the driveway now and if someone could get over there, perhaps we could</p>	

INTERVIEW REGISTER

Date		Relocation Worker
6/7/72	<p>continued:</p> <p>find out where she moved. Called Emanuel Site Office and asked Jim Crolley, relocation advisor, to go to Browns' house at 2742 N. Kerby and inquire of whereabouts of Ruth Brown.</p>	JMc
6/7	<p>Jim Crolley called and said that Mrs. Brown was not at house, but he did talk to two men who were moving furniture. The men were from a second hand store and were moving remaining pieces of furniture. Ruth Brown sold all furniture to them.</p>	
6/7	<p>Received letter from Ruth Brown indicating that she will vacate house at 2742 N. Kerby by June 10th. Requested that Commission send inspector to look at house and pick up keys. She indicated she can be reached at said house between 10 a.m. and 10 p.m.</p> <p>Called Bureau of Mental Health and informed them of receipt of letter from Ruth Brown. Requested that I go along with Deputies on Friday morning - felt that Mrs. Brown might be more reasonable and let us in. Deputies are to call me about 10 on Friday.</p> <p>Elijah called and said that water line from meter on house to line in street broke and had been spilling into street all night. He called Bureau of Plumbing but they said they were not responsible and would not fix it. Elijah wanted to know if the Commission could pay. Told him that I would investigate and let him know.</p>	JMc
6/8	<p>Talked with Ben Webb, Chief of Relocation, and Stan Jones concerning payment for repair of water line. Each were of the opinion that we could pay. (see below).</p> <p>Note to file: On 4/27/72 we received notification that the housing unit at 3213 N. E. 11th was in compliance with City housing regulations. The purchase of the house was approved and Elijah occupied said house on 6/1/72. Five days following his move in, the water line leading from the meter to street broke. The City refused to repair it and Elijah was forced to contract with a plumber to correct the broken line at a cost of \$310. (See file for copy of bill received from Elijah on 6/12/72.) On 6/8 I called City Plumbing and inquired as to the inspection of water lines. Inspector said that code only required inspection of water pressure in house; if pressure seemed okay, nothing more is done.</p> <p>On 6/6, five days following Mr. Brown's move in, the water line broke. Both Mr. Webb and Stan Jones seemed to think that the water line was in a bad state of repair at the time of inspection and that we should consider cost of repair as part of purchase price of house.</p> <p>Mr. Brown was eligible to receive a maximum Replacement Housing Payment of \$3,193.50. However, Mr. Brown only required \$2,764.51 for the purchase of the house at 3213 N. E. 11th. Thus, the cost of repairing the broken water line, plus benefit previously received, does not exceed the maximum amount available to him.</p>	JMc
6/13	<p>Prepared claim form in amount of \$310.</p>	JMc

INTERVIEW REGISTER

Date		Relocation Worker
6/13/ 72	<p>Received letter from Ruth Brown along with keys to house at 2742 N. Russell.</p> <p>Note to file: At this point I am not going to pursue further efforts to have Mrs. Brown brought before the probate court for a mental hearing. The primary reason for this change of attitude has to do with the lack of cooperation from the court itself. Secondly, Mrs. Brown has moved from the project and is no longer under our jurisdiction. However, should the court cooperate more fully and should the situation lend itself such that Mrs. Brown can be more readily apprehended.</p> <p>On the letter received from Ruth Brown on 6/13, she had a return address of 2916 N. E. 7th Ave. I will try to contact her at that address and make an effort to persuade her to accept her relocation benefits.</p>	JMc
6/16	Obtained Mr. Brown's signature on claim form and submitted it for approval.	JMc
6/26	Mr. Brown called and asked if I would have electrical inspector check wiring in basement. He seems to think wiring for washer and drayer is dangerous.	JMc
6/27	Contacted Rehab Department and requested that they inspect wiring in basement of Elijah's house.	JMc
7/10	<p>Received approved claim forms and Warrant No. 455 EH in the amount of \$310. This represents payment to Mr. Brown for portion of purchase price of house at 3213 N. E. 11th. Mailed warrant to Mr. Brown.</p> <p>Called Mr. Brown and told him that his check was in the mail. Asked him if electrical inspection had been completed. Mr. Brown indicated that inspector was out last week and told him that wiring in basement was illegal. Told him I would get copy of report and let him know result.</p>	JMc
8/18	<p>Received copy of City electrical inspection. Said inspection revealed a number of deficiencies pertaining to the wiring in Mr. Brown's replacement dwelling. (See file) I conferred with Ben Webb, Chief of relocation, concerning payment for bringing deficiencies into compliance with City code.</p> <p>Paragraph 33(b)(2), Chapter 6, Section 3 of DHUD Guidelines states that "a person purchases a dwelling if he purchases a rehabilitated dwelling, or purchases a substandard dwelling and rehabilitates it to bring it up to standard."</p> <p>Mr. Webb said, that on the basis of the above provision, we could state that Mr. Brown purchased a substandard dwelling and the payment for repairing the electrical deficiencies is a rehabilitation cost and thus a part of the purchase price. Therefore, we can pay for repair of defective wiring.</p>	JMc
8/18	Mr. Brown was eligible to receive a maximum RHP of \$3,193.50. However, only \$2,304.51 was required to purchase the house at 3213 N. E. 11th. The unused portion of his RHP remained at \$888.99. However, on July 5, 1972, \$310 of the remaining \$888.99 was used to reimburse Mr. Brown for costs incurred in repairing a water line that broke shortly after he occupied his replacement dwelling. (See memo to file 6/27/72). Thus, Mr. Brown has \$578.99 remaining as the unused portion of his RHP.	JMc
9/1	Called Tice Electric and asked if they would bid on work at Elijah Brown's. Tice said they do not bid on City inspection work. Called Montgomery Electric	

INTERVIEW REGISTER

Date		Relocation Worker
9/1/72	continued: and asked if they would bid on work. Montgomery refused on same basis as Tice Electric. I asked them to make estimate.	JWM
9/18	Montgomery Electric called and gave firm estimate of \$325.	JWM
9/19	Prepared and mailed letter to Montgomery Electric, authorizing them to complete work.	JWM
9/27	Received bill from Montgomery Electric for \$325.	JWM
10/6	Prepared claim and submitted it for approval.	JWM
10/25	Received approved claim form and Warrant No. 589 EH in the amount of \$325. Prepared letter and mailed along with Warrant No. 589 EH to Montgomery Electric.	JWM
	Mr. Brown has received all benefits due him and his house is now in standard condition. Thus, his file is ready to close.	

Community Services Rep. Lucas

REQUEST FOR FINANCIAL DETERMINATION

Date 8/23/73

TO: Vern F. Schmidt, Supervisor, Finance Section
FROM: Ray Wilson, Supervisor, Rehabilitation Section
SUBJECT: Request for Maximum Financial Eligibility

ADDRESS 3213 NE 11th

NAME BROWN, Elijah

PHONE NUMBER 287-0870

ESTIMATED MINIMUM COST OF REHABILITATION 3500

ATTITUDE OF BORROWER _____

MAX. DETERMINATION _____

FINANCE CONSULTANT INT. _____

INSPECTION

NAME Elijah Brown (TRV)

ADDRESS 3213 NE 11th

TEL 287-6870 APPOINTMENT DATE 8-16-73

TIME 9:00 COMMENTS Lucas

DATE 8/17/73 SIGNED Marion Scott
msd

Called in Aug
14, 1972 *msd*

AUG 28 1973

NEIGHBORHOOD DEVELOPMENT OFFICE

INSPECTION REPORT
INDICATES TWO STORY
UNFINISHED

August 21, 1973

Mr. Elijah Brown
3213 N. E. 11 Avenue
Portland, Oregon 97212

Re: 3213 N. E. 11 Avenue

Dear Mr. Brown:

Recently the City of Portland, through its Concentrated Code Compliance Program, initiated a survey of structures located in the Irvington Neighborhood Development Program area.

The purpose of this program is to effect corrections of hazards that may exist, to improve maintenance, and to upgrade the general community in compliance with City of Portland Code requirements.

As the result of this survey, an inspection was made of your two-story, wood frame, single-family dwelling and detached garage at the above address, and the following conditions are in noncompliance with City Housing regulations:

1. The second-story bedroom lacks the required heating.
2. The second-story stairwell floor opening lacks an enclosure or railing.
3. The second story lacks the required electrical outlets.
4. The drainpipe in the cellar is partially blocked as evidenced by backflow through the floor drain.
5. The gutters and downspouts are rusted through.
6. The garage siding lacks the required wood-soil separation.
7. The garage roof covering is broken.
8. The garage gutter and downspout are broken.

The following conditions are in noncompliance with the Property Rehabilitation Standards as adopted for the Irvington Neighborhood Development Program:

1. The kitchen counter tile covering is broken and chipped.
2. The kitchen sink porcelain is worn.
3. The second-story floor is rough.
4. The second-story walls and ceiling lack a suitable base for painting or other decoration.
5. The second-story windows lack hardware and the glazing putty is broken.

Mr. Elijah Brown

Page 2

August 21, 1973

6. The upper section of the cellar stairway lacks a handrail.
7. The exterior steps and porch lack railings.
8. The cellar window frames show evidence of rot.
9. The window screens are rusted and broken.
10. The concrete driveway is broken.
11. The front entry driveway with center steps does not provide a safe all-weather access and exit for the dwelling.
12. The garage siding has broken and rotted sections and the protective paint covering is weathered.

We further note that the following items, while not constituting a violation at this time, can be expected to deteriorate into a substandard condition unless corrective measures are taken:

1. The first-story bedroom floors are worn.
2. The kitchen decorative treatment is worn and soiled.
3. The bathroom fixtures are old and worn.
4. The exterior protective paint covering is weathered.
5. The composition roof covering is worn.

It will be necessary, therefore, to correct the above conditions under proper permits in compliance with City regulations.

Your attention is called to Section 29.12.030 of the Portland Housing Ordinance #130672 which provides for your right to appeal to the Housing Advisory & Appeals Board.

Should you have any questions concerning this inspection report, please feel free to call the Bureau of Buildings, Housing Division, 2200 N. E. 24 Avenue, Telephone 288-6077.

Financial and technical assistance to correct these violations has been provided by the City of Portland to homeowners who qualify under the urban renewal program criteria. If you need this assistance or desire additional information, please contact the Portland Development Commission or visit their neighborhood office at 5630 N. E. Union Avenue, Telephone 288-5075.

Yours truly,

C. N. CHRISTIANSEN
BUILDING INSPECTIONS DIRECTOR

Sjc.

S. J. Chagwidden
Chief Housing Inspector

JHM:vm

cc: Portland Development Commission
Plumbing & Electrical Divisions

TRACT: IRVINGTON LOT: 4 BLOCK: 97 CLIENT: BROWN

NAL 400, 1420421860

1-42042-1860 LEGAL 08/16/73 VOCH 217540

BROWN, ELIJAH

3213 NE 11TH AVE
PORTLAND, OREGON
IRVINGTON

3213 NE 11TH AVE
97212 PORTLAND, OREGON

LOT BLOCK
4 97



224-0550

LZ R5 ACQ 72 MAP 2731 BP 08551854 RATIO 1111

VALCUR

ACCT NO. 1-42042-1860

DATE INQUIRED 08-16-73

*** VALUES ***

YR	L/C	DATE	TYPE	LAND VAL	IMP VALJE	TIMBER	MARKET VAL
2	0001	12-19-71	T	1,810	9,370		11,180
3	0001	02-26-73	M	3,400	10,500		13,900

*** CURRENT TAXES ***

YR	L/C	DATE	TAX	UNPAID	INT	TOTAL
----	-----	------	-----	--------	-----	-------

NO CURRENT TAXES AVAILABLE

DELMOD

1-42042-1860

L/C YR VALUE

0001 3 11,180

END

TAX	DELINQUENT TAXES	UNPAID	INT
323.33		.00	.00

TOTAL	DATE
.00	09/15/73

W/D	5/10/72	M ^c INTYRE	Elijah BROWN	54946	855	1854
	Nothing since					

TRACT RECORDS SEARCHED THIS DATE: 8/16/73 at Pioneer

KRE

ADDRESS 3213 N. E. 11 Avenue 97212

OWNER Elijah Brown 282-0870

IRVINGTON NDP 9:00 am Aug. 16, 1973

NOTES

rec'd fr B. White 8/15/73 vm

NO. ROOMS 6 SQ. FT. 960
NO. BEDROOMS 2 STAIRS 2
CELLAR: NO ☐ ☒ FULL ☐ AGE ---

HOUSING SURVEY INSPECTION

I certify that I have made a comprehensive housing inspection of this structure and the findings as noted are in accordance with the housing code of the City of Portland and the property rehabilitation standards designated for this area.

INSPECTING OFFICER

DATE

PORTLAND DEVELOPMENT COMMISSION
FORM 1-100 (8-72)

N/A-OK	CODE	PRS	INCIP.	
<input checked="" type="checkbox"/>				CELLAR AREA
<input checked="" type="checkbox"/>	40.8			FLOOR
<input checked="" type="checkbox"/>	41.7			WALLS
<input checked="" type="checkbox"/>	41.8			CEILING
<input checked="" type="checkbox"/>	40.6			DOORS
<input checked="" type="checkbox"/>	40.7			WINDOWS
<input checked="" type="checkbox"/>	42.5			PLATES
<input checked="" type="checkbox"/>	41.4			BEAMS
<input checked="" type="checkbox"/>	41.5			POSTS/FOOTING
<input checked="" type="checkbox"/>	41.6			JOISTS
<input checked="" type="checkbox"/>	41.0			STEPS <u>NP</u>
<input checked="" type="checkbox"/>	41.9			SANITATION
<input checked="" type="checkbox"/>	41.2			FIREPLACE & CHIMNEYS
<input checked="" type="checkbox"/>	42.9			ROOM SIZE
<input checked="" type="checkbox"/>	43.0			CEILING HEIGHT
<input checked="" type="checkbox"/>	42.7			PARTY ROOM
<input checked="" type="checkbox"/>	30.8			FREEZER
<input checked="" type="checkbox"/>	30.8			SHOP TOOLS
<input checked="" type="checkbox"/>				CELLAR AREA-ELECTRICAL
<input checked="" type="checkbox"/>	30.0			WIRING N S E W
<input checked="" type="checkbox"/>	30.1			OUTLETS N S E W
<input checked="" type="checkbox"/>	30.2			SWITCHES N S E W
<input checked="" type="checkbox"/>	30.3			LIGHTS N S E W
<input checked="" type="checkbox"/>				CELLAR AREA-PLUMBING
<input checked="" type="checkbox"/>	20.8			PLUMBING FIXTURES T F V
<input checked="" type="checkbox"/>	20.0			DRAIN PIPE
<input checked="" type="checkbox"/>	20.0			WATER PIPE
<input checked="" type="checkbox"/>	20.0			GAS PIPE
<input checked="" type="checkbox"/>	20.9			FLOOR DRAIN
<input checked="" type="checkbox"/>				NON-EXCAVATED AREAS
<input checked="" type="checkbox"/>	41.3			SILLS
<input checked="" type="checkbox"/>	41.4			BEAMS
<input checked="" type="checkbox"/>	41.5			POSTS/FOOTING
<input checked="" type="checkbox"/>	41.6			JOIST/CLEARANCE
<input checked="" type="checkbox"/>	42.7			VENTILATION
<input checked="" type="checkbox"/>	42.8			ACCESS
<input checked="" type="checkbox"/>				NON-CELLAR AREAS
<input checked="" type="checkbox"/>	20.0			DRAIN PIPE
<input checked="" type="checkbox"/>	20.0			WATER PIPE
<input checked="" type="checkbox"/>	20.0			GAS PIPE
<input checked="" type="checkbox"/>				MISCELLANEOUS
<input checked="" type="checkbox"/>	No.			ITEM
<input checked="" type="checkbox"/>	41.2			FIREPLACE/CHIMNEYS
<input checked="" type="checkbox"/>	42.2			FURNACE

N/A-OK	CODE	PRS	INCIP.	
<input checked="" type="checkbox"/>				UTILITY-ELECTRICAL
<input checked="" type="checkbox"/>	30.5			PANEL CAP ()
<input checked="" type="checkbox"/>	30.1			DRYER OUTLET
<input checked="" type="checkbox"/>	30.1			2ND RANGE
<input checked="" type="checkbox"/>	30.1			GROUNDING-PORTABLES
<input checked="" type="checkbox"/>	30.1			GROUNDING-FIXED
<input checked="" type="checkbox"/>	30.1			WIRING
<input checked="" type="checkbox"/>	30.1			GROUNDING-SERVICE
<input checked="" type="checkbox"/>	30.4			WATER HTR CIRCUIT
<input checked="" type="checkbox"/>	30.4			FURNACE CIRCUIT
<input checked="" type="checkbox"/>	31.1			SERVICE ENTRANCE
<input checked="" type="checkbox"/>				CONDUCTOR CAP. (AMPS)
<input checked="" type="checkbox"/>	31.2			NUMBER OF MAIN SERVICE DISCONNECTS
<input checked="" type="checkbox"/>				UTILITY-PLUMBING
<input checked="" type="checkbox"/>	20.4			WATER VOLUME
<input checked="" type="checkbox"/>	20.5			LAUNDRY TRAYS T F V
<input checked="" type="checkbox"/>	20.6			AUTOMATIC WASHER FAC.
<input checked="" type="checkbox"/>	20.7			FAUCET, DRAIN, VENT
<input checked="" type="checkbox"/>				WATER HEATER
<input checked="" type="checkbox"/>				CONDITION ASME VALVE
<input checked="" type="checkbox"/>				EXTERIOR OF BUILDING
<input checked="" type="checkbox"/>	40.0			FOUNDATION
<input checked="" type="checkbox"/>	40.9			WOOD-SOIL CONTACT
<input checked="" type="checkbox"/>	40.1			SIDING
<input checked="" type="checkbox"/>	40.2			EAVES & CORNICE
<input checked="" type="checkbox"/>	40.3			ROOF
<input checked="" type="checkbox"/>	40.4			GUTTER & DOWNSPOUTS
<input checked="" type="checkbox"/>	40.0			STEPS EXT. (F) R
<input checked="" type="checkbox"/>	41.1			PORCHES (F) R
<input checked="" type="checkbox"/>	40.6			DOORS & FRAMES F R
<input checked="" type="checkbox"/>	40.7			WINDOWS & FRAMES - SCREENS
<input checked="" type="checkbox"/>	41.2			FIREPLACE & CHIMNEYS
<input checked="" type="checkbox"/>	42.7			SKIRTING/VENTILATION
<input checked="" type="checkbox"/>				EXTERIOR-ELECTRICAL
<input checked="" type="checkbox"/>	30.0			WIRING TO UTILITY BLDG.
<input checked="" type="checkbox"/>	30.3			LIGHTS (YARD)
<input checked="" type="checkbox"/>	30.3			LIGHTS (PORCH) F R
<input checked="" type="checkbox"/>	30.7			SVC DROP
<input checked="" type="checkbox"/>	30.6			METER BASE SIZE
<input checked="" type="checkbox"/>	30.6			METER SEQUENCED (YES) (NO)

