

	DESCRIPTION	ROLL NO	ODOMETER
PARCEL NO. AB-3-8	STOKES, SAMUEL 2931 N. GANTENBEIN		
PARCEL NO. E-3-5	STUART, JERRY A. JR. 2648 N. COMMERCIAL CT.		
PARCEL NO. R-8-12	TAYLOR, BTRDIE LEE 3229 N. GANTENBEIN		
PARCEL NO. R-8-1	THOMAS, AUGUSTINE (MRS.) 302 N. COOK (DECEASED)		
PARCEL NO. RS-4-9	THOMAS, CHARLES 7 N. RUSSELL #8		
PARCEL NO. R-8-1	THOMAS, WILLIE 300-302 N. COOK		
PARCEL NO. E-4-3	THOMPSON, FRED 322 N. KNOTT		
PARCEL NO. A-3-6	THOMPSON, HEWEY 242 N. COOK		
PARCEL NO. E-3-2	TURNER, REV. BRADY 508 N. KNOTT		
PARCEL NO. E-2-2	TURNER, FLORENCE 532 N. GRAHAM		
PARCEL NO. A-4-4	TURNER, QUEEN E. 260 N. IVY		
PARCEL NO. E-3-8	VAN ZILE, HAZEL 2640 N. KERBY		
PARCEL NO. A-4-2	VERNON, CECIL L. 222 N. IVY		
PARCEL NO. AB 3-5	WALLIN, JACOB E. 413 N. STANTON		
PARCEL NO. RS-4-4	WALTON, LLOYD & WILLIE MAE . 102-06 N. KNOTT		
PARCEL NO. E-4-1	WARD, ARTHUR B. 2651 N. GANTENBEIN		
PARCEL NO. E-4-1	WARD, BILLY L. 2651 N. GANTENBEIN		
PARCEL NO. R-8-2	WARREN, LEO & INA 312 N. COOK		

NAME Thompson, Fred

PROJECT Lomanul

8/26/71

CHECKLIST FOR RELOCATION FILES -- INDIVIDUALS

- Copy of Notice to Acquire/Vacate
- Copy of Real Estate Option (for owner-occupant only)
- FDC 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 FDC Inspection - ok
- 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
- 10/13/71 DATE OF MOVE
- Keys turned into: Lomanul site office
- Utilities shut off
- Escrow releases, grants and amounts withheld
- Verify no rent outstanding
- ____ Other:

- HUD forms 6140.1 and 6140.2 Filed 10/22/71 = Mailed 10/26/71
- ____ HUD forms 6153 and 6154
- ____ Other:
- ____ Other:

Claim # 6147 - Paid 11/8/71 - \$36.50

11/8/71 DATE FILE CLOSED

RESIDENTIAL RELOCATION RECORD

Project Name Emmanuel Parcel No. 8-43 Advisor CD
 Client's Name Thompson, Fred. Phone _____
 Address 322 N. Knott. Ethn white Age 72
 Male Family Married Renter/Occupant
 Female Individual Single Owner/Occupant

Family Composition

Total Number in Family 2

2 wife, husband

Other:	Relation	Age	Relation	Age
	wife	72		

Economic Data

Employer \$ _____
 Address _____
 Other Source of Income
Social Security \$ 243.30
Rent 41.60
 Total Monthly Income \$ (284.60)

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 6-9-71 Date of Info pamphlet delivery 8-26-71

Date Notice to Move given _____ Date Effective _____ Expires _____

CLAIMANT'S INITIAL DATE OF OCCUPANCY

24 yrs

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

Date of initiation of negotiations for purchase of property 6-2-71

Date of Acquisition 10-7-71

Date of letter of intent _____

Date of move 10-13-71

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 1906

Size of Habitable Area 1296

Furnished with claimant's furniture
 YES NO

Total Number of Rooms 6 Rent Paid \$ _____ Utilities _____

Number of Bedrooms 3 Monthly Housing Payments \$ _____ Taxes _____

Liens \$ _____ (please explain) _____

Acquisition Price \$ 10,200⁰⁰ Amenities _____

REPLACEMENT DWELLING UNIT

Address 14554 SE Bevington Ct. Milwaukee 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 1968

Size of Habitable Area 1060

No. of Rooms 6 No. of Bedrooms 3

For Claimants Who Purchased

Purchase Price of Replacement Dwelling \$ 19500⁰⁰

Taxes \$ _____

RHP or TACO (including incidental costs) \$ 9,300

For Claimants Who Rented

Rent \$ _____

Utilities \$ _____

Total Rent Assistance \$ _____

Amount of Annual Payment \$ _____

No. of Housing Referrals to:

8 Standard Sales

_____ Standard Rent

Agency Referrals:

_____ MCW _____ HAP _____ OTHER (_____)

_____ 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 THOMSON, Fred RELOCATION ADVISOR ED BRB

ADDRESS 322 N. Knott PHONE 282-2063 PROJECT NAME Emanuel ORE. R-20

SEX M ETHN white VETERAN AGE 72 PARCEL NO. E-4-3

MARITAL STATUS married TENURE owner

DISABILITY INDIV FAMILY X

ELIGIBLE FOR: PUBLIC HOUSING FHA 235

RENT SUPPLEMENT OTHER

DATE ON SITE: <u>47 years</u>
INITIATION OF NEGOTIATIONS: <u> </u>
DATE OF ACQUISITION: <u>October 7, 1971</u>

INITIAL INTERVIEW June 9, 1971 DATE INFO PAMPHLET DELIVERED 8/26/71

NOTICE TO MOVE DATES EFFECTIVE EXPIRATION DATE

NOTIFY IN CASE OF EMERGENCY Fred Thomson, Jr. (son) 14600 S.E. Thelma Circle, Mil. 655-1764

ECONOMIC DATA

Employer \$
 Address
 MCW
 Social Security 243.00
 Pension 41.60
 Other
 TOTAL MONTHLY INCOME \$ 284.60

FAMILY COMPOSITION

Name	Relation	Age
Lolus J.	wife	72

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 1906 No. Rooms 6
 No. Bedrooms 3 Furn. X Unfurn
 Utilities \$
 Monthly Payments (Rent) \$
 Acquisition Price \$ 10,200.00
 Taxes \$ Equity \$
 Liens \$

Size of Habitable Area 1296 sq. ft.

HOUSING REFERRALS

Address	Bedrooms
Stan Wiley Co.-Stevens	2 homes
Kline Realty-Don Larson	3 homes
Action Realty-Betty Collins	3 homes

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 14554 S. E. Bevington Court Phone 656-1775 Date of Move 10/13/71
Milwaukie, Oregon 97222

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

Furnished _____ Unfurnished Number of Rooms 5 Number of Bedrooms 3 Habitable Area _____

Utilities \$ _____ Monthly Payments (Rent) \$ _____ Purchase Price \$ 19,500.00

Age of Structure: 1968 Taxes \$ _____ Equity \$ _____ Distance Moved Away _____

Name of Moving Company Bekins Moving & Storage Name of Realtor Shemrock Realty
Jim Lee, Owner

BENEFITS RECEIVED				Purchase Price	\$ 19,500.00
Type	Ck #	Date	Amount		
RHP	286EH & 6	EH	\$ 9,300.00	Down Payment	\$ _____
TACO (Rental)			\$	RHP	\$ 9,300.00
TACO (Rental)			\$	Total Down	- \$ _____
TACO (Rental)			\$	Total Mortgage	\$ _____
TACO (Rental)			\$		
TACO (Sales)			\$		
Fixed Moving	27447 G	10/22/71	\$ 500.00		
Actual Move			\$		
Storage			\$		
Incidental	149 EH	11/17/71	\$ 36.50		
Interest			\$		
TOTAL BENEFITS RECEIVED			\$ <u>9,836.50</u>		

REALTOR: _____ ESCROW CO. Pioneer National OFFICER Jean Egberg

INTERVIEW REGISTER

Date		Relocation Worker
1/15/71	Flyer: delivered by James Crolley. Very receptive.	
1/25	Was in and wanted to know if the project has come any closer to being ready to start. Had talked to JC prior to this date.	
2/9	SURVEY: Will buy comparable housing SE area around 63rd and Duke.	JC
6/2	Went with Norm B. of real estate to talk to the Thomsons. Fred - I hesitate to try to tell them any exact amount of ARP benefits because it has been spelled out yet. Fine people and willing to move. Want to go into Milwaukie area - three bedroom house.	WSJ
6/7/71	Talked to attorney for Fred Thomson about 14755 Orchard Lane south of Johnson Road, 8 blocks from shopping center at Webster and Thieson Rd. Made a call to Mr. Thomson about going out to see this house. We hope that we will be able to figure out his ARP payment in new couple of weeks or sooner. (The cost of the house is \$22,000.)	CD
8/26/71	As of this date, I have been asked to work with the Thomsons by Stan Jones and Ben Webb. In reviewing the file, my procedure will be to call on them immediately and establish a rapport and determine their wants and needs. Past info in the file indicated many meetings with many people (Legal Aid service, PDC representatives). Consequently, it seems obvious that they could be confused at this point, and I prefer to go alone and gain their confidence.	BRB
8/26	I called on Mr. and Mrs. Thomson by appointment and found them not only receptive but a delightful couple. Very obviously, they have been contacted by too many people, and at this point simply want direction and decisiveness. I told them (with prior approval of Stan Jones) that I would be their contact with the PDC henceforth, and I would start immediately with a survey of the Milwaukie-Westwood area, which is their choice, and will keep in close contact with them.	BRB
8/30	Stan Wiley and Kline Realty have appointments to show Thomson several Milwaukie area properties today. They wanted one price at \$20,000; however, when I presented it to Ben Webb for additional RHP approval, he denied the request. Mr. & Mrs. Thomson claim they were told to look for property up to \$20,000.	BRB
9/7	I telephones Mr. Thomson this morning after giving them a few days to think out this problem. He was very receptive to now follow my advice to look up to \$18,000 and will receive calls again from the real estate community. I made appointments with two real estate salesmen for them who have what seems to be suitable listings for them.	BRB
9/10	Mr. and Mrs. Thomson telephoned today that they had made an earnest money offer on a house at Milwaukie and wanted to discuss it with me. I went to their home to get details and found they had made an offer on a \$19,500 dwelling, leaving them a balance of \$1,613.00 needed to make a cash offer. Later in the day, Jim Barnes, Attorney, EDPA, telephoned to inform me of a meeting with Don Stark, PDC legal counsel, Ben Webb, Relocation Chief, and the clients, for Monday morning, Sept. 13, '71.	BRB

