

	DESCRIPTION	ROLL NO	ODOMETER
AB 1-3	DOWNING, JACK L. . 2803 N. COMMERCIAL		
A 2-4	DREW, JOHN 3102 N. GANTENBEIN		
A 4-7	DUMAS, LUCILLE 3316 N. GANTENBEIN		
A 4-7	DYE, JONAS 3316 N. GANTENBEIN		
RS 3-4	EADEN, ALEX, JR. 2740 N. VANCOUVER		
A 2-5	EDWARDS, CHESTER . 227 N. MONROE		
A 4-11	ELLIS, ROSCOE 233 N. COOK		
R 8-9	FAULKNER, FANNIE 327 N. FARGO		
E 2-5	MACK, FERRELL A. 2732 N. KERBY		
R 9-7	FIELD, HERBERT 417 N. MONROE		
E 2-7	FISCHMAN, STEPHEN M. 553 N. KNOTT		
E 3-7	FLORES, JESSIE 540 N. KNOTT		
E-4-7	FLOWERS, LONNIE 423 N. RUSSELL		
A 2-8	FRAHS, THEODORE 3111 N. VANCOUVER		
AB 3-2	FRARY, MYRA L. . 2932 N. COMMERCIAL		
R 10-2	FRYKMAN, MARGARET 3137 N. COMMERCIAL		
R 10-10	GARNETT, ALBERT 529 N. MONROE		
RS 3-6	GLASS, LILLIAN (CONLEY) 2728 N. VANCOUVER		

NAME Glass, Lillian L.

PROJECT Oreg R-20

CHECKLIST FOR RELOCATION FILES -- INDIVIDUALS

- Copy of Notice to Acquire/Vacate
- Copy of Real Estate Option (for owner-occupant only)
- City inspection letter (for code enforcement displacee)
- 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 3476, rent supplement)
- City inspection letter on replacement housing
- Copy of earnest money offer on replacement housing
- Other:

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

- HUD forms 6140.1 and 6140.2
- HUD forms 6153 and 6154
- Other:
- Other:

DATE FILE CLOSED

J. L. MARTINDALE
VICE PRESIDENT

THE BANK OF CALIFORNIA
NATIONAL ASSOCIATION

407 S. W. BROADWAY • PORTLAND, ORE. 97205 • 503 225-2810

RESIDENTIAL RELOCATION RECORD

Project Name EMAN Parcel No. RS-3-6 Advisor Jcc
 Client's Name GLASS LILLIAN Phone _____
 Address 2728 N. Vancouver Ethn R Age 62
 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 _____ \$ _____
 Address _____
 Other Source of Income SS \$ 51.-
 _____ \$ _____
 Total Monthly Income \$ (51.-)

Eligible for Public Housing YES NO Presently Receiving Welfare YES NO
 Eligible for Welfare YES NO Other Assistance _____
 Eligible for (Other) YES NO _____

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 6/71 Date of Info pamphlet delivery _____
 Date Notice to Move given _____ Date Effective _____ Expires _____

CLAIMANT'S INITIAL DATE OF OCCUPANCY _____ 23 yrs

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

Date of initiation of negotiations for purchase of property _____ 9-1-71
 Date of Acquisition _____ 9-7-71
 _____ 10-6-71
 Date of letter of intent _____
 Date of move _____ 10-27-71

DWELLING UNIT FROM WHICH RELOCATED

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

Age of Housing Unit _____

Size of Habitable Area _____

Furnished with claimant's furniture
 YES NO

Total Number of Rooms _____ Rent Paid \$ _____ Utilities _____

Number of Bedrooms _____ Monthly Housing Payments \$ _____ Taxes _____

Liens \$ _____ (please explain) _____

Acquisition Price \$ 6,500 Amenities _____

REPLACEMENT DWELLING UNIT

Address 3965 NE 15th LPA Referred _____ Self Referred

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

Outside city Outside state

Age of Housing Unit 1923

Size of Habitable Area 1130

No. of Rooms 6 No. of Bedrooms 3

For Claimants Who Purchased

For Claimants Who Rented

Purchase Price of Replacement Dwelling \$ 14,500

Rent \$ _____

Taxes \$ 345.69

Utilities \$ _____

RHP or TACO (including incidental costs) \$ 8,849.49

Total Rent Assistance \$ _____

Amount of Annual Payment \$ _____

No. of Housing Referrals to:

Agency Referrals:

0 Standard Sales

_____ MCW _____ HAP _____ OTHER (_____)

_____ Standard Rent

_____ Food Stamp Legal Aid _____ Other (_____)

Benefits Received

Date _____ Ck # _____ Type _____ Amount \$ _____

Date _____ Ck # _____ Type _____ Amount \$ _____

Date _____ Ck # _____ Type _____ Amount \$ _____

RESIDENTIAL RELOCATION RECORD

CLIENT'S NAME GLASS, Lillian (Conley) RELOCATION ADVISOR JC
 ADDRESS 2728 N. Vancouver PHONE 284-5724 PROJECT NAME Emanuel Hospital ORE, R-20
 SEX F ETHN black VETERAN _____ AGE 62 PARCEL NO. RS-3-6
 MARITAL STATUS D TENURE owner
 DISABILITY none INDIV X FAMILY _____
 ELIGIBLE FOR: PUBLIC HOUSING X FHA 235 X
 RENT SUPPLEMENT X OTHER _____
 INITIAL INTERVIEW June 71 DATE INFO PAMPHLET DELIVERED _____
 NOTICE TO MOVE _____ DATES EFFECTIVE _____ EXPIRATION DATE _____
 NOTIFY IN CASE OF EMERGENCY _____

DATE ON SITE: <u>23 years</u>
INITIATION OF NEGOTIATIONS: _____
DATE OF ACQUISITION: <u>October 6, 1971</u>

ECONOMIC DATA

Employer _____ \$ _____
 Address _____
 MCW _____
 Social Security _____ 51.00
 Pension _____
 Other _____
 TOTAL MONTHLY INCOME \$ 51.00

FAMILY COMPOSITION

Name	Relation	Age

DWELLING UNIT FROM WHICH RELOCATED

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

Age of Structure _____ No. Rooms 5
 No. Bedrooms 2 Furn. X Unfurn _____
 Utilities \$ _____
 Monthly Payments (Rent) \$ _____
 Acquisition Price \$ 6,500.00
 Taxes \$ _____ Equity \$ _____
 Liens \$ _____

Size of Habitable Area _____

HOUSING REFERRALS

Address	Bedrooms

AGENCY REFERRALS

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

AGENCY ACTION:

REASONS:

Appeals		
Evicted		
Refused Assistance		
Address Unknown (tracing)		
Other (death, etc.)		

TEMPORARY RELOCATION

Within Project	
Outside Project	

Date Moved In _____
 Address _____
 Reason _____

REPLACEMENT DWELLING UNIT

Client Referred _____ LPA Referred _____

Address 3965 N. E. 15th Phone 284 5724 Date of Move 10-27-71

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 _____ Number of Rooms 6 Number of Bedrooms 3 Habitable Area 1130

Utilities \$ _____ Monthly Payments (Rent) \$ 490 Purchase Price \$ 14,500.00

Age of Structure: 1923 Taxes \$ 345.69 Equity \$ _____ Distance Moved Away _____

Name of Moving Company Carson Name of Realtor ALLARD REALTOR
255-1630

BENEFITS RECEIVED

Type	Ck #	Date	Amount
RHP	82 EH	10/7/71	\$ 8,000.00
TACO (Rental)			\$
TACO (Rental)			\$
TACO (Rental)			\$
TACO (Rental)			\$
TACO (Sales)			\$
Fixed Moving	147 EH	11/12/71	\$ 460.00
Actual Move			\$
Storage			\$
Incidental	147 EH	11/12/71	\$ 49.95
Interest			\$

Purchase Price \$ 14,500.00

Down Payment \$ _____

RHP \$ 8,000.00

Total Down - \$ _____

Total Mortgage \$ _____

TOTAL BENEFITS RECEIVED \$ 8,509.95

REALTOR: _____ Title Insurance Company _____
 ESCROW CO. of Oregon OFFICER Barbara Baker

INTERVIEW REGISTER

Date		Relocation Worker
9/25 72	DeTemple price change -- must change sink drain -- \$342.00. New price \$972.00.	
9/26 72	DeTemple contacted by Glass attorney. Pleased with progress.	
9-21-72	DeTemple was requested to proceed as rapidly as possible...Said they would start braking up concrete on Monday.	
9-22-72	TeTemple cannot get a permit to proceed without a variance or including the changing the sink drain.	
9-25-72	To change the sink drain would add \$342.00 to the original bid. DeTemple was authorized to proceed with job including changing the sink drain..	
9-26-72	De Temple says they were contacted by Glass' attorney. The attorney was pleased to know the job was proceeding as rapidly as possible. (It may be Monday before permit will be issued.	
9-30-72	City Inspection approved	
3-9-72	Inspection	
3-14-72		
4-8-72	Estimate from Walker	
4-12-72	Letter to Ass't City Engineer	
4-17-72	Letter from Legal Aid	
2-15-72	Call Chet Collingsworth - Says condition standard.	
2-25-72	Made app't for Mel Hanson to make estimate	
2-28-72	Ben Webb & Bob Lundin - no one at home.	

INTERVIEW REGISTER

Relocation
Worker

Date	
2/1 72	Around this date was the first time Mrs. Glass inquired about her problem with water in basement.
2/15 72	Called Chet Collingsworth ^{about} Substandard conditions, called for estimate on correction possibilities.
2/25 72	Made appointment for Mel Hansen to make estimate.
2/28 72	Ben Webb and Bob Lundin visited. No one at home.
3/9 72	Inspected house with water in basement.
3/14 72	Inspected house again. Water in basement.
4/8 72	Estimate from Rex Walker to fix.
4/12 72	Letter from Assistant City Engineer citing neighborhood problem. No solution.
4/17 72	Letter from legal aid with enclosure of letter from City.
4/21 72	Letter to Russell Dawson and Helen Benjamin regarding permission to exceed Schedular cost of comparable replacement dwelling to rehabilitate substandard dwelling up to standard.
6/21 72	Resubmitted a copy of previous letter dated 4-21-72 to Helen Benjamin.
6/23 72	Reply from H.U.D. concurring with P.D.C. analysis.
6/27 72	Request from Ben Webb to establish reasonable cost of a house comparable to her acquired property that was on the market at the time of search for housing.
8/28 72	Letter from H.U.D. to John Kenward. Requests immediate action.
9/18 72	Letter from Bob Nelson requesting being placed on Commission agenda.
9/21 72	DeTemple got bid to do job. \$507.00.
9/22 72	DeTemple has hang-up on permit.

February 22, 1973

DeTemple Company
615 N. W. Couch Street
Portland, Oregon 97209

Gentlemen:

Enclosed is our check No. 694 EH in the amount of \$849.00 which represents payment as per your invoice dated 12-4-72, for installation of back water valve and change of sink waste as quoted, for Mrs. Lillian L. Glass, 2728 N. Vancouver.

Very truly yours,

James C. Crolley
Relocation Advisor

JCC:k
Encl.

PORTLAND DEVELOPMENT COMMISSION

1700 S.W. FOURTH AVENUE
 PORTLAND, OREGON 97201

N^o 694 EH

DATE February 21, 1973

PAY TO DeTemple Company

\$ 849.00

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 filed. Move of Lillian L. Glass from 2728 N. Vancouver, (Parcel RS-3-6).	<u>\$849.00</u>

Account Distribution

NO. TITLE AMOUNT

0600 E 901

RELOCATION PAYMENT

Project: Emanuel Parcel: RS-3-6

Payable to: De Temple Company

	Amount
For: <input checked="" type="checkbox"/> RHP for Homeowners	\$ <u>849.00</u>
<input type="checkbox"/> Incidental Expenses for Homeowners (if separate claim)	\$ _____
<input type="checkbox"/> RHP for Tenants & Certain Others:	
Rental: Total approved \$ _____; Annual amount.	\$ _____
or Purchase:	\$ _____
<input type="checkbox"/> Fixed Moving Payment	\$ _____
<input type="checkbox"/> Dislocation Allowance.	\$ _____
<input type="checkbox"/> Actual Moving Costs.	\$ _____
<input type="checkbox"/> Storage Costs (if separate claim).	\$ _____
<input type="checkbox"/> Business: Moving Expenses.	\$ _____
<input type="checkbox"/> Business: In Lieu Payment.	\$ _____
<input type="checkbox"/> Business: Storage Costs.	\$ _____
<input type="checkbox"/> Business: Loss of Property	\$ _____
<input type="checkbox"/> Business: Searching Expenses	\$ _____

Name of Client Lillian L. Glass *HL* Less - \$ _____ *

Move from 2728 N. Vancouver Total \$ 849.00

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

MARVIN S. NEPOM
ATTORNEY AT LAW
800 OREGON NATIONAL BUILDING
610 S W ALDER
PORTLAND, OREGON 97205
TELEPHONE (503) 223-1137

February 15, 1973

James C. Crolley
Relocation Advisor
Portland Development Commission
235 N. Monroe Street
Portland, Oregon 97227

Re: LILLIAN LUCILLE GLASS


Dear Mr. Crolley:

In accordance with your letter request of February 9, 1973, and our telephone conversation, Mrs. Glass has signed and I am enclosing your claim form for replacement housing payment for additional funds.