N/A-OK	CODE	PRS	INCIP.	
<input checked="" type="checkbox"/>				LOT CONDITION
<input checked="" type="checkbox"/>	10.0			YARD
<input checked="" type="checkbox"/>	10.1			DRAINAGE
<input checked="" type="checkbox"/>	10.2			FENCE
<input checked="" type="checkbox"/>	10.3			SIDEWALKS/DRIVEWAY
<input checked="" type="checkbox"/>	41.0			STEPS (APPROACH)
<input checked="" type="checkbox"/>	10.5			RETAINING WALL
<input checked="" type="checkbox"/>	10.6			GARBAGE/NUISANCE
<input checked="" type="checkbox"/>	10.7			SHRUBS
<input checked="" type="checkbox"/>	10.8			RODENTS & PESTS
<input checked="" type="checkbox"/>	10.9			ALLEY
<input checked="" type="checkbox"/>				EXTERIOR-PLUMBING
<input checked="" type="checkbox"/>	20.1			HOSE BIBBS
<input checked="" type="checkbox"/>	20.2			SEWER LINES
<input checked="" type="checkbox"/>	20.3			RAIN DRAINS
<input checked="" type="checkbox"/>	20.3			GAS METER
<input checked="" type="checkbox"/>	20.4			WATER SERVICE
<input checked="" type="checkbox"/>				GARAGE/OUT BUILDINGS DET
<input checked="" type="checkbox"/>	40.0			FOUNDATION
<input checked="" type="checkbox"/>	40.9			WOOD-SOIL CONTACT
<input checked="" type="checkbox"/>	40.1			SIDING
<input checked="" type="checkbox"/>	40.2			EAVES & CORNICE
<input checked="" type="checkbox"/>	40.3			ROOF
<input checked="" type="checkbox"/>	40.4			GUTTER & DOWNSPOUTS
<input checked="" type="checkbox"/>	40.6			DOORS
<input checked="" type="checkbox"/>	40.7			WINDOWS
<input checked="" type="checkbox"/>	40.8			FLOOR
<input checked="" type="checkbox"/>	41.0			STEPS
<input checked="" type="checkbox"/>				WIRING IN UTILITY BLDG.
<input checked="" type="checkbox"/>	30.0			OUTLETS
<input checked="" type="checkbox"/>	30.2			SWITCHES
<input checked="" type="checkbox"/>	30.3			LIGHTS

DEFICIENCY CATEGORIES
 1 - CODE A PRS
 2 - INCIPIENT
 3 - OTHERWISE ELIGIBLE
 4 - G.P.I.

ITEMIZATION OF REHABILITATION WORK REQUIRED

3213 N.E. 11th

PROPERTY ADDRESS

CITY BLOCK

PARCEL

CASE NO.

Mr. ELIJAH FREDMAN

OWNER'S NAME

DATE 16 AUG 73 PHONE

IDENT. NO.	DEF. CAT.	LOCATION OF COMPONENT	IDENTIFICATION OF COMPONENT	IDENTIFICATION OF EXISTING MATERIAL	COMPONENT CONDITION		ACTION				REMARKS	ITEM MEASURE
					%		REPAIR	REPLACE	REMOVE	INSTALL		
1	40/8	2	BR NW ①	Floor	wood	worn	X					as repaired
2	41/7	2	Kit ①	walls	Paint	✓		X				✓
3	41/8	2	✓	ceiling	Paint	soiled		X				✓
4	42/3	①	✓	counter	tile	broken		X				✓
5	30/8	2	✓	stove	Elect	old-worn	X	X				✓
6	21/0	①	✓	sink	Porcelain	worn		X				✓
7	11/8	2	BR SW ①	Floor	wood	worn	X	X				✓
8	21/3	2	Bath ①	WC	Porcelain	worn		X				✓
9	21/4	2	✓	Tub	✓	✓		X				✓
10	21/6	2	✓	lav	✓	✓		X				✓
11	41/8	①	BR ②	Floor	wood	rough	X					✓
12	41/7	①	✓	wall	wall board	missing				X		✓
13	41/4	①	✓	ceiling	✓	✓				X		✓
14	41/7	①	✓	window	hardware	missing		X				✓
15	41/7	①	✓	window	glazing putty	broken		X				✓

DEFICIENCY CATEGORIES
 1--CODE & PRS
 2--INCIPIENT
 3--OTHERWISE ELIGIBLE
 4--G.P.I.

ITEMIZATION OF REHABILITATION WORK REQUIRED

3213 N.E. 11th

PROPERTY ADDRESS

CITY BLOCK

PARCEL

CASE NO.

BROWN

OWNER'S NAME

DATE 16 AUG 73

PHONE

IDENT. NO.	DEF. CAT.	LOCATION OF COMPONENT	IDENTIFICATION OF COMPONENT	IDENTIFICATION OF EXISTING MATERIAL	COMPONENT CONDITION		ACTION				REMARKS	ITEM MEASURE
					%		REPAIR	REPLACE	REMOVE	INSTALL		
1	4 1/2	1	BR ②	heat	—	none				X		as required
2	4 1/2	1	✓	stair	Floor opening	lack encl or rail				X		✓
3	3 3/4	1	✓	Elect	outlets	missing				X		✓
4	4 1/2	①	Cellar	stair	handrail	upper sect missing				X		✓
5	2 1/2	1	✓	Plumb	drain	Pipe	Partially blocked	X				✓
6	4 1/2	2	Exterior	siding	Paint	weathered		X				✓
7	4 1/3	2	✓	Roof ②	comp sh	worn		X				✓
8	4 1/4	1	✓	Gutters & DS	mtl	rust thru		X				✓
9	4 1/2	①	✓	steps F	handrail	missing				X		✓
10	4 1/2	①	✓	Porch F	rail	missing				X		✓
11	4 1/2	①	✓	Cellar windows	Frames	rotted	X	X				✓
12	4 1/2	①	✓	window	screens	broken		X				✓
13	1 1/3	①	hot	driveway	conc	broken	X	X				✓
14	4 1/2	①	✓	center stair	No handrail	lack all weather covers		X				✓
15	4 1/2	1	Garage	siding	wood-soul	lack separation	X					✓

EFFICIENCY CATEGORIES
 1 - CODE & PRS
 2 - INCIPIENT
 3 - OTHERWISE ELIGIBLE
 4 - G.P.I.

ITEMIZATION OF REHABILITATION WORK REQUIRED

3213 N.E. 11th

PROPERTY ADDRESS

CITY BLOCK

PARCEL

CASE NO.

BROWN

OWNER'S NAME

DATE 16 AUG 73 PHONE

IDENT. NO.	DEF. CAT.	LOCATION OF COMPONENT	IDENTIFICATION OF COMPONENT	IDENTIFICATION OF EXISTING MATERIAL	COMPONENT CONDITION		ACTION				REMARKS	ITEM MEASURE
					%		REPAIR	REPLACE	REMOVE	INSTALL		
1	10/1	①	Garage	siding	wood	brkr - rot	x	x				as required
2	10/1	①	✓	✓	Paint	weathered		x				✓
3	40/13	1	✓	Roof	Comp - roll	broken		x				✓
4	40/4	1	✓	Gutter & DS	mtl	broken		x				✓
5												
6												
7												
8												
9												
10												
11												
12												
13												
14												
15												

October 25, 1972

Montgomery Electric Company
935 S. E. Hawthorne Blvd.
Portland, Oregon 97214

Gentlemen:

Enclosed please find our Warrant No. 589EH in the amount of \$325, which represents reimbursement of costs incurred in the repair of wiring at the residence of Elijah Brown, an Emanuel Hospital displacee.

Your cooperation and efficient handling of this matter is greatly appreciated.

Very truly yours,

James W. McIntosh
Relocation Specialist

JWM:ch
Enclosure

MEMORANDUM

Date October 6, 1972

TO: The File
FROM: Jim McIntosh
SUBJECT: Elijah Brown

Mr. Brown was eligible to receive a maximum RHP of \$3,193.50. However, \$2,304.51 was required to purchase his replacement dwelling at 3213 N. E. 11th. The unused portion of said RHP remained at \$888.99. On July 5, 1972, Mr. Brown received an additional \$310 of the RHP to cover costs incurred in paying for repair of broken water line. Thus, his unused portion of the RHP was reduced to \$578.99.

Attached you will find a claim for \$325 which is to be deducted from the unused portion of Mr. Brown's RHP. The \$325 represents costs incurred in repairing basement wiring to bring in compliance with City electrical code.

Explanation

On 4/27/72, our office received copy of City inspection letter reporting that structure at 3213 N.E. 11th was in compliance with City Housing Regulations. Shortly after Mr. Brown occupied said dwelling, he called our office and expressed concern over condition of wiring in basement. On 7/10/ 72 I called City Electrical Division and requested inspection of Mr. Brown's wiring. On August 17, 1972, I received report of inspection which listed numerous conditions that were in noncompliance with City Electrical Code. (See Attached)

Following a review of this matter, Mr. Ben Webb, Chief of Relocation and Property Management, agreed that we could cover the cost of bringing the electrical deficiencies into compliance with city code. Mr. Webb based his decision on provisions included within paragraph 33 (b) (2), Chapter 6, Section 3 of the HUD Handbook. Said paragraph stated that, "A person purchases a dwelling if he purchases a substandard dwelling and rehabilitates it to bring it up to standard."

In this particular instance, Mr. Brown can be said to have purchased a substandard dwelling and the \$325 was a cost incurred in rehabilitating the house and bringing it up to standard - a cost to be included in the purchase price and therefore compensable as a portion of his replacement housing payment.

I called Tice Electric and asked if they would bid on required repairs. Mr. Tice declined by saying that most electrical companies will

Elijah Brown

Page - 2 -

not bid on City inspection work. Called Montgomery Electric, and Mr. Montgomery refused to bid on basis given by Mr. Tice. Thus, I asked Mr. Montgomery to go ahead and do the work, providing its cost did not exceed \$578.99. Mr. Montgomery called a few weeks later and said that cost would approximate \$325. Work was completed and on September 27, received bill from Montgomery Electric for \$325.

I am requesting that payment of \$325 be authorized.

0600 E60 901

RELOCATION PAYMENT

Project: Emmanuel R-20 Parcel: E-2-4Payable to: Montgomery Electric CompanyAmount

For: ☒ RHP for Homeowners \$ 325.00
☐ Incidental Expenses for Homeowners (if separate claim) \$ _____
☐ RHP for Tenants & Certain Others:
 Rental: Total approved \$ _____; Annual amount. \$ _____
 or Purchase: \$ _____
☐ Fixed Moving Payment \$ _____
☐ Dislocation Allowance. \$ _____
☐ Actual Moving Costs. \$ _____
☐ Storage Costs (if separate claim). \$ _____
☐ Business: Moving Expenses. \$ _____
☐ Business: In Lieu Payment. \$ _____
☐ Business: Storage Costs. \$ _____
☐ Business: Loss of Property \$ _____
☐ Business: Searching Expenses \$ _____

Name of Client Elijah Brown

Less - \$ _____ *

Move from 2742 N. Kerby.Total \$ 325.00 *WJH*

Accounting: Indicate symbol & Acct. No.

_____ Relocation Payment; _____ Project Cost *(_____)

PORTLAND DEVELOPMENT COMMISSION1700 S.W. FOURTH AVENUE
PORTLAND, OREGON 97201N^o 589 EHDATE October 25, 19 72PAY TO **Montgomery Electric Company**

\$ 325.00

DOLLARS

TO THE TREASURER OF THE
CITY OF PORTLAND, OREGON

AUTHORIZED SIGNATURE

NON-NEGOTIABLE

AUTHORIZED SIGNATURE

Portland Development Commission • 224-4800

DETACH BEFORE DEPOSITING CHECK

DATE	INVOICE OR CONTRACT NOS.	DESCRIPTION	AMOUNT
		Reimbursement per Claim for RHP for Homeowners (Elijah Brown). Move from 2742 N. Kerby (Parcel E-2-4).	\$325.00

Account Distribution

NO.

TITLE

AMOUNT

CLAIM FOR REPLACEMENT HOUSING PAYMENT FOR
HOMEOWNERS

NAME, ADDRESS, AND ZIP CODE OF DISPLACING AGENCY

Portland Development Commission
1700 S.W. Fourth Avenue
Portland, Oregon 97201

PROJECT NAME (if applicable)

Emanuel Hospital Project

PROJECT NUMBER: ORE. R-20

INSTRUCTIONS: Complete all applicable items and sign certification in Block 4. Consult the displacing agency as to whether you need a Claimant's Report of Self-Inspection of Replacement Dwelling to complete and submit with this claim.

PENALTY FOR FALSE OR FRAUDULENT STATEMENT. U.S.C. Title 18, Sec. 1001, provides:

"Whoever, in any matter within the jurisdiction of any department or agency of the United States knowingly and willfully falsifies . . . or makes any false, fictitious or fraudulent statements or representations, or makes or uses any false writing or document knowing the same to contain any false, fictitious or fraudulent statement or entry, shall be fined not more than \$10,000 or imprisoned not more than five years, or both."

1. FULL NAME OF OWNER-OCCUPANT CLAIMANT (as shown in deed to displacing agency or in condemnation proceeding)

Elijah Brown

☒ Family ☐ Individual

2. DATE OF DISPLACEMENT:

5/7/72

Parcel No. E-2-4

3. INFORMATION IN SUPPORT OF CLAIM

A. Differential Payment

Part I. Data on dwelling unit from which you moved

1. Address of dwelling unit from which you moved _____

2742 N. Kerby, Portland, Oregon

2. Date you first occupied this dwelling as the owner 1949

Month-Day-Year

3. Number of bedrooms in the dwelling 2

4. Date of initiation of negotiations for local agency acquisition of dwelling 5/19/71

5. Payment made by local agency for the dwelling \$ 11,500

Part II. Data on dwelling unit to which you moved

6. Address of dwelling unit to which you moved (include ZIP Code)

3213 N. E. 11th Ave., Portland, Oregon 97212

7. Number of bedrooms in replacement dwelling 2

8. Purchase price of the replacement dwelling \$ 14,264.51

9. Complete either a. or b.:

a. If you have purchased and occupy the replacement dwelling:

Date you signed purchase agreement	<u>4/26/72</u> Month-Day-Year	Date of Settlement	<u>5/7/72</u> Month-Day-Year
---------------------------------------	----------------------------------	-----------------------	---------------------------------

b. If you have purchased but do not yet occupy the replacement dwelling:

Date you signed purchase contract	_____ Month-Day-Year	Date of settlement	_____ Month-Day-Year
--------------------------------------	-------------------------	-----------------------	-------------------------

Date you expect
to occupy _____
Month-Day-Year

10. Check method you choose to determine the replacement housing cost that will be used as a basis for computing the amount of the differential payment

 X Schedule Comparative

B. Interest Payment

1. Outstanding balance of mortgage (if any) on dwelling from which you moved \$ _____
2. Number of monthly payments remaining on the mortgage _____
3. Annual interest rate of mortgage on the dwelling from which you moved _____ %
4. Annual interest rate of mortgage on the replacement dwelling _____ %
5. Prevailing annual interest rate paid on standard passbook savings accounts by savings banks in the community where the replacement dwelling is located _____ %

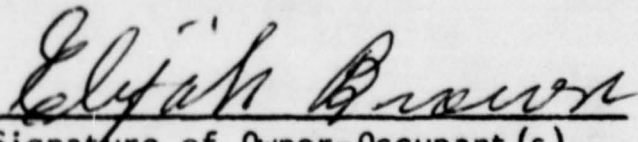
C. Incidental Expenses (List incidental expenses incurred by you in connection with the purchase of replacement dwelling. If more space is necessary, use additional sheets.)

COSTS INCURRED BY CLAIMANT				FOR LOCAL AGENCY USE
Item (a)	Charged to Claim- ant on Closing Statement (b)	Paid Directly by Claimant (c)	Amount Claimed (Col. (b) + (c) (d)	Amount Approved (e)
	\$	\$	\$	\$
TOTAL	\$	\$	\$	\$

Listing of documents submitted herewith in support of amounts entered in Column (d) above: (Documentation for the above claim must be submitted.)