INTERVIEW REGISTER

Date		Relocation Worker
9/12/ 71	I attended the meeting, and the earnest money agreement was corrected and signed by Mr. Thomson. Mr. and Mrs. Thomson will make up the difference needed to make a cash deal. I will order a Clackamas County Bureau of Buildings inspection and prepare the RHP claim to be placed in escrow at Trans-america, Oak Grove Branch.	BRB
9/14	Clackamas County does not make residential inspections. I will meet with Jim Roe, salesman for Shamrock Realty, to inspect the dwelling.	BRB
9/16	I met with Mr. Roe and took Mrs. Warren along to inspect Thomsons' replacement dwelling. It meets standard conditions.	BRB
9/30	RHP (\$7,687) mailed to Pioneer National Title Insurance Co.	BRB
10/11	Letters of instruction to Pioneer National and Transamerica Title Insurance Company mailed.	
	Moving arrangements were made today at the client's request, with Bekins Moving & Storage Company, for 10/13/71.	BRB
10/13	Thomsons' possessions were moved today. Mr. Thomson made arrangements with Stan Jones to turn in house keys when he has completed his moving of the balance of his personal belongings.	BRB
10/18	Claim form for relocation moving costs and dislocation allowance mailed to Thomsons for signature.	BRB
10/22	Claim for moving costs and dislocation allowance filed.	BRB
10/26	Moving costs paid-\$500.	BRB
11/10	Letter and claim form mailed to reimburse settlement costs.	BRB
11/15	Claim filed for settlement costs.	BRB
11/18	Claim for settlement costs paid, Check #149 EH - \$36.50.	BRB
1/27/ 72	Client telephoned and spoke to Ben Webb regarding additional RHP payable on a comparable basis. I am working up a comparable basis to submit.	BRB
2/4	Comparable was approved by Ben Webb, Relocation Chief.	BRB
2/8	Claim filed for balance of RHP.	BRB
2/14	Claim for final RHP paid (\$1,613).	
	Case closed.	BRB

February 14, 1972

Mr. and Mrs. Fred A. Thomson
14554 S. E. Bavington Ct.
Milwaukie, Oregon 97222

Dear Mr. and Mrs. Thomson:

Enclosed you will find our Warrant No. 286 EH in the amount of \$1,613.00.

This represents the balance due you of your replacement housing payment to which you are entitled as a result of displacement from 322 N. Knott Street.

Very truly yours,

Benjamin C. Webb
Chief of Relocation and
Property Management

BCW/SRB:ch
Enclosure

PORTLAND DEVELOPMENT COMMISSION

1700 S.W. FOURTH AVENUE
 PORTLAND, OREGON 97201

Nº 286 EH

DATE February 9, 19 72

PAY TO **Fred A. Thomson**

\$ 1,613.00

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 NOB.	DESCRIPTION	AMOUNT
		Reimbursement for RHP per Claim filed for Homeowners. From 322 N. Knott Street (E-4-3). Lump Sum Payment	<u>\$1,613.00</u>

Account Distribution

NO.	TITLE	AMOUNT
E 1501	Relocation Payment (RHP)	\$1,613.00

[Handwritten signature]

[Handwritten signature]

CLAIM FOR REPLACEMENT HOUSING PAYMENT FOR
HOMEOWNERS

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

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

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

1. FULL NAME OF OWNER-OCCUPANT CLAIMANT (as shown in deed to displacing agency or in condemnation proceeding)	2. DATE OF DISPLACEMENT:
THOMSON, Fred A.	10/13/71
<input checked="" type="checkbox"/> Family <input type="checkbox"/> Individual	Parcel No. <u>E-4-3</u>

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 322 N. Knott St., Portland, Oregon
2. Date you first occupied this dwelling as the owner 1924
Month-Day-Year
3. Number of bedrooms in the dwelling 3
4. Date of initiation of negotiations for local agency acquisition of dwelling 6/2/71
5. Payment made by local agency for the dwelling \$ 10,200.00

Part II. Data on dwelling unit to which you moved

6. Address of dwelling unit to which you moved (include ZIP Code)
14554 S.E. Bevington Ct., Milwaukie, Oregon 97222
7. Number of bedrooms in replacement dwelling 3
8. Purchase price of the replacement dwelling \$ 19,500.00

9. Complete either a. or b.:

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

Date you signed purchase agreement 9/7/71 Date of Settlement 10/13/71
Month-Day-Year Month-Day-Year

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

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

Date you expect to occupy _____
Month-Day-Year

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

_____ Schedule Comparative

B. Interest Payment

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

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

COSTS INCURRED BY CLAIMANT				FOR LOCAL AGENCY USE
Item (a)	Charged to 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 3, 1972
Date

Frederic A. Thomson
Signature of Owner-Occupant (s)

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

NAME AND ADDRESS OF CLAIMANT:

Fred A. Thomson
14554 S.E. Bevington Ct.
Milwaukie, Oregon 97222

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: 1924 Date of Acquisition: 9-13-71
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: 1924 Date of Initiation of
Negotiations: 6/2/71

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

Date of Displacement: 10/13/71 Date of Purchase of Replacement
Housing: 10/13/71

Date of Occupancy of Replacement Housing: 10/13/71
(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 \$1,613.00 is authorized.

3/8/72
Date

[Signature]
Authorized Signature

7. RECORD OF PAYMENT

Date of Payment: 3/9/72 Check No. 286 EH Amount: \$1613.00

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

NAME AND ADDRESS OF CLAIMANT

COMPUTATION PREPARED BY:

Fred Thompson
 14554 S.E. Derington Ct.
 Milwaukie, Oregon

Betty L. Burns 2/1/72
 (Name) (Date)

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

A. COMPUTATION OF TOTAL REPLACEMENT HOUSING PAYMENT FOR HOMEOWNERS

- | | | |
|---|----------------------|--------------------|
| 1. Amount of differential payment (Block B, Line 6) | \$ <u>9,300.00</u> | |
| 2. Plus interest payment (Block C, Step 4, Last line) | + \$ <u>—</u> | |
| 3. Plus costs incidental to purchase (Total amount approved by agency, from claim form, Block 3C, Column (e)) | + \$ <u>—</u> | |
| 4. Total (Sum of Lines 1, 2, and 3) | \$ <u>9,300.00</u> | |
| 5. Minus adjustments (Attach explanation; e.g., amount previously received as Replacement Housing Payment for Tenants and Certain Others) | - \$ <u>7,687.00</u> | |
| <i>R.H.P. paid per schedule</i> | | |
| 6. Total Replacement Housing Payment for Homeowner (Line 4 minus Line 5) | | \$ <u>1,613.00</u> |

(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 | \$ <u>19,500.00</u> |
| 2. Cost of comparable replacement dwelling (Cost based on: _____ Schedule <input checked="" type="checkbox"/> Comparative _____ Other) | \$ <u>19,500.00</u> |
| 3. Acquisition payment made by agency for claimant's former dwelling | \$ <u>10,200.00</u> |

Computation

- | | | |
|--|----------------------|--------------------|
| 4. Line 1 or Line 2, whichever is less | \$ <u>19,500.00</u> | |
| 5. Minus Line 3 | - \$ <u>9,300.00</u> | |
| 6. <i>Less R.H.P. paid</i>
Amount of differential payment | <u>7,687</u> | \$ <u>1,613.00</u> |
| 7. <i>Balance due Thompson</i> | | |

February 2, 1972

Mr. and Mrs. Fred Thomson
14554 S. E. Bevington Court
Milwaukie, Oregon 97222

Dear Mr. and Mrs. Thomson:

Enclosed you will find a claim form covering the balance due you
of your Replacement Housing Payment, in the amount of \$1,613.00.

Please sign on the line indicated, and return the form to the
Portland Development Commission in the envelope provided.

Thank you for your cooperation.

Very truly yours,

Benjamin C. Webb
Chief of Relocation and
Property Management

BCW/BRB:ch
1/2/72

11/2/71

EMANUEL

Parcel E-4-3

Housing Additive

Rent Supp.

Down Payment

Economic Rent

Relocatee THOMSON, Fred

Address 322 N. Knott

ITEM	SUBJECT			COMPARABLE #1			COMPARABLE #2			COMPARABLE #3		
Multiple Listing #	XXX											
Sale or Rent Price	\$10,200			\$19,500			\$21,500					
Address	322 N. Knott			14554 S. E. Bevington Ct.			14755 S. E. Orchid					
No. of Rooms	BR	Bath	Total Rooms	BR	Bath	Total Rooms	BR	Bath	Total Rooms	BR	Bath	Total Rooms
	3	1	7	3	1	6	3	1	6			
Type	1 1/2 story Older			New - ranch			Ranch					
State of Repair (Int. Ext.)	Good			Good			Good					
Type of Neighborhood	Poor			Good - new			Good - new					
Street Improvements	Poor			Good			Good					
Availability of Public Services	4 blocks			4 blocks			4 blocks					
Lot Size	50 x 100			154 x 124			80 x 132					
Year Built	1906			1968			1964					
Fireplace	No			No			Yes					
Heating System	Oil			Gas			Gas					
Basement	Full cement			No			No					
Garage	No			Attached - Dble. Oversized			Attached-double Oversized					
Habitable Area	864 main floor			1060			1040					
Total Area							1590					
Furnished or Unfurnished	Unfurn.			Unfurn.			Unfurn.					
Extraordinary Amenities	Patio			Fenced - landsc. yard			Patio - W-W carpet Storm doors					

Comparable # 1 is considered most like subject because:

The adjusted price is \$ _____ . Explain _____

By _____ Date _____

WORKSHEET FOR RHP CLAIM FOR HOMEOWNERS

NAME AND ADDRESS OF DISPLACING AGENCY _____

PROJECT NAME Emanuel

PROJECT NO. _____

Full name Fred A. Thomson

Family Individual

Date of Displacement 10/13/71

Parcel No. E-4-3

A. I Address of unit from which you moved 322 N. Knott
 Date you first occupied as owner-occupant 1974
 Number of bedrooms 3 Date of initiation of negotiations 6/2/71
 Payment made by local agency for this dwelling \$ 10,200.00

A. II Address of unit to which you moved 4554 S.E. Brington Ct., Mew
 Number of bedrooms 3 Purchase price of replacement dwelling \$ 19,500.00
 Date you signed purchase agreement 9-7-71
 Date of settlement 10/13/71
 Date you expect to occupy 10/13/71
 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 1974 Date of acquisition 9-13-71
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 10/13/71
 Date of purchase of replacement housing 10/13/71
 Date of occupancy of replacement housing 10/13/71
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

November 18, 1971

Mr. Fred Thomson
1455 1/2 S.E. Bevington Ct.
Milwaukie, Oregon 97222

Dear Mr. Thomson:

We are enclosing our Warrant No. 149 EH in the amount of \$36.50, representing reimbursement of certain settlement costs charged to you when you purchased your new home in Milwaukie.