Consistent with our discussion, I have informed Mrs. Glass that by signing the claim form, the plumber can be paid and she is not jeopardizing any right she presently has to look to the Portland Development Commission to correct the drainage problem. I assume that Mrs. Glass will be in touch with you further as to the drainage problem and the leakage in her basement, which I understand is not as yet remedied.

On the basis of the foregoing understanding, you are authorized to retain the enclosed claim form. If my understanding of the purpose of the claim form is different than is outlined above, then the claim form should be returned to me by return mail, since Mrs. Glass in no way authorizes the use of the enclosed claim form as a complete settlement by reason of the existing problems with the drainage.

Very truly yours,


MARVIN S. NEPOM

MSN/cjb
Encls.

cc: Mrs. Lillian Lucille Glass
3965 N.E. 15th
Portland, Oregon 97212

February 9, 1973

Mr. Marvin S. Nepom
Attorney at Law
610 S. W. Alder
Room 800
Portland, Oregon 97205

Dear Mr. Nepom:

Re: Lillian Lucille Glass

Enclosed are claims to be signed for additional funds for Replacement Housing Payment. Mrs. Glass' dwelling required unforeseen repairs, resulting from inadequate drainage affecting her property. This problem was not alluded to by the previous owner nor did a City Building Department inspection reveal the problem. We have attempted to correct this situation by having a plumbing firm install a shut-off valve to prevent water from entering the basement area through the sewer line. It is for this repair that a statement was submitted by DeTemple Plumbing Company and is now due.

Very truly yours,

James C. Crolley
Relocation Advisor

JCC:k
Encl.

MEMORANDUM

Date January 3, 1973

TO: Ben Webb
FROM: Jim Crolley
SUBJECT: Relocation Payment - Lillian L. Glass

Mrs. Glass moved from the Project Area at 2728 N. Vancouver Avenue to 3965 N. E. 15th on October 27, 1971 at which time our cost based on Schedule for Average Price of Comparable Sales Housing was \$14,639. This schedule was not based on small, medium or large units. The schedule which was approved ten months later is based on unit size. The unit that Mrs. Glass occupied was 912 sq. ft. or a medium size unit with an average price of \$17,202. We are now recomputing her RHP to the higher price in order to remedy conditions that existed at the time of purchase which is "eligible to be included in the Purchase Price of the Replacement dwelling". This analysis of substandard conditions and remedy was concurred with by John H. Carter, Jr. by letter dated 23 June, 1972.

Mrs. Glass's RHP has been computed by the comparable method, and the above information suggests that the price for a comparable determined as \$16,400 seems reasonable.

JCC:k

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

PROJECT NUMBER: 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)

Lillian L. Glass

Family Individual

2. DATE OF DISPLACEMENT:

10-27-71

Parcel No. RS 3-6

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 2728 N. Vancouver

2. Date you first occupied this dwelling as the owner May 30, 1948
Month-Day-Year

3. Number of bedrooms in the dwelling 2

4. Date of initiation of negotiations for local agency acquisition of dwelling 5-7-71

5. Payment made by local agency for the dwelling \$ 6500

Part II. Data on dwelling unit to which you moved

6. Address of dwelling unit to which you moved (include ZIP Code)
3965 N. E. 15th 97212

7. Number of bedrooms in replacement dwelling 3

8. Purchase price of the replacement dwelling \$ 14,500.
Cost of rehabilitation 849.
TOTAL 15,349

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 Claimant 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.

Feb 13, 1973
Date

x Lillian L. Glass
Signature of Owner-Occupant (s)

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

NAME AND ADDRESS OF CLAIMANT:
Lillian Glass
2728 N. Vancouver Avenue

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: May 30, 1948 Date of Acquisition: 10-27-71
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: May 30, 1948 Date of Initiation of
Negotiations: 5-7-71

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

Date of Displacement: 10-27-71 Date of Purchase of Replacement
Housing: 9-3-71

Date of Occupancy of Replacement Housing: 10-27-71
(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. 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 \$ 849.00 is authorized. *WBJ*

2-20-73
Date

[Signature]
Authorized Signature

7. RECORD OF PAYMENT

Date of Payment: 2/21/73 Check No. 694EH Amount: \$ 849.00

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

NAME AND ADDRESS OF CLAIMANT

Lillian L. Glass

COMPUTATION PREPARED BY:

Corralley
 Name

1-3-73
 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) \$ 8849
2. Plus interest payment (Block C, Step 4, Last line) + \$ _____
3. Plus costs incidental to purchase (Total amount approved by agency, from claim form, Block 3C, Column (e)) + \$ _____
4. Total (Sum of Lines 1, 2, and 3) \$ 8849
5. Minus adjustments (Attach explanation; e.g., amount previously received as Replacement Housing Payment for ~~Tenants and Certain Others~~) - \$ 8000
6. Total Replacement Housing Payment for Homeowner (Line 4 minus Line 5) \$ 849.00

(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 \$ 15,349
2. Cost of comparable replacement dwelling (Cost based on: *2 bedrooms*)
 Schedule Comparative Other) \$ 16,400
3. Acquisition payment made by agency for claimant's former dwelling \$ 6,500.

*14,500
 849 cost to bring up to 15,349*

Computation

4. Line 1 or Line 2, whichever is less \$ 15,349
5. Minus Line 3 - \$ 6,500
6. Amount of differential payment \$ 8849.00

Housing Additive Rent Supp. Down Payment Economic Rent

Relocatee Lucille Glass Address 3778 N. Vanaman

ITEM	SUBJECT			COMPARABLE #1			COMPARABLE #2			COMPARABLE #3		
Multiple Listing #	XXX			Fair			average Realty			# 6313-114		
Sale or Rent Price	6500.00			FHA 16,400. (SP) 14,700.00			14,500.00			16,500		
Address	2778 N Vanaman			2960 NE 16th			3965 NE 15th			1204 NE 7th		
No. of Rooms	BR	Bath	Total Rooms	BR	Bath	Total Rooms	BR	Bath	Total Rooms	BR	Bath	Total Rooms
	✓	1	5	2	1	5	4	1	7	4	2	7
Type	1 STORY			1 STY			1 STY W/ATTIC			1 STY W/ATTIC		
State of Repair	Int.	Ext.		Good			Good			Good		
Type of Neighborhood	BRIGHT			Good Res			Good Res			Good Res		
Street Improvements	YES			Yes			Yes			Yes		
Availability of Public Services	Good			Good			Good			Good		
Lot Size	23.5 x 90			50 x 100			50 x 100			50 x 50		
Year Built	1895						48 years			1950		
Fireplace	NO			Yes			YES			YES		
Heating System	CIRCULATOR			Oil			OIL - FURN			oil Furn		
Basement	NO			FCB			FCB			FCB		
Garage	NO			Single			Single			Garage		
Habitable Area	912			1050						1112		
Total Area												
Furnished or Unfurnished	Furnished									None - Unfurnished		
Extraordinary Amenities	none									P/S Room		

Comparable # _____ is considered most like subject because:

The adjusted price is \$ _____. Explain _____

STATEMENT

Portland, Oregon 9720 Dec. 4, 1972

DE TEMPLE COMPANY



615 N.W. COUCH STREET, NEAR BROADWAY

Phone: 227-2641

Portland, Development
235 N. Monroe St.
Portland, Oregon

TERMS: NET CASH

To Balance

Oct. 23

849.00

*This was already
submitted and is
now past due
CRN.*

Mrs. Glass

This account is subject to a service charge for late payment. This charge is computed at an annual rate of 8%.

DE TEMPLE COMPANY

OUR SERVICE CARS
"Completely Equipped at
Your Door"



227-2641
615 N. W. COUCH STREET
NEAR BROADWAY

Sold to

Portland, Oregon 97209

Oct. 23 19 72

Portland Development Comm.
235 N. Monroe St.
Portland, Oregon

TERMS: NET CASH

Re: 3965 N. E. 15th Ave.

Req: Mr. Ernie Wiley

Install back water valve as quoted
Change sink waste as quoted

507 00
342 00

849 00

PORTLAND DEVELOPMENT COMMISSION

1700 S.W. FOURTH AVENUE
 PORTLAND, OREGON 97201

Nº 82 EH

DATE October 7, 19 71

PAY TO **Pioneer National Title Insurance Company**

\$8,000.00

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
		Deposit in escrow for Lillian Lucille Glass, replacement housing payment per claim filed - move from 2728 N. Vancouver (Parcel RS-3-6)	\$8,000.00

Account Distribution

NO.	TITLE	AMOUNT
E1501	Relo Payments (RHP)	\$8,000.00

Handwritten scribbles and initials in the bottom left corner.

Handwritten initials 'BD' in the bottom right corner.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
CLAIM FOR REPLACEMENT HOUSING PAYMENT

NAME, ADDRESS, AND ZIP CODE OF DISPLACING AGENCY Portland Development Commission 1700 S. W. Fourth Avenue Portland, Oregon 97201	PROJECT NAME (If Applicable) Emanuel Project
	PROJECT NUMBER ORE R-20

INSTRUCTIONS: Complete all applicable items and sign certification in Block 6. Consult the displacing agency as to whether you need a Claimant's Report of Condition of Dwelling (Form HUD-6141.2) 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 reports, 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) GLASS, Lillian Lucille	(RS 3-6)	3. DATE OF DISPLACEMENT 10-27-71
2. Family <input type="checkbox"/> Individual <input checked="" type="checkbox"/>		

4. DWELLING UNIT FROM WHICH YOU MOVED

a. Address: 2728 N. Vancouver
Portland, Oregon

b. Date you first occupied this dwelling unit as the owner:
MAY 30 49
Month-Day-Year

c. Check one:
 Single-family dwelling unit
 Two-family dwelling unit

d. Did you occupy this dwelling for at least one year prior to initiation of negotiations?
 Yes No

5. DWELLING UNIT TO WHICH YOU MOVED

a. Address (Include ZIP Code): 2965 N. E. 15th
Portland, Oregon

b. Number of bedrooms: 3

c. Purchase price: \$ 14,500.00

d. If you have purchased and occupied this dwelling

(1) Date you signed purchase contract: _____
Month-Day-Year

(2) Date you moved into this dwelling: _____
Month-Day-Year

e. If you have purchased but not occupied this dwelling:

(1) Date you signed purchase contract: _____
Month-Day-Year

(2) Date of settlement: _____
Month-Day-Year

(3) Date you expect to occupy: _____
Month-Day-Year

6. I submit this information in support of a claim for a Replacement Housing Payment under Section 114(c)(3) of the Housing Act of 1949, 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.

Sept. 10. 1971
Date

Lillian Lucille Glass
Signature of Owner-Occupant

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT DETERMINATION OF ELIGIBILITY AND COMPUTATION OF REPLACEMENT HOUSING PAYMENT	NAME OF CLAIMANT GLASS, Lillian Lucille				
NAME OF DISPLACING AGENCY Portland Development Commission					
<i>INSTRUCTIONS: Attach completed Form HUD-6154 to claimant's copy of Form HUD-6153 and, if applicable, Form HUD-6141.2.</i>					
<i>DETERMINATION OF ELIGIBILITY. (Attach an explanation of any entries which differ from claimant's entries on Form HUD-6153.)</i>					
1. Did the claimant own the single- or two-family dwelling at the time of acquisition? Initial Date of Ownership: <u>May 30, 1948</u> <i>Month-Day-Year</i> Date of Acquisition: <u>May 30, 1948</u> <i>Month-Day-Year</i>	<table border="1"> <tr> <td>YES</td> <td>NO</td> </tr> <tr> <td>X</td> <td></td> </tr> </table>	YES	NO	X	
YES	NO				
X					
2. Did the claimant own and occupy the single- or two-family dwelling at least one year prior to the initiation of negotiations? Initial Date of Ownership: _____ <i>Month-Day-Year</i> Date of Initiation of Negotiations: _____ <i>Month-Day-Year</i>	<table border="1"> <tr> <td>YES</td> <td>NO</td> </tr> <tr> <td>X</td> <td></td> </tr> </table>	YES	NO	X	
YES	NO				
X					
3. If the claimant moved prior to acquisition, did the claimant own and occupy the single- or two-family dwelling at least 18 months prior to the date of HUD approval of the project and own the property on the date of initiation of negotiations? Initial Date of Ownership: _____ <i>Month-Day-Year</i> Date of HUD Approval of the Project: _____ <i>Month-Day-Year</i>	<table border="1"> <tr> <td>YES</td> <td>NO</td> </tr> <tr> <td></td> <td></td> </tr> </table>	YES	NO		
YES	NO				
4. Did the claimant purchase and occupy the replacement housing within one year from the date of displacement? Date of Displacement: _____ <i>Month-Day-Year</i> Date of Purchase of Replacement Housing: _____ <i>Month-Day-Year</i> Date of Occupancy of Replacement Housing: _____ <i>Month-Day-Year</i>	<table border="1"> <tr> <td>YES</td> <td>NO</td> </tr> <tr> <td>X</td> <td></td> </tr> </table>	YES	NO	X	
YES	NO				
X					
5. Has the replacement housing been inspected and found to be standard? <i>(Attach copy of Dwelling Inspection Record or, if the claimant moved outside the locality, attach the report obtained from the claimant (Form HUD-6141.2).)</i> Date previously substandard dwelling was inspected and found to be standard: _____ <i>Month-Day-Year</i>	<table border="1"> <tr> <td>YES</td> <td>NO</td> </tr> <tr> <td>X</td> <td></td> </tr> </table>	YES	NO	X	
YES	NO				
X					
NOTE: The claimant who purchases and occupies a substandard dwelling may become eligible for the payment if, within one year following displacement, he brings the substandard dwelling into conformance with the applicable codes or purchases and occupies a standard dwelling.					