I submit this information in support of a claim for a Replacement Housing Payment under Section 203 of P.L. 91-646, as amended, and I certify under the penalties and provisions of U.S.C. Title 18, Sec. 1001, and any other applicable law, that the information submitted herewith has been examined by me and is true, correct, and complete, and that I understand that, apart from the penalties and provisions of U.S.C. Title 18, Sec. 1001, and any other applicable law, falsification of any item submitted herewith may result in forfeiture of the entire claim.

Date


Signature of Owner-Occupant (s)

(For Local Agency Use Only)
DETERMINATION OF ELIGIBILITY FOR REPLACEMENT
HOUSING PAYMENT FOR HOMEOWNERS

NAME AND ADDRESS OF CLAIMANT:

Elijah Brown
3213 N. E. 11th Avenue
Portland, Oregon 97212

NAME OF LOCAL AGENCY:

Portland Development Commission

INSTRUCTIONS: Complete this form to determine eligibility of claimant for Replacement Housing Payment for Homeowners. Attach the completed form to the pertinent claim form filed by claimant. Note that the determination of the amount of payment to cover costs incidental to purchase of a replacement dwelling is made on the applicable claim form. Attach an explanation of any entries which differ from claimant's entries on claim form.

1. Did the claimant own the dwelling at the time of acquisition? ☒ Yes ☐ No

Initial Date of Ownership: 1949 Date of Acquisition: 12/9/71
Month-Day-Year Month-Day-Year

2. Did the claimant own and occupy the dwelling at least 180 days prior to the initiation of negotiations? ☒ Yes ☐ No

Initial Date of Ownership: 1949 Date of Initiation of
Negotiations: 5/19/71

3. Did the claimant purchase and occupy the replacement housing within one year from the date of displacement? ☒ Yes ☐ No

Date of Displacement: 5/7/72 Date of Purchase of Replacement
Housing: 4/26/72 5/7/72

Date of Occupancy of Replacement Housing: 5/7/72
(If the claimant was unable to occupy the replacement housing within the required one-year period, use reverse side of this form to provide explanation.)

4. Did the claimant have a bona fide mortgage on his dwelling for at least 180 days prior to initiation of negotiations? ☐ Yes ☒ No

Issuance Date of Mortgage: _____ Date of Discharge of
Mortgage: _____

Date of Initiation of Negotiations: 5/19/71

5. Has the replacement housing been inspected and found to be standard? (Attach copy of dwelling inspection record or, if the claimant moved outside the locality, attach the report obtained from the claimant.) ☒ Yes ☐ No

6. CERTIFICATION OF LOCAL AGENCY

This is to certify that the property purchased by the claimant has been inspected and the property was occupied by the claimant within one year following his displacement. I further certify that I have examined this claim and have found it to be in accord with the applicable provisions of Federal Law and the regulations issued by the Department of Housing and Urban Development pursuant thereto. Therefore, this claim is hereby approved and payment in the amount of \$ 325.00 is authorized.

10-25-72
Date

[Signature]
Authorized Signature

7. RECORD OF PAYMENT

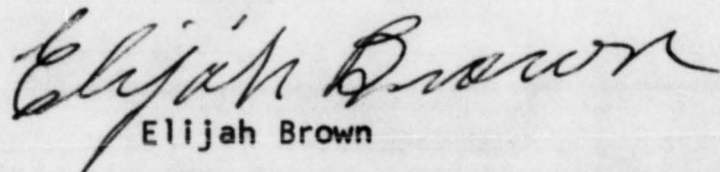
Date of Payment: 10/25/72 Check No. 587EN Amount: \$ 325.00

Mr. James W. McIntosh
Relocation Specialist
Portland Development Commission
1700 S. W. Fourth Avenue
Portland, Oregon 97201

Dear Mr. McIntosh:

This letter authorizes you to pay Montgomery Electric Company \$325 for the costs incurred in repairing the electrical deficiencies at my new residence. The \$325 represents a portion of the Replacement Housing Payment due me for costs incurred in bringing my house up to standard condition.

Sincerely,


Elijah Brown

0000 - Donaldson
City of Portland, Oregon
BUREAU OF BUILDINGS
Electrical Division

Date August 17, 1972

NOTICE OF VIOLATION OF CITY ORDINANCE

Location 3213 NE 11
Owner Elija Brown Address _____
Tenant _____ Building occupied as residence

A recent inspection indicates that the electrical wiring and/or equipment at the above location violates the Electrical Ordinance of the City of Portland in the following particulars:

Plug in back hall needed for refrigerator.

No plug for washer.

Extension cord wiring in basement.

No light in front of furnace.

No light in front of wash trays.

Illegal transformer connection.

Transformer between joists.

Exposed romex below joist line at panel.

No light at foot of basement stairs.

RECEIVED

AUG 18 1972

PORTLAND DEVELOPMENT COMMISSION

8/22 - Montgomery Electric
told to do work

cc: Portland Development Commission (Jim McIntosh).

IMPORTANT - This wiring and/or equipment must be placed in a safe condition not later than
August 31, 1972

Before any electrical work may be installed, altered and/or repaired, a permit shall be secured from the Electrical Division, Room 120, City Hall. Have your electrician consult the Electrical Division for complete details of violation.

El Carlin

MC:hg

By _____

Electrical Inspector

Commercial Lighting
Power Installations
Electric Heating

233-4938
254-1029
Phone [REDACTED]

Substations
Airports
Industrial

Montgomery Electric Company

CONTRACTORS
935 S. E. Hawthorne Blvd.

Portland, Oregon [REDACTED]
97214

Sept. 25, 1972

Our Invoice No. 6954-18

Job No. 7798

Your Order No.

Terms: Net 10th Prox.
1% per month interest
on delinquent accounts.

PORTLAND DEVELOPMENT COMMISSION
1700 S. W. 4th Avenue
Portland, Oregon 97201

INVOICE

NATURE OF WORK: LIJAH BROWN--3213 N. E. 11th
Repair Wiring in Accordance with City Corrections.

CONTRACT PRICE

\$325.00

Net Billing

RELOCATION
RECEIVED

SEP 27 1972

PORTLAND DEVELOPMENT COMMISSION

September 19, 1972

c

Montgomery Electric
935 S W. Hawthorne Blvd.
Portland, Oregon 97214

Gentlemen:

This is to inform you that you are hereby authorized to complete the required electrical deficiencies at 3213 N. E. 11th Avenue in accordance with the attached City of Portland notice of electrical deficiencies.

Very truly yours,

James W. McIntosh
Relocation Specialist

JMM:ch

July 10, 1972

Mr. Elijah Brown
3213 N. E. 11th Avenue
Portland, Oregon 97212

Dear Mr. Brown:

Enclosed you will find our Warrant No. 455 EH in the amount of \$310.

This represents relocation benefits due you as follows:

Replacement Housing Payment for Tenants and Certain Others	\$310.00
---	----------

Very truly yours,

James V. McIntosh
Relocation Advisor

JM:ch
Enclosure

PORTLAND DEVELOPMENT COMMISSION1700 S.W. FOURTH AVENUE
PORTLAND, OREGON 97201

N? 455 EH

DATE July 5, 19 72PAY TO **Elijah Brown****\$ 310.00****DOLLARS**TO THE TREASURER OF THE
CITY OF PORTLAND, OREGON

AUTHORIZED SIGNATURE

NON-NEGOTIABLE

AUTHORIZED SIGNATURE

Portland Development Commission - 224-4800

DETACH BEFORE DEPOSITING CHECK

DATE	INVOICE OR CONTRACT NOS.	DESCRIPTION	AMOUNT
		Reimbursement per Claim for RHP for Homeowners. Move from 2742 N. Kerby (Parcel E-2-4).	\$310.00

Account Distribution

NO.	TITLE	AMOUNT
E 1501	Relocation Payments (RHP)	(EH) \$310.00

JMS

CLAIM FOR REPLACEMENT HOUSING PAYMENT FOR
HOMEOWNERS

NAME, ADDRESS, AND ZIP CODE OF DISPLACING AGENCY

Portland Development Commission
1700 S. W. Fourth Avenue
Portland, Oregon 97201

PROJECT NAME (if applicable)

Emanuel Hospital Project

PROJECT NUMBER:

ORE. R-20

INSTRUCTIONS: Complete all applicable items and sign certification in Block 4. Consult the displacing agency as to whether you need a Claimant's Report of Self-Inspection of Replacement Dwelling to complete and submit with this claim.

PENALTY FOR FALSE OR FRAUDULENT STATEMENT. U.S.C. Title 18, Sec. 1001, provides:

"Whoever, in any matter within the jurisdiction of any department or agency of the United States knowingly and willfully falsifies . . . or makes any false, fictitious or fraudulent statements or representations, or makes or uses any false writing or document knowing the same to contain any false, fictitious or fraudulent statement or entry, shall be fined not more than \$10,000 or imprisoned not more than five years, or both."

1. FULL NAME OF OWNER-OCCUPANT CLAIMANT (as shown in deed to displacing agency or in condemnation proceeding) 2. DATE OF DISPLACEMENT:
May 7, 1972

Elijah Brown

Family ☒ Individual

Parcel No. E-2-4

3. INFORMATION IN SUPPORT OF CLAIM

A. Differential Payment

Part I. Data on dwelling unit from which you moved

1. Address of dwelling unit from which you moved 2742 N. Kerby, Portland, Oregon
2. Date you first occupied this dwelling as the owner 1949
Month-Day-Year
3. Number of bedrooms in the dwelling 3
4. Date of initiation of negotiations for local agency acquisition of dwelling 5/19/71
5. Payment made by local agency for the dwelling \$ 11,500

Part II. Data on dwelling unit to which you moved

6. Address of dwelling unit to which you moved (include ZIP Code)
3213 N. E. 11th Ave., Portland, Oregon 97212
7. Number of bedrooms in replacement dwelling 2
8. Purchase price of the replacement dwelling \$ 13,750

9. Complete either a. or b.:

a. If you have purchased and occupy the replacement dwelling:

Date you signed
purchase agreement 4/26/72 Date of
Settlement
Month-Day-Year Month-Day-Year

b. If you have purchased but do not yet occupy the replacement dwelling:

Date you signed
purchase contract Date of
settlement
Month-Day-Year Month-Day-Year

Date you expect
to occupy
Month-Day-Year

10. Check method you choose to determine the replacement housing cost that will be used as a basis for computing the amount of the differential payment

 X Schedule Comparative

B. Interest Payment

1. Outstanding balance of mortgage (if any) on dwelling from which you moved \$
2. Number of monthly payments remaining on the mortgage
3. Annual interest rate of mortgage on the dwelling from which you moved %
4. Annual interest rate of mortgage on the replacement dwelling %
5. Prevailing annual interest rate paid on standard passbook savings accounts by savings banks in the community where the replacement dwelling is located %

C. Incidental Expenses (List incidental expenses incurred by you in connection with the purchase of replacement dwelling. If more space is necessary, use additional sheets.)

Item (a)	COSTS INCURRED BY CLAIMANT			FOR LOCAL AGENCY USE
	Charged to Claim- ant on Closing Statement (b)	Paid Directly by Claimant (c)	Amount Claimed (Col. (b) + (c) (d)	Amount Approved (e)
	\$	\$	\$	\$
TOTAL	\$	\$	\$	\$

Listing of documents submitted herewith in support of amounts entered in Column (d) above: Documentation for the above claim must be submitted.

I submit this information in support of a claim for a Replacement Housing Payment under Section 203 of P.L. 91-646, as amended, and I certify under the penalties and provisions of U.S.C. Title 18, Sec. 1001, and any other applicable law, that the information submitted herewith has been examined by me and is true, correct, and complete, and that I understand that, apart from the penalties and provisions of U.S.C. Title 18, Sec. 1001, and any other applicable law, falsification of any item submitted herewith may result in forfeiture of the entire claim.

June 14th 72
Date

Elijah Brown
Signature of Owner-Occupant(s)

(For Local Agency Use Only)
DETERMINATION OF ELIGIBILITY FOR REPLACEMENT
HOUSING PAYMENT FOR HOMEOWNERS

NAME AND ADDRESS OF CLAIMANT:

Elijah Brown
3213 N. E. 11th Ave.
Portland, Oregon 97212

NAME OF LOCAL AGENCY:

Portland Development Commission

INSTRUCTIONS: Complete this form to determine eligibility of claimant for Replacement Housing Payment for Homeowners. Attach the completed form to the pertinent claim form filed by claimant. Note that the determination of the amount of payment to cover costs incidental to purchase of a replacement dwelling is made on the applicable claim form. Attach an explanation of any entries which differ from claimant's entries on claim form.

1. Did the claimant own the dwelling at the time of acquisition? ☒ Yes ☐ No

Initial Date of Ownership: 1949 Date of Acquisition: 12/9/71
Month-Day-Year Month-Day-Year

2. Did the claimant own and occupy the dwelling at least 180 days prior to the initiation of negotiations? ☒ Yes ☐ No

Initial Date of Ownership: 1949 Date of Initiation of
Negotiations: 5/19/71

3. Did the claimant purchase and occupy the replacement housing within one year from the date of displacement? ☒ Yes ☐ No

Date of Displacement: 5/7/72 Date of Purchase of Replacement
Housing: 4/26/72

Date of Occupancy of Replacement Housing: 5/7/72
(If the claimant was unable to occupy the replacement housing within the required one-year period, use reverse side of this form to provide explanation.)

4. Did the claimant have a bona fide mortgage on his dwelling for at least 180 days prior to initiation of negotiations? ☐ Yes ☒ No

Issuance Date of Mortgage: N/A Date of Discharge of
Mortgage: N/A

Date of Initiation of Negotiations: 5/19/71

5. Has the replacement housing been inspected and found to be standard? (Attach copy of dwelling inspection record or, if the claimant moved outside the locality, attach the report obtained from the claimant.) ☒ Yes ☐ No

6. CERTIFICATION OF LOCAL AGENCY

This is to certify that the property purchased by the claimant has been inspected and the property was occupied by the claimant within one year following his displacement. I further certify that I have examined this claim and have found it to be in accord with the applicable provisions of Federal Law and the regulations issued by the Department of Housing and Urban Development pursuant thereto. Therefore, this claim is hereby approved and payment in the amount of \$310.00 is authorized.

6-29-72
Date

[Signature]
Authorized Signature

7. RECORD OF PAYMENT

Date of Payment: 4/5/72 Check No. 455 EH Amount: \$310.00

Memo to File

June 27, 1972

On 4/27/72 we received notification that the housing unit at 3213 N. E. 11th was in compliance with City housing regulations. The Commission authorized its purchase at a price of \$14,264.51. Warrant No. 401 EH in the amount of \$2,764.51 was mailed to Fidelity Escrow, representing a replacement housing payment due Mr. Brown. Escrow closed on 5/11, and Elijah finally occupied said house on 6/1/72.

Five days following his move in, a leak in the water line leading from the meter to the street was discovered. The City refused to repair it, and Elijah was forced to contract with a plumber to correct the broken line, at a cost of \$310. On 6/8 I called City Plumbing and inquired as to inspection of water lines. Inspector said that code only required inspection of water pressure in house; if pressure seems okay, nothing more is done.

Ben Webb, Chief of Relocation, and Stan Jones, Relocation Supervisor, seemed to think that the water line was in a bad state of repair at the time of inspection and that we should consider cost of repair as a necessary rehabilitation expense necessary to bring house up to code and therefore part of the purchase price.

Mr. Brown was eligible to receive a maximum RHP of \$3,193.50. However, only \$2,304.51 was required to purchase the house at 3213 N. E. 11th. The unused portion of his RHP remained at \$888.99. Thus, the cost of repairing the broken water line plus benefit previously received ($\$310 + \$2,304.51 = \$2,614.51$) does not exceed the maximum amount available to Mr. Brown. A warrant in amount of \$310 should be prepared, processed and made payable to Mr. Brown, as amount reimbursable to him for costs incurred in purchasing replacement house.

JWmc

MEMORANDUM

Date June 27, 1972

TO: Rehab
FROM: Relocation
SUBJECT: Relocation Housing Inspection

Mr. Elijah Brown has come on our caseload by
being displaced from his/her residence at 2732 N. Kerby
by Emanuel Hospital Project.

Mr. Brown has found a replacement dwelling
at 3213 N. E. 11th. Will you please have the property
inspected* to insure that it meets relocation standards and a copy of the
inspection report sent to me.

An appointment to inspect the property may be made by calling 287-0870.

(Initials)

* The property was inspected by the City and was found to be in compliance with City Housing regulations. However, Mr. Brown is concerned about certain wiring in the basement and would like to have it reinspected. I have viewed the wiring in question and concur with Mr. Brown on its questionability of being standard.

24 Hour Radio Dispatch Emergency Service



INVOICE 6070

DATE 6-6-72
SERVICEMAN Arnold

ROOTER
SERVICE



Drain Pipes
Unplugged
Electrically

Larsen PLUMBING CO.

