

October 9, 2019

Planning and Sustainability Commission
1900 SW 4th Avenue
Portland, Oregon 97201-5380

RE: Moe Farhoud, Second Chance

Please find enclosed four locations that we would request that a more intense residential designation be applied: Multi-family – Dwelling – 1,000. In three cases, the properties abut a Multi-family – Dwelling – 1,000 and in one case the property abuts commercial designation.

The owner/developer intends to increase the number of units within the buildings by using the existing space more effectively. The actual number of bedrooms would not change as the two and one bedroom units would be converted to studio and one bedroom units.

We have provided the owner's request, the locations, and letter's documenting the quality of the apartments, the quality of management, and, most importantly, the public purpose and need for these projects.

Sincerely,



Peter Finley Fry

October 2, 2014

Planning and Sustainability Commission
1900 SW 4th Avenue
Portland, Oregon 97201-5380

RE: Portland Comprehensive Plan Periodic review
15220 SE Stark
13801-13865 SE Stark
14112-14134 SE Stark
912-924 NE 91st

I respectfully request that these properties be designated Multi-Dwelling – 1,000.

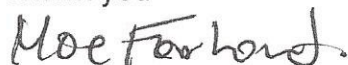
I am a refugee from Lebanon who escaped from the Lebanon's civil war, due to the passing of my parents and siblings, to my extending family that have lived in Portland since the 50s. I have worked as a Saturday Market vendor, architect/engineer, and renovated the New Market and Skidmore Buildings.

I have acquired apartment buildings under Stark Firs Management in the Gateway/Rockwood area and provide affordable and quality housing to the disenfranchised since 1988. My mission is "Second Chance". I provide housing to those who have evictions, convictions, and credit issues. I work closely with the State, Portland police, and my neighborhoods, churches and agencies.

I buy apartment buildings and reuse and renovate them. I increase the number of units to the market demand and affordability by making two and one bedroom units into studio and one bedroom units. I need the Multi-family-Dwelling – 1,000 to allow this to happen. My projects do not create an increase in intensity. They provide affordable units for people to stabilize in a supportive and compassionate environment.

My aspirations are consistent with all the proposed Comprehensive Plan goals and many of the policies.

Thank you

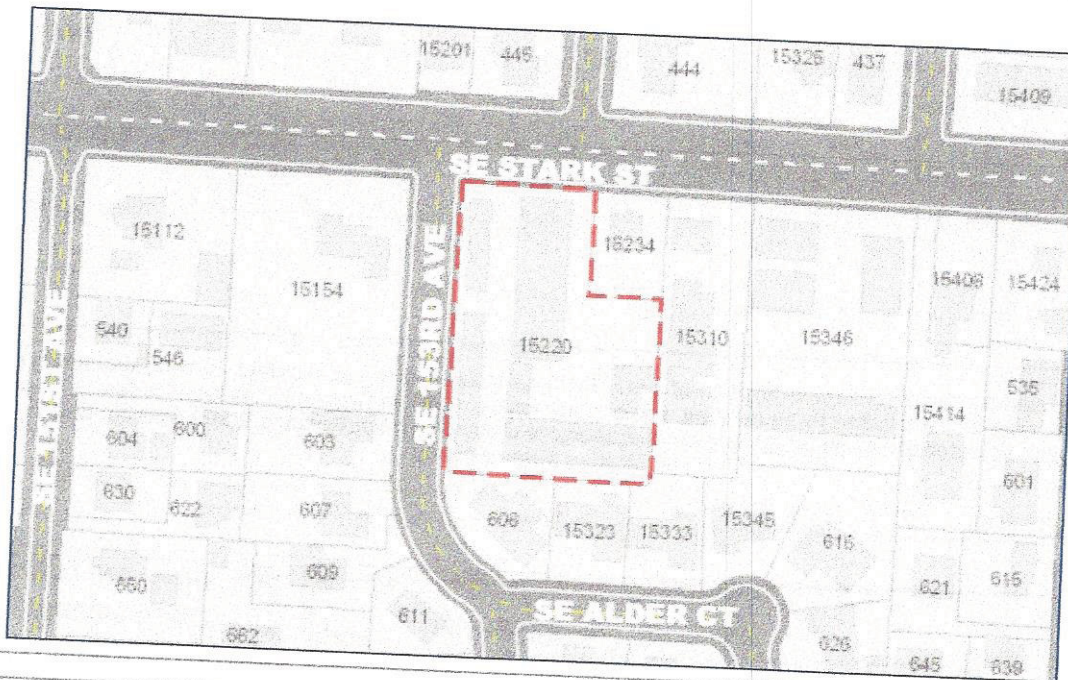


Moe Farhoud, Second Chance

**15220 SE STARK ST - CENTENNIAL
- PORTLAND**

[Summary](#) | [Benchmarks](#) | [Businesses](#) | [Elevation](#) | [Fire](#) | [Hazard](#)

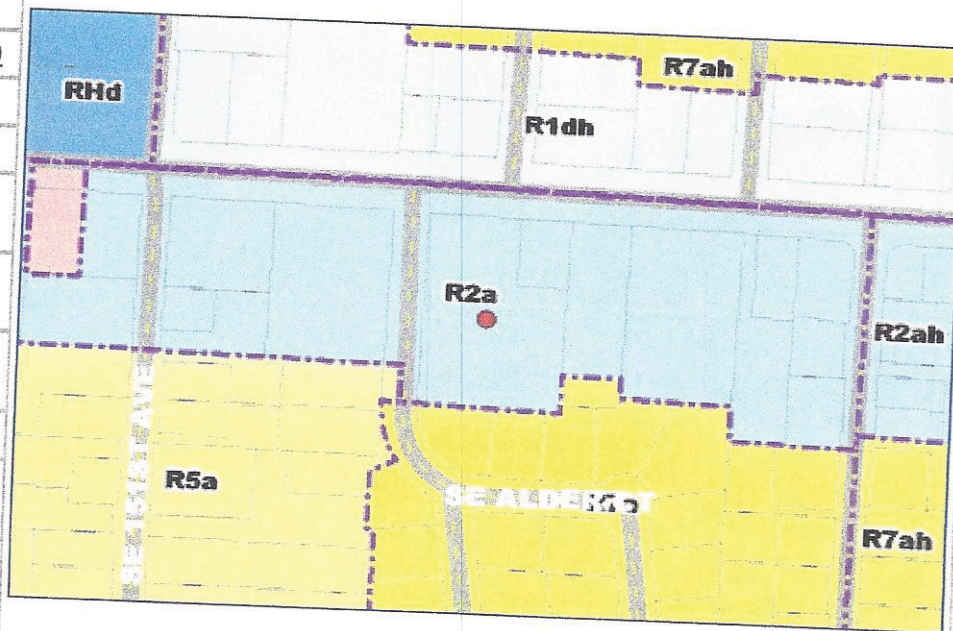
Property & Location



Zoning

Property

Zone	R2
Description	Low Density Res. 2,000
Overlay	a
Comp Plan	R2
Comp Plan Overlay	
Historic District	
Conservation District	
Plan District	
NRMP District	
Urban Renewal District	NPI Rosewood
Zoning Map	3146