Very truly yours,

Benjamin C. Webb
Chief of Relocation and
Property Management

BCM:ch
Enclosure

PORTLAND DEVELOPMENT COMMISSION

1700 S.W. FOURTH AVENUE
 PORTLAND, OREGON 97201

N^o 149 EH

DATE November 17, 1971

PAY TO **Fred Thomson**

\$36.50

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 for Settlement Costs per claim filed. 322 N. Knott Street (Parcel E-4-3)	<u>\$36.50</u>

Account Distribution

NO.	TITLE	AMOUNT
E 1501	Relocation Payments (Settlement Costs)	\$36.50

[Handwritten signature]

[Handwritten initials]

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)
 Neighborhood Development Project
 Emanuel ORE, R-20

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)

Address (Include ZIP code)

Fred Thomson (F)

14554 S.E. Bevington Ct.

2. IDENTIFICATION OF PROPERTY

Milwaukie, Oregon 97222

a. Address or Legal Description

322 N. Knott Street (Parcel E-4-3)
 Portland, Oregon 97227

c. Did you occupy this property either as a resident or for the purpose of carrying out business operations?

b. Parcel Number(s)

E-4-3

Yes No

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)
Escrow fee	\$ 35.00	\$ 35.00	\$ 35.00	\$ 35.00
Recording fee	1.50	1.50	1.50	1.50
TOTAL	\$ 36.50	\$ 36.50	\$ 36.50	\$ 36.50

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

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.

Nov 13, 71
 Date

X Fred A. Thomson
 Signature of claimant

(Over)

FOR LOCAL AGENCY USE ONLY

A. DOES CLAIMANT MEET ALL TIMING REQUIREMENTS FOR ELIGIBILITY?

Yes No

If "No," explain:

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 \$ 36.50.

11-15-71

Date


Authorized signature

E. RECORD OF PAYMENT

Claim paid: \$ 36.50 by check No. 149EH dated November 17, 1971.

November 10, 1971

Mr. and Mrs. Fred Thomson
1455 1/2 S. E. Bevington Court
Milwaukie, Oregon 97222

Dear Mr. and Mrs. Thomson:

We are enclosing HUD claim form #6147 for your signature. Upon receiving the signed claim form in our office, we will promptly reimburse you for settlement costs incurred when you purchased your new home.

We are enclosing a stamped, addressed envelope for your convenience.

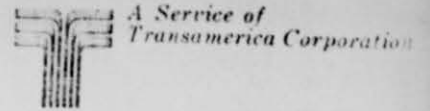
Thank you for your cooperation.

Very truly yours,

Benjamin C. Webb
Chief of Relocation and
Property Management

BCW/BRB:ch
Enclosures

Transamerica Title Insurance Co



ESCROW DEPARTMENT

Fred A. Thomson
 Lake
 Gus Thomson

Escrow No. 30-270
 Order No. 708922
 Date 10-11-71
 Adjustment Date 10-15-71

	CHARGES	CREDITS
Purchase Price	\$19,500.00	
Pro Rata Real Estate Taxes: 1971-72 Taxes Estimated from 7-1-71 to 10-15-71		\$130.24
Pro Rata Fire Insurance: Buyer getting New		
Escrow Fee (1/2) ✓	35.00	
Recording Deed	1.50	
Contract/Mortgage Balance		
Earnest Money Deposit Retained by Broker		500.00
Deposit in Escrow from Pioneer National Title		17821.24
" " " from Purchser		1121.65
	\$19,536.50	\$19573.13
To Balance Check to be enclosed to you-----	36.63	

FOR CLOSING STATEMENT 9,934.24
 RELEASED FROM ESCROW 200.00
 RHP 7687.00
 \$17,821.24

PURCHASERS STATEMENT

(Cash or Contract)

October 26, 1971

Mr. and Mrs. Fred Thomson
14554 S.E. Bevington Court
Milwaukie, Oregon 97222

Dear Mr. and Mrs. Thomson:

We are enclosing our check, No. 27447 G, in the amount of \$500, which represents \$300 to cover the cost of your move to your new location and \$200 dislocation allowance.

It has been a pleasure to be of assistance to you in your relocation, and we hope you are pleased with your new home.

Very truly yours;

Benjamin C. Webb
Chief of Relocation and
Property Management

ENCLOSURE
Enclosure

PORTLAND DEVELOPMENT COMMISSION

1700 S.W. FOURTH AVENUE
 PORTLAND, OREGON 97201

Nº 27447 G

DATE October 22, 19 71

PAY TO THE
 ORDER OF

Fred Thomson

\$ **500.00**

DOLLARS

NON-NEGOTIABLE

THE FIRST NATIONAL BANK OF OREGON
 S.W. Fifth and College Branch
 Portland, Oregon

Portland Development Commission · 224-4800

DETACH BEFORE DEPOSITING CHECK

DATE	INVOICE OR CONTRACT NOS.	DESCRIPTION	AMOUNT
		Reimbursement per claim for relocation filed - move from 322 N Knott (Parcel E-4-3) to Milwaukie, Oregon - Dislocation allowance \$200.00 Fixed payment - own furn. 300.00	\$500.00

Account Distribution

NO.	TITLE	EH	AMOUNT
E1501	Rdo payment (Fixed - own furn. - family)	EH	\$500.00

Handwritten initials

Handwritten signature

FOR LOCAL AGENCY USE ONLY

U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

CLAIM FOR RELOCATION PAYMENT

(Certification of Eligibility and Record of Payments -- Families and Individuals)

NAME AND ADDRESS OF CLAIMANT (Include ZIP code)

Fred Thomson
14554 S.E. Bevington Ct.
Milwaukie, Oregon 97222

NAME OF LOCAL AGENCY

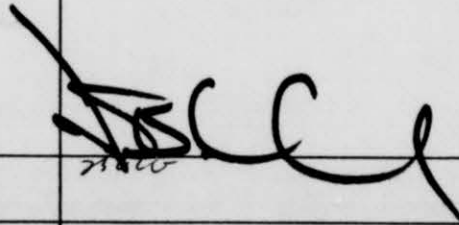
Portland Development Commission

INSTRUCTIONS: Attach completed Form HUD-6140.2 to completed Form(s) HUD-6140.1 filed by claimant.

A. Does claimant meet all timing requirements for eligibility? YES NO
If "No," explain:

B. 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:

ITEM	AMOUNT	AUTHORIZED SIGNATURE	DATE
1. Initial claim, moving expenses and direct loss of property a. Reimbursement for moving expenses, including, if applicable, storage and related costs in the amount of \$ _____	\$ 500.00		10-22-71
b. Reimbursement for actual direct loss of property	\$		
2. Supplementary claim(s) for storage costs:			
3. Final claim, reimbursement for moving expenses covering storage and related costs	\$		

C. RECORD OF PAYMENTS MADE (Total payments may not exceed \$200)

DATE	CHECK NUMBER	AMOUNT	DATE	CHECK NUMBER	AMOUNT
10/22/71	274476	\$ 500.00	10/22/71		\$

D. EXPLANATION OF ANY DIFFERENCE BETWEEN AMOUNTS CLAIMED AND AMOUNTS APPROVED

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
CLAIM FOR RELOCATION PAYMENT
 (Families and Individuals)

HUD-6140.1
(4-66)

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 Hospital Project

PROJECT NUMBER

ORE. R-20

INSTRUCTIONS: If this claim is for a **FIXED PAYMENT**, complete Items 1 through 6 and Item 12. If this claim is for reimbursement for actual moving expenses (including storage costs, if applicable) and/or direct loss of property, complete Items 1 through 12. If an item does not apply, write "None" in the space. If a Relocation Adjustment Payment will also be claimed, complete Form HUD-6141.1, Claim for Relocation Adjustment Payment, and attach it to this form.

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

THOMSON, Fred (F)

2. DATE(S) OF MOVE

October 13, 1971

3. ADDRESS FROM WHICH YOU HAVE MOVED

a. Address

322 N. Knott Street (Parcel E-4-3)

b. Apt., Floor, or Room No. _____

c. Was it furnished with your own furniture? Yes No

d. Number of rooms occupied (excluding bathrooms, hallways, and closets): 7

e. Date you moved into this address: 1974

4. ADDRESS TO WHICH YOU HAVE MOVED

a. Address (include ZIP code)

14554 S. E. Bevington Ct.
 Milwaukie, Oregon 97222

b. Apt., Floor, or Room No. _____

c. Were household goods moved to or from storage?

Yes No

If "Yes," complete Block B on reverse side of this form.

5. TYPE OF PAYMENT CLAIMED

Check a or b after consulting local agency:

a. Reimbursement for actual moving expenses (including storage costs, if applicable) and/or direct loss of property

b. Fixed Payment (May not be made if storage costs are involved)

Check c if applicable:

c. Supplementary claim for reimbursement of storage costs

6. TOTAL CLAIM (If claim is for Fixed Payment, consult local agency. If claim is for reimbursement of actual moving expenses, direct loss of property, and/or storage costs, enter sum of Lines 11a, 11b, and 11c below.)

\$ 500.00

DO NOT COMPLETE ITEMS 7 THROUGH 11 IF THIS IS A CLAIM FOR FIXED PAYMENT

7. NAME OF MOVING COMPANY (OR PERSON)

8. MOVER'S TELEPHONE NO.

9. ADDRESS OF MOVING COMPANY (OR PERSON)

10. METHOD OF PAYMENT, MOVING BILL (Check one)

a. I have paid the moving charges, as evidenced by the attached itemized receipt or paid bill from the mover, and I therefore request reimbursement.

b. I have not paid the moving charges, and I therefore request that the attached itemized moving bill be paid directly to the mover, in accordance with arrangements made in advance, and with my consent, between the local agency and the mover.