1889

COMPUTATION OF REPLACEMENT HOUSING PAYMENT

1. Average sales price for a standard dwelling suitable for the claimant, or actual purchase price of replacement dwelling, whichever is less. \$ 14,500.00

2. Amount of payment received by the claimant for his single- or two-family dwelling. \$ 6,500.00

3. Line 1 minus line 2. \$ 8,000.00

4. Amount of Replacement Housing Payment (If amount on Line 3 is \$5,000 or more, enter \$5,000; if amount on Line 3 is less than \$5,000, enter amount on Line 3.) \$ _____

5. Amount of any Additional Relocation Payment,* previously paid. \$ _____
*Include Relocation Adjustment Payment made in accordance with interim regulations (See Circular 1370.3, paragraph 8).

6. Amount of any payment received under State law of eminent domain, determined to have the same purpose and effect as the Replacement Housing Payment. \$ _____

7. Total (line 4 plus 5) \$ _____

8. Amount of Replacement Housing Payment. \$ 8,000.00
(Line 7 minus line 6)

REMARKS: (If the claimant was unable to occupy the replacement housing within the required one year period, use this space to provide explanation.)

CERTIFICATION OF THE DISPLACING 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.

Date of Displacement:

Date Occupancy Established:

Month-Day-Year

Month-Day-Year

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 of the amount shown on Line 8 above is authorized.

10-6-71
Date

[Signature]
SOW Authorized Signatory
Acting Director

	DATE	WARRANT CHECK NO.	AMOUNT
RECORD OF PAYMENT	10/7/71	82EH	8,000.00 AD

CONNIE McCREADY
COMMISSIONER
DEPARTMENT OF PUBLIC UTILITIES



CITY OF PORTLAND
OREGON

97204

September 30, 1971

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

Portland Development Commission
235 N. Monroe Street
Portland, Oregon 97227

Re: 3965 N.E. 15 Avenue

Attn: Mr. Crolley

Gentlemen:

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

Our inspector reports the structures are in standard condition and comply with City Housing regulations at this time.

Yours truly,

C. N. CHRISTIANSEN
BUILDING INSPECTIONS DIRECTOR

S. J. Chegwiddden
Chief Housing Inspector

CMC:mfm
cc: Mrs. McCanna
3965 N.E. 15 Ave.

\$ 200.

Portland Oregon, September 3, 1971

ON DEMAND, I (or if more than one maker) we, jointly and severally, promise to pay to the order of

Award Realty

at 11239 SE DIVISION

Two hundred and no DOLLARS,

with interest thereon at the rate of percent per annum from until paid; interest to be paid All or any portion of the principal hereof may be paid at any time. If this note is placed in the hands of an attorney for collection, I/we promise and agree to pay the holder's reasonable attorney's fees and collection costs, even though no suit or action is filed hereon; however, if a suit or an action is filed, the amount of such reasonable attorney's fees shall be fixed by the court, or courts in which the suit or action, including any appeal therein, is tried, heard or decided.

payable by Portland Development Corporation

Lillian Lucille Glass

FORM No. 846-DEMAND NOTE.

Stevens-Ness Law Publishing Co., Portland, Ore. SN



— OREGON ASSOCIATION OF REAL ESTATE BOARDS OFFICIAL EARNEST MONEY AGREEMENT //

PORTLAND, Oregon, SEPT 3, 1971

Received of LILLIAN LUCILLE GLASS

hereinafter called "purchaser," in the form of (check, cash, note) \$ 200. 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: 3965 NE 15th

Living

together with the following described personal property: Dinning Room, North Bedroom Carpets, Drapes AND VENETIAN BLINDS, FIREPLACE SCREEN

which we have this day sold to the said purchaser, subject to the approval of the seller, for the sum of FOURTEEN THOUSAND FIVE HUNDRED AND 00/100 Dollars (\$ 14,500.)

on the following terms, to-wit: The sum, hereinabove received for, of TWO HUNDRED AND 00/100 Dollars (\$ 200)

on Owner's acceptance } as additional earnest money, the sum of Dollars (\$)

Upon acceptance of title and delivery of deed or contract, the sum of Dollars (\$)

The balance of FOURTEEN THOUSAND THREE HUNDRED AND 00/100 Dollars (\$ 14,300)

payable as follows: BALANCE TO BE PAID IN CASH

THIS PURCHASE CONTINGENT TO APPROVAL BY PORTLAND DEV. CORP.

SELLER TO REPAIR FRONT DOOR LOCK, LIGHT SWITCH IN HALLWAY, FRONT DOORBELL AND PAINT UNDER EYES + BLISTERED PAINT ON FRONT PORCH

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. Said report shall be conclusive evidence as to the condition of seller's title. 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 received 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 received 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 restrictions, reservations in Federal patents, and NONE

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 NONE

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

Seller and purchaser agree to prorate the taxes which are due and payable for the current tax year, rents, interest, premiums for existing insurance, and other matters as of the date of delivery of possession, unless otherwise stated. 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, 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 30 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's Address: 11239 SE DIVISION

AWARD REALTY Realtor

Realtor's Phone: 255-8630

By: MILTON HARRIS

AGREEMENT TO PURCHASE Date: SEPTEMBER 3, 1971

I hereby agree to purchase the above described property at the price and on the terms and conditions set forth above, and grant said Realtor a 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 prepared in the name of LILLIAN LUCILLE GLASS

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: 2728 N LANCOVER

PURCHASER: Lillian Lucille Glass

Phone: 284-3515

PURCHASER:

AGREEMENT TO SELL Date: SEPTEMBER 3, 1971

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 \$ ONE THOUSAND FIFTEEN 00/100 (\$1015.00) I authorize said Realtor 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 special 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: 3965 NE 15th PORTLAND, ORE.

SELLER: Mary McCanna

Phone: 284-1922

SELLER:

REALTOR'S COPY

288-6746

Milton Harris



DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
 AREA OFFICE
 CASCADE BUILDING, 520 S.W. SIXTH AVENUE, PORTLAND, OREGON 97204

AREA OFFICES
 Portland, Oregon
 Seattle, Washington

June 23, 1972

REGION X
 REGIONAL OFFICE
 SEATTLE, WASHINGTON

RECEIVED

JUN 27 1972

PORTLAND DEVELOPMENT COMMISSION

IN REPLY REFER TO:
 10.2PPR Benjamin

221-2608

A. DIR.

D. OPER.

SP. ASST.

BeW

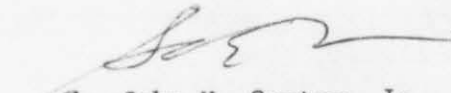
Mr. John Kenward
 Executive Director
 Portland Development Commission
 1700 S. W. 4th
 Portland, Oregon 97201

Dear Mr. Kenward:

Subject: Project Ore. R-20
 Replacement Housing Payment
 Mrs. Lillian Glass

We have received your letter regarding Mrs. Glass's relocation. We concur with your analysis that the condition described is substandard and amounts necessary to remedy this condition would be eligible to be included in the "purchase price" of the replacement dwelling. The scheduled limitation of \$14,639 must be applied, however, unless client concurs in use of the comparables method and such method would establish her eligibility for a higher differential amount.

Sincerely,


 John H. Carter, Jr.
 Director
 Operations Division

MEMORANDUM

Date December 29, 1972

TO: Stan Jones
FROM: Ben Webb
SUBJECT: Relocation Payment - Lillian Glass

This got overlooked - sorry about this.

I think that this claim should be on a replacement housing claim form, signed by Mrs. Glass.

BCW:ch
Attach.

Answered
1-3-73

MEMORANDUM

Date October 25, 1972

TO: Spence Benfield
FROM: Jim McIntosh
SUBJECT: Lillian Glass

Word has it that a "check valve" was placed in her sewer line which in turn should alleviate her problem. Perhaps all she really needed was a bottle of prune juice. I've heard that prune juice does wonders for cleaning out one's system. (Sewer system, that is)

Commissioner Anderson's office has indicated that it will be at least two years before the City can work on Mrs. Glass's sewer line.

JM:ch



DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
 AREA OFFICE
 CASCADE BUILDING, 520 S.W. SIXTH AVENUE, PORTLAND, OREGON 97204

AREA OFFICES
 Portland, Oregon
 Seattle, Washington

REGION X
 REGIONAL OFFICE
 SEATTLE, WASHINGTON

August 28, 1972
RECEIVED

AUG 30 1972

PORTLAND DEVELOPMENT COMMISSION

Mr. John Kenward
 Executive Director
 Portland Development Commission
 1700 S. W. 4th
 Portland, Oregon 97201

Dear Mr. Kenward:

Subject: Ore. R-20, Emanuel Hospital
 Replacement Housing Payment
 Mrs. Lillian Glass

EX. DIR.	IN REPLY REFER TO:
DEP. DIR.	
<input checked="" type="checkbox"/> D. OPER.	2 PPR Benjamin
D. ADM.	224-2608
D. COM. S.	
D. PLAN.	
SP. ASST.	
ACW copy to	
AS copy to	
Master File Copy <input checked="" type="checkbox"/>	

As you know, subject displacee purchased a replacement house last November. It was inspected by the City, under contract to your agency, and found decent, safe and sanitary, in compliance with local housing code standards. In February of this year, it was discovered that a flooding condition existed on the property due to an overloaded sewer. Mrs. Glass engaged an attorney to assist her in having this condition remedied.

On June 23, we authorized your agency to include the cost of the sewer work to bring subject displacee's replacement house up to sanitary standards as a part of the "purchase price" of the replacement house. Two months later we understand that the necessary repair work has not yet started due to difficulties in applying the comparables method of replacement housing payment computation. We are concerned that this situation be remedied prior to the start of the rainy season.

This letter is your authorization to proceed with the necessary rehabilitation work immediately. If the entire costs cannot be paid by additional eligibilities under Repayment Housing Payment, the remainder should be taken from local funds. We further suggest that you review the procedures used in your housing inspection program to prevent similar occurrences in the future.

Sincerely,

Russell Dawson
 Area Director

cc: Mrs. Lillian Glass
 3965 NE 15th Ave.
 Portland, Oregon

EMANUEL- LAY IN GLASS FILE

October 11, 1972

The Honorable Lloyd E. Anderson
Commissioner of Public Works
City Hall
Portland, Oregon 97204

Dear Commissioner Anderson:

On October 27, 1971 Mrs. Lillian Glass was displaced from her former residence at 2728 N. Vancouver Avenue by the Emanuel Hospital Project and, therefore, qualified for relocation assistance from the Portland Development Commission. Mrs. Glass found a replacement dwelling at 3965 N. E. 15th Avenue.

Following established relocation procedures, we had the replacement unit inspected by the Bureau of Buildings which found the unit to meet City building code requirements. We then provided Mrs. Glass with the relocation assistance and payments provided for under Federal law.

About the first of February, 1972, Mrs. Glass complained to us of water in her basement following a heavy rain. We investigated the situation, and on the basis of our own investigations and discussions with members of the Department of Sanitation staff, as well as discussions with qualified plumbers, we have determined that the water problem results from a backup in the sewer lines and that the only satisfactory solution is to increase the capacity of the system servicing the Glass unit.

This information has been presented to our Commissioners who have instructed me to notify you of their concern for this situation; namely, that while the unit meets the City building code requirements, it may not meet the decent, safe and sanitary requirements as required by Federal law, and to request that the City take the necessary action to correct this situation if it is within its power. We recognize that this is not a simple request that we are making of you; however, we want to assure you that we will appreciate any corrective action that the City is able to take to assist Mrs. Glass.

We want to thank you for your attention in this matter.

Very truly yours,

John B. Kenward
Executive Director

JBK/BCW:ch

EMANUEL J.C.
LAY IN FILE

October 11, 1972

The Honorable Lloyd E. Anderson
Commissioner of Public Works
City Hall
Portland, Oregon 97204

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We want to thank you for your attention in this matter.

Very truly yours,

John B. Kenward
Executive Director

JBK/BCW:ch

MEMORANDUM

Date October 6, 1972

TO: The File - *EMANUEL-3C*

FROM: Benjamin Webb

SUBJECT: Sewer Backup at 3965 N. E. 15th - Lillian Glass

Under instructions given by the Commission at its September 25th meeting, I revisited the Sewer Department at City Hall to get the latest information on the sewer backup problem in the general area of 15th and Shaver, where the above-mentioned property is located. I had discussions with Stephen S. Strylewicz, Associate Civil Engineer; Tom Turner of the Sewer Maintenance Department; and Ray Sims of the Sewer Maintenance Program Planning.