Aerial Photo

2012 / '11 / '10 / '09 / '08 / '07 / '06 / '05 / '04 / '03 / '02 / '01 6" / 2" / 4" / 10" / 20" Streets: **Off** Lots: **Off** Dot: **On**



0 |-----| 100 FT

City of Portland, Corporate GIS

9/29/2014

THE GIS APPLICATIONS ACCESSED THROUGH THIS WEB SITE PROVIDE A VISUAL DISPLAY OF DATA FOR YOUR CONVENIENCE. EVERY REASONABLE EFFORT HAS BEEN MADE TO ASSURE THE ACCURACY OF THE MAPS AND ASSOCIATED DATA. THE CITY OF PORTLAND MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, SEQUENCE, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE DATA PROVIDED HEREIN. THE USER OF THESE APPLICATIONS SHOULD NOT RELY ON THE DATA PROVIDED HEREIN FOR ANY REASON. THE CITY OF PORTLAND EXPLICITLY DISCLAIMS ANY REPRESENTATIONS AND WARRANTIES, INCLUDING, WITHOUT LIMITATION, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. THE CITY OF PORTLAND SHALL ASSUME NO LIABILITY FOR ANY ERRORS, OMISSIONS, OR INACCURACIES IN THE INFORMATION PROVIDED REGARDLESS OF HOW CAUSED. THE CITY OF PORTLAND SHALL ASSUME NO LIABILITY FOR ANY DECISIONS MADE OR ACTIONS TAKEN OR NOT TAKEN BY THE USER OF THE APPLICATIONS IN RELIANCE UPON ANY INFORMATION OR DATA FURNISHED HEREUNDER. FOR UPDATED INFORMATION ABOUT THE MAP DATA ON PORTLANDMAPS PLEASE REFER TO CITY'S METADATA. FOR QUESTIONS ABOUT ASSESSMENT INFORMATION PLEASE CONTACT THE COUNTY ASSESSORS OFFICE IN YOUR COUNTY.

ADCOF

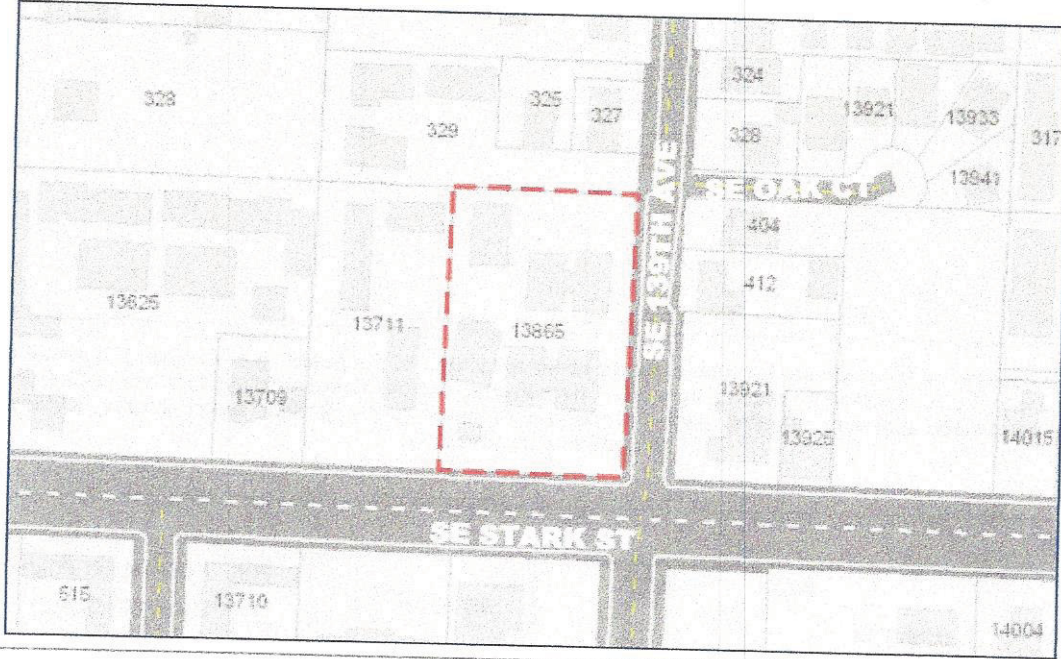
PortlandMaps

[New Search](#) | [Mapping](#) | [Advanced](#) | [Google Earth](#) | [Help](#) | [PortlandOnline](#)

13801 SE STARK ST - HAZELWOOD - PORTLAND

[Explorer](#) | [Property](#) | **Maps** | [Projects](#) | [Crime](#) | [Census](#) | [Environmental](#) | [Transportation](#)
[Summary](#) | [Benchmarks](#) | [Businesses](#) | [Elevation](#) | [Fire](#) | [Hazard](#) | [Photo](#) | [Property](#) | [Tax Map](#) | [UGB](#) | [USB](#) | [Walkability](#) | [Zoning](#) | [Zip Code](#) | [Public Art](#)

