

## Untitled

On behalf of the Hayden Island Manufactured Home Park HOA

The following misrepresentations and misinformed facts were placed on record on behalf of the residents of the largest manufactured home community in Oregon.

It was stated by the Port of Portland that they did not believe that the residents would openly give personal and medical history in case it was revealed and pre-existing medical conditions would not be covered by insurance.

Fact; Obamacare and medicare/medicaid state that it is illegal to deny care for existing conditions.

The Port did not believe that residents would participate with health officials in a survey.

Fact; Hayden Island Livability Project conducted door to door questionnaire in March/April 2012 that included personal and health questions and participation was 99%. Results have been tabulated and are available (on a non disclosure of name and dissemination of said info)which can be verified by Jon Oster.

Staff reported that the demographic would likely change.

Fact; This is a low income, affordable housing community, for the most part. However with space rents rising to above \$500 and Above \$800 on select river lots it is becoming more of a burden on the residents.

Staff reported a sum of money to compensate homeowners in a bid for mitigation that was fair;

Fact; Casa of Oregon declared that 60%-64% of units were sub HUD. That is, they were built prior to Federal Government standards were implemented making them unsuitable for retrofit. 267-285 of the 444 units would have to be replaced today at a cost of \$34,000 for single wides and \$70,000 for double wides and more needed for retrofitting the remainder. Not enough money as the remainder of units also grow older. There is also the question of the block pier and tie down method of securing the units to the ground is adequate. Hayden Island is sand fill. Vibrations travel through sand more easily than solid. It may be required to place homes on a permanent type foundation to avoid "shifting" adding \$7,000 for a single wide to \$15,000 for a double wide. This study has not ever been mentioned.

Port of Portland stated that they are environmentally friendly and support green building and operation.

Fact; If this were true the accepted balanced cut and fill procedure would not only be required but be the starting point and only method considered.

Staff declared that traffic on Hayden Island could be controlled by stop signs at crosswalks.

Fact; Due to the demographics of residents Traffic lights would be required to allow sufficient time for pedestrians to cross the road.

Untitled

Staff declared that truck averaging over a month is acceptable.

Fact; The HOA is requesting that averaging be done on a weekly basis and not exceed the total daily cap due to weather anomalies, wind direction, inversion etc.

PSC believes that there is an air quality monitor on Hayden Island due to being in take-off and landing zone area from PDX

Fact; There is no air quality monitor on Hayden Island.

The new ground surface technology is adequate.

Fact; That technology has not been fully studied over a lifetime span to measure contaminant dispersal into surrounding land and water bodies.

These are but a few of the concerns of the residents HIMHC. If we had been consulted it may have saved considerable time. In that respect we request that the Port of Portland and Staff to include the HOA when information pertaining to manufactured home residents and the HOA is being placed on record. Even though we are 444 units we are a tight close knit community that looks out for one another. We have a wealth of information at our fingertips that we are willing to share in the name of a "good neighbor agreement".

Thank you for your time, effort and work on our behalf. We hope to continue in a positive manner and I am available at any time to assist in your information gathering process.

Respectfully,

Stefan Karlic USN (seagoing engineer) retired. Disabled Veteran. HILP V.P. , HOA and HINooN Board Member

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