Mr. Sims had a map showing a red dot for each property that has reported a serious flooding condition throughout the City. There did not seem to be a single area that did not have some red dots, although some areas had more than others. The area in the general vicinity of 15th and Shaver was quite concentrated with red dots, although not as heavily as the area around North Lombard, say from between about Union Avenue and perhaps 15th or 20th Streets. Mr. Sims said that at this time he was not sure what work could be done to alleviate the problem. He said that they would first have to conduct some tests to determine what action would be required.

First, they would run a T.V. survey, i.e., they would place a T.V. camera in the sewer line so they could observe the run-off action. On the basis of the T.V. survey they would then compute run-off and after this, determine the possible courses of action. The major constraints would be the shortage of staff to perform the work quickly and/or shortage of funds.

Another problem is that the City is now in the process of separating the rain run-off sewers from the regular sewer line, and they would not want to go into extensive work in this area only to have to undo it within a relatively short period of time.

Mr. Sims agreed that we should send a letter to them, analyzing the problem as we see it, and request remedial action. He did indicate that they would begin the test immediately without waiting for our letter.

BCW:ch

9-28-72 I spoke with Stan Jones and asked him to draft a letter to Public Works Dept. asking their assistance in a permanent solution for our client, as requested by the Commissioners at 10 a.m. Sept. 21, 1972

file

ADDITIONAL INFORMATION ON THE GLASS SEWER PROBLEM.

meeting of 9-25-72.
see minutes of " " " " mg
10-2-72 Ben Webb will draft letter. mg

Ernie Wiley called to say he had received three bids for installing a check and gate valve on this property, as follows:

De Temple Plumbing	\$507
D & F "	698
Walker "	972

When Ernie called De Temple to get started immediately, the man just laughed at him. Ernie said he wanted construction to start Monday morning, but De Temple said he did not have any plumbers available then. He did agree to send a man in to start breaking up the concrete, however, and will proceed as soon as possible. Mrs. Glass has agreed to be at home Monday to let the workman into the house.

The check valve will automatically keep the sewer from backing up when the pressure builds up--but in the event something is going through at that moment, it will not be effective. Should be effective at least 90% of the time though. The gate valve will allow Mrs. Glass to shut the valve manually when it is apparent from heavy rains, etc., that pressure is building up in the street.

mg

MEMORANDUM

Date September 20, 1972

TO: John B. Kenward
FROM: Benjamin Webb
SUBJECT: EDPA Letter of September 18, 1972 Relative to Mrs. Lillian Glass

At your request I telephoned Mr. Robert Nelson and discussed this matter at some considerable length. I filled him in on the history of this case and explained to him that we had been working on it for a considerable period of time but that the ultimate solution to the problem was really beyond our capabilities - that what she really needs is a proper sewer and that this is the responsibility of the City. Mr. Nelson acknowledged this and indicated that he had a meeting scheduled with Mrs. Glass this coming Friday at which time he would explain to her that she should go to the City with the problem and, if possible, should enlist the assistance of any of her neighbors who might be having a similar problem, and take their problems to the City.

Mr. Nelson said that he had made the same request of Mrs. Glass some time in the past but that she had not followed through on it. He agreed with me that if Mrs. Glass was not willing to take the initiative in this matter with the City, that there was not much that we could do to arrive at a permanent solution to the problem.

We did assure him that we are getting bids and that within the next day or so we expect to have a plumber on the job to put in certain check valves that will give a measure of relief, but that this is probably not going to be a 100% satisfactory solution. We, also, asked him to convey this information to Mrs. Glass and told him that we were conveying the same information to her.

We are giving this matter top priority and expect to have activity under way within the next day or so. At any rate, we will have at the very least a commitment on it before the next Commission meeting.

BCW:ch

PP 2

Emanuel Displaced Persons Association, Inc.

106 N. E. Morris
PORTLAND, OREGON 97212
Phone 287-3736

September 18, 1972

Mr. John Kenward, Director
Portland Development Commission
1700 S.W. 4th
Portland, Oregon 97201

RECEIVED

SEP 19 1972

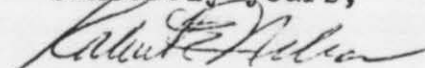
PORTLAND DEVELOPMENT COMMISSION

Dear Mr. Kenward:

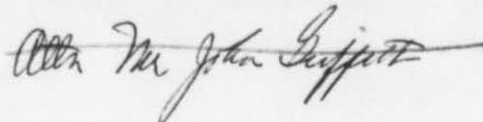
Mrs. Lillian Glass called me and said she is getting upset because PDC seems to take her sewer problem lightly. One remark made to her was "that it probably won't rain that much" when she expressed concern about the approach of the season of heavy rain when her sewer backs up into her basement.

Would it be possible to place this item on the agenda for the next Commission meeting? It does need prompt resolution.

Sincerely yours,


Robert E. Nelson

copies: Mrs. Lillian Glass
Mrs. Leo Warren
Commission members





REGION X
REGIONAL OFFICE
SEATTLE, WASHINGTON

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
AREA OFFICE
CASCADE BUILDING, 520 S.W. SIXTH AVENUE, PORTLAND, OREGON 97204

AREA OFFICES
Portland, Oregon
Seattle, Washington

August 28, 1972
RECEIVED

AUG 30 1972

PORTLAND DEVELOPMENT COMMISSION

Mr. John Kenward
Executive Director
Portland Development Commission
1700 S. W. 4th
Portland, Oregon 97201

Dear Mr. Kenward:

Subject: Ore. R-20, Emanuel Hospital
Replacement Housing Payment
Mrs. Lillian Glass

EX. DIR.		IN REPLY REFER TO:
D.P. DIR.		
<input checked="" type="checkbox"/> D. OPER.	10	2PPR Benjamin
D. ADM.	22	-2608
D. COM. S.		
D. PLAN.		
SP. ASST.		
<i>BCW copy to</i>		
<i>ALS copy to</i>		
Master File Copy		

As you know, subject displacee purchased a replacement house last November. It was inspected by the City, under contract to your agency, and found decent, safe and sanitary, in compliance with local housing code standards. In February of this year, it was discovered that a flooding condition existed on the property due to an overloaded sewer. Mrs. Glass engaged an attorney to assist her in having this condition remedied.

On June 23, we authorized your agency to include the cost of the sewer work to bring subject displacee's replacement house up to sanitary standards as a part of the "purchase price" of the replacement house. Two months later we understand that the necessary repair work has not yet started due to difficulties in applying the comparables method of replacement housing payment computation. We are concerned that this situation be remedied prior to the start of the rainy season.

This letter is your authorization to proceed with the necessary rehabilitation work immediately. If the entire costs cannot be paid by additional eligibilities under Repayment Housing Payment, the remainder should be taken from local funds. We further suggest that you review the procedures used in your housing inspection program to prevent similar occurrences in the future.

Sincerely,

Russell Dawson
Area Director

cc: Mrs. Lillian Glass
3965 NE 15th Ave.
Portland, Oregon

MEMORANDUM

Date June 27, 1972

TO: Stan Jones
FROM: Ben Webb
SUBJECT: Mrs. Lillian Glass

Please see the attached letter of June 23, 1972 from Helen Benjamin and note that she has concurred in our request to correct the substandard conditions in Mrs. Glass's house. Also note that she has indicated that the maximum amount that we can spend will be limited to either the schedular amount or an amount established through the selection of a comparable.

Therefore, will you please establish the reasonable cost of a house comparable to her acquired dwelling, that was on the market at the time that she was looking for the house that she now occupies on N. E. 15th. If we can establish that the average reasonable cost of a comparable house is around \$15,500, we can proceed to hire a contractor to go ahead and correct the substandard conditions.

If you require the use of multiple listings, please let us know; we have them here in the main office.

BCW:ch

Nov

RP-2

June 21, 1972

Miss Helen Benjamin
Relocation Specialist
Department of Housing and Urban Development
Portland Area Office
520 S. W. Sixth Avenue
Portland, Oregon 97204

Dear Miss Benjamin:

Re: Mrs. Lillian Glass

Pursuant to our telephone conversation of June 21, 1972, we enclose a copy of our letter of April 21, 1972 to Mr. Russell H. Dawson relative to the above-mentioned displacee.

If you have any further questions, please let us know.

Very truly yours,

Benjamin C. Webb
Chief, Relocation and
Property Management

BCW:ch
Enclosure

RECEIVED
JUN 23 1972
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
PORTLAND AREA OFFICE

April 21, 1972

Mr. Russell H. Dawson, Area Director
Department of Housing and Urban Development
Portland Area Office
520 S. W. Sixth Avenue
Portland, Oregon 97204

Attention: Helen Benjamin, Relocation Representative

Dear Mr. Dawson:

Subject: Permission to Exceed the Scheduling Cost of
Comparable Replacement Dwelling to Rehab a
Substandard Dwelling up to Standard

Mrs. Lillian L. Glass was an owner-occupant of a two-bedroom house at 2728 N. Vancouver Avenue which is in the Emanuel Hospital Project area. She found a four-bedroom replacement house that she wanted to buy, at 3965 N. E. 15th Avenue. Our scheduling cost of a two-bedroom house is \$14,639. Mrs. Glass was able to purchase this four-bedroom house at \$14,500. We requested an inspection of the new property from the City Bureau of Buildings, and on September 30, 1971 we received a letter from the City Building Inspector certifying that the structure was in standard condition and in compliance with City Housing Regulations.

We relocated Mrs. Glass on the 11th of November, 1971 and closed her file. In February of 1972 there were some unusually heavy rains, and as a result water from the City sewer lines began to back up into her basement, creating a very inconvenient and unsanitary condition. We mentioned this problem to the City Sewer Department, and they informed us that this condition had existed in that area for several years, but that they had no immediate plans to remedy it by installing a larger sewer.

Please see the attached copy of the Assistant City Engineer's letter to Mrs. Glass of April 12, 1972, and note that the City admits that this may be an unsanitary condition. We have seen the flooding ourselves, and in our opinion there is no doubt but that this is a very unsanitary condition and is in violation of the requirements that the house be decent, safe and sanitary. However, this unsanitary condition was not known to either Mrs. Glass or ourselves at the time that she moved in.

Mr. Russell H. Dawson

-2-

April 21, 1972

We are now faced with the situation where the condition will either have to be corrected or Mrs. Glass will have to move to another location. She does not want to move again and is demanding that the situation be corrected. We therefore request permission to reopen the file and authorize rehabilitation work to be done as necessary to prevent the sewer from continuing to back up into the basement. It is our opinion that this work could be authorized under the provisions of Chapter 6, Section 3, Paragraph b2, Page 14 of the Relocation Handbook. We estimate that this will cost from \$800 to \$1,000.

May we have your reply?

Very truly yours,

Benjamin C. Webb
Chief of Relocation and
Property Management

BCW:ch
Enclosure

REX L. WALKER Plumbing & Heating Co.



ESTABLISHED 1908

2038 N. E. ALBERTA STREET • PHONE AT 8-5593 • PORTLAND 11, OREGON

AGREEMENT

I/we the owner(s) of the premises mentioned below hereby contract with Rex L. Walker Plumbing & Heating Co., and authorize you to furnish all necessary materials, labor and workmanship, to install, construct and place the improvements according to the following specifications, terms and conditions, on premises below described:

Owner's Name L. Glass Phone 784-5724
254-3545

Job Address 396 NE Nth City _____ Co. _____ State _____

Owner's Address _____ City _____ Co. _____ State _____

P.D.C. 235 N MONROE SPECIFICATIONS April 8, 1972

Remove Toilet and cap drain
cap Shower drain
" floor drain with Test plugs

\$65.00

NOTE: If sewer backs up higher than wash basin
&/or laundry tray these fixtures may
have to be removed too or check valves
installed.

G.L. Walker

In consideration of said work and services to be done by the Contractor, the Owner agrees to pay the Contractor the sum of \$ _____ plus interest as stipulated under A.B.C. or BANK plans, to be paid as follows: \$ _____ Deposit, \$ _____ on completion, and Balance of \$ _____, in _____ equal monthly payments, secured by note, commencing _____ days after date of completion at the rate of \$ _____ monthly.

Said note to provide for said extended payments.
This contract shall not be binding upon the Contractor until accepted by an officer of the company. Upon such acceptance by the Contractor, this contract shall be binding upon the parties hereto without further notification to the Owner:
It is further agreed that Contractor shall have the right at any time to sell, transfer or assign this contract. All Surplus material is property of Walker Plbg. & Htg. and the Contractor, at its option, reserves the right of complete repossession of all materials furnished by them without legal recourse.

Owner agrees that in event of breach by owner of this contract before work is started, owner shall pay to Contractor on demand twenty (20%) per cent of the contract price as its stipulated damages for the breach. Should the Company bring suit in court to enforce any of the terms or conditions hereof, the owner hereby agrees to pay court costs and reasonable attorney's fees.

The undersigned represents that he is (they are) the owners of the above-mentioned premises and that the legal title thereto stands of record in his (or their) name(s).

The undersigned acknowledges receipt of a true copy of this contract, acknowledges that he has read and knows the contents thereof, and understands that no other agreements, verbal or otherwise, is binding upon the parties thereto, and that the same contains the entire contract.

The contractor shall not be responsible for damage or delay due to strikes, fires, accidents, leakage or other causes beyond his reasonable control.