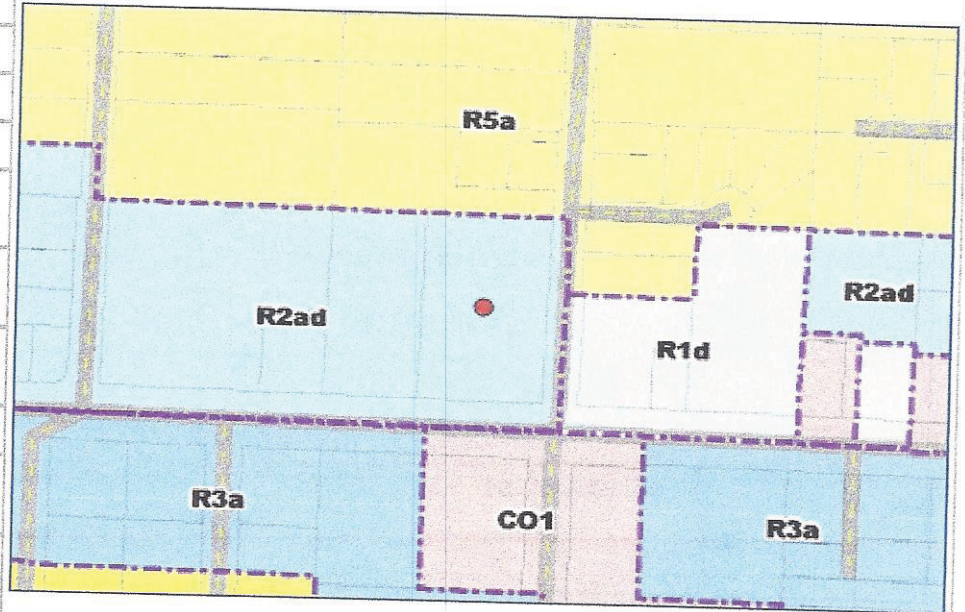
Property & Location



Zoning

Property

Zone	R2
Description	Low Density Res. 2,000
Overlay	a, d
Comp Plan	R2
Comp Plan Overlay	
Historic District	
Conservation District	
Plan District	EC
NRMP District	
Urban Renewal District	n/a
Zoning Map	3044



13801 SE STARK ST - HAZELWOOD -
PORTLAND

Aerial Photo

2012 / '11 / '10 / '09 / '08 / '07 / '06 / '05 / '04 / '03 / '02 / '01 6" / 2" / 4" / 10" / 20" Streets: **Off** Lots: **Off** Dot: **On**



0 |—————| 100 FT

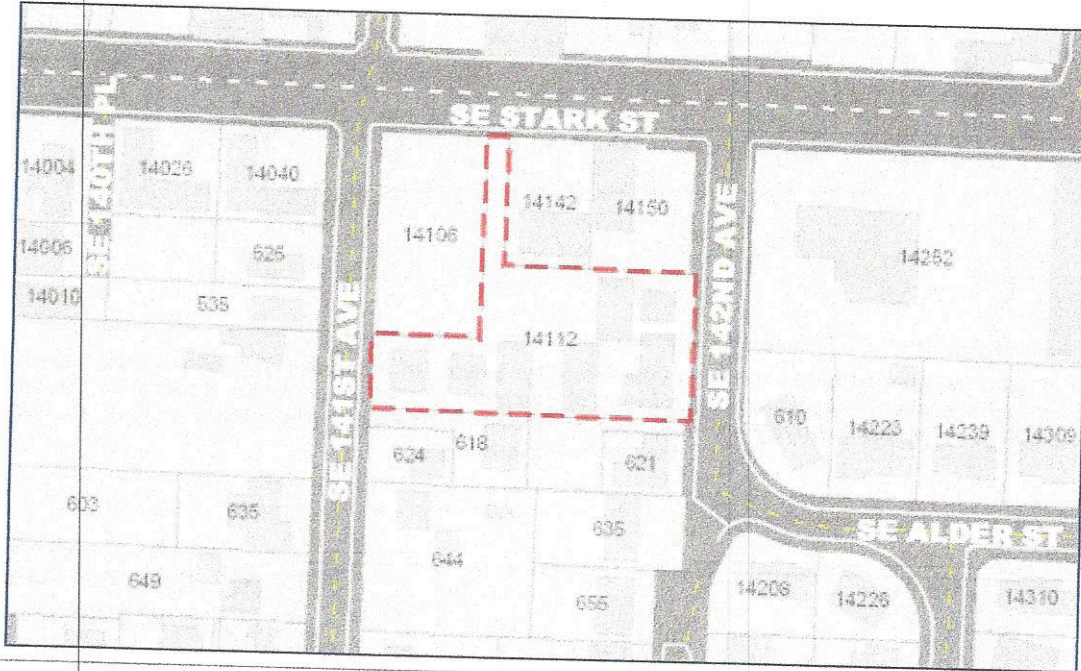
City of Portland, Corporate GIS

9/29/2014

THE GIS APPLICATIONS ACCESSED THROUGH THIS WEB SITE PROVIDE A VISUAL DISPLAY OF DATA FOR YOUR CONVENIENCE. EVERY REASONABLE EFFORT HAS BEEN MADE TO ASSURE THE ACCURACY OF THE MAPS AND ASSOCIATED DATA. THE CITY OF PORTLAND MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, SEQUENCE, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE DATA PROVIDED HEREIN. THE USER OF THESE APPLICATIONS SHOULD NOT RELY ON THE DATA PROVIDED HEREIN FOR ANY REASON. THE CITY OF PORTLAND EXPLICITLY DISCLAIMS ANY REPRESENTATIONS AND WARRANTIES, INCLUDING, WITHOUT LIMITATION, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. THE CITY OF PORTLAND SHALL ASSUME NO LIABILITY FOR ANY ERRORS, OMISSIONS, OR INACCURACIES IN THE INFORMATION PROVIDED REGARDLESS OF HOW CAUSED. THE CITY OF PORTLAND SHALL ASSUME NO LIABILITY FOR ANY DECISIONS MADE OR ACTIONS TAKEN OR NOT TAKEN BY THE USER OF THE APPLICATIONS IN RELIANCE UPON ANY INFORMATION OR DATA FURNISHED HEREUNDER. FOR UPDATED INFORMATION ABOUT THE MAP DATA ON PORTLANDMAPS PLEASE REFER TO [CITY'S METADATA](#). FOR QUESTIONS ABOUT ASSESSMENT INFORMATION PLEASE CONTACT THE COUNTY ASSESSORS OFFICE IN YOUR COUNTY.