MAIN OFFICE 7843 S. W. Capitol Highway 246-7004
PORTLAND, OREGON 97219

☐ OLD CUST. ☐ CHARGE
☒ NEW CUST. ☒ CASH

APPROVED

TERMS NET \$

NAME El. Jah Brown
STREET 3213 N.E. 11th
CITY Portland, Oregon

CUSTOMER PHONE:
RES. 287-0870
BUS. _____
TENANT _____

RECEIVED
JUN 12 1972
PORTLAND DEVELOPMENT COMMISSION

WORK AT: Same TENANT: _____

LABOR				MATERIAL		AMOUNT	
DAY	FROM	TO	HOURS				
				In 4 Tall New 3/4" Copper water service From Meter To House- owner To Cement Hole In Wall \$30.00 To Be Paid When Completed			
				Paid check # 24-122 Invoice Thank you From this Please pay			
RATE	HOURS	AMT.					
TOTAL LABOR							

TO OUR CUSTOMERS: Service bills are due and payable upon completion of work and serviceman is authorized to receive payment for same. If service is not satisfactory in any way; please phone our office immediately. In the event payment is not made in full when work is completed; the purchaser agrees that an express mechanic's lien is acknowledged on the above property to secure the amount of work thereto and agrees to pay legal rate of interest from date of invoice plus a \$5.00 carrying charge. No notice of non-responsibility for work performed on premises has ever been posted by title owner. It is further understood and agreed that should it become necessary for us to place the account for collection, the purchaser agrees to pay any and all costs, attorney's fees and court costs; and further agrees that venue of any suit may be laid in Multnomah County, Oregon.

Work performed on or about plumbing fixtures, supply-lines, drainage and heating systems, sewers, etc., is not guaranteed against stoppages, damage in the removal of foreign objects, backups, floodings, breakage, fractures or freezing. New fixture installations are guaranteed against faulty materials or workmanship for a period of ONE YEAR from date of installation.

I find the time and material charged above to be satisfactory and agree to pay for same on presentation of invoice.

MATERIAL		
LABOR		
EQUIPMENT		
PERMITS		
TOTAL		

Mailing Address:
LARSEN PLUMBING CO.
7843 S. W. Capitol Highway
PORTLAND, OREGON 97219

APPROVED: El. Jah Brown
CUSTOMER'S SIGNATURE

Dated this 1 day of June, 1972

The undersigned does hereby consent and agree that all
personal property left by me in the premises at 2742 N. Kerby
_____, Portland, Oregon may be considered
and treated by the PORTLAND DEVELOPMENT COMMISSION as abandoned pro-
perty and disposed of without incurring any obligation or liability
to account to me therefore.

Elijah Brown

RECEIVED
MAY 17 1972
PORTLAND DEVELOPMENT COMMISSION

16 May 1972

Mr. Elijah Brown
2742 N. Kerby
Portland, Oregon

Re: Local move to 3213 N. E. 11th
Portland, Oregon

Dear Mr. Brown:

Thank you for showing me through your home to-day when I called to pre-plan your pending move.

Due to the circumstances, it is difficult to quote a precise amount but I should say it would be \$125.00 to \$160.00 to depend upon if there is any packing to be done.

I would suggest that you speak with Mr. James Mac Intosh regarding your move and between us we can work out something that would be to your best interest.

Should you have any questions, please remember I am a neighbor and always as near as your telephone.

Most sincerely,

ROBERT W. DUNCOMB AND ASSOCIATES, INC.

Robert W. Duncomb
Robert W. Duncomb, President

RWD/mee

cc: Mr. James MacIntosh ✓

Thanks, Jim!

We do
MORE
than get
you
there!

THIS CHECK IS IN FULL PAYMENT OF THE FOLLOWING
ACCOUNT AND THE PAYEE ACCEPTS IT AS SUCH.
NO OTHER RECEIPT IS REQUIRED.

Property at 3213 N.E.
11th
Elijah Brown

TOTAL

Fidelity Escrow Services, Inc.

NO. 1777

Client's Trust Account

2014 N. E. 42nd Ave. - 287-2431 Res. 287-0175
Portland, Oregon 97213

24-81
1230

May 11 1972

PAY TO THE
ORDER OF

Portland Development Commission

\$ 5.11

GIBSON BOWLES
REALTOR

\$5 & 11 CTS.

DOLLARS



HOLLYWOOD ROSE CITY BRANCH
FIRST NATIONAL BANK
OF OREGON
Portland, Oregon

Client's Trust Account

Gibson Bowles

⑆1230⑉0081⑆ 0 10965 7⑈

RELOCATION PAYMENT

OK Anne

Project: Emanuel Parcel: E-2-4

Payable to: Elijah Brown

Amount
2364.51
~~2,250.00~~

For: ☒ RHP for Homeowners \$ 2,250.00
☐ Incidental Expenses for Homeowners (if separate claim) \$ _____
☐ RHP for Tenants & Certain Others:
 Rental: Total approved \$ _____; Annual amount. \$ _____
 or Purchase: \$ _____
☒ Fixed Moving Payment - Individual Owner's \$ 260.00 260.00
☒ Dislocation Allowance. \$ 200.00
☐ Actual Moving Costs. \$ _____
☐ Storage Costs (if separate claim). \$ _____
☐ Business: Moving Expenses. \$ _____
☐ Business: In Lieu Payment. \$ _____
☐ Business: Storage Costs. \$ _____
☐ Business: Loss of Property \$ _____
☐ Business: Searching Expenses \$ _____

Name of Client Elijah Brown Less - \$ _____ *

Move from 2742 N. Kerby Total \$ 2764.51

Accounting: Indicate symbol & Acct. No.
☒ E1501 Relocation Payment; _____ Project Cost * (_____)

DEPOSIT 5/15/72 5. " RHP REFUND - ~~ST JAMES~~ FIDELITY ESCROW

FIDELITY ESCROW SERVICE, INC.

2014 N. E. 42nd Avenue

Portland, Oregon 97213

Telephone 287-2431

ESCROW STATEMENT

AMENDED STATEMENT TO SHOW PAYMENT OF OIL

Escrow No. 5737

RECEIVED
MAY 11 1972

May 8

1972

Elijah Brown - Purchaser

Branch

	Debit	Credit
DESCRIPTION Lot 4, Block 97, IRVINGTON	\$	\$
3213 N.E. 11th Portland, Oregon		
Demand for deed	13,750.00	
Deposit earnest money		11,500.00
Deposit Portland Development Comm.		2,764.51
Title Insurance		
Escrow Fee one-half share	32.00	
Taxes Pro-rata 5/13/72 to 6/30/72	43.30	
City Liens		
RECORDING		
Deed McIntyre to Brown	2.00	
Deed to		
Mortgage to		
Mortgage to		
Release of Mortgage to		
Release of Mortgage to		
Interest Adjustment on \$ from to		
Insurance pro rata on \$ from to		
Multnomah Revenue stamps	15.40	
Paid for real estate commission		
Paid Ruth Brown for dislocation allowance	230.00	
Paid Port. Devel. Comm. for refund of funds	5.11	
Paid Gladys M. McIntyre for oil	34.92	
Balance — Our Check to follow	151.78	
Balance — Cash due to close		
TOTAL	14,264.51	14,264.51

This covers money settlement only.
Any papers to which you are entitled
will follow later.

FIDELITY ESCROW SERVICES, INC.

By

Donna Langley

COPY

Title Insurance Company of Oregon

425 S. W. FOURTH AVE.
Near Washington Street

PORTLAND, OREGON 97204

222-3651

RECEIVED
MAY 6 1972
PORTLAND DEVELOPMENT COMMISSION

May 4, 1972
Order No. 501335

Fidelity Escrow Services Inc.
2014 N. E. 42nd Avenue
Portland, Oregon

Attention: Donna Langley

Gentlemen:

We are prepared to issue Owner's Policy in the usual form, as of April 28, 1972 at 8:00 a.m., insuring title to:

Lot 4, Block 97, IRVINGTON, in the City of Portland,
County of Multnomah and State of Oregon;

in

GLADYS MARIE MCINTYRE;

subject to the usual printed exceptions,

NOTE: Taxes for the year 1971-72: \$318.96 Paid.
(Account #42042-1860)

NOTE: We find no judgments against Elijah Brown.

TITLE INSURANCE COMPANY OF OREGON

James M. Davis
James M. Davis

JMD:jlj

cc: Portland Development Commission
ATTN: Jim McIntosh



THIS MAP IS FURNISHED AS A CONVENIENCE IN LOCATING PROPERTY AND THE COMPANY ASSUMES NO LIABILITY FOR ANY VARIATIONS AS MAY BE DISCLOSED BY ACTUAL SURVEY

Title Insurance Company

425 S. W. Fourth Avenue - Portland, Oregon 97204

ORDER NO. 501335

SUBDIVISION IRVINGTON

2731-N

8
9
10

13	8
12	9
11	10

13	8
12	9
11	10

N.E.

Klickitat

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2
3
4
5

100 20	100 1	50
19	2	50
18	3	50
17	4	50
16	5	50
15	6	55.5
14	7	50
13	8	50
12	9	50
11	10	50

100 20	100 1	50
19	2	50
18	3	50
17	4	50
16	5	50
15	6	55.5
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13	8	50
12	9	50
11	10	50

Ave

Ave

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97

86

83

NE 10

NE

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ST.

20	1
19	2
18	3

20	1
19	2
18	3

20	1
19	2
18	3

May 5, 1972

Fidelity Escrow Services, Inc.
2014 N. E. 42nd Avenue
Portland, Oregon 97213

Re: Escrow No. (5737)
Elijah Brown

Gentlemen:

Enclosed is Warrant No. 401 EH in the amount of \$2,764.51 representing a replacement housing payment for tenants and certain others, a dislocation allowance, plus a fixed payment. Of the \$2,764.51, \$2,250.00 is to be applied to the purchase price of the single family housing unit at 3213 N. E. 11th Avenue, Portland, Oregon. An additional \$54.51 is to be applied toward the following closing costs:

DOC Stamps	\$ 15.13
Recording Fee	7.50
Escrow Fee	<u>31.88</u>
	\$ 54.51

The balance of \$460.00 is to be used as follows:

Check issued to Ruth Brown	\$230.00
Check issued to Elijah Brown	<u>\$230.00</u>
	\$460.00

Very truly yours,

Elijah Brown

EB/JM:ves
Enclosure

PORTLAND DEVELOPMENT COMMISSION1700 S.W. FOURTH AVENUE
PORTLAND, OREGON 97201N^o 401 EHDATE May 3, 19 72PAY TO **Elijah Brown**

\$ 2,764.51

DOLLARSTO THE TREASURER OF THE
CITY OF PORTLAND, OREGON

AUTHORIZED SIGNATURE

NON-NEGOTIABLE

AUTHORIZED SIGNATURE

Portland Development Commission 224-4800

DETACH BEFORE DEPOSITING CHECK

DATE	INVOICE OR CONTRACT NOS.	DESCRIPTION	AMOUNT
		Reimbursement for RHP for Homeowners per claim filed. Move from 2742 N. Kerby (Parcel E-2-4). Lump Sum RHP \$2,304.51 Dislocation Allowance 200.00 Fixed payment - Own furniture <u>260.00</u>	<u>\$2,764.51</u>

Account Distribution

NO.	TITLE	AMOUNT
E 1501	Relocation Payment (EH)	\$2,764.51
	(RHP \$2,304.51)	
	(Fixed payment - individual) \$ 460.00)	

CLAIM FOR REPLACEMENT HOUSING PAYMENT FOR
HOMEOWNERS

NAME, ADDRESS, AND ZIP CODE OF DISPLACING AGENCY

Portland Development Commission
1700 S. W. Fourth Avenue
Portland, Oregon 97201

PROJECT NAME (if applicable)

Emanuel Hospital Project

PROJECT NUMBER: ORE. R-20

INSTRUCTIONS: Complete all applicable items and sign certification in Block 4. Consult the displacing agency as to whether you need a Claimant's Report of Self-Inspection of Replacement Dwelling to complete and submit with this claim.

PENALTY FOR FALSE OR FRAUDULENT STATEMENT. U.S.C. Title 18, Sec. 1001, provides:

"Whoever, in any matter within the jurisdiction of any department or agency of the United States knowingly and willfully falsifies . . . or makes any false, fictitious or fraudulent statements or representations, or makes or uses any false writing or document knowing the same to contain any false, fictitious or fraudulent statement or entry, shall be fined not more than \$10,000 or imprisoned not more than five years, or both."

1. FULL NAME OF OWNER-OCCUPANT CLAIMANT (as shown in deed to displacing agency or in condemnation proceeding) 2. DATE OF DISPLACEMENT:

Elijah Brown

5/7/72

Family ☒ Individual

Parcel No. _____

3. INFORMATION IN SUPPORT OF CLAIM

A. Differential Payment

Part I. Data on dwelling unit from which you moved

1. Address of dwelling unit from which you moved _____

2742 N. Kerby, Portland

2. Date you first occupied this dwelling as the owner 1949
Month-Day-Year

3. Number of bedrooms in the dwelling 3

4. Date of initiation of negotiations for local agency acquisition of dwelling 5/19/71

5. Payment made by local agency for the dwelling \$ 11,500

Part II. Data on dwelling unit to which you moved

6. Address of dwelling unit to which you moved (include ZIP Code)
3213 N. E. 11th Ave., Portland 97212

7. Number of bedrooms in replacement dwelling 2

8. Purchase price of the replacement dwelling \$ 13,750

9. Complete either a. or b.:

a. If you have purchased and occupy the replacement dwelling:

Date you signed purchase agreement _____ Date of Settlement _____
Month-Day-Year Month-Day-Year

b. If you have purchased but do not yet occupy the replacement dwelling:

Date you signed purchase contract 4/26/72 Date of settlement _____
Month-Day-Year Month-Day-Year

Date you expect to occupy 5/7/72
Month-Day-Year

10. Check method you choose to determine the replacement housing cost that will be used as a basis for computing the amount of the differential payment

X Schedule _____ Comparative

B. Interest Payment

1. Outstanding balance of mortgage (if any) on dwelling from which you moved \$ -0-
2. Number of monthly payments remaining on the mortgage -0-
3. Annual interest rate of mortgage on the dwelling from which you moved -- %
4. Annual interest rate of mortgage on the replacement dwelling _____ %
5. Prevailing annual interest rate paid on standard passbook savings accounts by savings banks in the community where the replacement dwelling is located _____ %

C. Incidental Expenses (List incidental expenses incurred by you in connection with the purchase of replacement dwelling. If more space is necessary, use additional sheets.)

COSTS INCURRED BY CLAIMANT				FOR LOCAL AGENCY USE
Item (a)	Charged to Claim- ant on Closing Statement (b)	Paid Directly by Claimant (c)	Amount Claimed (Col. (b) + (c) (d)	Amount Approved (e)
Doc. Stamps	\$ 15.13	\$	\$ 15.13	\$ 15.13
Recording Fee	7.50		7.50	7.50
Escrow Fee	31.88		31.88	31.88
TOTAL	\$ 54.51	\$	\$ 54.51	\$ 54.51

Listing of documents submitted herewith in support of amounts entered in Column (d) above: (Documentation for the above claim must be submitted.)

I submit this information in support of a claim for a Replacement Housing Payment under Section 203 of P.L. 91-646, as amended, and I certify under the penalties and provisions of U.S.C. Title 18, Sec. 1001, and any other applicable law, that the information submitted herewith has been examined by me and is true, correct, and complete, and that I understand that, apart from the penalties and provisions of U.S.C. Title 18, Sec. 1001, and any other applicable law, falsification of any item submitted herewith may result in forfeiture of the entire claim.

5/3/77
Date

Elijah Brown
Signature of Owner-Occupant (s)

(For Local Agency Use Only)
DETERMINATION OF ELIGIBILITY FOR REPLACEMENT
HOUSING PAYMENT FOR HOMEOWNERS

NAME AND ADDRESS OF CLAIMANT:

Elijah Brown
2742 N. Kerby, Portland, Oregon

NAME OF LOCAL AGENCY:

Portland Development Commission

INSTRUCTIONS: Complete this form to determine eligibility of claimant for Replacement Housing Payment for Homeowners. Attach the completed form to the pertinent claim form filed by claimant. Note that the determination of the amount of payment to cover costs incidental to purchase of a replacement dwelling is made on the applicable claim form. Attach an explanation of any entries which differ from claimant's entries on claim form.

1. Did the claimant own the dwelling at the time of acquisition? ☒ Yes ☐ No

Initial Date of Ownership: 1949 Date of Acquisition: 12-9-71
Month-Day-Year Month-Day-Year

2. Did the claimant own and occupy the dwelling at least 180 days prior to the initiation of negotiations? ☒ Yes ☐ No

Initial Date of Ownership: 1949 Date of Initiation of
Negotiations: 5/19/71

3. Did the claimant purchase and occupy the replacement housing within one year from the date of displacement? ☒ Yes ☐ No

Date of Displacement: 5/7/72 Date of Purchase of Replacement
Housing: 4/26/72

Date of Occupancy of Replacement Housing: 5/7/72
(If the claimant was unable to occupy the replacement housing within the required one-year period, use reverse side of this form to provide explanation.)

4. Did the claimant have a bona fide mortgage on his dwelling for at least 180 days prior to initiation of negotiations? ☐ Yes ☒ No

Issuance Date of Mortgage: _____ Date of Discharge of
Mortgage: _____

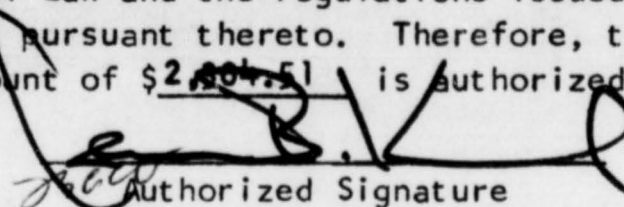
Date of Initiation of Negotiations: 5/19/71

5. Has the replacement housing been inspected and found to be standard? (Attach copy of dwelling inspection record or, if the claimant moved outside the locality, attach the report obtained from the claimant.) ☒ Yes ☐ No

6. CERTIFICATION OF LOCAL AGENCY

This is to certify that the property purchased by the claimant has been inspected and the property was occupied by the claimant within one year following his displacement. I further certify that I have examined this claim and have found it to be in accord with the applicable provisions of Federal Law and the regulations issued by the Department of Housing and Urban Development pursuant thereto. Therefore, this claim is hereby approved and payment in the amount of \$2,304.51 is authorized.