COMPANY'S GUARANTEE: The Company guarantees its workmanship and will replace faulty material or faulty workmanship free of charge.

IN WITNESS WHEREOF, the Owner has hereunto signed his name this _____ day of _____, 19 _____

REX L. WALKER
PLUMBING & HEATING CO.
Company acceptance
By _____ Husband _____ Owner
Wife _____ Owner

By _____ Respectfully Submitted Sales Engineer

LEGAL AID SERVICE
MULTNOMAH BAR ASSOCIATION
ALBINA OFFICE

517 N. E. KILLINGSWORTH - 288-6746 - PORTLAND, OREGON 97211

JAY FOLBERG

DIRECTOR

EX. DIR.	
A. DIR.	
D. OPER.	
SP. ASST.	
	✓ BCW
	✓ CIN

April 17, 1972

RECEIVED

APR 19 1972

PORTLAND DEVELOPMENT COMMISSION

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

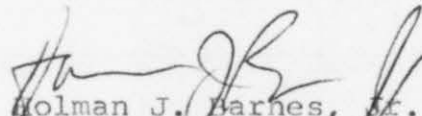
Attn: Ben Webb, Relocation

Dear Mr. Webb:

Enclosed herewith is a copy of a letter dated April 12th, 1972, received from the Assistant City Engineer pertaining to Mrs. Lillian L. Glass, 2965 N. E. 15th.

I believe that the letter is sufficient to establish the existence of an unsanitary condition at that premises, and, accordingly, ask that you initiate claim for the repairs suggested.

Very truly yours,


Holman J. Barnes, Jr.
Supervising Attorney

HJB/mlw

Enclosure: One

DEPARTMENT OF PUBLIC WORKS
LLOYD E. ANDERSON
COMMISSIONER



OFFICE OF CITY ENGINEER
JAMES L. APPERSON
CITY ENGINEER

CITY OF PORTLAND
OREGON

97204

1220 S.W. 5TH AVENUE • PHONE (503) 228-6141

April 12, 1972

Mrs. Lillian L. Glass
2965 NE 15th
Portland, Oregon

Dear Mrs. Glass:

The Sewer Repair Division has investigated the cause of the sewer backup that periodically floods your basement at 2965 NE 15th.

Their findings indicate that the heavy rainfall had overloaded the main sewer in the street, causing waste to back up into your sewer lateral from the main sewer and from your rain drains, if connected to the sewer. When the rain subsided, the water receded from your basement; this is further indication of an overloaded sewer. This overloading and periodic flooding could cause a health problem. We have done some disinfecting to help control the situation.

As a solution, we would suggest that you consider installing a back water valve in your sewer lateral. This valve closes when back pressure is applied and will prevent water from entering the basement. The valve must be placed between the floor drain and the rain drain connections when the rain drains are connected to the sewer.

If you are interested, or would like any information in the installation and costs of these valves, we suggest you contact any of the local licensed plumbing contractors. Further information relative to the sewers maintained by the City within the street area can be secured from Mr. Tom Turner, 228-6141, extension 412.

Very truly yours,

WILLIAM T. MONAHAN
Assistant City Engineer

TT:bd

cc: Jim Barnes, Legal Aide
517 NE Killingsworth St.
Portland, Oregon

V.C.

LAY IN FILE

W-89 (5-59) BUREAU OF BUILDINGS
 REPORT OF PLUMBING INSPECTION Date 4/28/60
 Address 3965 N. E. 15th Avenue Permit 96842
 Lot 1 Blk 5 Add. Dixon Place
 Owner B. H. McCanna
 Contractor Joslin Plbg Co
 Stories and class of building 1-story old dwelling moved in
 Toilets 1 Floor Drains 1 Beer Cab.
 Bath Tubs Rain Drains 4 Refr. Drains
 Bath Showers 1 Fountains Urinals
 Basins 1 H. W. Tanks 1 Catch Basins
 Sinks Cesspool Water Service 1
 Laundry Trays 1 Dry Wells Conn. To Sewer
 Water Permit 230182 Bldg. Pmt. 382103 Sewer Permit 76126
 Remarks (House moved from 1445 NE Fremont St.)
 Date of First Inspection 5-13-60 Date of Final Inspection 10-21-60
 Success Inspector A. Waller Inspector

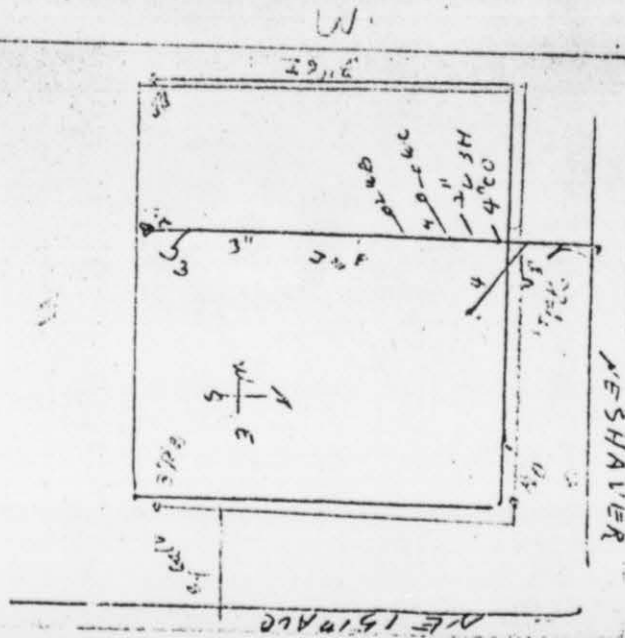
DIAGRAM TO SHOW THE DRAINAGE SYSTEM AT 3965 N.E. 15, LILLIAN GLASS

T. THOMPSON

GEO WALLACE plumb. super.

BEN MILLER - SEWER MANT
SUPER.

case - 1 WC - 2" PM
1 SH 1/2" PM
1 1/2" PM



7/11/60

STATEMENT

Portland, Oregon 97209 Jan. 9, 1977

DE TEMPLE COMPANY



615 N.W. COUCH STREET, NEAR BROADWAY

Phone: 227-2641

Portland Development
235 N. Monroe St.
Portland, Oregon

TERMS: NET CASH

To Balance

Oct. 23 - Over due	849.00
Dec. 21	<u>21.19</u>
	<u>870.19</u>

This account is subject to a service charge for late payment. This charge is computed at an annual rate of 8%.

WORKSHEET FOR RHP CLAIM FOR HOMEOWNERS

1-4-73

NAME AND ADDRESS OF DISPLACING AGENCY

PROJECT NAME Emmanuel

PROJECT NO. R-20

Full name Lillian L. Glass

Family Individual

Date of Displacement _____

Parcel No. 85-3-6

A. I Address of unit from which you moved 2728 N. Vancouver
 Date you first occupied as owner-occupant May 30, 1948
 Number of bedrooms 2 Date of initiation of negotiations _____
 Payment made by local agency for this dwelling \$ 6500.

A. II Address of unit to which you moved 3965 N. E. 15th
 Number of bedrooms 3 Purchase price of replacement dwelling \$ 14,500.
 Date you signed purchase agreement Sept 3, 1971
 Date of settlement _____
 Date you expect to occupy 10-27-71
 Compute RHP on schedule comparative

- B. Interest Payment.
1. Outstanding mortgage on original dwelling \$ _____
 2. Number of monthly payments remaining on mortgage: _____
 3. Annual interest on mortgage of original dwelling _____ %
 4. Annual interest rate of mortgage on new dwelling _____ %
 5. Prevailing interest rate on passbook savings _____ %

C. Incidental expenses.

Item	Charged to Claimant	Paid by Claimant	Claimed	Approved
_____	\$ _____	\$ _____	\$ _____	\$ _____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

List of documents submitted (attached) in support of above:

Determination

1. Did client own dwelling at time of acquisition Yes No
 Initial date of ownership 1948 (May 30) Date of acquisition 1948 (May 30)
2. Did client own and occupy 180 days prior to negotiations? Yes No
3. Did client purchase and occupy replacement housing within one year from date of displacement Yes No
 Date of displacement 10-27-71
 Date of purchase of replacement housing Sept 3, 1971
 Date of occupancy of replacement housing Oct 27, 1971
4. Did claimant have a bona fide mortgage on his dwelling 180 days prior to negotiations? Yes No
 Issuance date of mortgage _____
 Date of discharge of mortgage _____
 Date of initiation of negotiations _____
5. Is replacement dwelling standard Yes No

MEMORANDUM

Date January 3, 1973

TO: Ben Webb
FROM: Jim Crolley
SUBJECT: Relocation Payment - Lillian L. Glass

Mrs. Glass moved from the Project Area at 2728 N. Vancouver Avenue to 3965 N. E. 15th on October 27, 1971 at which time our cost based on Schedule for Average Price of Comparable Sales Housing was \$14,639. This schedule was not based on small, medium or large units. The schedule which was approved ten months later is based on unit size. The unit that Mrs. Glass occupied was 912 sq. ft. or a medium size unit with an average price of \$17,202. We are now recomputing her RHP to the higher price in order to remedy conditions that existed at the time of purchase which is "eligible to be included in the Purchase Price of the Replacement dwelling". This analysis of substandard conditions and remedy was concurred with by John H. Carter, Jr. by letter dated 23 June, 1972.

Mrs. Glass's RHP has been computed by the comparable method, and the above information suggests that the price for a comparable determined as \$16,400 seems reasonable.

JCC:k

CONDITIONAL COMMITMENT
FOR MORTGAGE INSURANCE UNDER
THE NATIONAL HOUSING ACT

SEC. 203(b) SEC. 203(a)

ADDRESS

3961 N.E. 16 AVE
PORTLAND

MORTGAGEE	ESTIMATE OF VALUE AND CLOSING COSTS	MONTHLY EXPENSE ESTIMATE
	VALUE OF PROPERTY \$ 16,400 Closing Costs \$ 300 TOTAL (For Mortgage Insurance Purpose) \$ 16,700	Fire Ins. \$ Taxes \$ Main. & Repairs \$ Heat & Utilities \$
	APPROVED FOR COMMITMENT	COMMITMENT
	<i>[Signature]</i>	Issued: 6-21-71 Expires: 12-21-71
COMMITMENT TERMS MAX. MORT. AMT. \$ 16,700 NO. MOS. 300 MAX. INTEREST 7%		<input type="checkbox"/> EXISTING <input type="checkbox"/> PROPOSED (See Gen. Cond. #1)
		Improved Living Area 1105 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

- MAXIMUM MORTGAGE AMOUNT AND TERMS -**
 - 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.
 - 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.
 - 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.
- 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.
- 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.)
- 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.
- 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)

- 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.)
- 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.
- SUBDIVISION REQUIREMENTS:**—Comply with Requirements No. _____ from Report dated _____ for _____ Subdivision.
- BUILDER'S WARRANTY:**—The builder shall execute FHA Form 2544, Builder's Warranty.
- PROPERTY INSPECTIONS:**—A notice of construction status shall be given by Form 2289X, letter or telephone at the time indicated below:
 - ALL PROPOSED CONSTRUCTION CASES:**
 - At least two work days before "beginning of construction."
 - When the building is enclosed, structural framing completely exposed and roughing-in of plumbing, heating and electrical work installed and visible.
 - When construction completed and property ready for occupancy.
 - REPAIRS:** Notify FHA upon completion of required repairs.
 - CERTIFICATE OF COMPLETION:** A certificate stating that the mortgagee has examined the proposed or required report and that they have been satisfactorily completed will be accepted.
- VA INSPECTIONS:**—Furnish a copy of a clear VA final report.
- 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.
- SECTION 235 AUTHORITY:**
 - 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.
 - If contract authority is available, this commitment may be converted to section 235(i) upon receipt of an application covering an eligible borrower.
- 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 _____.
- See special conditions No. CC-115; CC-117 below or on attached sheet.

While the maximum insurable owner-occupant loan indicated above is 100% of value, the actual insurable mortgage amount cannot be determined until this commitment is converted to a firm commitment. (See General Letter No. 500.)

We hereby assign all our rights, title and interest in this commitment to
 Commercial, Inc.
 November 2, 1971
 FIRST NATIONAL BANK OF OREGON, 42nd & Going Branch
 By: _____, Assistant Cashier

STATEMENT OF APPRAISED VALUE FOR
A MORTGAGE TO BE INSURED UNDER
THE NATIONAL HOUSING ACT

PROPERTY ADDRESS

SEC. 203(b) SEC.

MORTGAGE

ESTIMATE OF VALUE AND
CLOSING COSTS

MONTHLY EXPENSE
ESTIMATE

VALUE OF PROPERTY \$ 16,400
Closing Costs \$ 300
TOTAL (For Mortgage Insurance Purposes) \$ 16,700

Fire Ins. \$
Taxes \$
Main. & Repairs \$
Heat & Utilities \$

APPROVED FOR COMMITMENT

COMMITMENT

Issued: 6-21-1971
Expires: 2-21-1971

DEFINITION OF VALUE

The Federal Housing Commissioner has valued the above identified property for mortgage insurance purposes in the amount shown.