**14112 SE STARK ST -
HAZELWOOD - PORTLAND**

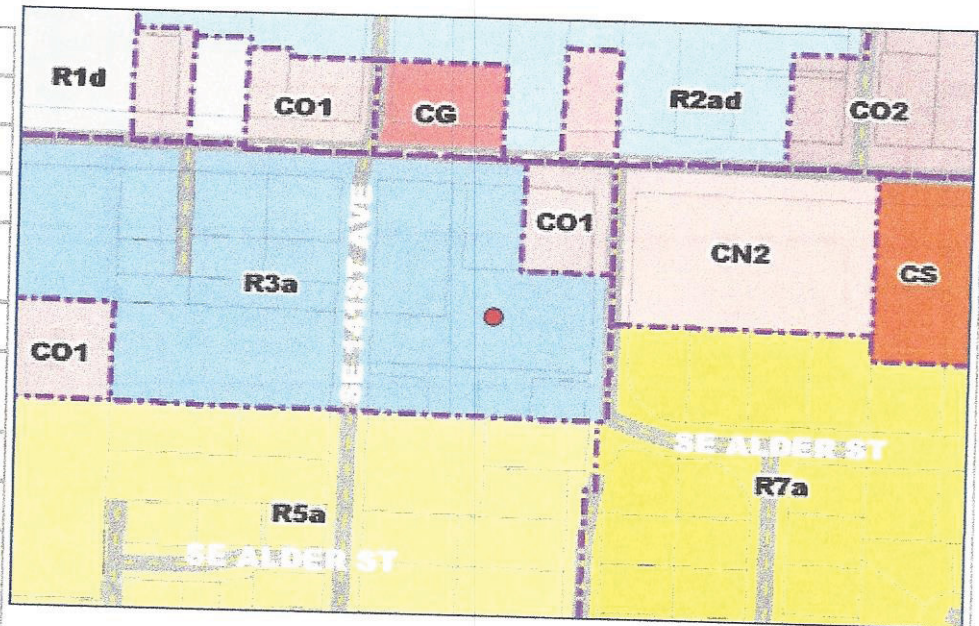
Property & Location



Zoning

Property

Zone	R3
Description	Residential 3,000
Overlay	a
Comp Plan	R3
Comp Plan Overlay	
Historic District	
Conservation District	
Plan District	
NRMP District	
Urban Renewal District	NPI Rosewood
Zoning Map	3144



14112 SE STARK ST - HAZELWOOD -
PORTLAND

[Explorer](#) | [Property](#) | **Maps** | [Projects](#) | [Crime](#) | [Census](#) |
[Environmental](#) | [Transportation](#)

[Summary](#) | [Benchmarks](#) | [Businesses](#) | [Elevation](#) | [Fire](#) | [Hazard](#) | **Photo** | [Property](#) | [Tax Map](#) | [UGB](#) | [USB](#) |
[Walkability](#) | [Zoning](#) | [Zip Code](#) | [Public Art](#)

Aerial Photo

2012 / '11 / '10 / '09 / '08 / '07 / '06 / '05 / '04 / '03 / '02 / '01 6" / 2' / 4' / 10' / 20' Streets: **Off** Lots: **Off** Dot: **On**



0 | 100 FT

City of Portland, Corporate GIS

9/29/2014

THE GIS APPLICATIONS ACCESSED THROUGH THIS WEB SITE PROVIDE A VISUAL DISPLAY OF DATA FOR YOUR CONVENIENCE. EVERY REASONABLE EFFORT HAS BEEN MADE TO ASSURE THE ACCURACY OF THE MAPS AND ASSOCIATED DATA. THE CITY OF PORTLAND MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, SEQUENCE, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE DATA PROVIDED HEREIN. THE USER OF THESE APPLICATIONS SHOULD NOT RELY ON THE DATA PROVIDED HEREIN FOR ANY REASON. THE CITY OF PORTLAND EXPLICITLY DISCLAIMS ANY REPRESENTATIONS AND WARRANTIES, INCLUDING, WITHOUT LIMITATION, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. THE CITY OF PORTLAND SHALL ASSUME NO LIABILITY FOR ANY ERRORS, OMISSIONS, OR INACCURACIES IN THE INFORMATION PROVIDED OR DATA FURNISHED HEREUNDER. FOR UPDATED INFORMATION ABOUT THE MAP DATA ON PORTLANDMAPS PLEASE REFER TO [CITY'S METADATA](#). FOR QUESTIONS ABOUT ASSESSMENT INFORMATION PLEASE CONTACT THE COUNTY ASSESSORS OFFICE IN YOUR COUNTY.

[Address](#) | [Mapping](#) | [Advanced](#) | [Google Earth](#) | [Help](#) | [About](#)

PortlandMaps © 2014 [City of Portland, Oregon](#)

Shannon

PortlandMaps

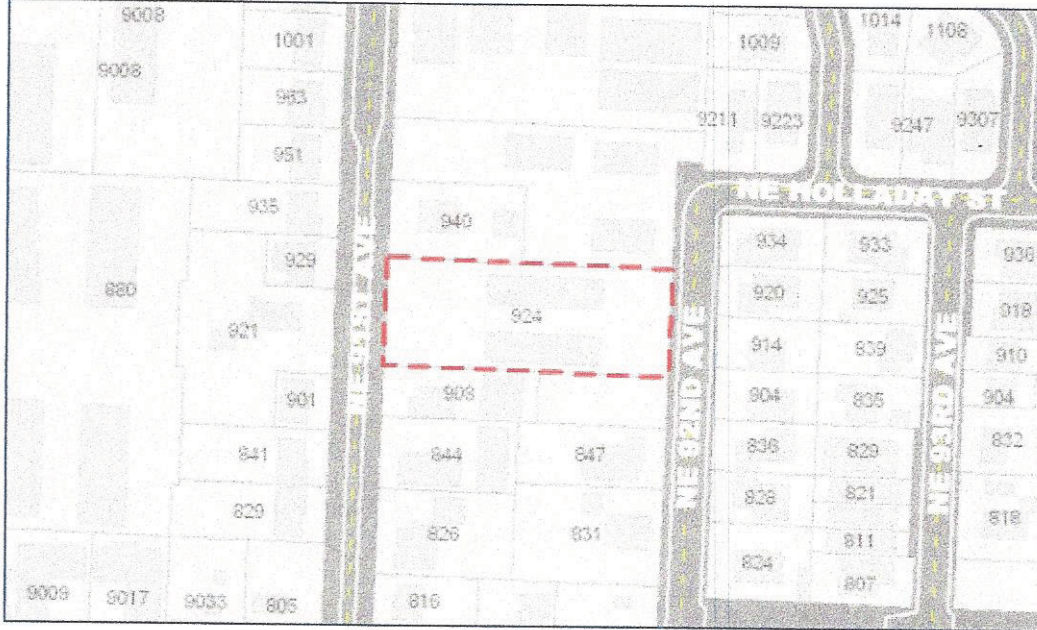
New Search | Mapping | Advanced | Google Earth | Help | PortlandOnline

**924 NE 91ST AVE - MONTAVILLA
- PORTLAND**

Explorer | Property | **Maps** | Projects | Crime | Census | Environmental | Transportation