11. AMOUNT OF ACTUAL COSTS AND/OR LOSS

a. MOVING COST (Must be supported by attached receipt(s) or unpaid voucher from mover if local agency is to pay mover directly.)

\$

b. STORAGE COST (Must be supported by attached receipt(s) or unpaid voucher from storage company if local agency is to pay storage company directly.)

\$

c. DIRECT LOSS OF PROPERTY CLAIMED (If any claim is made here, the Statement of Claim on reverse side of this form must be completed.)

\$

12. 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.

10-20-71
 Date

Fred A. Thomson
 Signature of claimant

(Over)

A. STATEMENT OF CLAIM FOR ACTUAL DIRECT LOSS OF PROPERTY

List each item of property for which an actual direct loss is claimed, and for which reimbursement or compensation is not otherwise provided, and state the indicated information with respect to each item. Attach any appraisals, estimates, statements of value, or other evidence of estimated value or actual price received for property sold. Attach additional sheets as necessary.

DESCRIPTION OF PROPERTY <i>(List each major item separately)</i>	BASIS FOR AMOUNT CLAIMED <i>(Explain fully, referring to any attached statements)</i>	NAME AND ADDRESS OF PURCHASER	FAIR MARKET VALUE FOR CONTINUED USE AT PRESENT LOCATION	NET PROCEEDS FROM SALE	AMOUNT CLAIMED	FOR LOCAL AGENCY USE
						AMOUNT APPROVED
COMPUTATION OF PAYMENT:						
	Fixed payment for moving costs (7 rooms)	\$300.00				
	Dislocation allowance	<u>200.00</u>				
	Total due claimant	<u>\$500.00</u>				

B. STATEMENT OF CLAIM FOR STORAGE COSTS

DESCRIPTION OF PROPERTY STORED <i>(List each major item separately. If this is a supplementary claim for storage costs and there has been no change in the number of items stored, reference may be made to description previously submitted. Attach additional sheets as necessary.)</i>	NAME AND ADDRESS OF STORAGE COMPANY		TYPE OF CLAIM	
			1. Check one: <input type="checkbox"/> Initial claim <input type="checkbox"/> Supplementary claim 2. Check if applicable: <input type="checkbox"/> Final claim	
STORAGE PERIOD 1. Total period: _____ months Check one: <input type="checkbox"/> Actual <input type="checkbox"/> Estimated 2. Date property moved to storage: _____, 19____ 3. Date property moved from storage: _____, 19____	STORAGE COSTS		AMOUNT	FOR LOCAL AGENCY USE
				AMT. APPROVED
	1. Monthly rate		\$	\$
	2. Total costs actually incurred (cumulative)		\$	\$
	3. Amount previously received as relocation payment		\$	\$
4. Amount claimed herewith <i>(Line 2 minus Line 3)</i>		\$	\$	

METHOD OF PAYMENT (Check one)

I have paid the storage charges, as evidenced by the attached itemized receipt or paid bill, and I therefore request reimbursement.

I have not paid the storage charges, and I therefore request that the attached itemized bill be paid directly to the storage company, in accordance with arrangements made in advance, and with my consent, between the local agency and the storage company.

Thomson, Fred

RECEIVED

OCT 24 1971

PORTLAND DEVELOPMENT COMMISSION

DATED this 20 day of Oct 1971.

The undersigned does hereby consent and agree that all personal property left by me in the premises at 322 N. Front
_____, Portland, Oregon may be considered and treated by the PORTLAND DEVELOPMENT COMMISSION as abandoned property and disposed of without incurring any obligation or liability to account to me therefore.

X Fred A. Thomson
(~~Fred~~ name)

~~by~~

October 19, 1971

Mr. and Mrs. Fred Thomson
14554 S. E. Bevington Court
Milwaukie, Oregon 97222

Dear Mr. and Mrs. Thomson:

We are enclosing a release of personal property form for your signature. Please sign and return in the enclosed, stamped envelope.

It is our hope that you are pleased with your new home.

Very truly yours,

Benjamin C. Webb
Chief of Relocation and
Property Management

SCM/BRS:ch
Enclosures

October 18, 1971

Mr. and Mrs. Fred Thomson
14554 S. E. Bevington Ct.
Milwaukie, Oregon 97222

Dear Mr. and Mrs. Thomson:

We are enclosing HUD claim form No. 6140.1 for your signature. Upon receiving this signed form, we will be able to reimburse you for the cost of moving your household possessions from 322 N. Knott to your present address.

For your convenience in returning the form to our office we are also enclosing a stamped, addressed envelope.

Very truly yours,

Benjamin C. Webb
Chief of Relocation and
Property Management

BCM/BRB:ch
Enclosures

October 11, 1971

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

Attention: Jean Egberg, Escrow Officer

Gentlemen:

Subject: Fred Thomson Escrow

Please release Replacement Housing Payment in the amount of \$7,687.00 held in escrow by you for the above-named client, to Transamerica Title Insurance Company, Oak Grove Branch, 14001 S.E. McLoughlin Blvd., Naomi Clayton, escrow officer. Transamerica is prepared to close Wednesday, October 13, 1971.

Thank you for your cooperation.

Very truly yours,

Benjamin C. Webb
Chief of Relocation and
Property Management

BCW/BRB:ch

October 11, 1971

Transamerica Title Insurance Company
14001 S.E. McLoughlin Blvd.
Portland, Oregon 97222

Attention: Naomi Clayton, Escrow Officer

Gentlemen:

Re: Fred Thomson

A Replacement Housing Payment in the amount of \$7,687.00 will be received by you from Pioneer National Title Insurance Company for Fred Thomson, to be released when Mr. and Mrs. Thomson purchase and occupy their replacement dwelling located at 14554 S.E. Bevington Court, Milwaukie, Oregon.

Also, the Portland Development Commission is prepared to make payment for certain closing costs, not including reserves, incurred by Mr. and Mrs. Thomson. Please send an itemized statement of these costs so that reimbursement can be made.

Thank you.

Very truly yours,

Benjamin C. Webb
Chief of Relocation and
Property Management

BCW/BRB:ch

September 30, 1971

Pioneer National Title Insurance Company
421 SW Stark
Portland, Oregon 97204

Attention: Jean Egberg, Escrow Officer

Gentlemen:

Re: Escrow - Fred A. Thomson

Enclosed is our Warrant No. 61 EN in the amount of \$7,687.00 representing a replacement housing payment, to be deposited to subject escrow for Mr. Fred A. Thomson, until you have received written notice from the Portland Development Commission that Mr. Thomson has purchased and does occupy standard housing.

Also, the Portland, Development Commission is prepared to make payment for certain closing costs, not include reserves, incurred by Mr. Thomson. Please send an itemized statement of these costs as soon as possible so that funds will be available on a timely basis.

Yours very truly,

Benjamin C. Webb,
Chief of Relocation and
Property Management

BCW:ec
Enclosure

PORTLAND DEVELOPMENT COMMISSION

1700 S.W. FOURTH AVENUE
 PORTLAND, OREGON 97201

N^o 61 EH

DATE September 29, 19 71

PAY TO **Pioneer National Title Insurance Company**

\$ **7,687.00**

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 Fred A. Thomsen for move from 322 N. Knott (Parcel E-4-3), per replacement housing claim filed...	\$7687.00

Account Distribution

NO.	TITLE		AMOUNT
E1501	Relo Payments RHP	EH	\$7,687.00

AL

BO

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 Hospital Urban
Renewal 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 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)

Fred A. Thomson

3. DATE OF DISPLACEMENT

10/13/71

2. Family

Individual

4. DWELLING UNIT FROM WHICH YOU MOVED

a. Address: 322 N. Knott Street (E-4-3)

Portland, Oregon

b. Date you first occupied this dwelling unit as the owner:

1924
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): 14554 S.E. Bevington Ct.,

Milwaukie, Oregon 97222

b. Number of bedrooms: 3

c. Purchase price: \$ 19,500.00

d. If you have purchased and occupied this dwelling

(1) Date you signed purchase contract: 9-7-71
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: 9-7-71
Month-Day-Year

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

(3) Date you expect to occupy: 10-13-71
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.

9-13-71
Date

Fred A. Thomson
Signature of Owner-Occupant

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

DETERMINATION OF ELIGIBILITY AND COMPUTATION OF REPLACEMENT HOUSING PAYMENT

NAME OF CLAIMANT

Fred A. Thompson

NAME OF DISPLACING AGENCY

Portland Development Commission

INSTRUCTIONS: Attach completed Form HUD-6154 to claimant's copy of Form HUD-6153 and, if applicable, Form HUD-6141.2.

DETERMINATION OF ELIGIBILITY. (Attach an explanation of any entries which differ from claimant's entries on Form HUD-6153.)

1. Did the claimant own the single- or two-family dwelling at the time of acquisition?

YES	NO
X	

Initial Date of Ownership:

Date of Acquisition:

1924
Month-Day-Year

9-13-71
Month-Day-Year

2. Did the claimant own and occupy the single- or two-family dwelling at least one year prior to the initiation of negotiations?

YES	NO
X	

Initial Date of Ownership:

Date of Initiation of Negotiations:

1924
Month-Day-Year

6-2-71
Month-Day-Year

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?

YES	NO

Initial Date of Ownership:

Date of HUD Approval of the Project:

Month-Day-Year

Month-Day-Year

4. Did the claimant purchase and occupy the replacement housing within one year from the date of displacement?

YES	NO
X	

Date of Displacement:

Date of Purchase of Replacement Housing:

Date of Occupancy of Replacement Housing:

10-13-71
Month-Day-Year

10-13-71
Month-Day-Year

10-13-71
Month-Day-Year

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 (Form HUD-6141.2).)

YES	NO
X	

Date previously substandard dwelling was inspected and found to be standard:

Month-Day-Year

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.