5-3-72
Date


Authorized Signature

7. RECORD OF PAYMENT

Date of Payment: 5/13/72 Check No. 401EH Amount: \$ 2,304.51

RHP-4

5/15/72

DEPOSIT Page 4.

~~FIDELITY~~ FIDELITY ESCROW (511)

58

(For Local Agency Use Only)
WORKSHEET FOR COMPUTATION OF REPLACEMENT
HOUSING PAYMENT FOR HOMEOWNERS

NAME AND ADDRESS OF CLAIMANT

Edgar Brown

COMPUTATION PREPARED BY:

Ma Atash

5/1/72

Name

Date

INSTRUCTIONS: Attach this form to the pertinent claim form filed by claimant. Attach an explanation of any difference between amounts claimed and amounts approved. Complete Blocks B and C; then complete Block A.

A. COMPUTATION OF TOTAL REPLACEMENT HOUSING PAYMENT FOR HOMEOWNERS

1. Amount of differential payment (Block B, Line 6) \$2,250.00
2. Plus interest payment (Block C, Step 4, Last line) + \$ n/a
3. Plus costs incidental to purchase (Total amount approved by agency, from claim form, Block 3C, Column (e)) + \$ 54.51
4. Total (Sum of Lines 1, 2, and 3) \$2304.51
5. Minus adjustments (Attach explanation; e.g., amount previously received as Replacement Housing Payment for Tenants and Certain Others) - \$ n/a
6. Total Replacement Housing Payment for Homeowner (Line 4 minus Line 5) \$2,304.51

(Enter this amount in the space provided in Block 6 on the Guideform Determination of Eligibility for Replacement Housing Payment for Homeowners)

B. COMPUTATION OF DIFFERENTIAL PAYMENT

Required Information

1. Actual purchase price of replacement dwelling \$13,750.00
2. Cost of comparable replacement dwelling
(Cost based on:
☒ Schedule ☐ Comparative ☐ Other) \$17,887.00
3. Acquisition payment made by agency for claimant's former dwelling \$11,500.00

Computation

4. Line 1 or Line 2, whichever is less \$13,750.00
5. Minus Line 3 - \$11,500.00
6. Amount of differential payment \$2,250.00

CLAIM FOR RELOCATION PAYMENT FOR FIXED
PAYMENT (FAMILIES AND INDIVIDUALS)

NAME, ADDRESS AND ZIP CODE OF LOCAL AGENCY
Portland Development Commission
1700 S. W. Fourth Avenue
Portland, Oregon 97201

PROJECT NAME (if applicable)
Emanuel Hospital Project
Project Number: ORE. R-20

PENALTY FOR FALSE OR FRAUDULENT STATEMENT. U.S.C. Title 18, Sec. 1001, provides:
"Whoever, in any matter within the jurisdiction of any department or agency of the United States knowingly and willfully falsifies . . . or makes any false, fictitious or fraudulent statements or representations, or makes or uses any false writing or document knowing the same to contain any false, fictitious or fraudulent statement or entry, shall be fined not more than \$10,000 or imprisoned not more than five years, or both."

1. FULL NAME OF CLAIMANT _____ Family ☐ Individual ☒
Elijah Brown

2. DATE(S) OF MOVE
5/7/72

3. DWELLING UNIT FROM WHICH YOU MOVED PARCEL NO. E-2-4
a. Address 2742 N. Kerby,
Portland, Oregon
b. Apartment, Floor, or Room Number _____
c. Was it furnished with your own furniture?
☒ Yes ☐ No
d. Number of rooms occupied (excluding bathrooms, hallways, and closets): 6
e. Date you moved into this address: 1949

4. DWELLING UNIT TO WHICH YOU MOVED
a. Address (include ZIP Code) _____
3213 N. E. 11th, Portland 97212
b. Apartment, Floor, or Room Number _____
c. Were household goods moved to or from storage?
☐ Yes ☒ No
If "Yes", complete table,
"Statement of Claim for Storage Costs"

5. TOTAL CLAIM (if 5 b. marked above)
Dislocation Allowance \$200.00
Fixed Moving Payment 260.00
(Consult local agency) Total \$ 460.00

6. I CERTIFY under the penalties and provisions of U.S.C. Title 18, Sec. 1001, and any other applicable law, that this claim and information submitted herewith have been examined by me and are true, correct and complete, and that I understand that, apart from the penalties and provisions of U.S.C. Title 18, Sec. 1001, and any other applicable law, falsification of any item in this claim or submitted herewith may result in forfeiture of the entire claim. I further certify that I have not submitted any other claim for, or received, reimbursement or compensation from any other source for any item of loss or expense paid pursuant to this claim, and that any bills or receipts submitted herewith accurately reflect moving services actually performed and/or storage costs actually incurred.

5/3/72
Date

Elijah Brown
Signature of Claimant

(For Local Agency Use Only)

DETERMINATION OF ELIGIBILITY FOR RELOCATION PAYMENT
FOR MOVING EXPENSES (FAMILIES AND INDIVIDUALS)

NAME AND ADDRESS OF CLAIMANT:

Elijah Brown
2742 N. Kerby
Portland, Oregon

NAME OF LOCAL AGENCY:

Portland Development Commission

INSTRUCTIONS: Attach this form to the pertinent claim form filed by claimant. Attach an explanation of any difference between amounts claimed and amounts approved.

1. Does claimant meet basic eligibility requirements? ☒ Yes ☐ No

If "No," explain:

2. Complete if claim is for a fixed payment including an amount for moving articles located in household storage space:

Date items inspected: _____
Month-Day-Year

3. If claim is for a self-move, does approved amount exceed estimated cost of accomplishing the move through services of a commercial mover or contractor?

☐ Yes ☐ No

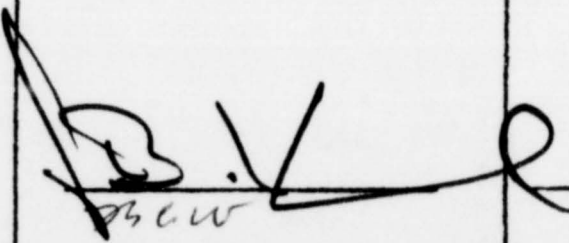
If "Yes," explain basis for approved amount:

4. CERTIFICATION

I CERTIFY that I have examined the claim, and the substantiating documentation, and have found it to be in accord with the applicable provisions of Federal law and the regulations issued by the Department of Housing and Urban Development pursuant thereto. Therefore, the claim is hereby approved and payment is authorized as follows:

(For Local Agency Use Only)

(Complete either A or B:)

Item	Amount <u>1/</u>	Authorized Signature	Date
A. Fixed Payment and Dislocation Allowance	\$		
1. Fixed payment <u>\$260.00</u>			
2. Dislocation allowance <u>\$200.00</u>			
3. Total <u>\$460.00</u>	<u>\$ 460.00</u>		<u>5-2-72</u>
B. Actual Moving and Related Expenses	\$		
1. Initial payment including, if applicable, storage and related costs in the amount of \$ _____	_____	_____	_____
2. Supplementary payment (s) for storage costs:	_____	_____	_____
3. Final payment for moving expenses covering storage and related costs	_____	_____	_____

1/ Attach full explanation of any adjustments made; e.g., amount set off against claim or amount of dislocation allowance made as an advance payment.

5. RECORD OF PAYMENTS MADE

Date	Check Number	Amount	Date	Check Number	Amount
5/3/72	401 E H	\$ 460.00			\$

GIBSON BOWLES, INC. — REALTORS
2014 NE 42nd Ave. o Portland, Oregon o Phone 287-2431
"Years of Reliable Service"

MOVE IN COST ESTIMATE

BUYER: Elijah Brown
PROPERTY ADDRESS: 3213 N.E. 11th Ave
Sale Price \$ 13,750⁰⁰
Mortgage Loan
Down Payment \$

LOAN COSTS: Estimated

Loan Fee \$
Credit Report
~~Survey~~ D.O.C. stamps 15.13
Picture
Tax Service Fee
F.H.A. Appraisal Fee
Recording Fee 7.50
Escrow Fee 31.88
Prepaid Interest
Mortgagee's Title Ins. ALTA
TOTAL Estimated Costs \$ 54.51

RESERVES & PRO-RATES: Estimated

Property Tax (~~10 mo~~ ^{2 mo}) \$ 53.16
Fire Ins. (37 mo.) 34.00
Two month F.H.A. Ins.
TOTAL Estimated Reserves \$ 87.16

TOTAL ESTIMATED CASH OUTLAY \$141.67

MONTHLY PAYMENT ESTIMATE

For _____ Years (Type of Loan)
Rate of Interest _____ % (prox.)
Principal, Interest & Mortgage Ins. _____
Tax Reserves
Insurance Reserves
TOTAL Monthly Payment \$
(Approximate figures)

The undersigned purchaser hereby acknowledges receipt of a copy of this estimate.

Submitted by: [Signature]

This transaction will be closed in escrow. Closing papers and final settlement figures are the responsibility of the Escrow Agent — not the Realtor. The above figures are estimates only and are not guaranteed to be complete or accurate.

GIBSON BOWLES, INC. — REALTORS



PORTLAND BOARD OF REALTORS
OFFICIAL EARNEST MONEY AGREEMENT

Received of Elijah Brown Portland, Oregon, April 26, 1972
hereinafter called "purchaser," in the form of (check, cash, note) \$ _____ as earnest money and part payment for the purchase of the following
described real estate situated in the City of Portland, County of Multnomah
and State of Oregon, to-wit:

3213 N.E. 11th Ave. A.K.A.
Lot 4 Block 97 Irvington
together with the following described personal property: Curtains & Drapes, Wall to Wall Carpet in
Living & Dining Room, Electric Range & Electric Refrigerator, and Fireplace
wood in basement which we have this day sold to the said purchaser, subject to the approval of the seller,
for the sum of Thirteen thousand seven hundred fifty Dollars (\$ 13,750)

on the following terms, to-wit: The sum, hereinabove receipted for, of _____ Dollars (\$ _____)
on _____, 19____ { as additional earnest money, the sum of _____ Dollars (\$ _____)
on Owner's acceptance { _____ Dollars (\$ _____)
Upon acceptance of title and delivery of deed or contract, the sum of _____ Dollars (\$ _____)

The balance of _____ Dollars (\$ _____)
payable as follows: Balance payable as follows: Subject to approval by
The Portland Development Commission and the securing of a subsidy
loan from them on or before May 5, 1972 Purchaser shall pay
closing costs of approximately \$141.67 in addition to the purchase
price. Purchaser shall keep the property insured in an amount
satisfactory to the Portland Development Commission

The seller shall furnish to the purchaser in due course a title insurance policy in the amount of the purchase price of the real estate from a title insurance company showing good and marketable title. Prior to closing the transaction, the seller, upon request, will furnish to the purchaser a preliminary report made by a title insurance company showing the condition of the title to said property. It is agreed that if the seller does not approve the above sale within the period allowed Realtor below in which to secure seller's acceptance, or if the title to the said premises is not marketable, or cannot be made so within thirty days after notice containing a written statement of defects is delivered to seller, or if the seller, having approved said sale fails to consummate the same, the earnest money herein receipted for shall be refunded, but the acceptance by the purchaser of the refund does not constitute a waiver of other remedies available to him.

But if the above sale is approved by the seller and the title to the said premises is marketable, and the purchaser neglects or refuses to comply with any of the conditions of this sale within ten days from the furnishing of a preliminary title report and to make payments promptly, as hereinabove set forth, the earnest money herein receipted for shall be forfeited to the undersigned Realtor to the extent of his agreed upon commission, and the residue, if any, shall be retained by the seller as liquidated damages and this contract thereupon shall be of no further binding effect. The property is to be conveyed free and clear of all liens and encumbrances to date except zoning ordinances, building and use restrictions, reservations in Federal patents, and _____

All light fixtures and bulbs, fluorescent lamps, Venetian blinds, window and door screens, storm windows and doors, linoleum, attached television antennas, curtain, towel and drapery rods, shrubs and trees, and irrigation, plumbing and heating equipment, except fireplace equipment that is not attached in any manner to the structure, and all fixtures except _____

No exceptions

are to be left upon the premises as part of the property purchased.

Seller and purchaser agree to prorate the taxes for the current tax year, rents, interest, and other matters as of the date of delivery of possession, unless otherwise stated. Premiums for existing insurance may be prorated or a new policy issued at purchaser's option. Purchaser agrees to pay the seller for fuel, if any, in storage tank at date of possession. Encumbrances to be discharged by Seller may be paid at his option out of purchase money at date of closing. The purchaser shall reimburse the seller for sums held in the reserve account on any indebtedness assumed in this transaction.

SELLER AND PURCHASER AGREE THAT SUBJECT SALE { will } be closed in escrow, By Fidelity Escrow Services Inc. the cost of which shall be shared equally between seller and purchaser.
Possession of the above described premises is to be delivered to the purchaser _____ days from the delivery of deed or contract above mentioned, or as soon thereafter as existing laws and regulations will permit removal of tenants, if any. Time is of the essence of this contract.

Realtor: GIBSON BOWLES, INC. - REALTORS

Realtor's Phone: 287-2466

Realtor's Address: 2014 NE 42nd, Portland, Ore. 97213

By: Earl R. Demarest

AGREEMENT TO PURCHASE

Date 4:55 PM, April 26, 1972

I hereby agree to purchase the above described property in its present condition at the price and on the terms and conditions set forth above, and grant said Realtor a period of Eight days hereafter to secure seller's acceptance hereof, during which period my offer shall not be subject to revocation. Deed or contract is to be prepared in the name of Elijah Brown

I acknowledge receipt of a copy of the foregoing offer to buy and earnest money receipt bearing my signature and that of the Realtor.

Address 2742 N. Kirby Ave
Phone 287-8632

PURCHASER: Elijah Brown
PURCHASER: _____

AGREEMENT TO SELL

Date _____, 19____

I hereby approve and accept the sale of the above described property and the price and conditions as set forth in above agreement and agree to furnish a title insurance policy continued to date as aforesaid showing good and marketable title, also the said deed or contract, and agree to pay the above named Realtor for services a commission of \$ _____

I authorize said Realtor to order title insurance and, if sale not completed, to pay any cost thereof and to pay out of the cash proceeds of sale the expenses of furnishing title insurance, recording fees and revenue stamps, if any, as well as any encumbrances on said premises payable by me at or before closing. I instruct Realtor to place in his Clients Trust Account the above described earnest money deposit until needed in the closing of the transaction. I acknowledge receipt of a copy of this contract bearing my signature and that of the purchaser named above, and of Realtor.

Address _____ SELLER: _____
Phone _____ SELLER: _____

OFFICE COPY

THIS IS A LEGALLY BINDING CONTRACT. IF NOT UNDERSTOOD, SEEK COMPETENT ADVICE.

FHA MORTGAGEE NO.

U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
FEDERAL HOUSING ADMINISTRATION

FHA
CASE
NO.

431-113253

**CONDITIONAL COMMITMENT
FOR MORTGAGE INSURANCE UNDER
THE NATIONAL HOUSING ACT**

☒ SEC. 203(b) ☐ SEC. _____

PROPERTY ADDRESS

3213 NE 11th Ave.
Portland, Oregon

MORTGAGEE

55413 006 8

Firstbank Mortgage Corp.
1105 Main Street
Vancouver, Washington 98660

**ESTIMATE OF VALUE AND
CLOSING COSTS**

VALUE OF PROPERTY \$13,500
Closing Costs \$ 300
TOTAL (For Mortgage
Insurance Purposes)... \$13,800

**MONTHLY EXPENSE
ESTIMATE**

Fire Ins. \$ 2
Taxes \$ 26
Main. & Repairs \$ 10
Heat & Utilities \$ 37

APPROVED FOR COMMITMENT

John B. Bink

COMMITMENT

Issued: 12-3 1971
Expires: 6-3 1972

COMMITMENT TERMS MAX. MORT. AMT. \$13,350 NO. MOS. 300 MAX. INTEREST 7%

☒ EXISTING ☐ PROPOSED
(See Gen. Cond. #3)

Improved
Living Area 1208 Sq. Ft.

INFORMATION

The estimates of fire insurance, taxes, maintenance/repairs, heat/utilities and closing costs are furnished for mortgagee's and mortgagor's information. They may be used to prepare FHA Form 2900. Application for Credit Approval, when a firm commitment is desired.

GENERAL COMMITMENT CONDITIONS

1. MAXIMUM MORTGAGE AMOUNT AND TERMS -

- (a) **OCCUPANT MORTGAGORS:** The mortgage amount and term set forth in the heading are the maximum approved for this property assuming a satisfactory owner-occupant mortgagor. The maximum amount and term in the heading may be changed depending upon FHA's rating of the borrower, his income and credit.
- (b) **NONOCCUPANT MORTGAGORS:** If the mortgagor does not occupy the house, the law limits the maximum mortgage amount to not to exceed 85% of the maximum amount available to an eligible mortgagor who will occupy the house (85% of value if Sec. 203(i) or 221). In the case of nonoccupant mortgagors, the firm commitment when issued will reduce the mortgage amount and terms below that stated in the heading.
- (c) **COMMITMENT CHANGES:** The Commissioner may, upon request of the approved mortgagee, change the mortgage amount and term set forth in the heading. If the application is accompanied by a VA CRV, changes will be made only if VA issues an amendment.