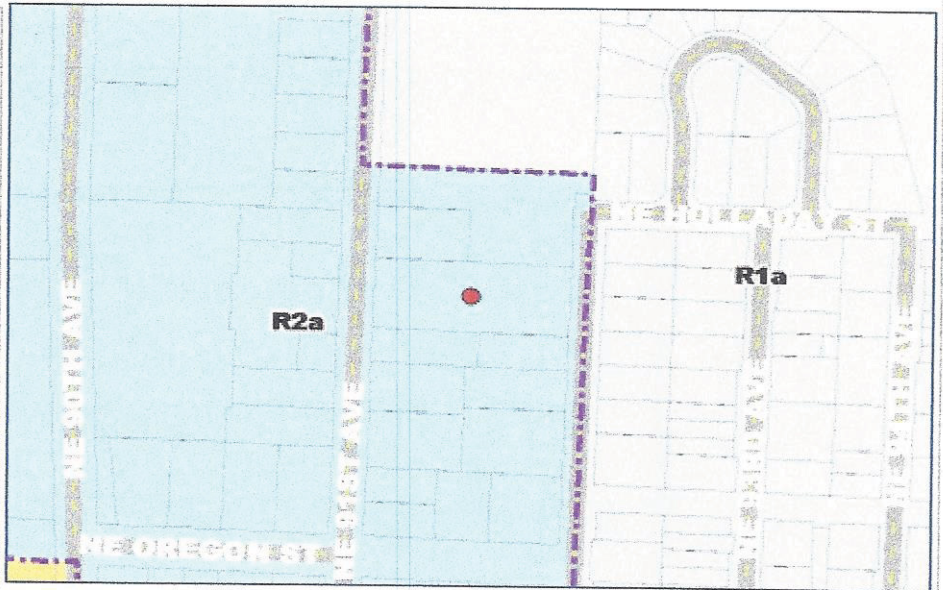
Summary | Benchmarks | Businesses | Elevation | Fire | Hazard | Photo | Property | Tax Map | UGB | USB | Walkability | Zoning | Zip Code | Public Art

Property & Location



Zoning

Property	
Zone	R2
Description	Low Density Res. 2,000
Overlay	a
Comp Plan	R2
Comp Plan Overlay	
Historic District	
Conservation District	
Plan District	
NRMP District	
Urban Renewal District	n/a
Zoning Map	2939



PortlandMaps

924 NE 91ST AVE -
MONTAVILLA - PORTLAND

[New Search](#) | [Mapping](#) | [Advanced](#) | [Google Earth](#) | [Help](#) | [PortlandOnline](#)

[Explorer](#) | [Property](#) | [Maps](#) | [Projects](#) | [Crime](#) | [Census](#) | [Environmental](#) | [Transportation](#)

Explore the area, view different themes

[Aerial Photos Detail](#)

Long -122.56957 Lat 45.52966



Aerial Photos

0 |—————| 100 FT

City of Portland, Corporate GIS

9/25/2014

THE GIS APPLICATIONS ACCESSED THROUGH THIS WEB SITE PROVIDE A VISUAL DISPLAY OF DATA FOR YOUR CONVENIENCE. EVERY REASONABLE EFFORT HAS BEEN MADE TO ASSURE THE ACCURACY OF THE MAPS AND ASSOCIATED DATA. THE CITY OF PORTLAND MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, SEQUENCE, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE DATA PROVIDED HEREIN. THE USER OF THESE APPLICATIONS SHOULD NOT RELY ON THE DATA PROVIDED HEREIN FOR ANY REASON. THE CITY OF PORTLAND EXPLICITLY DISCLAIMS ANY REPRESENTATIONS AND WARRANTIES, INCLUDING, WITHOUT LIMITATION, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. THE CITY OF PORTLAND SHALL ASSUME NO LIABILITY FOR ANY ERRORS, OMISSIONS, OR INACCURACIES IN THE INFORMATION PROVIDED REGARDLESS OF HOW CAUSED. THE CITY OF PORTLAND SHALL ASSUME NO LIABILITY FOR ANY DECISIONS MADE OR ACTIONS TAKEN OR NOT TAKEN BY THE USER OF THE APPLICATIONS IN RELIANCE UPON ANY INFORMATION OR DATA FURNISHED HEREUNDER. FOR UPDATED INFORMATION ABOUT THE MAP DATA ON PORTLANDMAPS PLEASE REFER TO [CITY'S METADATA](#). FOR QUESTIONS ABOUT ASSESSMENT INFORMATION PLEASE CONTACT THE COUNTY ASSESSORS OFFICE IN YOUR COUNTY.

[Address](#) | [Mapping](#) | [Advanced](#) | [Google Earth](#) | [Help](#) | [About](#)

PortlandMaps © 2014 [City of Portland, Oregon](#)



January 25, 2012

Stark Firs Management, Inc
16124 SE Alder St Apt 1A
Portland, OR 97233

Dear Friends,

I hope you are enjoying the start of a great 2013. Your 2012 giving made a big difference for our neighbors in need. The \$500 you contributed in the last year enabled SnowCap to feed all the hungry that crossed our doorstep. We are trying to keep this number down to 8,000 people per month, but several months exceeded 11,000 people. This number includes the families that shop in our food pantry, the children that receive backpacks full of weekend food, the seniors and disabled whose boxes are delivered and the many folks who receive boxes from our mobile food pantry. All in all we distributed 1,483,793 lbs of food in 2012. Your gifts made this bit of food security possible for the many unemployed, underemployed and just plain low wage workers who can't stretch paychecks to feed all the hungry in the house.

May you enjoy all the blessings of a good life as you extend yourself to provide the basics to others. I know that you will join with us in praying that things are better in 2013.

Please let us know if you see errors in this record. You can email danni@snowcap.org or leave a message at 503.674.8785 ext. 19. We will make corrections and send a new letter ASAP.

Sincerely,

Judy Alley
Executive Director

Donation Deliveries
788 SE Pine St.

Client Services
Behind 17805 SE Stark

Phone: 503.674.8785
Fax: 503.674.5355

www.snowcap.org
judy@snowcap.org

Post Office Box 160, Fairview, OR 97024-0160

Richard Gravening
15220 S.E. Stark #18
Portland OR 97233

To Chase Bank:

My name is Richard Gravening and I live in one of the buildings that Moe Farhoud owns. I came to Moe after doing a 10 year sentence in prison. Not only did Moe find me a place to live but he also found me employment. I am currently managing the gas station where I work and am making a decent living.

If it weren't for Moe giving me a chance to stand on my feet, I would most likely be in the same boat as most other felons, struggling to survive. Most residential landlords and employers are not as understanding.