COMPUTATION OF REPLACEMENT HOUSING PAYMENT

1. Average sales price for a standard dwelling suitable for the claimant. <i>(From approved Form HUD-6155)</i>	\$ 17,887.00
2. Acquisition payment received by the claimant for his single- or two-family dwelling.	\$ 10,200.00
3. Line 1 minus line 2.	\$ 7,687.00
4. Amount of Replacement Housing Payment <i>(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.)</i>	\$ _____
5. Amount of any Additional Relocation Payment,* previously paid. <i>*Include Relocation Adjustment Payment made in accordance with interim instructions (See Circular 1370.3, paragraph 8).</i>	\$ _____
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 <i>(line 5 and 6)</i>	\$ _____
8. Amount of Replacement Housing Payment. <i>(Line 4 minus line 7)</i>	\$ 7,687.00

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:
<u>10-13-71</u> Month-Day-Year	<u>10-13-71</u> 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.

<u>9-28-71</u> Date	 Authorized Signature
------------------------	--

RECORD OF PAYMENT	DATE	CHECK NO.	AMOUNT
	9/29/71	WARRANT 61EH	7,687.00

September 23, 1971

The File

Benjamin C. Webb

Relocation Housing Payment - Fred Thomson

On September 13, 1971 a meeting was held at the C-CAP office at 106 N.E. Morris, between Mrs. Leo Warren from EDPA; the clients; Mr. Jim Barnes from Legal Aid; Mr. Don Stark, PDC attorney; Betty Burns; and Ben Webb, PDC staff.

The Thomsons have found a house that they want to buy at 14554 S.E. Bevington Ct., Milwaukie.

The cost of the new house is	\$19,500
Our option is	<u>10,200</u>
Difference	<u>\$ 9,300</u>

We explained that according to our present schedule, the RHP would be only \$7,687, leaving a difference of \$1,613.

We will need a City inspection at the new residence.

The Thomsons want to be in their new home before October 13, 1971.

BCW:ch



EARNEST MONEY RECEIPT

City MILWAUKIE State OREGON 9 SEPT 19 71

RECEIVED FROM FRED A. THOMPSON & LOUIS J. THOMPSON H&W

the sum of FIVE HUNDRED AND 00/100 Dollars (\$ 500.00)
in the form of CHECK 1ST NAT BANK UNION & Savings Inst as earnest money and in part payment for the purchase of the following described real estate situated in the City of MILWAUKIE County of CLATSOP State of OREGON to-wit:
Conroy Knowles 14554 BENINGTON CT.
LEGAL DESCRIPTION TO FOLLOW

for the sum of NINETEEN THOUSAND FIVE HUNDRED AND 00/100 Dollars (\$ 19,500.00)
on the following terms, to-wit: The sum, hereinabove received for, of FIVE HUNDRED 00/100 Dollars (\$ 500.00);
• {On _____ 19_____, as additional earnest money, the sum of _____ Dollars (\$ _____);
• {On owners acceptance, _____ Dollars (\$ _____);
Upon acceptance of title and delivery of _____ deed, _____ the sum of _____ Dollars (\$ _____);
Balance of NINETEEN THOUSAND AND 00/100 Dollars (\$ 19,000.00)
payable as follows: CASH ON CLOSING

THIS OFFER IS CONTINGENT TO APPROVAL OF INSPECTOR
PAYMENT OF RELOCATION BENEFITS AND SALE OF HOME TO TDC

A title insurance policy from a reliable company insuring marketable title in seller is to be furnished purchaser in due course at seller's expense; preliminary to closing, seller may furnish a title insurance company's title report showing its willingness to issue title insurance, which shall be conclusive evidence as to seller's record title; or in lieu of said title insurance policy, seller may furnish purchaser an abstract of title prepared by a reliable abstract company.
It is agreed that if seller does not approve this sale within the period allowed broker below in which to secure seller's acceptance, or if the title to the said premises is not insurable or marketable, or cannot be made so within thirty days after notice containing a written statement of defects is delivered to seller, the said earnest money shall be refunded. But if said sale is approved by seller and title to the said premises is insurable or marketable and purchaser neglects or refuses to comply with any of said conditions within ten days after the said evidence of title is furnished and to make payments promptly, as hereinabove set forth, then the earnest money herein received for (including said additional earnest money) shall be forfeited to seller as liquidated damages and this contract thereupon shall be of no further binding effect.
The property is to be conveyed by good and sufficient deed free and clear of all liens and encumbrances except zoning ordinances, building and use restrictions, reservations in Federal patents, easements of record and, NOTE

All irrigation, plumbing and heating fixtures and equipment (including stoker and oil tanks but excluding fire place fixtures and equipment), water heaters, electric light fixtures, light bulbs and fluorescent lamps, bathroom fixtures, venetian blinds, drapery and curtain rods, window and door screens, storm doors and windows, attached linoleum, attached television antenna, all shrubs and trees and all fixtures except DRAPES & RUGS

are to be left upon the premises as part of the property purchased. The following personal property is also included as a part of the property for said purchase price:

Seller and purchaser agree to pro rate the taxes which are due and payable for the current tax year. Rents, interest, premiums for existing insurance and other matters shall be pro rated on a calendar year basis. Adjustments are to be made as of the date of the consummation of said sale or delivery of possession, whichever first occurs. Encumbrances to be discharged by seller may be paid at his option out of purchase money at date of closing. SELLER AND PURCHASER AGREE THAT SUBJECT SALE WILL BE CLOSED IN ESCROW, THE COST OF WHICH SHALL BE BORNE CO-EQUALLY BETWEEN SELLER AND PURCHASER.

Possession of said premises is to be delivered to purchaser on or before ON CLOSING 19_____, or as soon thereafter as existing laws and regulations will permit removal of tenants, if any. Time is the essence of this contract. This contract is binding upon the heirs, executors, administrators, successors and assigns of buyer and seller. However, the purchaser's rights herein are not assignable without written consent of seller. In any suit or action brought on this contract, the prevailing party shall be entitled to recover reasonable attorney's fees to be fixed by the court.

Address 814 7th ST OREGON CITY, ORE SHAMROCK REALTY Broker
Phone 655-2596 By James W. Roe

AGREEMENT TO PURCHASE

I hereby agree to purchase the property herein described in its present condition and to pay the price of 19,500.00, as set forth above and grant to said agent a period of 9 days hereafter to secure seller's acceptance hereof, during which period my offer shall not be subject to revocation. Said deed or contract to be in name of FRED A. THOMPSON & LOUIS J. THOMPSON H&W
Address 302 N. Knott Portland, Oregon Purchaser Fred A. Thompson (SEAL)
Phone 252-2063 Louis J. Thompson (SEAL)

AGREEMENT TO SELL

I hereby approve and accept the sale of above described property and the price and conditions as set forth in above contract, and agree to furnish evidence of title as above provided; also the said deed when stated.
Address 12209 SE. Futura Rd Milw. Ore Seller Thomas M. Beck (SEAL)
Phone 654-6132 (SEAL)

DELIVER PROMPTLY TO PURCHASER, either manually or by registered mail, a copy hereof showing seller's acceptance.
Purchaser acknowledges receipt of the foregoing instrument bearing his signature and that of the seller showing acceptance.
DATE: _____ Purchaser Fred A. Thompson
Copy hereof showing Seller's signed acceptance sent purchaser by registered mail to purchaser's above address (return receipt requested) on _____ 19_____
Return receipt card received and attached to broker's copy _____ 19_____

SELLER'S CLOSING INSTRUCTIONS

I agree to pay forthwith to the above named broker a commission amounting to \$ 725.00 for services rendered in this transaction. In the event of a forfeiture of the deposit as above provided, the said deposit shall be paid to or retained by the broker to the extent of the agreed upon commission with residue to the seller. I authorize said broker to pay out of the cash proceeds of sale the expense of furnishing evidence of title, of recording fees and revenue stamps, if any, as well as any encumbrances on said premises payable by me at/or before closing. I acknowledge receipt of a copy of this earnest money receipt bearing my signature(s) and that of the purchaser named above.

NOTE: IF ANY BLANK SPACES ARE INSUFFICIENT, USE S-N No. 810 "HANDY PAD", TO BE SEPARATELY SIGNED BY BUYER AND SELLER.

Seller Thomas M. Beck (SEAL)

September 21, 1971

Mr. and Mrs. Fred A. Thomson
322 N. Knott Street
Portland, Oregon 97227

Re: Parcel No. E-4-3
Emanuel Hospital Urban Renewal Project

Dear Mr. and Mrs. Thomson:

Your Real Estate Option, dated September 13, 1971, has been approved for processing. We are today depositing into an escrow with Pioneer National Title Insurance Company the amount stated in the Option with instructions to close.

It will be necessary for you to sign additional papers from time to time as requested by the title company or this office. Your prompt compliance with such requests will assist you in receiving payment at an early date.

Your cooperation in this matter is greatly appreciated.

Sincerely,

Harold D. Hand
Real Estate Supervisor

KDH:d1

CITY OF PORTLAND, OREGON
PORTLAND DEVELOPMENT COMMISSION
REAL ESTATE OPTION

GRANTOR FRED A. THOMSON and MAIL ADDRESS 322 N. Knott Street
GRANTOR LOLUS J. THOMSON MAIL ADDRESS Portland, Oregon 97227
MAIL ADDRESS _____
AGENT OF GRANTOR _____ MAIL ADDRESS _____

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

Lot 10, Block 4, EVANS ADDITION TO ALBINA,
in the City of Portland, County of Multnomah
and State of Oregon (PDC Parcel No. E-4-3),

for the sum of TEN THOUSAND TWO HUNDRED and NO/100 - - - - - Dollars (\$ 10,200.00)

to be paid as follows: TEN THOUSAND TWO HUNDRED and NO/100 - - - - - Dollars (\$ 10,200.00)

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

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

Mr. and Mrs. Fred A. Thomson
322 N. Knott Street
Portland, Oregon 97227

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

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

(2) Furnish to the Commission an owner's policy of title insurance in the amount of said purchase price prepared by at Commission expense insuring the Commission as fee simple owner of said property free and clear of all liens and encumbrances except said building restrictions of record and zoning ordinances.

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

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

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

(6) Deliver to the Commission or its order a full set of keys for property, including outside keys and separate keys for each apartment or compartment, if applicable, and furnish the Commission complete list of all items of furniture and fixtures to be included in the property, all of which shall be delivered to the Commission at the closing of escrow, prorated as of date of closing of escrow.