2. **FIRM COMMITMENT:**—A firm commitment to insure a loan will be issued upon receipt of an Application for Credit Approval, FHA Form 2900, executed by an approved mortgagee and a borrower satisfactory to the Commissioner.

3. **COMMITMENT TERM:** This commitment shall expire **SIX MONTHS** from the issue date in the case of an **EXISTING HOUSE** or **ONE YEAR** from its date in the case of **PROPOSED CONSTRUCTION**. (FHA classifies all cases as either "EXISTING" or "PROPOSED" for the purpose of determining when a commitment expires. Accordingly, a house, even though still under construction, may be classified as an existing house if it was not approved by FHA or VA prior to the beginning of construction.)

4. **CANCELLATION:**—This commitment may be cancelled after 60 days from the date of issuance if construction has not started, unless the mortgagee has disbursed loan proceeds.

5. **PROPERTY STANDARDS:**—All construction, repairs, or alterations proposed in the application or on the drawings and specifications returned herewith, shall equal or exceed the FHA Minimum Property Standards, or the deviations agreed upon pursuant to purpose and scope provisions of General Revision No. 6, dated August, 1968.

SPECIFIC COMMITMENT CONDITIONS (Applicable when checked)

1. **HEALTH AUTHORITY APPROVAL:**—Execution of Form 2573 by the Health Authority indicating approval of the water supply and/or sewage disposal installation is required. (Approval by letter or Health Authority Form may be used.)

2. **TERMITE CONTROL:**—(a) **EXISTING HOUSE** - Furnish certificate from a recognized termite control operator that the house shows no evidence of an active termite infestation. (b) **PROPOSED CONSTRUCTION** - Furnish original and two copies of Termite Soil Treatment Guarantee FHA Form 2052.

3. **SUBDIVISION REQUIREMENTS:**—Comply with Requirements No. _____ from Report dated _____ for _____ Subdivision.

4. **BUILDER'S WARRANTY:**—The builder shall execute FHA Form 2544, Builder's Warranty.

5. **PROPERTY INSPECTIONS:**—A notice of construction status shall be given by Form 2289X, letter or telephone at the time indicated below:

(a.) ALL PROPOSED CONSTRUCTION CASES:

- (1.) ☐ At least two work days before "beginning of construction."
- (2.) ☐ When the building is enclosed, structural framing completely exposed and roughing-in of plumbing, heating and electrical work installed and visible
- (3.) ☐ When construction completed and property ready for occupancy.

- (b.) ☐ **REPAIRS:** Notify FHA upon completion of required repairs.

- (c.) ☐ **CERTIFICATE OF COMPLETION:** A certificate stating that the mortgagee has examined the proposed or required repairs and that they have been satisfactorily completed will be accepted.

6. **VA INSPECTIONS:**—Furnish a copy of a clear VA final report.

7. **ASSURANCE OF COMPLETION:**—If the required repairs cannot be completed prior to submission of closing papers, a Form 2300 escrow in the amount of \$ _____ (or such additional amount as the lender desires) may be established as the means to assure completion.

8. SECTION 235 AUTHORITY:

- (a) ☐ This commitment may be converted to section 235(i) upon receipt of an application covering an eligible borrower. Contract authority for this purpose has been obligated.
- (b) ☐ If contract authority is available, this commitment may be converted to section 235(i) upon receipt of an application covering an eligible borrower.

9. **EXPIRATION DATE:**—The Total Value stated above is based on Veterans Administration Certificate of Reasonable Value, case number _____, dated _____. Regardless of General Commitment Condition Number 3, above, this commitment expires on _____.

10. ☒ See special conditions No. _____ below or on attached sheet.

55(b), 61 garage only; 79 garage; 85;

95; 97; 110; 112; 140(a) & (b)

DUPLICATE

This commitment is within Section 235(1) mortgage limits.

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
HUD-FHA PORTLAND AREA OFFICE

Rev. 6/28/71

ADDENDUM TO FHA COMMITMENT

Revised Set

DATE 12/2/71

FHA CASE NO. 113,253

SHEET 1 OF 3

Specific commitment conditions (applicable when checked)

Note: Conditions 1 through 10 are on FHA Commitment Form 2800-5.

All required repairs must be completed in a professional manner.

All certifications must be submitted before requesting final inspection of repairs.

50. See attached addendum for condition on individual water and/or sewage disposal system.

51. Install an acceptable vapor barrier ground cover over entire crawl space area.

52. Crawl space shall be graded and sloped to prevent ponding of seepage water. Install drain tile in gravel bed connected to suitable outfall to provide positive drainage away from dwelling. Cover entire crawl space with acceptable vapor barrier.

53. Install at least four 8"x14" galvanized hardware cloth screened crawl space area vents of 1/2" mesh (one near each corner) to adequately vent crawl space area.

54. Provide concrete foundation and/or piers under all wood sills, posts and supporting members under _____ dwelling, _____ porch (rear-front-side) so that no wood remains within 6" of the ground. Replace any deteriorated members.

55. (a) ~~Replace all deteriorated rotted or damaged wood foundation and framing members, including posts, plates, beams and joists in underfloor area, with sound material. No wood to remain within 6" of ground.~~

(b) ☒ Replace all ~~shirting~~ and other wood in contact with the ground and replace with material resistant to rot and infestation. Finish all exposed new or repaired work to match exterior. No wood to remain within 6" of ground. *Garage only*

56. Submit certification from a qualified pest control operator, engineer, or architect that wood destroying organisms, fungus and/or rot damage in the structure of the dwelling have been eliminated. A "Standard Notice of Work Completed" or a report form indicating no infestation may be submitted as certification. Note: All repairs must be completed in conformance with local professional building standards and local building codes.

57. Remove all debris, including wood scraps, form boards, etc., from under building.

58. Trim bushes, cut weeds and remove all junk and debris from premises.

59. Install a 3/4" temperature and pressure relief valve on hot water tank; and a 3/4" discharge line to outside or to an interior drain.

60. Install elbows for downspouts and provide splash blocks to carry roof water at least two feet away from foundation.

61. Install new gutters under all eaves on main building. Provide adequate downspouts and splash blocks. Apply primer and two coats of exterior paint to match existing finish. *Garage only*

62. Clean out and repair gutters and downspouts so they function properly.

63. Install screened hooded roof or gable vents to provide positive cross ventilation of attic space.

64. Paint all exterior metal and wood trim of _____ house and/or _____ garage after adequately preparing surface.

65. Paint entire exterior of _____ house and/or _____ garage, including trim, after repairing all damaged areas, removing all loose paint and blisters, and applying an undercoat to bare wood.

66. Repair and paint exterior _____ trim, _____ siding at the following location(s): _____

67. Remove deteriorated accessory structures as follows: _____

68. (a) _____ The FHA value is based on a lot size of _____

(b) _____ Submit a copy of correct legal description, including lot dimensions.

69. (a) _____ Since a portion of the land offered as security is deemed to be ineligible excess land, the Deed of Trust or Mortgage shall cover only the following parcel which is eligible: _____

(b) _____ The portion of land to be excluded consists of: _____

DEC

8 1971

70. Assure protection against damage to the property by exercise of the mineral reservations with a suitably executed and recorded agreement; or in lieu of such an agreement, mortgagee's title policy may carry a provision specifically insuring against such loss or damage.
71. Install waterproof wainscoting at _____ tub, _____ shower _____ feet high.
72. Install durable plastic laminate or equal _____ kitchen, _____ bath counter top and back splash after first replacing any damaged or rotted underlay.
73. Sand and refinish hardwood floors in the following rooms: _____

Painted fir floors may be repainted. NOTE: The installation of carpeting and cushion meeting UM-44b standards in these areas is an acceptable alternate method of satisfying this condition.

74. Remove the existing floor covering in the following rooms: _____

Replace with new resilient floor covering over suitable underlayment after making necessary repairs to subfloor. Carpeting not acceptable in kitchen and bath areas.

75. Cover all warm air ducts in attic or basementless space with one-inch blanket or equivalent insulation.
76. Install a new forced air, wall, baseboard, or other heating system adequate to heat all finished rooms to 70° Fahrenheit. Submit specifications for approval prior to installation. Space or room heaters are not acceptable in dwellings of this type.
77. _____ (Re-roof) _____ (Repair roof) of dwelling and/or _____ garage and repair sheathing as necessary. Remove all old roofing when more than two layers exist. Contractor to certify that required work is complete and roof is in good condition.
78. Paint the following interior room(s): _____

79. Replace all broken or missing glass. *Garage*

80. Install a solid (concrete) (asphaltic) driveway apron from the property line to the street pavement, per standards of local authority.

81. Grade street to full width of right-of-way from _____ to _____

and install an all-weather surface to a sufficient width to provide acceptable year-around access.

82. Provide positive drainage of surface water away from buildings and off lot along the following areas:
83. Install adequate retaining wall or rockery where earth slope exceeds one foot vertically to two feet horizontally. Earth slopes not permitted to extend into minimum usable yard spaces.
84. _____ Replace _____ Repair garage door to function properly.

85. Repair ~~and paint~~ all window sash and doors to operative condition. Caulk all windows.

86. Replace missing or broken hardware, door knobs, hinges, door stops, and light fixtures.

87. Clean and repair as necessary existing carpet in _____

88. Remove the existing worn out and/or soiled carpet in the following rooms: _____

Replace with carpeting and cushion meeting UM-44b standards.

89. Insulate entire ceiling area with fireproof insulation material to three-inch minimum depth.

90. The leased heating equipment is to be paid for in full or replaced with new equipment that is now part of realty.

91. Install electric exhaust fan in _____ bathroom, _____ kitchen, vented to outside.

92. Connect property to the _____ public sanitary sewer system, _____ public water system.

93. Submit evidence that the water system serving this property has been accepted for continuous maintenance by local authorities having jurisdiction.

94. Application _____ had no entry, _____ had "None Known" for "Special Assessments." Mortgagee to submit assurance that none exist nor are about to be levied.

95. Key is enclosed.

96. Submit evidence of a recorded easement, acceptable to this Administration, for the community driveway serving subject and adjacent property.

97. Lower exterior grade to at least four inches below siding or any other wood members and slope grade to provide positive drainage away from foundation. *Garage only*

98. Replace all delaminated plywood of A _____ cornices; B _____ gable ends; C _____ carport; D _____ porch ceilings with exterior grade plywood. Prime and paint to blend, two coats.
99. Install new A _____ front; B _____ rear door and hardware, using a 1-3/4" hollow core, exterior-type door, or equal. Prime and paint or varnish both sides, including edges to match related areas, two coats.
100. Sand, scrape and fill all casings, doors, door frames, window sills, and other previously painted woodwork, and paint with semigloss paint.
101. Provide splashblocks of concrete or other durable material at all downspouts, minimum length 24 inches. Splashblocks to be firmly embedded and provide drainage away from foundation.
102. Connect downspouts to underground drain with outfall to street gutter (ditch), drywells, or subsurface drain lines. Connecting drain pipe shall have watertight joints.
103. Install new kitchen sink, fittings, and Hudee or equal sink rim.
104. Install corrosive resistant screening, 8 mesh per inch, in all foundation vents.
105. Install metal or concrete areaway around crawl space opening. Install 6" layer of crushed gravel in areaway, top of gravel to be 4" below frame of opening - wall to extend 4" above grade.
106. Install metal or concrete areaway around foundation vents, and/or basement windows. Install 6" crushed gravel at base of areaway. Top of gravel is to be 3" below wood frame. Areaway is to extend 2" above grade, decayed framing to be replaced with sound, treated material.
107. Install 3/4" exterior-type plywood door on crawl space opening. Provide fastening device. Paint two coats both sides and edges.
108. Install 3 inches of 3/4" minus crushed gravel over crawl space before installing ground cover.
109. Repair broken: A _____ driveway; B _____ walkway.
110. Certification to be submitted by the local governing body that this property is in compliance with the Housing Code applicable to this particular district.
111. Certification on the enclosed form letters to be completed on the A _____ roof, B _____ heating, C _____ Plumbing, D _____ Electrical. One copy of the certification is to be delivered to the purchaser of the property and one copy is to be submitted to FHA/HUD with the closing documents.
112. This commitment is issued on the condition that if the mortgage is to be insured under Section 235, the seller will execute an agreement to reimburse HUD for expenses incurred in repairing structural or other defect with respect to the property being sold in the form prescribed by the Secretary and that a seller who is not the occupant of the property will deposit 5 percent of the sales price in escrow with the mortgagee in accordance with the terms of the agreement.
113. Provide one operable window in each habitable room.
114. through 139. Reserved.

140.

Other:

A install handrail to attic

B treat roof for insect control

CONNIE McCREADY
COMMISSIONER
DEPARTMENT OF PUBLIC UTILITIES



CITY OF PORTLAND
OREGON

07204

January 21, 1972

BUREAU OF BUILDINGS

CITY HALL

C. N. CHRISTIANSEN, Director

Building Division
C. C. Crank, Chief

Electrical Division
R. A. Niedemeyer, Chief

Plumbing Division
George W. Wallace, Chief

Permit Division
Albert Clerc, Chief

Housing Division
S. J. Chegwidder, Chief

Gibson Bowles, Inc.
2014 N. E. 42 Avenue
Portland, Oregon 97213

Re: 3213 N. E. 11 Avenue
FHA #431-113253


Dear Sirs:

We are enclosing a Certificate of Compliance regarding the two-story with unfinished second-story, wood frame, single-family dwelling and detached garage at the above address.

Our inspector reports the structures comply with City Housing Regulations at this time.

Yours truly,

C. N. CHRISTIANSEN
BUILDING INSPECTIONS DIRECTOR


S. J. Chegwidder
Chief Housing Inspector

JHM:ms

cc: Portland Dev. Commission
Firstbank Mortgage Co. w/enc. (1)
Gladys M. McIntyre w/enc. (1)
Enc. (1)

Ira C. Keller
Chairman

Harold Halvorsen
Secretary

Vincent Raschio
Edward H. Look
John S. Griffith

PORTLAND DEVELOPMENT COMMISSION

1700 S. W. FOURTH AVENUE • PORTLAND, OREGON 97201 • 224-4800

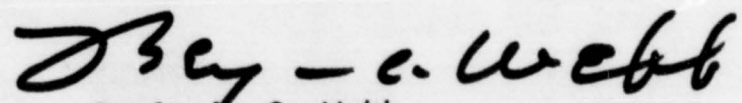
John B. Kenward
Executive Director

Mr. Gene Rossman, Executive Director
Housing Authority of Portland
4400 N.E. Broadway
Portland, Oregon 97213

Dear Mr. Rossman:

This is to verify that Elijah Brown
of 2742 N. Kerby Portland, Oregon, is
being displaced by governmental action and must vacate on/or
before June 1, 1972. We would appreciate any assist-
ance you would be able to give this displacee.

Yours very truly,



Benjamin C. Webb
Chief of Relocation and
Property Management

BCW:ch

RECEIVED

FEB 28 1972

PORTLAND DEVELOPMENT COMMISSION

PORTLAND DEVELOPMENT COMMISSION

SITE OFFICE

EMANUEL HOSPITAL PROJECT

285 N. MONROE ST.

PORTLAND, OREGON 97227

PHONE 288-8169

Social Security Administration
1221 S. W. 12th Avenue
Portland, Oregon 97201

1700 SW 4th Ave
97201

Gentlemen:

The Portland Development Commission has relocated (is relocating) me from an urban renewal area and, in order to determine my eligibility for further compensation, would like you to give them the amount of my monthly social security benefits and verify my birthdate.

My social security number is: 430-01-5950

My birth date is: May 18, 1906

My place of birth is: Arkansas

This will authorize you to give the Development Commission the information requested below. Please return one copy of the completed form directly to the Commission in the envelope provided.

Thank you.

Sincerely,

Elijah Brown
(name)

(address)

2/24/72
(date)

TO: Portland Development Commission

The records of this office indicate that Elijah Brown is entitled to receive monthly benefits in the amount of \$191.80 before the Medicare premium is deducted and that adequate documentation has been provided to verify this person's birth date as stated above, or, if different from the date above, as 5/18/06

SOCIAL SECURITY ADMINISTRATION

by D. L. Duggan, Service Rep.

CONFIDENTIAL

March 1, 1972

Mr. and Mrs. Elijah Brown
2742 N. Kerby
Portland, Oregon 97227

Dear Mr. and Mrs. Brown:

I am enclosing a rental agreement form that requires your signature. After you have read the agreement, please sign and return it to our office in the envelope provided.

I am also enclosing a statement which indicates the rent now due us amounts to \$83.11. This amount includes the prorated rent for February and March.

If you have any question concerning the above matter, please call.

Sincerely,

James W. McIntosh
Relocation Advisor

JWM:ch
Enclosures

PORTLAND DEVELOPMENT COMMISSION

SITE OFFICE
EMANUEL HOSPITAL PROJECT
235 N. MONROE ST.
PORTLAND, OREGON 97227
PHONE 288-8169

February 29, 1972

Mr. Elijah Brown
2742 North Kerby
Portland, Oregon 97227

Dear Mr. Brown:

The premises you are now occupying at the above subject address are within the boundaries of the Emanuel Hospital Urban Renewal Project. The project is designed to accomplish the removal of structurally substandard buildings, to eliminate blighting influences, to modify the street system and to make land available to Emanuel Hospital, a non-profit organization, for the development of necessary facilities for a medical and hospital complex.

Ownership (possession) of this property was vested in (granted) the Portland Development Commission on December 9th, 1971. Present plans of the Portland Development Commission call for demolition of the structure which you occupy at the earliest possible date. The most recent regulations of the Department of Housing and Urban Development governing this project stipulate that lawful occupants shall not be required to surrender possession without at least 90 days written notice from the local commission. This letter therefore is to advise you that we require you to surrender possession of the above subject premises not later than June 1st, 1972. Any extension of this date must have the written approval of the commission.