Moe Farhoud is doing the community a good service by believing that people can do good with encouragement and hard work. I would like to see Stark Firs Management continue to provide this kind of business to others who have been down on their luck.

Thank you

Richard Gravening

A handwritten signature in cursive script that reads "Richard Gravening". The signature is written in dark ink and is positioned to the right of the typed name.

Western Regional Lead Training Center

1950 S.E. 176th. Ave. Portland, OR, 97233-4739 503.761.2800

In Recognition That

Moe Farhoud

16124 SE Alder St. Portland, OR. 97233

Has Successfully fulfilled the requirements for

Renovator Initial - English

8 training hours Per 40 CFR Part 745.225

Certificate Number:

R-1-8882-10-0465

Date of Exam

04/15/2010

Expiration Date

04/15/2015

Patrick J. Lehne
Program Manager



With \$14 million in financing, we helped transform the 99,000-square-foot landmark into 72 units of affordable and mixed-income housing. Approximately 70% of the housing will be reserved for lower-income residents.

Stark Firs Management – Portland, OR
Since 2005, we have provided \$8.5 million in funding to Stark Firs Management and financed 205 affordable housing units in the East Portland/Rockwood area. Stark Firs has been recognized by the local police department, the Department of Veteran's Affairs (VA), Rosewood Initiative Group and the Central City Concern Community Engagement Program for providing clean, safe, quality housing.

Housing Development Fund – Stamford, CT
As part of its participation in the Neighborhood Stabilization Program in Connecticut, we invested \$200,000 in the Housing Development Fund (HDF) to help it buy and rehabilitate abandoned properties in Bridgeport. With our help, HDF acquired and made necessary improvements to eight properties, the last of which was renovated and sold in July 2011. All of these homes were sold to homebuyers who earned less than 120% of the local median income.

COMMUNITY DEVELOPMENT FINANCIAL INSTITUTION GRANTS

As much as we do on our own, we are able to bring even more capital to underserved markets by partnering with community development financial institutions (CDFIs).

But over the last several years, CDFIs and other nonprofits have struggled to secure financing. So we stepped up our participation. In 2011 alone, we donated \$20 million to CDFIs that support affordable housing and economic development in low- and moderate-income communities, providing much-needed financing for affordable housing preservation and creation across the country. Some of our 2011 grants included:

Enterprise Community Partners. Enterprise is leveraging the \$5 million in Chase funding to deliver \$50 million in capital to preserve 3,500 affordable housing units in Atlanta, Denver, Los Angeles and Seattle neighborhoods, and rural towns and cities across the state of Washington.

IFF and Access Living. With the help of a \$4 million grant from Chase, IFF and Access Living, a nationally recognized disability rights advocate, have developed Home First Illinois to provide accessible homes that — because they will carry very little debt — will remain permanently affordable to very low-income, disabled persons.

New Jersey Community Capital. Chase's \$4 million donation to New Jersey Community Capital will allow the community to implement a number of programs and initiatives aimed at creating affordable housing and stabilizing at-risk New Jersey communities.

"With the partnership of Chase, Stark Firs Management is making a positive impact in this community. Together, we are seeing lives transformed simply by having a safe place to live and a supportive environment in which to make a new beginning."

**Moe Farhoud,
Owner & President,
Stark Firs
Management**

Residential Inspection, Police, Landlords, and Tenants in Partnership for Healthy Communities

Moe Farhoud

has completed the City of Portland's eight hour

Landlord Training Program

Keeping illegal activity out of rental property and promoting safe and livable residential neighborhoods throughout the city

Sponsored by:

The Office of Planning and Development Review



Charlie Flales

Commissioner of Public Safety

March 16, 2001

Date

Margaret Mahoney

Director of the Office of Planning and Development Review

**Oregon Department of Human Services
Multnomah County Environmental Health**

Awards this Practical Professional Training Certificate of Attendance to



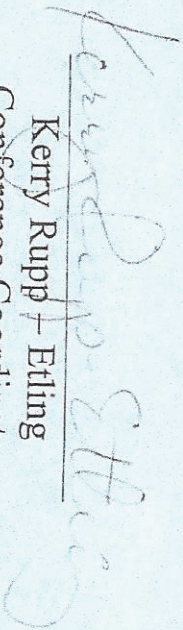
MOE FARHOU



For
3.5 Technical Hours in

POOL AND SPA OPERATIONS AND MAINTENANCE

Given at Multnomah County Environmental Health Office June 27, 2006


Kerry Rupp + Etling
Conference Coordinator

U.S. Department of Labor

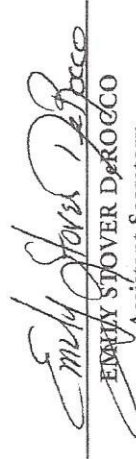
Certificate of Appreciation

Presented to

Mohammed Farhoud

*This Certificate of Appreciation is in recognition of your personal and significant contribution to the National Occupational Information Network (O*NET) Data Collection Program, our Nation's primary source of occupational information.*




EMILY STOVER DEROCCO
Assistant Secretary
Employment and Training Administration



Certificate of Appreciation

This certificate is awarded to
Moe Faroud & Norine Ross

In appreciation of your tireless efforts to assist the
Department of Veterans Affairs achieve the national goal to
end Homelessness by housing veterans with substantial
challenges



Serving America's Heroes

Department of Veterans Affairs
VA Medical Center, Portland, OR
1601 E. Fourth Plain Blvd., Bldg 18
Vancouver, WA 98661

SuSan Brisby, LMSW
HUD / VASH Case Manager

Phone: (503) 220-8262 ext. 34026
Cell: (971) 207-7062
Fax: (360) 737-1424
E-mail: SuSan.Brisby2@va.gov

V3DOM/CRS
P.O. Box 1035
Portland, OR 97207

This Card Was Proudly Made By A Veteran With A Disability

Eileen Devine

Eileen Devine

Portland VA Community Reintegration Program Manager

4-13-10

Date

Transition Projects

Jill Powell
ACCESS Case Manager
503-280-4723
jpowell@tprojects.org

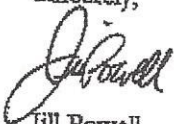
February 10, 2012

To whom it may concern:

I am writing in this letter in regards to the Stark Firs Property Management Company. I have been working with both Norine and Stephanie there since June of 2011, when I first contacted them on a recommendation from a co-worker that they were good to work with for people who had difficult housing histories. As a housing case manager for people who usually have some sort of barriers to housing, it was good to hear that there were property managers out there who were willing to give folks a second chance. In my time working with them since, I have referred several people to their agency, and because of their willingness to work with both us and them a good number of previously homeless people with very few options for housing have been able to be housed.