The purchase hereunder will be closed in an escrow, and the escrow fee shall be paid by the purchaser. The undersigned hereby authorize _____ to sign the escrow instructions or amendments thereto, or any other statements required by the Commission other than Warranty Deed on behalf of all sellers in this transaction.

In the event that any portion of this property is vacant at the date of notification of the acceptance of this option by the Commission, or becomes vacant subsequent thereto, the undersigned agree not to re-rent or re-lease such vacated or vacant property.

It is specifically understood and agreed that the real property herein agreed to be conveyed, unless stated to the contrary herein, includes all structures, buildings, fixtures, trees, shrubbery and all other real property improvements of every nature whatsoever which are on the said property, and the undersigned agree to keep the same in good condition without waste, damage or destruction prior to delivery of possession thereof to the Commission.

It is understood and agreed that Grantor shall deposit, until the Commission authorizes in writing the release of said deposit, the sum of \$200 to the escrow established for purpose of closing subject transaction for the benefit of the Commission to insure payment of unliquidated obligations against subject property which may occur and shall be payable to or by the Commission subsequent to conveyance of said property to the Commission

Under the provisions of Public Law 91-646 it is understood that the price stated herein is the estimated just compensation for the fee title based upon two independent fee appraisals.

It is agreed that the Commission shall deposit in escrow the additional sum of \$7,687.00 concurrent with the closing of this transaction which represents a replacement housing payment to be disbursed to the Grantor upon acquiring and occupying standard housing located at 14554 S. E. Bevington Ct., Milwaukie, Oregon, within one year of the date of the closing of this transaction or the date of vacation of this property, whichever is later.

The undersigned agree that loss or damage to the property by fire or other casualty shall be at the risk of the undersigned until the title to the land and deed to the Commission shall have been accepted by the Commission; and in the event that such loss or damage occurs, the Commission may, without liability, refuse to accept conveyance of title. Or, in the event of loss or damage to said property from fire, which property is covered by insurance held by or on behalf of the undersigned or in which the undersigned may have rights, the Commission may elect to take the proceeds from said insurance upon exercise of this option, and the undersigned shall assign such proceeds to the Commission, which proceeds shall be applied to reduce the sale price of the property by amount of such proceeds.

In the event the Commission does not deposit the purchase price with the escrow holder within a period of sixty (60) days from date hereof, this option shall remain in force thereafter until the undersigned shall terminate this option by giving thirty (30) days prior written notice to the Commission of such termination.

The undersigned agree that the Commission may, at its election, and notwithstanding the Commission's prior election to purchase under this option, acquire title to said land or any portion thereof or any interest therein, by condemnation or other judicial proceedings, in which event the undersigned agree to cooperate with the Commission in the prosecution of such proceedings and also agree that the said purchase price shall be the full amount of the award of just compensation, including interest, for the taking of said property, and that any and all awards of just compensation that may be made in the proceedings to any defendant shall be payable and deductible from the said purchase price.

Entry by the Commission, its employes or agents, upon said property for the purpose of inspection or survey or any slight or inadvertent entry without material damage or injury to the realty, or without the exercise of dominion thereover to the exclusion of the undersigned, shall not be construed as a final election to close this option.

It is further agreed that no statements, expressions of opinion, representations or agreements of any nature whatsoever, not herein expressly stated, made by any representative or agent of the Commission shall be binding on, or of any effect against, the Commission.

The undersigned expressly acknowledge that all items of damages, all sums of money to be paid, and all things to be done by the Commission are included in this option. All claims for damages, injury, or loss on account of failure to close this option are, hereby, expressly waived by the undersigned. The undersigned agree that they shall have no claim or cause of action against the Commission or any of its employes except such as may arise by reason of this agreement.

If the undersigned shall fail, due to fault or neglect of the undersigned, to comply with the provisions of this option, and suit or action is instituted by the Commission to enforce the same or to condemn the property, the undersigned agree to pay, in addition to the costs and disbursements provided by statute, such additional sum as the Court may adjudge reasonable for attorney's fees to be allowed in said suit or action.

Dated this 13 day of September, 1971.

WITNESSES:

T. S. A. Thompson (SEAL)

Lulu J. Thompson (SEAL)

(SEAL)

(SEAL)

MEMORANDUM

Date September 23, 1971

TO: The File
FROM: Benjamin C. Webb
SUBJECT: Relocation Housing Payment - Fred Thomson

On September 13, 1971 a meeting was held at the C-CAP office at 106 N.E. Morris, between Mrs. Leo Warren from EDPA; the clients; Mr. Jim Barnes from Legal Aid; Mr. Don Stark, PDC attorney; Betty Burns; and Ben Webb, PDC staff.

The Thomsons have found a house that they want to buy at 14554 S.E Bevington Ct., Milwaukie.

The cost of the new house is	\$19,500
Our option is	<u>10,200</u>
Difference	<u>\$ 9,300</u>

We explained that according to our present schedule, the RHP would be only \$7,687, leaving a difference of \$1,613.

We will need a City inspection at the new residence.

The Thomsons want to be in their new home before October 13, 1971.

BCW:ch

R E C E I P T

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

Paul R. Thompson

8/26/71

date

MEMORANDUM

Date June 22, 1971

TO: The File (Fred Thompson)
FROM: Benjamin C. Webb
SUBJECT: Legal Aid

On June 9, 1971 Mr. C. Daniels, at the request of the Thompsons, drove them out to look at a house that they liked at 14755 Orchard Lane, Milwaukie. After the inspection was over, Mr. Daniels returned the Thompsons to their home. Later that day Legal Aid phoned to say that the Thompsons were upset because we were unable to assure them that we would be able to make a \$11,300 RHP. This is the amount necessary to add to the \$10,200 that we have offered the Thompsons to equal the \$21,500 asking price for the Orchard Lane property. Legal Aid asked for a meeting with us on June 10, 1971 at the C-CAP Office to discuss the matter.

On June 10, 1971 C. Daniels and Ben Webb met with Holman J. Barnes and James Norland of Legal Aid, Mrs. Leo Warren of EDPA, another man who sat in the back of the room and said nothing, and the clients.

Mr. Barnes started the discussion by indicating that the Thompsons were reluctant to sign the option with PDC until they knew the exact amount of relocation payment that they would receive; to do so would be to sign away their bargaining position. We indicated that we did not have operating procedures for the new Act, but that in the case of an emergency and where the amount of the relocation payment was not very large we would make a commitment. We went on to say that \$11,300 was a larger commitment than we were prepared to make at this time. We asked the Thompsons to wait until we received the operating procedures. Mr. Norland said that he had been informed by HUD that we now had the necessary information from which to make the computation and that in his judgment our reluctance to do so was a show of bad faith and was causing us to lose the confidence of the Emanuel displacees. He would not indicate from whom at HUD he had received this information. We objected to this accusation on the grounds that it was both not true and unfair. We indicated that if someone at HUD was willing to give us detailed instructions, we would be willing to proceed. We also indicated that the clients would not prejudice their case by accepting an interim payment of the amount that we believe, according to our reading of the regulations, that they would be entitled to. They indicated they wanted us to submit the case to HUD. We asked them to put the request in writing.

Later in the day we had discussions with Helen Benjamin, HUD Area Relocation Representative. She said that she had discussed this case with Legal Aid but that they had misconstrued her meaning. She said she had indicated

Memo to the Fred Thompson File
Page 2.
June 22, 1971

that we had authority to make such assurances only in the case of an emergency but that she did not think this was an emergency. The clients had informed Legal Aid that the owner of the Orchard Lane property had given them two days to make the offer and that this case was an emergency.

Still later in the day - about 4 p.m. - we had a call from James Norland. He said that the clients had now indicated they would be willing to accept the assurance that we felt we could now make under our present operating procedures, if we would promise to review the case when the new operating procedures were received. Under this agreement we wrote our letter of June 14, 1971 to Mr. Barnes. We discussed the letter with Mr. Norville who thought it was adequate. We (BCW) then hand delivered it to Mr. Norland who read it and also said that it was adequate.

BCW:ch

June 14, 1971

Mr. Holman J. Barnes, Jr.
Legal Aid Service
517 N.E. Killingsworth
Portland, Oregon

Re: Fred Thompson

Dear Mr. Barnes:

We have your letter of June 10, 1971. As you know, we do not have the operating procedures from HUD at this time for the computation of the amounts allowable under the Uniform Relocation and Property Acquisition Act of 1970. We are, therefore, making replacement housing payment computations under the Act only on an emergency basis and in a limited type of cases.

You have indicated that this is an emergency and have asked us to give you a written assurance of the amount of the replacement housing payment that will be due Mr. Thompson after the Portland Development Commission buys his personal residence at 322 N. Knott Street.

Please accept this letter as our written assurance that as soon as practicable after the Commission buys Mr. Thompson's personal residence at 322 N. Knott Street we will deposit in an escrow account an amount equal to the difference between the amount that the Commission pays Mr. Thompson for the above-mentioned personal residence and \$17,887.00. We will instruct the escrow company to pay the amount to Mr. Thompson as soon as practicable after he has moved into standard housing.

We further confirm that as soon as practicable after the operating procedures are received, we will review Mr. Thompson's case to determine whether or not an additional payment may be due. If any additional benefits are due, we will take the necessary actions to pay the amount.

With regard to the last paragraph of your letter, we refer to the telephone conversation that the undersigned had with your Mr. James Morland on Thursday, June 10, 1971, at which time it was agreed that it would not be necessary to submit this file to HUD at this time.

We hope that this is the information you need. However, if additional information is required, please let us know.

Very truly yours,

Benjamin C. Webb
Acting Chief of Relocation
and Property Management

BCV:ch

LEGAL AID SERVICE
MULTNOMAH BAR ASSOCIATION
ALBINA OFFICE

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

CHARLES J. MERTEN
DIRECTOR

June 10, 1971

Portland Development Commission
1700 S.W. 6th Avenue
Portland, Oregon

Attention: Mr. Ben Webb

RE: Fred C. Thomson
322 N. Knott
Emanuel Urban Renewal Project

Dear Mr. Webb,

Pursuant to our conversation of June 10, 1971, I hereby tender formal request in behalf of the above client that he be provided immediately with a "written statement" as to his eligibility for relocation assistance payment and the assurance of the Portland Development Commission that relocation benefits will be forthcoming in the amount below specified.