FHA's estimate of "Value" ("Replacement Cost" in Section 213 or 220) does not fix a sales price, except when the mortgage is to be insured under section 235(i); does not indicate FHA approval of a purchaser of the property; nor does it indicate the amount of an insured mortgage that would be approved.

THE ESTIMATE OF VALUE AND CLOSING COSTS ABOVE HAS THREE PARTS:

"VALUE OF PROPERTY" IS FHA'S ESTIMATE OF THE VALUE OF THE PROPERTY.

"Closing Costs" is the FHA estimate of the cost of closing a mortgage loan on the property. These costs may be paid by either the buyer or the seller.

"Total for Mortgage Insurance Purposes" includes both the value of the property and estimated closing costs. The maximum mortgage which FHA can insure is based on this amount. Under those sections of the National Housing Act (such as 213 or 220) where the maximum mortgage amount must be based on estimated replacement cost, the "Value of Property shall be deemed to mean replacement cost for mortgage insurance purposes"

"Replacement Cost" is an estimate of the current cost to reproduce the property including land, labor, site survey and marketing expense but excluding payments for prepaid expenses such as taxes and insurance and closing costs.

If the contract price of the property is equal to or less than "Value of Property", and the buyer pays closing costs, a part of the closing costs can be included in the mortgage. IF THE CONTRACT PRICE OF THE PROPERTY IS MORE THAN "VALUE OF PROPERTY" AND THE BUYER PAYS THE CLOSING COSTS, THE BUYER IS PAYING MORE FOR THE PROPERTY THAN FHA'S ESTIMATE OF ITS VALUE.

The law requires that FHA mortgagors receive a statement of "appraised value" prior to the sale of the property. If the sales contract has been signed before the mortgagor receives such a statement, the contract must contain, or must be amended to include, the following language:

"It is...agreed that,....the purchaser shall not be obligated to complete the purchase...or to incur any penalty...unless the seller has delivered to the purchaser a written statement setting forth...the value of the property (excluding closing costs) not less than \$. The purchaser shall have the privilege...of proceeding with...this contract without regard to the amount of the...valuation."

ADVICE TO HOME BUYERS

ADVANCE PAYMENTS - Make extra payments when able. You pay less interest and have your home paid for sooner. Notify the lender in writing at least 30 days before the regular payment date on which you intend to make an advance payment.

DELINQUENT PAYMENTS - Monthly payments are due the first day of each month and should be made on or before that date. The lender may make a late charge up to 2 cents for each dollar of any payment more than 15 days late. If you fail for 30 days to make a payment, or to perform any other agreement in the mortgage, your lender may foreclose. You could lose your home, damage your credit, and prevent your obtaining further mortgage loans. If extraordinary circumstances prevent your making payments on time, see your lender at once. If you are temporarily unable to make your payments because of illness, loss of job, etc., your lender may be able to help you. Ask your lender to explain FHA's forbearance policy. YOUR CREDIT IS AN IMPORTANT ASSET; DON'T LOSE IT THROUGH NEGLIGENCE.

ADJUSTED PREMIUM CHARGE - If you make extra payments in any year of more than 15% of the original mortgage amount, you may have to pay an adjusted premium charge. This charge is 1% of the original mortgage. FHA is authorized to charge a premium of not less than 1/2 of 1% nor more than 1% per year, but has set the premium at 1/2 of 1% assuming it will be paid over the whole mortgage term. When a mortgage is paid off in advance, the premiums collected do not cover FHA cost and an adjusted premium is charged to offset the loss. If this charge were not made, the premium would have to be higher. An adjusted premium is not made if a new FHA mortgage is placed on the property, or if the FHA insurance is in force for 10 years or longer.

TAXES, ASSESSMENTS, AND INSURANCE - Send your lender bills for taxes, special assessments, or fire insurance that come to you. The fire insurance the lender requires you to carry usually covers only the balance of the loan. Check this with your lender. You may wish to take out additional insurance so that if the house is damaged your loss will be covered as well as the lender's. If your home is damaged by fire, windstorm, or other cause, write your lender at once. Taxes for the coming year can't be known until the bills are received. If they exceed the amount accumulated from your payments, you will be asked to pay the difference. If they are less, the difference will be credited to your account. The same is true of fire insurance. Some States allow homestead or veteran's tax exemptions. Apply for any exemption to which you may be entitled. When it is approved, notify your lender.

CLOSING COSTS - In the heading is FHA's estimate of anticipated closing costs, such as fees for preparation of mortgage instruments, attorneys' fees, title insurance, origination fees and documentary

stamp taxes. The estimate does not include charges for such prepayable items as taxes, fire insurance.

BUILDER'S WARRANTY - When FHA approves plans and specifications before construction, the builder is required to warrant that the house conforms to FHA approved plans. This warranty is for 1 year following the date on which title is conveyed to the original buyer or the date on which the house was first occupied, whichever occurs first.

If during the warranty period you notice defects for which you believe the builder is responsible, ask him in writing to correct them. If he fails to do so, notify the FHA insuring office in writing. Mention the FHA case number shown in the heading. If inspection shows the builder to be at fault, the FHA will try to persuade him to make correction. If he does not, you may seek legal relief under the builder's warranty. Most builders take pride in their work and will make justifiable corrections. They cannot be expected to correct damage caused by ordinary wear and tear or by poor maintenance. Keeping the house in good condition is the owner's responsibility.

OPERATING EXPENSES - In the heading are FHA estimates of monthly costs of taxes, heat and utilities, fire insurance, maintenance and repairs. The estimated figures will probably have to be adjusted when you receive the actual bills. BEAR IN MIND THAT IN MOST COMMUNITIES TAXES AND OTHER OPERATING COSTS ARE INCREASING. The estimates should give some idea of what you can expect the costs to be at the beginning. In some areas FHA's estimate of taxes may also include local charges such as sewer charges, garbage collection fees, water rates, etc.

IF YOU SELL - If you sell while the mortgage exists, the buyer may finance several ways. Understand how these arrangements may affect you. Consult your lender.

1. You may sell for all cash and pay off your mortgage. This ends your liability.
2. The buyer can assume the mortgage and pay the difference between the unpaid balance and the selling price in cash. If the FHA and the lender are willing to accept the buyer as a mortgagor, you can be released from further liability. This requires the specific approval of the lender and the FHA.

(EITHER OF THE ABOVE TWO METHODS IS PREFERABLE TO METHOD NUMBER 3.)

3. The buyer can pay the difference in cash and purchase subject to the unpaid mortgage balance. FHA or lender approval is not necessary BUT YOU REMAIN LIABLE FOR THE DEBT. IF THE BUYER DEFAULTS, IT COULD RESULT IN A DEFICIENCY JUDGMENT AND IMPAIR YOUR CREDIT STANDING.

THE COST OF BORROWING

When you borrow to buy a home, you pay interest and other charges which add to your cost. A larger downpayment will result in a smaller mortgage. Borrow as little as you need and repay in the shortest time. If you borrow \$10,000 at 7 1/2% the monthly payment to principal and interest is \$10.00 less for a 30-year mortgage than it would be

for a 20-year mortgage; but in 30 years you pay \$5,772.90, or 62% more interest than in 20 years.

The tables show the monthly payments, interest and mortgage insurance for some typical mortgages at 7 1/2%. Taxes and fire insurance are not shown in the tables, although they are included in your monthly payments.

MONTHLY PAYMENTS, PRINCIPAL & INTEREST, MORT. INS. PREMIUM, TOTAL INTEREST & MORT. INS. PREMIUMS PAID - 7 1/2%

Total	\$10,000 MORTGAGE				\$15,000 MORTGAGE				\$20,000 MORTGAGE			
	Prin. & Int. Mo. Payt.	Total Interest	Mort. Ins. Premium Mo. Payt.	Total	Prin. & Int. Mo. Payt.	Total Interest	Mort. Ins. Premium Mo. Payt.	Total	Prin. & Int. Mo. Payt.	Total Interest	Mort. Ins. Premium Mo. Payt.	Total
	\$10.00	\$1,000.00	\$1.12	\$11.12	\$12.90	\$1,290.00	\$1.50	\$14.40	\$16.20	\$1,620.00	\$1.88	\$18.08

(Rev. 4-16-71)

VC-113 Mortgagee to submit satisfactory evidence that all mechanical equipment is in operating condition at the time of insurance endorsement.

VC-114 Mortgagee to submit satisfactory evidence that _____

_____ is/are in satisfactory condition.

VC-114A That a reinspection be requested for the inspection of the _____

_____ to determine condition prior to closing.

VC-115 Certification be submitted by the local governing body that this property is in compliance with the Housing Code applicable to this particular district.

VC-116 Certification on the enclosed form, letters 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.

VC-117 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.

VC-118 Provide one operable window in each habitable room.

6-21-71

109660

PLUMBING

APPLIANCES

D. & F. PLUMBING CO.

4636 NORTH ALBINA AVENUE, PORTLAND, OREGON 97217

TELEPHONE 282-0993

Sept. 21, 1972

Portland Development Commission,
235 N. Monroe Street,
Portland, Oregon. 97227

Attention: Ernest R. Wiley, Property Management & Relocation.

Subject: 3965 N.E. 15th Ave., Portland, Oregon.

Gentlemen:

At the above subject we propose to furnish all plumbing and excavations necessary to furnish and install a 4" gate valve, and check valve in the sanitary sewer. We propose also the break and patch the concrete floor as required although we do not include patching of wall or tile replacement, the above for the sum of:

Six hundred ninety-eight and no/100

(\$698.00)

Cordially,

D & F PLUMBING CO.

J. C. Cowan
J. C. Cowan

APPROVED: _____

Date _____, 1972

REX L. WALKER Plumbing & Heating Co.



ESTABLISHED 1908

2038 N. E. ALBERTA STREET • PHONE AT 8-5593 • PORTLAND 11, OREGON

POC Mr. Wiley

AGREEMENT

I/we the owner(s) of the premises mentioned below hereby contract with Rex L. Walker Plumbing & Heating Co., and authorize you to furnish all necessary materials, labor and workmanship, to install, construct and place the improvements according to the following specifications, terms and conditions, on premises below described:

Owner's Name L. Glens Phone _____

Job Address 3965 NE 15th City _____ Co. _____ State _____

Owner's Address _____ City _____ Co. _____ State _____

MR. WILEY 788-8169 SPECIFICATIONS

FURNISH & INSTALL 1 DOUBLE (CHECK & GATE VALVE), BREAK & REPAIR CONCRETE FLOOR, HAUL AWAY SURPLUS DIRT

\$ 972.00

In consideration of said work and services to be done by the Contractor, the Owner agrees to pay the Contractor the sum of \$ _____ plus interest as stipulated under A.B.C. or BANK plans, to be paid as follows: \$ _____ Deposit, \$ _____ on completion, and Balance of \$ _____, in _____ equal monthly payments, secured by note, commencing _____ days after date of completion at the rate of \$ _____ monthly.

Said note to provide for said extended payments.

This contract shall not be binding upon the Contractor until accepted by an officer of the company. Upon such acceptance by the Contractor, this contract shall be binding upon the parties hereto without further notification to the Owner:

It is further agreed that Contractor shall have the right at any time to sell, transfer or assign this contract. All Surplus material is property of Walker Plbg. & Htg. and the Contractor, at its option, reserves the right of complete repossession of all materials furnished by them without legal recourse.

Owner agrees that in event of breach by owner of this contract before work is started, owner shall pay to Contractor on demand twenty (20%) per cent of the contract price as its stipulated damages for the breach. Should the Company bring suit in court to enforce any of the terms or conditions hereof, the owner hereby agrees to pay court costs and reasonable attorney's fees.

The undersigned represents that he is (they are) the owners of the above-mentioned premises and that the legal title thereto stands of record in his (or their) name(s).

The undersigned acknowledges receipt of a true copy of this contract, acknowledges that he has read and knows the contents thereof, and understands that no other agreements, verbal or otherwise, is binding upon the parties thereto, and that the same contains the entire contract.

The contractor shall not be responsible for damage or delay due to strikes, fires, accidents, leakage or other causes beyond his reasonable control.

COMPANY'S GUARANTEE: The Company guarantees its workmanship and will replace faulty material or faulty workmanship free of charge.

IN WITNESS WHEREOF, the Owner has hereunto signed his name this _____ day of _____, 19 _____

REX L. WALKER
PLUMBING & HEATING CO.
Company acceptance
By _____

Husband _____ Owner

Wife _____ Owner

By _____ Respectfully Submitted Sales Engineer

STATEMENT

Portland, Oregon 97209 NOV. 1, 1972

DE TEMPLE COMPANY



615 N.W. COUCH STREET, NEAR BROADWAY

Phone: 227-2641

Portland Development
235 N. Monroe St.
Portland, Oregon

TERMS: NET CASH

To Balance

Oct. 23

\$49.00

This account is subject to a service charge for late payment. This charge is computed at an annual rate of 8%.

DEEMPLE COMPANY

OUR SERVICE CARS
"Completely Equipped at
Your Door"



227-2641
615 N. W. COUCH STREET
NEAR BROADWAY

Sold to

Portland, Oregon 97209

Oct. 23 19 72

┌

└

Portland Development Comm.
235 N. Monroe St.
Portland, Oregon

L

└

TERMS: NET CASH

Re: 3965 N. E. 15th Ave.