Those persons or families displaced by urban renewal activity, who qualify for low-cost public housing, are entitled to a priority for any vacancy which may exist in public housing or housing leased by the Housing Authority of Portland. If you have any questions or wish more information please call on us at 235 N. Monroe Street, 288-8169. We want to cooperate with you to the fullest extent possible in finding a new location, assisting you in your move, and obtaining for you those benefits to which you are entitled under the regulations. We will appreciate your keeping us advised of your moving plans.

Yours very truly,

PORTLAND DEVELOPMENT COMMISSION

By: W. Stanley Jones

WSJ:slc

THIS AGREEMENT, entered into this 29th day of February, 1972, by and between the PORTLAND DEVELOPMENT COMMISSION and Elijah Brown hereinafter called respectively lessor and lessee;

WITNESSETH: That for and in consideration of the payment of the rents and the performance of the covenants contained on the part of lessee, said lessor does hereby demise and let unto the lessee and lessee hires from lessor for use as a residence those certain premises described as a house located at 2742 North Kerby, Portland, Oregon 97227 (Number and Street) (City and State) for a tenancy from month-to-month commencing on the 9th day of February, 1972, and at a monthly rental of \$ 47.95 per month, payable monthly in advance on the 1st day of each and every month.

It is further mutually agreed between the parties as follows: (1) Said premises shall be occupied by no more than --- adults and --- children. (2) Lessee shall not violate any city ordinance or state law in or about said premises. (3) Lessee shall not sub-let the demised premises, or any part thereof, or assign this agreement without the lessor's written consent. (4) Any failure by lessee to pay rent or other charges promptly when due, or to comply with any other term or condition hereof, shall at the option of the lessor forthwith terminate this tenancy. (5) Lessee shall keep and maintain the premises in a clean and sanitary condition at all times, and upon the termination of the tenancy shall surrender the premises to the lessor in as good condition as when received, ordinary wear and damage by the elements excepted. \$ --- is herewith deposited for cleaning up, the same to be returned if premises are in clean and orderly condition, otherwise forfeited. (6) Lessee hereby waives all right to make repairs at expense of lessor. (7) The lessee agrees to properly cultivate, care for, and adequately water the lawn, shrubbery, trees and grounds. (8) The lessor shall pay for all water supplied to the said premises. The lessee shall pay for all gas, light, heat, power, telephone service, and all other services, except as herein provided, supplied to the said premises. (9) Nothing contained in this agreement shall be construed as waiving any of lessor's rights under the laws of the State of Oregon. (10) This agreement and the tenancy hereby granted may be terminated at any time by either party hereto by giving to the other party not less than --- (---) days prior notice in writing. (11) In the event any suit or action is brought to collect any of said rents or to enforce any provision of this agreement or to repossess said premises, lessee agrees to pay lessor's reasonable collection costs, including reasonable attorney's fees, even though no suit or action is filed hereon; however, if suit or action is filed, the amount of said reasonable attorney's fees shall be fixed by the court, or courts in which the suit or action, including any appeal thereon, is tried, heard or decided.

IN WITNESS WHEREOF, the parties hereto have executed this agreement in duplicate the day and year first above written.

The Portland Development Commission
Lessor

Lessee

235 N. MONROE
PORTLAND, OREGON 97227

To Mr. Elijah Brown

Address 2742 N. Kerby

City Portland, Oregon 97227

[illegible]

CONNIE McCREADY
COMMISSIONER
DEPARTMENT OF PUBLIC UTILITIES



CITY OF PORTLAND
OREGON

97204

BUREAU OF BUILDINGS
CITY HALL

C. N. CHRISTIANSEN, Director

Building Division
C. C. Crank, Chief

Electrical Division
R. A. Niedermeyer, Chief

Plumbing Division
George W. Wallace, Chief

Permit Division
Albert Clerc, Chief

Housing Division
S. J. Chegwiddden, Chief

February 11, 1972

RECEIVED

FEB 15 1972

Portland Development Commission
1700 S. W. 4 Avenue
Portland, Oregon 97201

PORTLAND DEVELOPMENT COMMISSION

Re: 3216 N. E. 12 Avenue

Attn: Mr. Jim McIntosh

Dear Sirs:

As the result of a displaced person and your request, an inspection was made by the Housing Division of the one-story, wood frame, single-family dwelling with detached garage at the above address.

Our inspection indicates that the structures comply with City Housing regulations at this time.

Yours truly,

C. N. CHRISTIANSEN
BUILDING INSPECTIONS DIRECTOR

S. J. Chegwiddden
Chief Housing Inspector

JHM:ms

cc: Portland Dev. Commission
5630 N. E. Union Avenue
Nathaniel & Rose Kennedy
3216 N. E. 12 Avenue

January 17, 1972
RECEIVED

JAN 19 1972

PORTLAND DEVELOPMENT COMMISSION

Jim,

Enclosed is a copy of the Earnest money and purchase costs for Eli's transaction on 3216 NE 12th. The transaction will be closed by St James Escrow at 1600 SW 4th.

I think the house is a good one for Eli's needs. I will be interested in hearing the inspectors report.

Let's get together sometime in the future and talk about one of your personal Real Estate problems: How to make money in investment real estate.

Harold



MOVE IN COST ESTIMATE

BUYER: Mr Brown

PROPERTY ADDRESS: _____

Sale Price \$ 11,950.00
Mortgage Loan 00
Down Payment \$ 11,950.00

LOAN COSTS: Estimated

Loan Fee \$ _____
Credit Report _____
Survey _____
Picture _____
Tax Service Fee _____
F.H.A. Appraisal Fee _____
Recording Fee 7.50
Escrow Fee 26.00
Prepaid Interest _____
Mortgagee's Title Ins. ALTA _____
TOTAL Estimated Costs \$ 33.50

RESERVES & PRO-RATES: Estimated

Property Tax (10 mo.) . . . \$ 170.00
Fire Ins. (37 mo.) 102.00
Two month F.H.A. Ins. _____
TOTAL Estimated Reserves \$ 272.00

TOTAL ESTIMATED CASH OUTLAY \$ 12,256.00

MONTHLY PAYMENT ESTIMATE

For _____ Years (Type of Loan)
Rate of Interest _____ % (prox.)
Principal, Interest & Mortgage Ins. _____
Tax Reserves _____
Insurance Reserves _____
TOTAL Monthly Payment \$ _____
(Approximate figures)

The undersigned purchaser hereby acknowledges receipt of a copy of this estimate.

Submitted by: _____

This transaction will be closed in escrow. Closing papers and final settlement figures are the responsibility of the Escrow Agent - not the Realtor. The above figures are estimates only and are not guaranteed to be complete or accurate.

23992



OREGON ASSOCIATION OF REALTORS - OFFICIAL EARNEST MONEY CONTRACT

Portland, Oregon, January 14, 1972

1. Received of Elita Brown after called "purchaser,"
2. The sum of \$ 500.00 in the form of (check, cash, note) as earnest money and part payment for the purchase of the following described real estate
3. situated in the City of Portland, County of Multnomah and State of Oregon, to wit:
4. Lot 17 and the South 1'5" of lot 18, block 83, Irvington
5. AKA: 3216 N.E. 12th which we have this day sold to the said purchaser, subject to the approval of the seller,
6. for the sum of ELEVEN THOUSAND NINE HUNDRED FIFTY AND 00/100 Dollars \$ 11,950.00
7. on the following terms, to wit: The sum, hereinabove receipted for, of Five hundred \$ 500.00;
8. on an Owner's acceptance as additional earnest money, the sum of \$ _____;
9. Upon acceptance of title and delivery of deed or contract, the sum of \$ 11,450.00; \$ 11,950.00;
10. The balance of _____ Dollars \$ _____;
11. payable as follows: This offer subject to the full purchase price being placed in escrow by the
12. Portland Development Commission. This offer also subject to the property being inspected by
13. the City Inspector and the seller correcting any deficiencies noted. Seller to do the
14. following repair work: Put siding on garage and paint garage, paint the exterior frame
15. around the roof, put in correct wiring for a washer. Purchaser to furnish own Fire Insurance.
16. The purchaser shall reimburse the seller for sums held in the reserve account on any indebtedness assumed in this transaction, in addition to the purchase price.
17. The seller shall furnish to the purchaser in due course a title insurance policy in the amount of the purchase price of the real estate from a title insurance company
18. showing good and marketable title. Prior to closing the transaction, the seller, upon request, will furnish to the purchaser a preliminary report made by a title insurance
19. company showing the condition of the title to said property. It is agreed that if the seller does not approve the above sale within the period allowed Realtor below in which
20. to secure seller's acceptance, or if the title to the said premises is not marketable, or cannot be made so within thirty days after notice containing a written statement of
21. defects is delivered to seller, or if the seller, having approved said sale fails to consummate the same, the earnest money herein receipted for shall be refunded, but the
22. acceptance by the purchaser of the refund does not constitute a waiver of other remedies available to him.
23. But if the above sale is approved by the seller and the title to the said premises is marketable, and the purchaser neglects or refuses to comply with any of the con-
24. ditions of this sale within ten days from the furnishing of a preliminary title report and to make payments promptly, as hereinabove set forth, the earnest money and
25. additional earnest money, herein receipted for shall be forfeited to the undersigned Realtor to the extent of his agreed upon fee, and the residue, if any, shall be retained by the
26. seller as liquidated damages and this contract thereupon shall be of no further binding effect. The property is to be conveyed free and clear of all liens and encumbrances to date
27. except zoning ordinances, building and use restrictions, reservations in Federal patents, and none
28. _____
29. All light fixtures and bulbs, fluorescent lamps, Venetian blinds, window and door screens, storm windows and doors, linoleum, attached television antennas, curtain, towel
30. and drapery rods, shrubs and trees, and irrigation, plumbing and heating equipment, except fireplace equipment that is not attached in any manner to the structure, and all
31. fixtures except none
32. are to be left upon the premises as part of the property purchased. The following personal property is also included as part of the property purchased for said purchase price:
33. Drapes and curtains throughout
34. Seller and purchaser agree to prorate the taxes for the current tax year, rents, interest, and other items as of Date of Possession
35. Premiums for existing insurance may be prorated or a new policy issued at purchaser's option. Purchaser agrees to pay the seller for fuel, if any, in storage tank at date of
36. possession. Encumbrances to be discharged by seller may be paid at his option out of purchase money at date of closing.
37. SELLER AND PURCHASER AGREE THAT SUBJECT SALE will be closed in escrow, the cost of which shall be shared equally between seller and purchaser. Possession of
38. the above described premises is to be delivered to the purchaser on or before 15 days after recording deed or as soon thereafter as existing laws and
39. regulations will permit removal of tenants, if any. Time is of the essence of this contract. SPECIAL CONDITIONS: None
40. _____
41. _____

2. Realtor's Address: 16432 S.E. Stark3. Realtor's Phone: 256-1234Rod Girtman, Inc. + Stan W. Key Inc. RealtorBy: Harold M. Girtman

4. AGREEMENT TO PURCHASE

Date January 14, 19 72 : _____ A.M. _____ P.M.

5. I hereby agree to purchase the above described property in its present condition at the price and on the terms and conditions set forth above, and grant said Realtor a
6. period of 5 days hereafter to secure seller's acceptance hereof, during which period my offer shall not be subject to revocation. Deed or contract is to be pre-
7. pared in the name of Elita Brown
8. I acknowledge receipt of a copy of the foregoing offer to buy and earnest money receipt bearing my signature and that of the Realtor.

Address 2742 N. Kirby - PortlandPURCHASER: Elita BrownPhone 287-8632

PURCHASER: _____

AGREEMENT TO SELL

Date _____, 19 _____ : _____ A.M. _____ P.M.

I hereby approve and accept the sale of the above described property and the price and conditions as set forth in above agreement and agree to furnish a title insurance policy continued to date as aforesaid showing good and marketable title, also the said deed or contract.

Address _____

SELLER: _____

Phone _____

SELLER: _____

DELIVERY TO PURCHASER

Date _____, 19 _____

The undersigned purchaser acknowledges receipt of the foregoing earnest money receipt bearing his signature and that of the seller showing acceptance.

PURCHASER: _____

PURCHASER: _____

SELLERS CLOSING INSTRUCTIONS & FEE AGREEMENT

Date _____, 19 _____

I agree to pay forthwith to the above named Realtor a fee amounting to \$ _____ for services rendered in this transaction.

I authorize said Realtor to order title insurance at my expense and further authorize him to pay out of the cash proceeds of sale the expenses of furnishing title insurance, and recording fees, if any, as well as any encumbrances on said premises payable by me at or before closing. I instruct Realtor to place in his Clients Trust Account, or in a neutral escrow depository, the above described earnest money deposit until needed in the closing of the transaction. I acknowledge receipt of a copy of this contract bearing my signature and that of the purchaser named above, and of Realtor.

Address _____

Phone _____

January 21, 1972

Gibson Bowles, Inc.
2014 N. E. 42 Avenue
Portland, Oregon 97213

Re: 3213 N. E. 11 Avenue
FHA #431-113253

Dear Sirs:

We are enclosing a Certificate of Compliance regarding the two-story with unfinished second-story, wood frame, single-family dwelling and detached garage at the above address.

Our inspector reports the structures comply with City Housing Regulations at this time.

Yours truly,

C. N. CHRISTIANSEN
BUILDING INSPECTIONS DIRECTOR

S. J. Chogwidden
Chief Housing Inspector

JIM:ms

cc: Portland Dev. Commission
Firstbank Mortgage Co. w/enc. (1)
Gladys M. McIntyre w/enc. (1)
Enc. (1)

NOTICE OF ACQUISITION OF PROPERTY

Date December 10, 1971

TO: Property Management and Relocation Department

FROM: Real Estate Supervisor

EMANUEL HOSPITAL PROJECT

Parcel No. E-2-4 Date Acquired By Deed: December 9, 1971

Type of Unit 2-story Residence () Vacant (X) Occupied

Property Address 2742 N. Kerby Avenue

Seller's Name and Address BROWN, Elijah and Ruth Mae
2742 N. Kerby Avenue 97227

Seller's Agent and Address _____

Amount held in escrow \$ 200.00 () Seller's Rental Statement Attached

Please sign and return duplicate copy when subject property has been inspected and accepted.

cc: Executive Director
Project Engineer

S. L. Lippert
Real Estate Supervisor

PDC-RE-8
5/1/71

TO: Real Estate Supervisor

Date 6/21/72

FROM: Property Management and Relocation Department

The subject property has been inspected and accepted by the Relocation and Property Management Department. Additional charges, if any, to be collected from funds held in escrow due the Seller are as follows: (keys, additional prepaid rents, damages, etc.)

for *W. S. Jones*
Chief, Relocation and Property Management

PDC-RE-8
5/1/71

CITY OF PORTLAND, OREGON
PORTLAND DEVELOPMENT COMMISSION
REAL ESTATE OPTION

GRANTOR ELIJAH BROWN and MAIL ADDRESS 2742 N. Kerby Avenue
GRANTOR RUTH MAE BROWN MAIL ADDRESS Portland, Oregon 97227
MAIL ADDRESS _____
AGENT OF GRANTOR _____ MAIL ADDRESS _____

IN CONSIDERATION of the payment of one dollar (\$1.00) by the PORTLAND DEVELOPMENT COMMISSION, the duly designated Urban Renewal Agency of the City of Portland, hereinafter referred to as "Commission", to the undersigned, the receipt of which is hereby acknowledged by the undersigned, and in consideration of the plans and purpose of the Commission to use, develop, operate and sell the real property hereinafter described for private or public purposes, and in consideration of the hereby acknowledged benefit that will inure thereby to the undersigned or to the public, whether tangible or not, we the undersigned, jointly and severally, for ourselves and our heirs, executors, administrators, successors and assigns, hereby give and grant to the Commission, upon the terms and conditions hereinafter stated, the option to buy the following described real property in the City of Portland, County of Multnomah and State of Oregon, to-wit:

Lot 2, Block 2, EVANS ADDITION TO ALBINA, in
the City of Portland, County of Multnomah and
State of Oregon (PDC Parcel No. E-2-4),

for the sum of ELEVEN THOUSAND FIVE HUNDRED and NO/100 - - - Dollars (\$ 11,500.00)

to be paid as follows: ELEVEN THOUSAND FIVE HUNDRED and NO/100 - - - Dollars (\$ 11,500.00)

upon conveyance of marketable title and delivery of a title insurance policy to the Commission as hereinafter provided; and _____ Dollars (\$ _____)
upon delivery of possession to and acceptance by the Commission as hereinafter provided.

The Commission shall have the irrevocable right at any time within sixty (60) days from date hereof to elect to purchase under this option. Such election to purchase shall be made by the Commission by delivering to the undersigned, or by mailing by registered mail at any United States post office to the undersigned, addressed as follows:

Mr. and Mrs. Elijah Brown
2742 N. Kerby Avenue
Portland, Oregon 97227

written notice of such election. Such notice shall be deemed to have been given the day of such delivery, or the day following such mailing by registered mail. Upon the giving by the Commission of such notice, the undersigned agree AT OUR OWN EXPENSE AND WITHIN TEN (10) DAYS OF THE GIVING OF SUCH NOTICE TO:

(1) Convey said property with appurtenances, hereditaments and tenements to the Commission by Warranty Deed in such name as it may prescribe, with proper documentary stamps affixed thereto, free and clear of all liens and encumbrances, rights of possession, claims to rights of possession, and recorded and/or unrecorded leasehold interests, except building restrictions of record and zoning ordinances, and quitclaim all right, title and interest which the undersigned may have in any alleys, roads, streets, ways, strips, easements, gores or rights of way abutting or adjoining said property and in any means of ingress or egress appurtenant to said property.

at Commission expense

(2) Furnish to the Commission an owner's policy of title insurance in the amount of said purchase price prepared by Transamerica Title Insurance Company (Order No. 41-27029) insuring the Commission as fee simple owner of said property free and clear of all liens and encumbrances except said building restrictions of record and zoning ordinances.