Mr. Thomson has found a replacement dwelling which he believes complies with the "Uniform Relocation and Real Property Acquisition Policies Act of 1970" standards and the standards of the regulations published in the May 13 Federal REGISTER thereunder. The proposed replacement dwelling is located at 14755 Orchid Lane in the city of Milwaukie and is currently offered at a price of \$21,500. Mr. Thomson has been offered the sum of \$10,200 for the fair market value of his property, and declines to sign the option for said property unless he receives the above assurance that relocation benefits in the amount of the difference between the fair market value of his home and the purchase price of the comparable replacement dwelling selected by him, mainly \$11,300 is reasonably assured.

This request is made in accordance with the procedure noted in the report of the committee on public works of the House of Representatives regarding uniform relocation Act of 1970, which is as follows: "Whenever a displaced person is eligible for payment in this section except that he has not yet purchased a replacement dwelling, the head of the Federal agency concerned shall at the request of the displaced person provide a written statement to any interested person, financial


institution or any agency as to such person's eligibility for payment and the requirements which must be satisfied before such payment can be made. If the proposed replacement dwelling has been selected or plans and specifications are available for the construction or rehabilitation of a proposed dwelling the agency shall, after inspecting the dwelling or plans and finding that they meet the required standards, include such finding in the amount of payment to be made available in such statement." Request for such statement to be immediately supplied to Mr. Thomson and the respective seller is hereby made.

Mr. Thomson will provide the name and address of the prospective seller and will instruct the prospective seller to prepare a deal contingent upon the payment of the noted fair market evaluation of his property and the payment of Relocation Benefits under the Act sufficient to cover the difference.

Mr. Thomson believes that time is of the essence as the seller is in the process of receiving another offer on the same property which is extremely desirable from the viewpoint of location and community as it is only three blocks from Mr. Thomson's children and extraordinarily well fixed for public utilities and conveniences.

Please forward this request to the Department of Housing in Urban Development as per our conversation and advise myself or Mr. James Norland, law assistant of this office, as soon as possible regarding same.

Very truly yours,


Holman J. Barnes, Jr.
Supervising Attorney

HJB:th

JAMES NORLAND

LEGAL AID SERVICE
MULTNOMAH BAR ASSOCIATION
ALBINA OFFICE
517 N. E. KILLINGSWORTH - 288-6746 - PORTLAND, OREGON 97211

CHARLES J. MERTEN
DIRECTOR

June 10, 1971

Portland Development Commission
1700 S.W. 6th Avenue
Portland, Oregon

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RE: Fred C. Thomson
322 N. Knott
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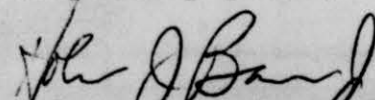
institution or any agency as to such person's eligibility for payment and the requirements which must be satisfied before such payment can be made. If the proposed replacement dwelling has been selected or plans and specifications are available for the construction or rehabilitation of a proposed dwelling the agency shall, after inspecting the dwelling or plans and finding that they meet the required standards, include such finding in the amount of payment to be made available in such statement." Request for such statement to be immediately supplied to Mr. Thomson and the respective seller is hereby made.

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Very truly yours,


Holman J. Barnes, Jr.
Supervising Attorney

HJB:th

June 9, 1971 (first contact)

This house is Mr. and Mr. Thompson's dream house.

Mrs. Joseph Asti (655-1193)
14755 S.E. Orchid

Features of property at 5106 S.W. Iowa *Possible Comparable House*

Lot: 80 X 132
Built: 1964 by Waymire Construction
Taxes: \$460.00
Footage: 1100 Sq. Ft.
3 Bedrooms - bath - country kitchen
Price: \$21,500.00

EXTRAS: Storm Door, Fireplace, oversize garage,
patio cover, dishwasher

This house is located close to Mr. and Mrs. Thompson's son and his family. The house is serviced by a septic tank. It was well kept but had noticeable wear and tear from children. The garage is not sealed and wiring not to code.

The Thompson's were shown a new three bedroom house for \$18,000, same footage and floor plan, also a 4 bedroom house for \$21,000.

5106 S.W. Iowa - House to show the Thompsons: Pounder Real Estate
297-2511 - Tom Trebien

First Outing

Mr. Thompson stated that PDC Commissioner Griffith said he would get a good deal from this relocation, also said that Mr. Dawson of HUD said "to get whatever he wanted anywhere in Oregon". His attorneys told him he could get up to \$25,000 for a house.

Mr. and Mrs. Thompson appeared at a meeting with real estate during negotiation of their neighbors option. The attorney advised the neighbors and the Thompsons not to sign. After bringing them back Mrs. Thompson went directly to her neighbors (don't know what was discussed)

Observations:

Main Concern: They want to be near children (using distance from present address to where son and family lives as a radius would give us a large area to look.

Says daughter coming to live with them, possible that sister is going to visit. (this seems to be reason for big rush). There seems to be some concern that they feel their house is really one of the best and because of this they should get more money.

REPLACEMENT HOUSING PAYMENT DETERMINATION

~~IDENTICAL ADDITIVE DETERMINATION~~

PARCEL File No. _____

Sale Rental

Owner _____ Address _____ Occupant

Tenant _____ Address _____ Occupant

ITEM	SUBJECT 10700 ⁹⁰ 2-4-3	OFFERING #1	OFFERING #2	OFFERING #3
Address	322 N. KNOTT	21,500 ⁰⁰ 14755 S.R. ORCHID		
No. of Rooms	BR Bath Total Rooms 3 1 6	BR Bath Total Rooms 3 1 6		
Type	1/2 STORY	PARCH		
State of Int. Repair Ext.	GOOD GOOD	EXLENT EXLENT		
Type of Neighborhood	DETERIORATING RESIDENTIAL & COMMERCIAL	NEW RESIDENTIAL		
Street Improvements	PAVED, SIDEWALKS CURBS	PAVED & CURBS NO SIDEWALK		
Availability of Public Services	GOOD	1 BLK TO BUS 3 BLKS TO BANK AND STORE		
Lot Size	50 X 100	80 X 132		
Year Built	1906	1964		
Fireplace	NO	IN L/R		
Heating System	OIL CENTRAL GRAVITY	GAS FORCED AIR		
Basement	FULL CONCRETE	NO		
Garage	NO	2 CAR ATTACHED (10' SIZED)		
Habitable Area		1040		
Total Area	864 ON MAIN FLOOR	1590		
Furnished or Unfurnished		WALL TO WALL CPT.		
Extraordinary Appliances	PATIO	PATIO		
		WASHER & DRYER IN GARAGE		
	PARTY ROOM BUILT IN APPLIANCES	STOVE DOOR DISHWASHER OVEN		

LANDSCAPING
SPRINKLING SYSTEM
SWIMMING POOL
POOL (Part 1)
Part 2, 3-7-74

(GOOD) Continue on Part 2)
NO KITCH 9 1/2 X 13 1/2
NO DIN 9 1/2 X 8 1/2
L/R 15 1/2 X 15 1/2
STORM DOORS

B/R 12 X 12
HALL 10 1/2 X 3
9 1/2 X 10 1/2 GARAGE 21'9" X 25'4"
12 X 9
BATH 9 1/2 X 5 1/2

Ira C. Keller
Chairman

Harold Halvorsen
Secretary

Vincent Raschio
Edward H. Look
John S. Griffith

PORTLAND DEVELOPMENT COMMISSION

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

John B. Kenward
Executive Director

On January 2, 1971, the President signed the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970. This Act makes significant changes in the relocation payments and assistance that may be provided to persons and business concerns displaced by activities assisted in whole or in part with Federal funds. As you know, the Emanuel Hospital Project is being carried out with assistance from the U. S. Department of Housing and Urban Development (HUD).

In general, the new Act improves and increases relocation payments and assistance that may be made to persons and business concerns displaced on or after January 2, 1971.

Displaced families and individuals may be eligible for either (1) a payment to cover actual reasonable moving expenses or (2) a fixed moving expense allowance not to exceed \$300 plus a dislocation allowance of \$200. In addition, a payment not to exceed \$15,000 is available to assist displaced homeowners in the purchase of a replacement dwelling unit and a payment not to exceed \$4,000 is available to displaced tenants and certain homeowners to assist in the rental of a replacement dwelling unit or, in some cases, for use as a downpayment on the purchase of a replacement dwelling unit. Your special attention is called to the fact that the amounts of payments described above are maximum. The actual amount which you will receive will depend upon your individual circumstances.

Displaced business concerns may be eligible for either (1) a payment to cover actual reasonable moving expenses, direct loss of tangible personal property, and reasonable expenses in searching for a replacement business; or (2) in certain cases, a fixed payment equal to the business concern's average annual net earnings, but not less than \$2,500 nor more than \$10,000.

In addition to these relocation payments, the Act provides for relocation assistance to be provided for those displaced. The objective is to minimize hardships to persons required to relocate and to assure that suitable relocation resources will be available before displacement takes place.

Before any payments may be made under the new Act, HUD must issue the necessary regulations and procedures for making payments. We will continue to make relocation payments and provide relocation assistance in accordance with laws and regulations existing prior to January 2, 1971, until such time as the new regulations and procedures are received.

In the meantime, we have been authorized to make certain payments on an interim basis. Therefore you have the option of either:

1. Accepting an interim relocation payment and filing a revised claim later for any additional amount to which you may be entitled; or
2. Deferring the filing of your claim until the regulations are received which will permit payments to be made.

Please let us know, by checking the appropriate box on the form provided and returning the form to us, the action you wish us to take. We have furnished you with two copies of this form so that you may keep one for your records.

We will be in touch with you again as soon as we have more information regarding our ability to make payment under the new Act. If you have any questions regarding this matter, please get in touch with our Relocation Office. The telephone number is 288-8169.

Sincerely,

Benzon C. Webb
ACTING Chief of Relocation and
Property Management

Overseer

RESIDENTIAL RELOCATION REC

RELOCATION WORKER CD PROJECT NO. Ore. R-20 PARCEL E-4-3

NAME THOMSON, Fred ADDRESS 322 N. Knott APT NO.