In my time working with the folks at Stark Firs I have found them to be professional, compassionate and very easy to work with. By providing folks with a second chance up front they offer something that is unique and often difficult to find in the world of housing and property management companies. Their "low barrier" approach is something that is very much needed and appreciated, we need more properties such as theirs so as to be able to offer more people options for housing. I recommend them highly and hope to continue working with them. Thank you for your time and consideration.

Sincerely,



Jill Powell,
Access Case Manager, Transition projects
503-280-4723 Direct
503-280-4700 Main
503-280-4730 Fax
665 NW Hoyt
Portland, Oregon 97209
jpowell@tprojects.org
www.tprojects.org

16124 S.E. Alder St. #2B

Portland, Oregon 97233

February 8, 2012

To Whom It May Concern;

I, John F. Davis, am writing this letter on behalf of Stark Firs Management LLC and the owner and staff of Alder Royal Apartments where I reside. I am very happy living here at the Alder Royal Apartments thank to the understanding and them giving me a second chance to establish rental history. They have given me a second chance where no one else would accept me does to my criminal past. It is very nice to have a place and people like these around to help out people like me.

He has been a get asset to the community providing a place like this to help out people like me. He just won't allow everyone on his properties but if he feels that you are worth the help then he will help you out in any way he can to help you get back on your feet.

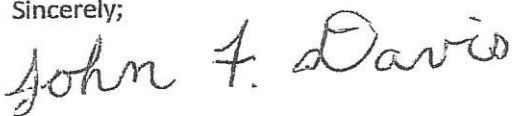
He works very hard to keep all his properties clean of any problem people and If any problems should arise he will work with you till the problems are taken care of in the most appropriate and timely manner.

His maintenance staff is very well knowledge in their work and get the work orders done in a timely and appropriate manner and leave no messes when they come in and leave when the work is done. They work with the residents to schedule a time to do the work. They also give plenty of notice if they need to enter your apartment to check for problems that could affect you and your neighbors.

Overall I am very happy that I have been given a second chance and I am very proud and happy that it is here at the Alder Royal Apartments and with Stark Firs Management LLC. I feel that the more properties that have the more people the will be able to help like me and that would be a very good thing for the community.

Thank you for your time.

Sincerely;



John F. Davis

Resident

Alder Royal Apartments



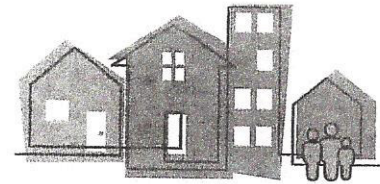
I am writing to you today on behalf of Moe Farhoud. I first met Moe 5 years ago when our son's began playing soccer together and they attended the same school. Even after moving his children to a different educational program, he continued to be a regular supporter of the Valley Premier, FC Soccer program. Through the years my relationship with the soccer league has grown from parent, to photographer, to board member (from Registrar to Vice President and currently President for the second year. Moe's son and my own have been playing together for the last 5 years and his own involvement has also grown. As we have watched this team grow older and closer the parents and supporters have also become closer. Moe's assistance, both financial and supportive has grown also. He has facilitated the growth of our team and league by providing funds to help with scholarships and also by motivating parents to have their children play more during the year by funding partial season fees so the cost goes down drastically for all parents involved. This helps the players in so many ways, from staying active to continuing to have the bond that being around each other on a weekly basis creates. Moe has also involved more of his family members in our club to help support us. We feel that this is always wonderful as one of the aspects of our club that we try to promote is the feeling of "being a part of a big soccer family".

I consider Moe Farhoud to be a large and wonderful part of the Damascus area and staunch supporter of our soccer club. He has demonstrated a generosity to help children be active and have fun that no other parent has shown us.

Thank you,

Stefanie Craft
VPFC Board President
stefanierc@yahoo.com

partnerships to transform neighborhoods
Second Stories PO Box 66884 Portland, OR 97290



SECOND STORIES

Year End Giving Statement

Second Stories
PO Box 66884
Portland, OR 97290
503.516.5881 Tax ID: 30-0574195
info@secondstories.org

Stark Firs Management
moefarhoud@hotmail.com
rhonny@starkfirs.com

Donation information:

7/3/12	Check #1700	\$500.00
9/26/12	Check #1133	\$250.00
11/7/12	Check #1145	\$250.00
Total		\$1,000.00

Thanks so much for supporting Second Stories with your generous donation. We really appreciate your investment in us as we respond to the need of impoverished communities. By helping us to train churches and individuals in Christian Community Development, we together transform neighborhoods with a holistic gospel. That is invaluable!

We are growing! This year we have extended our work from Portland and the Northwest to Uganda in Partnership with Lahash International. This has seen amazingly positive results thus far as we have engaged with churches, community members and vulnerable children. Thank you for your part in this expansion of our gospel and development oriented work.

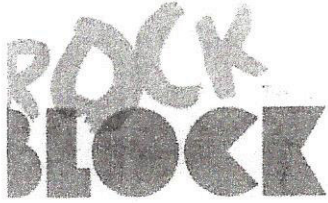
Please keep this receipt for your records.

We appreciate your generosity and support.

Best regards,

Clark Blakeman

Executive Director
Second Stories



Stark Firs Management
661 SE 162nd Avenue
Portland, OR 97233

May 2, 2014

Dear Moe,

Thank you for your generous donation in support of Rock the Block. Your gift plays an important role in helping to make this event a success. On behalf of the families of Rockwood – thank you!

Rockwood is a vibrant, family oriented community full of diversity, strength, and possibility. In spite of this, Rockwood experiences some significant challenges. The community is faced with high rates of poverty and crime as well as a significant lack of resources.

At Pathfinders, our mission is to break the cycle of criminality. We accomplish our mission through prevention and intervention programing with a focus on high risk individuals, families, and children. Our vision for change is that clients who emerge from our programs and services are living crime-free lives and prospering as accountable citizens in their communities. Rock the Block is a great tool in helping us work towards accomplishing these goals. We could not do this important work without support from a committed community, so again we say, thank you!

If you have any comments or would like to get more information about Pathfinders of Oregon and our programming, please contact our office at (503) 892-5396 or visit our website at: pathfindersoforegon.org.