(3) Pay all delinquent taxes and assessments against said property for the preceding tax years, and pay proportional part of current real property taxes prorated as of date of closing of escrow.

(4) Pay all water bills charged to the property as of date of closing of escrow.

(5) Deliver to the Commission possession of said property at the closing of escrow, provided that with respect to property or portion thereof which the undersigned occupies for his own use, possession of such occupied property or portion shall be delivered to the Commission within sixty (60) days of closing of escrow.

(6) Deliver to the Commission or its order a full set of keys for property, including outside keys and separate keys for each apartment or compartment, if applicable, and furnish the Commission complete list of tenants, amounts of rents paid by each, dates rents are due, amounts paid in advance, all advance rents to be prorated as of date of closing of escrow.

WILLIAMS, MONTAGUE, STARK, HIEFIELD & NORVILLE, P. C.

ATTORNEYS AND COUNSELORS AT LAW

BOISE CASCADE BUILDING

PORTLAND, OREGON 97201

TELEPHONE 222-9966

DAVID R. WILLIAMS
MALCOLM I. MONTAGUE
DONALD R. STARK
PRESTON C. HIEFIELD, JR.
OLIVER I. NORVILLE
JAMES E. GRIFFIN
LARRY C. HAMMACK
RICHARD E. ALEXANDER

ALFRED A. HAMPSON
OF COUNSEL

November 23, 1971

Portland Development Commission
Emanuel Office
235 North Monroe
Portland, Oregon


Attention Mr. James Crolley

Parcel E 2-4

Dear Jim:

Would you make every effort to move Mr. Brown as soon as possible since this is one of the necessary quick takings for road improvements on North Kerby.

Very truly yours,



DONALD R. STARK

DRS:cm

Enc.

cc: Mr. Harold Hand

M E M O R A N D U M

Parcel E 2-4 Brown

I received a telephone call from Mr. Brown and he says he has sent in the Option and he does not have any objection to the price we are offering for the property. He has talked to Jim Croll about moving and Jim is helping him. He apparently has been served by the sheriff already so is concerned about the condemnation suit. I agreed that we would dismiss the suit once the Option was accepted by the Commission and that he should not concern himself about the suit itself. We will leave this suit filed, however, until the Option is accepted and the deed closed in escrow. Then we can dismiss the case to clear title.

DRS:cm

File 4255-105

PORTLAND DEVELOPMENT COMMISSION

SETH OFFICE
EMANUEL HOSPITAL PROJECT
226 N. MONROE ST.
PORTLAND, OREGON 97227
Phone 266-6168

November 23, 1971

Mr. and Mrs. Elijah Brown
2742 N. Kerby Street
Portland, Oregon

Dear Mr. and Mrs. Brown:

Per your request, the relocation benefits available to you, depending upon your eligibility, are as follows:

Relocation advisory assistance to help you find a replacement dwelling.

Moving payment to compensate you for the actual cost of moving your personal property, not to exceed 50 miles, or moving costs based on the number of rooms of furniture to be moved.

Moving Schedule

unfurnished

(occupant owns furniture)

\$60 (1rm)	\$140 (3rm)	\$220 (5rm)
\$100 (2rm)	\$180 (4rm)	\$260 (6rm)

In addition to the moving payment based on a room count, a dislocation allowance of \$200 will be paid.

An amount to be used as the downpayment on a replacement property. The replacement housing payment is the amount, if any, which when added to the amount for which the Commission acquired your dwelling, equals the amount you are required to pay for a decent, safe, and sanitary dwelling, or the amount determined by the Commission as necessary for you to purchase a comparable dwelling, whichever is less. Plus, if applicable, a payment to compensate you for the additional interest cost necessary to finance your replacement dwelling. The combined total of the incidental expense, replacement housing and increased interest cost benefits cannot exceed \$15,000.

The amount of the replacement housing payment may be computed by any one of the following methods:

1. Schedule Method. By this method the payment is determined by reference to a schedule of average housing costs. However, the payment may not exceed the difference between the acquisition price and the amount paid for the new dwelling.
 - a) In your particular case, Mr. Brown, it was determined that you would be allowed a schedule amount of \$17,007.00. This amount includes the acquisition price of your current dwelling (\$11,500) plus \$6,507.00.

2. Comparative Method. By this method the payment is determined by reference to the reasonable sales price of a property comparable to the former residence. This payment cannot exceed the difference between the price of acquiring your former dwelling and the actual cost of the replacement dwelling. An example of when this method is desirable is when the former dwelling is not typical of those in the area on which the schedule is based. If you feel this method is more applicable to your situation, please call me.
3. Alternate Method. If neither the Schedule nor Comparative method is feasible, the case may be submitted to the Department of Housing and Urban Development for a final decision.

If you should decide to rent instead of purchase, we will give you a rental assistance payment, not to exceed \$4,000. All rental replacement housing payments in excess of \$500 will be made in four equal installments on an annual basis.

The Act provides that the relocation benefits shall not "be considered as income for the purposes of the (Federal) Internal Revenue Code of 1954, or for the purpose of determining eligibility or the extent of eligibility of any person for assistance under the Social Security Act or any other Federal law."

I hope that the above information will be of assistance in clarifying the various benefits that are available to you. If I can be of further assistance, please do not hesitate to call.

Sincerely,

James W. McDaniel
James W. McDaniel

Dwelling Unit Inventory

<u>QUANTITY</u>	
<u>✓</u>	Beds & Springs
<u> </u>	Bedroom Chair
<u>✓</u>	Breakfast Table
<u> </u>	Breakfast Table Chairs
<u> </u>	Bridge Lamp & Shade
<u>✓</u>	Buffet
<u> </u>	Chest of Drawers
<u>✓</u>	Coffee Table
<u> </u>	Couch
<u>✓</u>	Davenport
<u> </u>	Desk
<u>✓</u>	Dining Table
<u>✓</u>	Dining Chairs
<u> </u>	Dresser
<u>✓</u>	End Table
<u> </u>	Floor Lamp & Shade
<u>✓</u>	Mirror

<u>QUANTITY</u>	
<u> </u>	Night Stand
<u> </u>	Occasional Chair
<u> </u>	Overstuffed Chair
<u> </u>	Overstuffed Rocker
<u> </u>	Range
<u> </u>	Refrigerator: Brand <u> </u>
<u> </u>	Rocker
<u> </u>	Rug & Pad: Size <u> </u>
<u>✓</u>	Stool
<u> </u>	Table Lamp & Shade
<u> </u>	Table, small
<u>✓</u>	Vanity & Bench
<u> </u>	Suitcases
<u> </u>	Trunks
<u>✓</u>	Cartons, Boxes, Etc.
<u>✓</u>	Clothes
<u>✓</u>	Bedding & Linens

Miscellaneous (List Items)

Boxes _____

COMMENTS:

HOUSING RESOURCES SURVEY

RELOCATION ASSISTANCE NEEDS OF RESIDENTS OF EMANUEL HOSPITAL PROJECT AREA

(To be filled in for each dwelling unit in the Project Area)

Analyst JC Date of survey 2/17/71 Tabulator _____ Date tabulated _____
Dwelling Unit No. 4 Structure No. 4 Census Block No. 64 Census Tract No. 22A
Street Address 2742 N Kerby Apartment No. -

A. Status Of Relocation Assistance Needs At This Dwelling Unit:

1. Assistance may be needed, yes ☒, no ☐
2. Why no assistance may be needed
 - a. ☐ Vacant
 - b. ☐ Will be vacated on the following date _____
 - c. ☐ Other reasons _____

B. Residents Of This Dwelling Unit Who May Need Relocation Assistance:

	Name	Family relation	Age	Sex	Occupation
1.	Brown, Elijah	Head of household	58	M	Cook
2.	" Ruth Mae	Wife	48	F	HOUSEWIFE
3.					
4.					
5.					
6.					
7.					
8.					
9.					

C. Family Income And Extent Of Travel To Locations Of Employment:

1. Jobholders in this household, employers and location of jobs: Distance

Names of jobholders	Names of employers	Street address where jobs are located	to work
BROWN, ELIZABETH	ALADDIN REST	Lloyd Center	2-

2. Monthly income from jobs and from all other sources received by persons in this household:

Names of persons in this household who have income from any source	Amount of income per month	
	In month before this survey	In an average month during 1970
BROWN, ELIJAH	\$ 500.00	\$ 500.00
Total family or household income per month	\$ 500.00	\$ 500.00

D. Characteristics Of Replacement Housing Needs Expected To Be Sought:

1. Location (indicate approximate cross streets) N.E. EAST OF 15th
2. Transportation, number of autos owned _____, use bus ☒, walk ☐
3. Will rent house _____, apartment _____, expect to pay rent, including utilities, at \$ _____ per mo. (Furniture is owned, yes _____, no _____, stove and refrigerator owned, yes _____, no _____)
4. Will buy house in price range \$ 15,000, down payment of \$ _____, monthly payment of \$ _____
5. If now buying this house, how much are payments on contract or mortgage monthly \$ _____
6. Size of unit to be sought, number of bedrooms 2, kitchen 1, dining room 1, living room 1, number of bathrooms 1, total sq. ft. in dwelling unit _____
7. Other characteristics W O B I M

HOUSING RESOURCES SURVEY
To be Filled in For Each Dwelling Unit in All Survey Areas

Analyst CC Date 2/17/71 Surveyed 2/17/71 Tabulator _____ Date _____
Dwelling Unit No. 4 Structure No. 4 Census Block No. 64 Census Tract No. 22 A
Street Address 2742 N Kerby Apartment No. -
Legal Description _____

NAME OF OCCUPANT: <u>Elijah Brown</u> <u>2742 N Kerby</u>	NAME & ADDRESS OF OWNER <u>Elijah Brown</u> <u>2742 N Kerby</u>	NAME & ADDRESS OF PROP. MGR: _____ _____
TELEPHONE: _____	TELEPHONE: _____	TELEPHONE: _____
INTERVIEWED? () Yes () No	INTERVIEWED? (✓) Yes () No	INTERVIEWED? () Yes () No

I. DESCRIPTION OF STRUCTURE

Kind of dwelling unit	No. of units in bldg.
<input checked="" type="checkbox"/> One-family house	_____
<input type="checkbox"/> Apt. in a house	_____
<input type="checkbox"/> Apt. in apt. bldg. or plex	_____
<input type="checkbox"/> Apt. in comm. bldg.	_____
<input type="checkbox"/> Mobile home or trailer	_____

This structure has 2 stories (do not count basement)

II. OCCUPANCY STATUS OF DWELLING UNIT

☒ Owner occupied
☐ Renter occupied
☐ Vacant

III. SIZE OF DWELLING UNIT

816 Sq. ft. in first floor (county figure)
1632 Sq. ft. in dwelling unit (if more than 1 floor)
6 Total no. of rooms (include kitchen, dining, living and bedrooms, exclude bathrooms)
1 No. of bathrooms
3 No. of bedrooms (rooms used mainly for sleeping)

IV. ASSESSOR'S MARKET VALUATION DATA

A. Dates or period of time

1971 Period market value data applicable
5/5/67 Date of last appraisal
1906 Date structure was originally built

B. Market value data for one-family dwelling

	Market value	Computed value per sq. ft.
Land	\$ <u>3740</u>	\$ _____
Improvements	<u>2910</u>	_____
Total	<u>6650</u>	_____

C. Market value data for dwelling unit in a multiple-family structure or commercial bldg.

	Market value for entire structure	Computed value per sq. ft. for this dw. unit
Land	\$ _____	\$ _____
Improvements	_____	_____
Total	_____	_____

_____ Sq. ft. of all d. u. in this structure
_____ Sq. ft. of commercial space and value of commercial space: Land \$ _____, improvements \$ _____, total \$ _____.

V. RENTAL RATE FOR THIS RENTED UNIT

Monthly average	Cash rent	Utilities	Total paid by renter
Rent	\$ _____	_____	\$ _____
Electricity	_____	\$ _____	_____
Gas	_____	_____	_____
Water	_____	_____	_____
Heat (oil, or other)	_____	_____	_____
Total	\$ _____	\$ _____	\$ _____

Deposits required of renter

Advance rent \$ _____, other \$ _____

Rental information obtained from

Tenant _____, owner _____, manager _____, or estimated from assessor's data _____.

VI. FOR SALE INFORMATION FOR THIS HOUSE THAT IS OCCUPIED BY OWNER OR RENTER

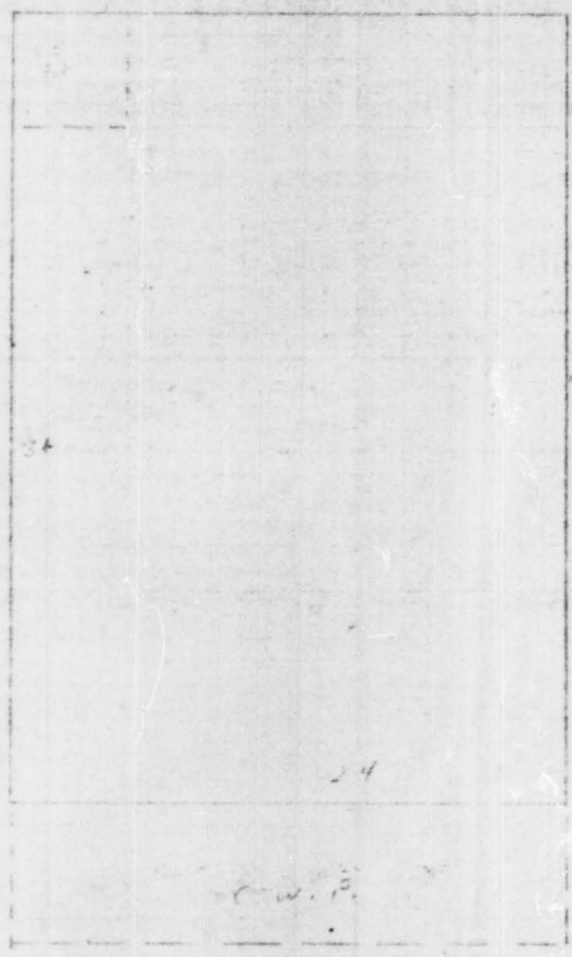
Listed with broker, yes _____, no ☒

Advertised by owner, yes _____, no ☒

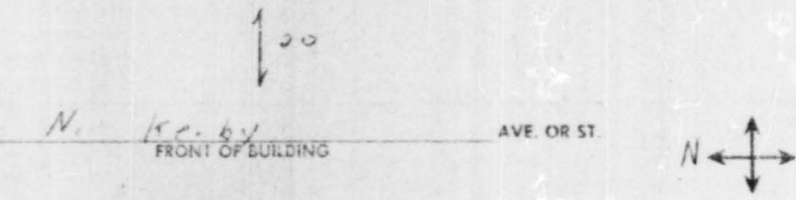
Cash asking price \$ _____

Period house has been for sale, months _____

VII. REMARKS



AVE. OR ST.



TUNCE G X P
 ECON. G A 1 Close to Interstate 5 Freeway
 Not best land use
 CONF. G X P
 REMARKS 161 Dist R/A
 DATE 2/1/68 SIGN R. J. [Signature]
 DEPUTY
 CHECKED REVIEWED BLDG COUNT INDEX RE-CHECKED NOTIFIED
 DATE FEB 21 68 MAY 29 1968
 BY ELEANOR
 12-11-68 KIBL

1 1-25950-0220 BROWN, ELIJAH & RUTH M
 MAP: 2730
 ZONE: A25
 RATIO: 1401
 LVY C:001
 2742 N KERBY AVE
 PORTLAND, OREGON 97227
 EVANS ADD LOT BLOCK
 2 2

PROPERTY ADDRESS: 2742 N KERBY AVE
 PORTLAND
 APPEALS:

SUMMARY - ASSESSED VALUATION - REAL PROPERTY					
ASSESS. YEAR	MIN. RIGHTS	TIMBER	LAND	IMPS.	TOTAL
1968			3600	2800	6400
1971			3740	2910	6650
					213 0
					213 0
					UD

STAPLE HERE
ADDITIONAL COPIES
OR LISTING TAPES

FIFTH AND COLLEGE BRANCH

**FIRST NATIONAL BANK
OF OREGON**

65046 3

DATE May 15 1972

CURRENCY

SILVER

CHECKS: PLEASE
LIST BY BANK
NUMBER

1 24-81

5.11

2 Fidelity

3 Escrow
Services, Inc.

4

5

6

7

8

9

10

11

12

13

14 E 1501 Relo Pmt.

15 RHP

16 Parcel E-2-4

17

18

19

20

21

22

23

24

URBAN REDEVELOPMENT FUND PROJECT
EXPENDITURES-EMANUEL HOSP. . ORE. R 20

TOTAL NUMBER OF
CHECKS DEPOSITED

TOTAL DEPOSIT
DOLLARS

5.11

72039 MAY 15
1230001051 0 65046 3

DEPOSIT
REPLICATION

R E C E I P T

I hereby acknowledge receipt of a copy of the Portland Development
Commission's RELOCATION SERVICES FOR FAMILIES AND INDIVIDUALS.

Elijah Brown

5-19-71

date