PHONE 282-2063 INITIAL INTERVIEW 6/2/71 SEX M W X NW AGE 72

U.S. CITIZEN ALIEN VETERAN SERVICEMAN DATE ON SITE 47 years

FAMILY COMPOSITION

Name	Relation	Age
Lolus J.	wife	72

Employer: Name _____ \$ _____
 Address _____
 MCM Caseworker _____
 Social Security _____ 243.00
 VA. Fed. Mult Co. _____
 Pension: Name _____ 41.60
 Other: Name _____
 TOTAL MONTHLY INCOME 284.60

Rent _____, Inc. Heat _____ Water _____ Gas _____ Gar _____ Elec _____ Unfurn _____ Furn No. Rms 7

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 Fred Thomson Address 14600 St. Thomas Circle Phone 656-1764

Information Statement given to Mr. M. E. ... on 8/26/71 by FRD

Notice to move given to _____ on _____ by _____
 Payments: Amount \$27447.12 Check No. 500 Date delivered 10/6/71 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
<u>Stan Wiley Co - 2 homes</u>		
<u>Summit - 3 "</u>		
<u>Victory City - 3 "</u>		

NEW ADDRESS: 14554 St. Brington Ct. Milwaukee 97232 Zip 656-1775 Phone

DATE	NOTES	C/W
1/15/71	F/yer delivered by James Crolley. Very receptive.	
1/25/71	Was in wanted to know if the project has come any closer to being ready to start. Had talked to JC prior to this date.	JC
2/9/71	Survey: Will buy comparable housing SE area around 63rd & Duke	JC
6/2/71	Went with Norm B. of Real Estate to talk to the Thompsons. Fred - I hesitate to try to tell them any exact amount of ARP benefits because it hasn't been spelled out yet. Fine people and willing to move. Want to go into Milwaukie area - 3 bedroom house	WSJ
6/7/71	Talked to attorney for Fred Thompson about 14755 Orchard Lane south of Johnson Rd, 8 blocks from shopping center at Webster & Thieson Rd. Made a call to Mr. Thompson about going out to see this house. We hope that we will be able to figure out his ARP payment in next couple of weeks or sooner. (cost of house \$22,000.)	CD
8/26/71	As of this date, I have been asked to work with the Thompsons by Stan Jones and Ben Webb. In reviewing the file, my procedure will be to call on them immediately and establish a rapport and determine their wants and needs. Past information in file indicates many meetings with many people (Legal Aid Service, PDC representatives). Consequently, it seems obvious that they could be confused at this point, and I prefer to go alone and gain their confidence.	BRB
8/26/71	I called on Mr. and Mrs. Thomson by appointment and found them not only receptive but a delightful couple. Very obviously, they have been contacted by too many people, and at this point simply want direction and decisiveness. I told them (with the prior approval of Stan Jones) that I would be their contact with the PDC heceforth, and I would start an immediate survey of the Milwaukie-Westwood area, which is their choice, and will kepp in close contact with them.	BRB
8/30/71	Stan Wiley and Kline Realty have appointments to show Thomsons property 8/31/71 in Milwaukie area. They expressed appreciation for interest shown on their behalf.	BRB
8/30/71	Gloria Stevens of Stan Wiley, Realtors, showed Mr. & Mrs. Thomson several Milwaukie area properties today. They wanted one priced at \$20,000; however, when I presented it to Ben Webb for additional RHP approval, he denied the request. Mr. & Mrs. Thomson claim they were told to look at property up to \$20,000.	BRB
9/7/71	I telephoned Mr. Thomson this A.M. after giving them a few days to think out this problem. He was very receptive to now follow my advice to look up to \$18,000 and will receive calls again from the real estate community. I made appointments with two real estate salesmen for them who have what seems to be suitable listings for them.	BRB
9/10/71	Mr. & Mrs. Thomson telephoned me today that they had made an earnest money offer on a house at Milwaukie and wanted to discuss it with me. I went to their home to get details and found they had made an offer on a \$19,500 dwelling, leaving them a balance of \$1,613.00 needed to make a cash offer. Later in the day, Jim Barnes, Attorney, EDPA, telephoned to inform me of a meeting with Don Stark, PDC legal counsel, Ben Webb, Relocation Chief, and the clients, for Monday A.M. 9/13/71.	BRB

1 1-25950-0750 THOMSON, FRED A & LOLUS J

MAP: 2730
 ZONE: A25
 RATIO: 1401
 LVY C: 001

322 N KNOTT ST
 PORTLAND, OREGON

97227

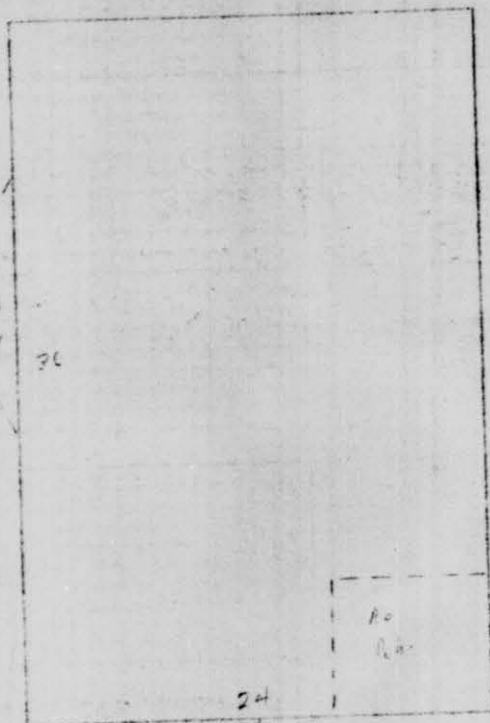
EVANS ADD

LOT BLOCK

10 4

PROPERTY ADDRESS: 322 N KNOTT ST
 PORTLAND

APPEALS:



AVE. OR ST.

SUMMARY - ASSESSED VALUATION - REAL PROPERTY						SIGN. DATE
ASSESS YEAR	MIN. RIGHTS	TIMBER	LAND	IMPS	TOTAL	
1968			850	5750	6600	197 2 NO 14 68
1968			3650	2950	6600	2035 NO 27 68
1971			3790	3060	6850	UD

AVE. OR ST.

FRONT OF BUILDING
 N. Knott
 AVE. OR ST.

PUNCT G/P
 ECON G/P No + Cost Land use
 COND G/P
 REMARKS

INSP OUTSIDE	CHECKED	DATE	REVIEWED	BLDG COUNT	SIGN	INDEX	RE-CHECKED	NOTIFIED	DEPUTY
		FEB 21 '68							
			MAY 29 1969		ELEANOR				

FORM 67 REV. 3-66

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 2-9-71 Tabulator J. C Date tabulated _____
 Dwelling Unit No. 4 Structure No. 3 Census Block No. 76 Census Tract No. 22A
 Street Address 322 N. Knott Apartment No. _____

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

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

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

	Name	Family relation	Age	Sex	Occupation
1.	<u>Fred Thomson</u>	<u>Head of household</u>	<u>72</u>	<u>M</u>	<u>Retired</u>
2.	<u>Lotus J.</u>	<u>WIFE</u>	<u>72</u>	<u>F</u>	<u>Housewife</u>
3.					
4.					
5.					
6.					
7.					
8.					
9.					

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

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

Names of jobholders	Names of employers	Street address where jobs are located	to work
_____	_____	_____	_____
_____	_____	_____	_____

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

Names of persons in this household who have income from any source	Amount of income per month		
	In month before this survey	In an average month during 1970	
<u>S.S.</u>	\$ <u>243.00</u>	\$ <u>SAME</u>	<u>Westwood District near Cladwell High School</u>
<u>Retirement</u>	<u>41.60</u>	<u>SAME</u>	
Total family or household income per month	\$ <u>284.60</u>	\$ _____	<u>Thelma Circle</u>

D. Characteristics Of Replacement Housing Needs Expected To Be Sought: 124600 Thelma Circle

1. Location (indicate approximate cross streets) SE. AROUND 63 + DUKE 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 \$ comparable, 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 Want a double garage instead of basement - preferably all on one floor.

Wants fac

Date on site

2-9-71

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

Analyst JK Date 2/9/71 Surveyed 2/9/71 Tabulator _____ Date _____
 Dwelling Unit No. 4 Structure No. 3 Census Block No. 76 Census Tract No. 22A
 Street Address 322 N. Knott Apartment No. _____
 Legal Description _____

NAME OF OCCUPANT: (same) NAME & ADDRESS OF OWNER: Thomson, Fred A & Lolus J. NAME & ADDRESS OF PROP. MGR: _____
322 N. Knott
 TELEPHONE: _____ TELEPHONE: 282-2063 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	_____
_____ Apt. in a house	_____
_____ Apt. in apt. bldg. or plex	_____
_____ Apt. in comm. bldg.	_____
_____ Mobile home or trailer	_____

This structure has 1 1/2 stories (do not count basement)

II. OCCUPANCY STATUS OF DWELLING UNIT

Owner occupied
 _____ Renter occupied
 _____ Vacant

III. SIZE OF DWELLING UNIT

864 Sq. ft. in first floor (county figure)
1296 Sq. ft. in dwelling unit (if more than 1 floor)
6 Total no. of rooms (include kitchen, dining, living and bedrooms, exclude bathrooms)
1 No. of bathrooms
3 No. of bedrooms (rooms used mainly for sleeping) Full Basement

IV. ASSESSOR'S MARKET VALUATION DATA

A. Dates or period of time
1971 Period market value data applicable
1967 Date of last appraisal
1906 Date structure was originally built

B. Market value data for one-family dwelling

	Market value	Computed value per sq. ft.
Land	\$ <u>3790</u>	\$ _____
Improvements	<u>3060</u>	_____
Total	<u>6850</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

Mr. & Mrs. Thompson
June 9, 1971

Mr. Thompson made statement that appraisal should take in consideration properties commercial or industrial value. Wants another appraisal.

S.E. Orchid Street represents a neighborhood change in excess of what is need for comparable housing.

Area of oversize lots - 2 houses in price range approx. \$18,00 to \$30,000.

What happened to all the three bedroom houses from \$10,000 to \$15,000 range.

How many better areas are there than the Emanuel Hospital area.

Mr. Thompson seems to have his own way of computating (comparable housing). He simply adds the maximum RHP to the price onto the option he got from Real Estate.

I believe that it should be the negotiated option plus that amount necessary to find comparable house.