Req: Mr. Ernie Wiley

Install back water valve as quoted
Change sink waste as quoted

507 00
342 00

849 00

PORTLAND DEVELOPMENT COMMISSION

1700 S.W. FOURTH AVENUE
 PORTLAND, OREGON 97201

N? 147 EH

DATE November 12, 1971

PAY TO **Lillian L. Glass**

\$ 509.95

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 Claims for Relocation Payment filed. Move from 2728 N. Vancouver (RS-3-6) to 3965 N.E. 15th Ave. Dislocation Allowance \$200.00 Fixed Payment - Own furniture <u>260.00</u> \$460.00 Settlement Costs <u>49.95</u>	\$509.95

Account Distribution

NO.	TITLE	AMOUNT
E 1501	Relocation Payments	\$509.95
	(Fixed - Individual \$460.00)	
	(Settlement Costs 49.95)	

Lillian L. Glass

11/19/71

BD

AL

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

NAME, ADDRESS AND ZIP CODE OF LOCAL AGENCY	PROJECT NAME (if applicable)
Portland Development Commission 1700 S. W. Fourth Avenue Portland, Oregon 97201	Emanuel 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 GLASS, Lillian L. (i)

2. DATE(S) OF MOVE 10-27-71

3. DWELLING UNIT FROM WHICH YOU MOVED PARCEL NO. RS-3-6

a. Address <u>2728 N. Vancouver, Portland, Oregon</u>	d. Number of rooms occupied (excluding bathrooms, hallways, and closes: <u>6</u>)
b. Apartment, Floor, or Room Number <u>---</u>	e. Date you moved into this address: <u>5-30-48</u>
c. Was it furnished with your own furniture? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

4. DWELLING UNIT TO WHICH YOU MOVED

a. Address (include ZIP Code) <u>3965 NE 15th, Portland, Oregon 97212</u>	c. Were household goods moved to or from storage? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
b. Apartment, Floor, or Room Number <u>---</u>	If "Yes", complete table, "Statement of Claim for Storage Costs"

5. TOTAL CLAIM (if 5 b. marked above)

Dislocation Allowance <u>\$200.00</u>	
Fixed Moving Payment <u>260.00</u>	
(consult local agency)	Total \$ <u>460.00</u>

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.

10/27/71
Date

Lillian L. Glass
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:

Lillian L. Glass
3965 NE 15th,
Portland, Oregon 97212

NAME OF LOCAL AGENCY:

Portland Development Commission
1700 SW Fourth Avenue
Portland, Oregon 97201

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: 10-15-71
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:

(form continued on next page)

(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>	<i>B.V. [Signature]</i>	<u>11-11-71</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
<u>11/12/71</u>	<u>147EH</u>	<u>\$ 460.00</u>	<u>11</u>		\$

Dwelling Unit Inventory

3 Beds & Springs
 _____ Bedroom Chair
1 Breakfast Table
4 Breakfast Table Chairs
 _____ Bridge Lamp & Shade
1 Buffet
2 Chest of Drawers
2 Coffee Table
1 Couch
 _____ Davenport
1 Desk + chair
1 Dining Table
6 Dining Chairs
13 Dresser
4 End Table
3 Floor Lamp & Shade
2 Mirror
1 Heater -
1 Stove

1111 Night Stand
 _____ Occasional Chair
11 Overstuffed Chair
1 Overstuffed Rocker
1 Range
1 Refrigerator: Brand Hotpoint
11 Rocker
2 Rug & Pad: Size 9x14
9x12
11 Stool
111111 Table Lamp & Shade
11 Table, small
3 Vanity & Bench
1111 Suitcases
1 Trunks
 _____ Cartons, Boxes, Etc.
 _____ Clothes
 _____ Bedding & Linens
1 Telephone
 _____ Miscellaneous (List Items) 311 Cabinets

2 Radio
2 TV + Tables
1 Sewing
1 Vacuum
1 Washing Machine
1 Book Case

2 China Cabinets
6 Lawn Furniture
1 Barbecue - Grill
1 Utility Cabinet
1 Sundry Chest
1 Magazine Rack

COMMENTS:

TV 15
 6 Rooms 260
 200
 460

CLAIM FOR RELOCATION PAYMENT

HUD-6147
(4-66)

(Settlement Costs Incurred by Owner)

NAME AND ADDRESS OF LOCAL AGENCY (Include ZIP code) Portland Development Commission 1700 S. W. Fourth Avenue Portland, Oregon 97201	PROJECT NAME (If applicable) Emanuel Project PROJECT NUMBER ORE R-20
--	---

INSTRUCTIONS: Complete all applicable items and sign certification in Block 5. Consult the local agency as to documents to be submitted 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. IDENTIFICATION OF CLAIMANT

Name (as shown in deed to local agency or in condemnation proceeding) GLASS, Lillian Lucille	Address (Include ZIP code) 3965 N. E. 15th Portland, Oregon 97212
---	---

2. IDENTIFICATION OF PROPERTY

a. Address or Legal Description 3965 N. E. 15th, Portland, Oregon 97212 (replacement dwelling)	c. Did you occupy this property either as a resident or for the purpose of carrying out business operations? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
b. Parcel Number(s) replaced from RS-3-6	

3. SETTLEMENT COSTS INCURRED BY CLAIMANT IN TRANSFERRING PROPERTY TO LOCAL AGENCY

ITEM (a)	COSTS INCURRED BY CLAIMANT			FOR LOCAL AGENCY USE
	CHARGED TO CLAIMANT ON SETTLEMENT STATEMENT (b)	PAID DIRECTLY BY CLAIMANT (c)	AMOUNT CLAIMED (Col. (b) + (c)) (d)	AMOUNT APPROVED (e)
1/2 escrow fee	\$ 32.50	\$	\$ 32.50	\$ 32.50
Mult. Co. Transfer Tax	15.95		15.95	15.95
recording deed	1.50		1.50	1.50
TOTAL	\$ 49.95	\$	\$ 49.95	\$ 49.95

4. LISTING OF DOCUMENTS SUBMITTED HERewith IN SUPPORT OF AMOUNTS ENTERED IN ITEM 3, COLUMN (c)

attached escrow closing statement

5. 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 this claim, and that any receipts submitted herewith accurately reflect costs actually incurred.

11/3/71 _____ Date	 _____ Signature of claimant
--------------------------	------------------------------------

FOR LOCAL AGENCY USE ONLY

A. DOES CLAIMANT MEET ALL TIMING REQUIREMENTS FOR ELIGIBILITY?

Yes No

If "No," explain:

see RHP claim filed 10/5/71 - 10/19/71

B. DETAIL OF COSTS COVERING MORTGAGE PREPAYMENT PENALTY AND COSTS ALLOCABLE TO PERIOD SUBSEQUENT TO TRANSFER OF TITLE (Show basis for, and amount of, reimbursement due claimant for (1) any mortgage prepayment penalty, or (2) any taxes or public service charges paid by, or charged to, claimant for any period subsequent to vesting title or possession in the local agency, if the amount claimed was paid directly by claimant or if the computation is not shown on the settlement statement.)

C. EXPLANATION OF ANY DIFFERENCE BETWEEN AMOUNT OF REIMBURSEMENT CLAIMED AND AMOUNT APPROVED FOR PAYMENT

D. CERTIFICATION

I CERTIFY that I have examined this 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, this

claim is hereby approved and payment is authorized in the total amount of \$ 49.95.

11/3/71

Date


Authorized signature

E. RECORD OF PAYMENT

Claim paid: \$ 11/12/71 by check No. 147EH dated 49.95 AS



Title Insurance Company of Oregon

425 S. W. Fourth Avenue / Portland, Oregon 97204
Phone 222-3651

WASHINGTON COUNTY OFFICE
12012 S. W. CANYON ROAD
BEAVERTON, OREGON 97005
646-8181

CLACKAMAS COUNTY OFFICE
112 - 11TH STREET
OREGON CITY, OREGON 97045
656-5243

EAST SIDE OFFICE
1350 S. E. 122ND AVENUE
PORTLAND, OREGON 97233
255-8103

title insurance
escrows

ESCROW NO. 268845

ESCROW DEPARTMENT STATEMENT

AMENDED

LILLIAN LUCILLE GLASS

Marie McCanna

October 19, 19 71

DESCRIPTION	DEBITS	CREDITS
3965 N.E. 15th Avenue	\$	\$
Deposit		
Demand	14,500 00	
Title Insurance Policy		
Broker's Commission		
Escrow Fee 1/2	32 50	
Taxes		
RECORDING		
Deed McCanna to Glass	1 50	
Multnomah County Transfer Tax	13 95	
Trust Deed to		
Mortgage to		
Release of to		
Taxes Prorated (\$345.69) 7-1-71 to 11-8-71		119 08
Insurance Prorated		
Fuel Prorated Approx. 3/4 275 gal tank @ 19¢ per gal	30 00	
Rents Prorated		
Funds transferred from PNTI for sale of property at 2728 N. Vancouver		
Funds transferred from PNTI for sale of property at 2728 N. Vancouver and Portland Development Commission		8,200 00
Balance Due		
Balance—Our Check Herewith	15 25	
TOTAL	14,595 20	14,595 20

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

Title Insurance Company of Oregon

BY Barbara Baker

October 19, 1971

Pioneer National Title Insurance Co.
421 S. W. Stark Street
Portland, Oregon 97204

ATTENTION: Jean Egberg
Escrow Officer

Re: Escrow No. 386760
Parcel No. RS-3-6
GLASS, Lillian L.

Gentlemen:

You have in the above-identified escrow account the sum of \$8,000 as a replacement housing payment in accordance with our instructions of October 8, 1971.

This is to certify that Mrs. Glass is purchasing a standard structure which complies with City Housing Regulations at 3965 N. E. 15th Avenue. You are hereby authorized to release said replacement housing payment and disburse it in such manner as directed by Mrs. Glass.

Yours very truly,

John B. Kenward
Executive Director

JBK:d1

MEMORANDUM

Date: October 18, 1971

TO: Ben Webb
FROM: Emanuel Site Office
SUBJECT: Release of RHP from Escrow

Escrow Company: Pioneer National Title Insurance Co.
Escrow No.
Parcel No. RS 3-6
Name: Lillian Lucile Glass
Moving Date: October 27, 1971

The above client will relocate and will occupy the property which she is purchasing at 3965 N. E. 15th Avenue on October 27th, 1971. The City Bureau of Buildings reports that the structure complies with City Housing Regulations.

Please authorize the release of the Replacement Housing Payment, in the amount of \$8,000.00 on October 20th, 1971 upon recording of the deed for the purchase of said property.

Relocation Worker

15 October, 1971

Portland Development Commission
235 N. Monroe
Portland, Oregon 97227

Attention: Mr. Stan Jones

Gentlemen:

I hereby agree to have the Replacement Housing Payment for the purchase of my replacement housing to be released to the escrow account of Marie M. McCanna, 3965 N. E. 15th upon recording of the deed per agreement of the contract of sale for the property at 3965 N. E. 15th. We will take possession from the seller on October 24th, 1971 and occupy said premises no later than three (3) days thereafter.

cc: Marie M. McCanna

15 October, 1971

Portland Development Commission
235 N. Monroe
Portland, Oregon 97227

Attention: Mr. Stan Jones

Gentlemen:

Request is hereby made for the release of the Replacement Housing Payment of Lillian Glass, 2728 N. Vancouver, to the escrow account of Marie M. McCanna, 3965 N. E. 15th, Portland, Oregon upon recording of a deed from me. I need the funds on October 20th to complete the transaction for the purchase of a mobile home so that I can vacate 3965 N. E. 15th on or about October 24th, 1971 at which time I will give possession to the purchaser (Glass).

cc: Lillian Glass

October 8, 1971

Pioneer National Title Insurance Co.
421 S. W. Stark Street
Portland, Oregon 97204

ATTENTION: Jean Egberg
Escrow Officer

Re: Escrow No. 386760
Parcel No. RS-3-6 (Glass)

Gentlemen:

Enclosed is Warrant No. 82 EH in the amount of \$8,000 representing a replacement housing payment to be deposited to subject escrow for disbursement to Title Insurance Company with instructions to disburse said payment to Mrs. Glass upon written authorization by the Commission that she has purchased and does occupy standard housing.

Yours very truly,

John B. Kenward
Executive Director

JBK:dl
Enclosure

15 October, 1971

Portland Development Commission
235 N. Monroe
Portland, Oregon 97227

Attention: Mr. Stan Jones

Gentlemen:

I hereby agree to have the Replacement Housing Payment for the purchase of my replacement housing to be released to the escrow account of Marie M. McCanna, 3965 N. E. 15th upon recording of the deed per agreement of the contract of sale for the property at 3965 N. E. 15th. We will take possession from the seller on October 24th, 1971 and occupy said premises no later than three (3) days thereafter.

Lillian Lucille Glass

cc: Marie M. McCanna

15 October, 1971

Portland Development Commission
235 N. Monroe
Portland, Oregon 97227

Attention: Mr. Stan Jones

Gentlemen:

Request is hereby made for the release of the Replacement Housing Payment of Lillian Glass, 2728 N. Vancouver, to the escrow account of Marie M. McCanna, 3965 N. E. 15th, Portland, Oregon upon recording of a deed from me. I need the funds on October 20th to complete the transaction for the purchase of a mobile home so that I can vacate 3965 N. E. 15th on or about October 24th, 1971 at which time I will give possession to the purchaser (Glass).