Sincerely,
Brooke Crews
Project Manager

OUTSTANDING COMMUNITY PARTNER

*In recognition of Stark Firs Management
and their continued partnership with Central City Concern's HRR program.*

Presented to

Stark Firs Management

In Recognition of Outstanding Commitment and Service to

 **Central City Concern Community Engagement Program/Housing Rapid Response
Service Coordination Team**

Signature 

Date June 25, 2010

Signature _____ Date June 25, 2010



February 9, 2012

Dear Ms.

We are writing this letter to show our strong support for t . presently being submitted by Moe Farhoud and his staff at Stark Firs Management. Lutheran Community Services (Refugee Reception and Placement Program has been working with Mr. Farhoud for several years with our housing needs. We resettled many refugees arrived from different countries and our agency have a hard time renting due to not enough credit history and background information. Thus, Stark Fir Property Management always waives the screening fee for our refugee clients. He understands that our client is new to this country and they have no background history to check.

Furthermore, Mr. Farhoud always goes out of his way to assist us by providing affordable, quality, safe housing for our client needs. He also understands the financial stress and the challenges that many of new arrivals face. In some occasion, when we explain about the client financial situation, he was very sympathetic and waived the penalties, cleaning fee for breaking the lease and deposit was refunded fully to the tenant. Mr. Farhoud is more focus in establishing a safe, clean, affordable, crime free housing amongst its residents. Mr. Farhoud and his staff are always professional and eager to help our client when requested.

Margo Sobieraj
Reception and Placement Supervisor
Lutheran Community Services Northwest



CHURCH OF CHRISTIANITY
FOR JUSTICE • HOPE

MULTICULTURAL
COMMUNITY
SERVICES OF:

Portland, OR
1100 SE 28th Avenue
Portland, OR 97214

Phone: (503) 233-0342
Fax: (503) 233-0357
www.lcs.org

Encouver, WA
10000 1st Street
Everett
Encouver, WA 98663

Phone: (360) 894-5824
Fax: (360) 894-8515
www.lcs.org

Seattle, WA
1000 University Way NE
Seattle, WA 98105

Phone: (206) 447-4306
Fax: (206) 447-6211
www.lcs.org

Everett, WA
10000 1st Street
Everett, WA 98201

Phone: (425) 344-7504
Fax: (425) 344-6211

Dear Ms. [REDACTED]:

We are writing this letter to show our strong support for the Loan, presently being submitted by Moe Farhoud at Stark Firs Management. Lutheran Community Services (Refugee Reception and Placement Program) has been working with Mr. Farhoud for several years with our housing needs. We have resettled over 35,000 refugees in the Portland Metro area and Washington County. Many refugees arrive from different countries and our agency has difficulty renting due to the lack of a credit history and background information.

The apartments we rent are furnished and ready for the clients ahead of their arrival. Although the clients are screened by Homeland Security, we give the apartment manager the option to screen them. Stark Firs Property Management kindly waive the screening fee for our refugees. Mr Farhoud appreciates that the clients are new to a strange country and have a very unsettled background due, unfortunately to being refugees torn from their native land.

Mr. Farhoud always goes out of his way assisting us by providing affordable, quality, and safe housing suitable for their needs.. He also understands the financial stress and the challenges that many of them face.. At times when we explain the clients financial situation, he is very sympathetic and waives the penalties and cleaning fees for breaking the Lease. He kindly returned the deposit to the client.. Mr Farhoud is focused on establishing safe, clean, affordable and crime free housing for the residents. It is an extremely positive experience when working with Mr Farhoud and his staff.

Should this loan be approved, Mr. Farhoud and his staff will continue to provide safe, affordable housing, thus, continuing to build a strong and healthy neighborhood. We would like to see Mr. Farhoud continue working with our agency and our clients to align service integration in the Community. We trust you will give serious consideration to granting the loan to Mr. Farhoud and Stark Firs Management.

Sincerely,

Hilary A. Clarke
Hilary A. Clarke
Reception, Placement & Housing

2/13/2012



February 10, 2012

To whom it may concern:

It has been my pleasure to cooperate with Star Fir management. I work with low income clients who have many housing barriers, and if not for rental agencies such as Stark Fir, my clients would have no chance of finding housing.

Sincerely,

Jindra Kukla
Prog.Spec.
Impact NW
503 988 6000 ext.246



CITY OF PORTLAND, OREGON



Bureau of Police

Sam Adams, Mayor

Michael Reese, Chief of Police

1111 S.W. 2nd Avenue • Portland, OR 97204 • Phone: 503-823-0000 • Fax: 503-823-0342

Integrity • Compassion • Accountability • Respect • Excellence • Service

Dear Ms

This letter is to tell you about my experience working with Moe Farhoud and his staff at Stark Firs Management. Mr. Farhoud has been generous with providing meeting space and donating supplies in the ongoing effort to open a non-profit café in the 600 block of SE 162nd Avenue. This area is part of a Portland Police Bureau supported community project called the Rosewood Initiative. I have been able to contact Mr. Farhoud or members of his management staff in order to deal with ongoing crime issues and have found them to be helpful and professional.

His company offers housing to those with low income as well as those who have had criminal histories and cannot rent elsewhere. Mr. Farhoud and his staff ensure that if their tenants abide by the rules and continue to stay out of trouble they will have a safe place to live. Mr. Farhoud and his staff will not hesitate to remove any tenants who violate rules and jeopardize the living conditions for other tenants.

I would like to see Stark Firs Management stay in business in the Rosewood area.

Sincerely,

Wendi Steinbronn

Sergeant Wendi Steinbronn

DPSST #28922

Portland Police Bureau – East Precinct

737 SE 106th Avenue Portland, Oregon 97216

(503) 823-4545

wendi.steinbronn@portlandoregon.gov



The Rosewood Initiative

Building Our Community Together

February 4, 2012

Attention:

The Rosewood Initiative would like to express our support and partnership with Stark Firs Property Management in working toward neighborhood improvement in East Portland and Gresham.

Stark Firs has been a critical partner in our work to make the Rosewood area a desirable place to live, work and play. They participate in community visioning and public safety meetings, have donated food and volunteers for multiple events, and help us with outreach about community events through their connection to neighborhood residents.

Stark Firs' properties are home to many of our community members in Rosewood and we are actively working together to provide the best possible living environment. Over the past few years, Stark Firs made significant improvements to their properties and we hope that they will be able to continue this level of commitment to property management.

Jenny Glass

Executive Director, The Rosewood Initiative

503.756.8681

Rosewood Café, 609 SE 162nd Ave, Portland, OR 97233

RosewoodInitiative.org