Marie McCanna

cc: Lillian Glass



Title Insurance Company of Oregon

425 S. W. Fourth Avenue / Portland, Oregon 97204
Phone 222-3651

WASHINGTON COUNTY OFFICE
12012 S. W. CANYON ROAD
BEAVERTON, OREGON 97005
646-8181

CLACKAMAS COUNTY OFFICE
112 - 11TH STREET
OREGON CITY, OREGON 97045
656-5243

EAST SIDE OFFICE
1350 S. E. 122ND AVENUE
PORTLAND, OREGON 97233
255-9103

title insurance

escrows

ESCROW NO. 268845

ESCROW DEPARTMENT STATEMENT

MARIE MC CANNA

Lillian Lucille Glass

October 8 1971

DESCRIPTION	DEBITS		CREDITS	
	\$		\$	
3965 N.E. 15th Avenue				
Deposit				
Demand			14,500	00
Title Insurance Policy		95	00	
Broker's Commission		1,015	00	
Escrow Fee 1/2		32	50	
Taxes				
RECORDING				
Deed to				
Trust Deed to				
Mortgage to				
Release of Mortgage Commerce to McCanna		1	50	
Taxes Prorated (\$345.69) 7-1-71 to 11-8-71		119	08	
Insurance Prorated				
Fuel Prorated Approx. 3/4 275 gal tank @ 19¢ per gal.				30 00
Rents Prorated				
Pay: Commerce Mortgage Company Loan Payoff		4,101	83	
Balance Due				
Balance—Our Check Herewith		9,165	09	
TOTAL		14,530	00	14,530 00

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

Title Insurance Company of Oregon

BY Barbara Baker



title insurance

escrows

Title Insurance Company of Oregon

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

Phone 222-3651

WASHINGTON COUNTY OFFICE
12012 S. W. CANYON ROAD
BEAVERTON, OREGON
646-8181

EAST SIDE OFFICE
29 N. E. 122ND AVENUE
255-9103

CLACKAMAS COUNTY OFFICE
112 - 11TH STREET
OREGON CITY, OREGON
656-5243

October 29, 1971

Mr. Jim Crawley
Portland Development Commission
235 N. Monroe
Portland, Oregon 97227

Re: Escrow No. 268845
McCanna/Glass
3965 N.E. 15th Avenue
Portland, Oregon

Dear Mr. Crawley:

In connection with the above escrow, enclosed are the copies of the closing statements for the buyer and seller.

Many thanks for your kind cooperation in this matter.

If we can be of any service to you, please do not hesitate to call.

Yours very truly,

Barbara Baker
Escrow Officer

bb
Enc.

MEMORANDUM

Date Oct 7, 1971

TO: Ben Webb
FROM: Emanuel Site Office
SUBJECT: Release of RHP from Escrow

Escrow Company Pioneer National

Escrow No. _____

Parcel No. RS-3-6

Name Lillian Lucile Glass

Moving Date _____

The above client has relocated and does occupy the property which they purchased at 3965 N E. 15th. The City Bureau of Buildings reports that the structure complys with City Housing Regulations.

Please authorize the release of the Replacement Housing Payment in the amount of \$ 8000.00.

James C. Bradley
Relocation Worker

RESIDENTIAL RELOCATION RECORD

RELOCATION WORKER JC PROJECT NO. Ore. R-20 PARCEL RS-3-6

NAME GLASS, Lillian (Conley) ADDRESS 2728 N. Vancouver APT NO. _____

PHONE 284-3515 INITIAL INTERVIEW _____ SEX F W NW B AGE 62

U.S. CITIZEN _____ ALIEN _____ VETERAN _____ SERVICEMAN _____ DATE ON SITE 23 yrs.

FAMILY COMPOSITION

Name	Relation	Age

Employer: Name _____ \$ _____
 Address _____
 MCI/ Caseworker _____
 Social Security _____ 51.00
 VA. Fed. Mult Co. _____
 Pension: Name _____
 Other: Name _____
 TOTAL MONTHLY INCOME 51.00

Rent _____, Inc. Heat _____ Water _____ Gas _____ Gar _____ Elec _____ Unfurn _____ Furn _____ No. Rms 5

ELIGIBILITY FOR PUBLIC HOUSING: (yes) or no)
 Over 62 _____ Disabled(Soc.Sec.def.) _____ Income below limits _____ Assets below limits _____

221 CERTIFICATE OF ELIGIBILITY: Date delivered _____ by _____

Notify in case of accident:
 Name _____ Address _____ Phone _____

Information Statement given to _____ on _____ by _____
 Notice to move given to _____ on _____ by _____

Payments: Amount \$ _____ Check No. _____ Date delivered _____ Moved by self _____ (or)
 moved by moving company _____ (Phone) _____

REMOVED FROM CASELOAD: (Date) _____

Refused assistance _____

Relocated in: _____

Low-rent public housing _____

Other perm. public housing _____

Standard priv. rent hsg. _____

Sub-standard priv. rent hsg. with refusal of further aid _____

Standard sales housing _____

Sub-standard sales hsg. _____

Out-of-town _____

Address unknown, abandoned _____

Evicted, no further assistance _____

Other (explain) _____

REMAINING ON CASELOAD: _____

Address unknown, tracing _____

Evicted, further assistance contemplated _____

Temporarily relocated by LPA within project: _____

Address _____

outside project: _____

Address _____

FAMILY REFUSED ADDITIONAL ASSISTANCE.
 Date _____ Worker _____

RELOCATION REFERRALS:

Address	Inspection Certified By	Date

NEW ADDRESS: _____ Zip _____ Phone _____

DATE	NOTES	C/W
1/15/71	Flyer delivered by James Crolley	
2/12/71	Survey: Will buy comparable housing N. area	JC

HOUSING RESOURCES SURVEY

To be Filled in For Each Dwelling Unit in All Survey Areas

Date _____

Analyst DC Surveyed 2/2/71 Tabulator _____ Date _____
 Dwelling Unit No. 26 Structure No. 3 Census Block No. 61 Census Tract No. 22A
 Street Address 2728 N Vancouver Apartment No. -
 Legal Description _____

NAME OF OCCUPANT: <u>Hilkan Glass (Conley)</u> <u>2728 N Vancouver</u>	NAME & ADDRESS OF OWNER <u>Hilkan Glass (Conley)</u> <u>2728 N Vancouver</u>	NAME & ADDRESS OF PROP. MGR: _____
TELEPHONE: <u>284-3515</u>	TELEPHONE: <u>284-3515</u>	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 1 stories (do not count basement)

II. OCCUPANCY STATUS OF DWELLING UNIT

Owner occupied
 Renter occupied
 Vacant

III. SIZE OF DWELLING UNIT

912 Sq. ft. in first floor (county figure)
912 Sq. ft. in dwelling unit (if more than 1 floor)
5 Total no. of rooms (include kitchen, dining, living and bedrooms, exclude bathrooms)
1 No. of bathrooms
1 1/2 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
4/10/67 Date of last appraisal
1895 Date structure was originally built

B. Market value data for one-family dwelling

	Market value	Computed value per sq. ft.
Land	\$ <u>1240</u>	\$ _____
Improvements	<u>1350</u>	_____
Total	<u>2590</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

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 QC Date of survey 2/12/71 Tabulator _____ Date tabulated _____
 Dwelling Unit No. 26 Structure No. 3 Census Block No. 61 Census Tract No. 22A
 Street Address 2728 N Vancouver 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:

	<u>Name</u>	<u>Family relation</u>	<u>Age</u>	<u>Sex</u>	<u>Occupation</u>
1.	<u>Glass, Lillian (Gomez)</u>	<u>Head of household</u>	<u>62</u>	<u>F</u>	_____
2.	_____	_____	_____	_____	_____
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

<u>Names of jobholders</u>	<u>Names of employers</u>	<u>Street address where jobs are located</u>	<u>to work</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

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

<u>Names of persons in this household who have income from any source</u>	<u>Amount of income per month</u>	
	<u>In month before this survey</u>	<u>In an average month during 1970</u>
<u>S.S.</u>	\$ <u>51.00</u>	\$ _____
_____	_____	_____
_____	_____	_____
Total family or household income per month	\$ <u>51.00</u>	\$ _____

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

1. Location (indicate approximate cross streets) North area
2. Transportation, number of autos owned 1, 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 \$ _____, 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

date on site: 23 yrs

PLANNED TRAC TYPE BK & PAGE MARKS

AREA IMPROVEMENTS	N-3	ROAD TYPE	D G
SIDEWALKS & CURBS	✓	TOPOGRAPHY	Level
WATER	✓	VIEW	
SEWERS	✓	OTHER	
OTHER		DEPTH FACTOR	
		STANDARD DEPTH	
		EFFECTIVE DEPTH	

COMPUTATIONS

LAND DESCRIPTION	SIZE IN ACRES	BASIC UNIT VALUE	ADJUST FACTORS	ADJ'D UNIT VALUE	VALUE
2,1154		*.65	-10% size	*.55	1,200

TOTAL AREA	SUB-TOTAL
REMARKS: No. 100 site. A reduction was made because of size.	SITE ADJ.
	TOTAL APPR VALUE 1,200
	19 APPR VALUE
	19 APPR VALUE
	19 APPR VALUE
APPRaiser Miller	DATE 4 10 67
	19 APPR VALUE

ACCOUNT NO 68 2730 0000 10 65

CLASS	30	STORY	1	AREA	912	BASE FACTOR	7290	AD	58
ADJ.RESS	2725 N VAN DUSEN BLVD								695
EDM	Con.	Br	HT 100	BEIS	Full	3 4	1 2	1 4	20 150
BSM ROOM									
FLOORS	D	S	Low	Tin	Hdw	✓	Con		18 170
ROOF	✓	H	F	Alum	Comp	Shk	Tile		
EXTER	D	✓	Shks	Slating	Bik	Stuc	Bik	P.D.	20 150
INTER	LOT		Drywall	Ins	✓	Hdw	✓		50
PLUMBING FACILITY	Sink	DW	Tub	W.C.	Tub	Enc	Shower	St	Loon
Quantity	1		1	1	1			1	1
HEAT	H.W	Pige	Pipe	Floor	Oil	Gas	Elect	H.A	
FIREPLACE	ins	O.S	S	D	T	1-1/2	2-1/2		
ATM	Unf	Fin	B.R	Bath	Lox	H	3 1	1 2	1 4
2ND STY			B.R	Bath	Lox	H			
BATH									DORMERS
MISC									
MISC	VF & H	R & O	VF	Tile					
OUTSIDE	101	BT	Sprinkler	Y.L					

NEST FLOOR	GARAGE	TOTAL
Res. Hall	Class	
Serv. Hall	Type	
Liv. Rm		
Din. Area	Dim	
Kitchen	Fdn	
Naok		
Utility	Floor	
Bedroom	Const	
Bath	Roof	
Lox		
Den	Misc	

IMPS.	AREA	REPL COST	ADJ. REP COST	R.G.
912	6570	-	20	1314
TOTAL DEPRECIATED REPLACEMENT COST 1314				
MISC 5000	ADJUSTMENT		19 65	
Dim 15 x 8	BUILT 1895	Age 34	19	APPR. VALUE 1300
Fdn. N.V.	PERM NO.	Func.	19	APPR. VALUE
Const	PREV APPR	Econ. 14	19	APPR. VALUE
Roof	D.R.A. RM MD	Cond	19	APPR. VALUE
MISC	RENTAL	NET 20	19	APPR. VALUE
Dim			19	APPR. VALUE
Fdn.			19	APPR. VALUE
Const			19	APPR. VALUE
Roof			19	APPR. VALUE

~~SUBD~~
15



85 x 25

N VANCOUVER

AVE. CONT.



ODD ARRANGEMENT.

IND. COMM. INDUSTRIAL LAND - VERY SOIL. LOT. VERY HEAVY TRAFFIC & NOISE.

COND. G. L. NEEDS MAINT. & PAINT. NEEDS FOR REPAIRS.

REMARKS 1967 Div. P. 1A. 8.12.78.21

DATE 5 17 67 SIGN [Signature]

DATE	CHECKED	REVIEWED	BLDG. COMM.	INDEX	RE-CHECKED	NOTIFIED
NOV 2 '67		AS 2 '67			AS 2 '67	
BY	BASTIN	BASTIN			GREEN	

1 1-68430-0700 CONLEY, LILLIAN L

MAP: ✓ 2730
ZONE: M3
RATIO: 1301
LVY C: 001

2728 N VANCOUVER AVE
PORTLAND, OREGON

97227

HAIR

RAILROAD SHOPS ADD LOT BLOCK
S 23.5' OF 3 3

PROPERTY ADDRESS: 2728 N VANCOUVER AVE
PORTLAND

APPEALS:

ASSESS. YEAR	M. & RIGHTS	SUMMARY ASSESSED VALUATION - REAL PROPERTY			SIGN. DATE	
		TIMBER	LAND	IMPS		
67			200	330	530	6/7/67
68			1200	1300	1500	1/1/68
71			1240	1350	2590	UD