

Dear Planning and Sustainability Dept

Nov 4 2014


Hi: I hope the city starts doing inspections on every apt that comes up for rent. I have lived in my place 8 years. 6 months ago I requested repairs on the broken floor tiles in the bathroom, bugs and 1 other issue. Next month with rent check also same request and they were ignored. I called the City of Portland they came out 9/17/14 and wrote up 11 problems. Now Home Forward (Housing Authority) Came out August 27<sup>th</sup> 2014. That morning the Land Lord Connie Choa did finally Hire Cascade Home Enhancement LLC to fix the broken tiles. Just hours before the 1<sup>st</sup> Housing inspection. Well the sub floor underneath was soaking wet and was cut & pulled out. When Housing arrived the toilet was in the bathtub. No pass.

Matt (Cascade) told me He replaced the flooring in apt # 7 Same property Cody age 11 at the time fell the bathroom floor 2 months earlier. Matt also said he had done work at a couple of Connie's places in North or NE Portland and was scared when he pulled up floors to find roach nests. (Connie Choa has 62 rentals) My apartment has failed 2 more City of Portland Inspections. Charles Myrick told Ms Choa as of yesterday ( 11/3/14) that she had to take out the whole bathroom floor and replace it. The bathroom wall behind the toilet is not caving in. And there is Mold in the wall. Looks like I can afford to live in Gresham. And further out.

We need safe, bug free, mold free, warm, affordable housing

Thank you,

Deborah Olson

  
2356 SE 139<sup>th</sup> ave #1

Portland Or 97233



homeforward

hope. access. potential.

October 21, 2014

**Please Read Carefully**

Connie Chao  
9459 SE Tarnahan Dr.  
Happy Valley, OR 97086

RE: Deborah Olson-2356 SE 139<sup>th</sup> #1

Dear Landlord:

The above rental property has not met the Housing Quality Standards (HQS) on four separate occasions—**8/27/14, 9/18/14, 10/02/14 and 10/16/14**. A copy of the needed repairs is enclosed.

Per the HUD Housing Assistance Payment Contract, Paragraphs 3c and 3d, as of **11/1/2014** all Housing Assistance payments will be abated until repairs are completed and the unit passes HQS inspection. You will not be eligible for any Housing Assistance payments from the Housing Authority of Portland during this time and the tenant is not responsible for this abated amount.

**The repairs must be completed by 11/04/2014 or the Housing Assistance Contract will terminate on 12/31/2014 due to a program violation** and the Housing Authority of Portland **will not** re-inspect. This letter is your official notice. The tenant will have the right to be re-certified and transfer to a new unit.

**If the repairs are completed on or before the above date, the tenant and/or you will need to call Inspections (503) 802-8333, Option 5, to schedule a final inspection.** The tenant must assure that an adult (someone age 18 or older) is present in the unit on the scheduled day of the final inspection.

Thank you for your immediate attention to this matter.

Sincerely,

Nicholas Basua  
Rent Assistance Inspector

cc: Tenant  
File

Enclosure



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October 21, 2014

Deborah Olson  
2356 SE 139<sup>th</sup> #1  
Portland OR 97233

**IMPORTANT**

**Please Read Carefully**

Dear Participant:

Enclosed is a copy of a letter sent to your landlord, letting him/her know that the Housing Authority of Portland will be abating the subsidy portion of your unit's rent. Please contact your landlord to assure the repairs are made in a timely manner.

If the failed items in the unit are not repaired by **11/04/2014**, you will be required to transfer or lose your assistance and you will receive a transfer packet in the mail. The contract on your unit with the landlord will terminate on **12/31/14** if these repairs are not made.

If the repairs are completed before **11/04/2014**, please contact the Section 8 Inspection Team at (503) 802-8333, Option 5, to reschedule a final inspection. **NOTE: You must allow the landlord access to your unit to complete the repairs if the request is made of you so you are not in violation of your rental agreement.** Remember, someone over the age of 18 must be present in your unit at the time of the inspection. We will **not** re-inspect after **11/04/2014**. You will be required to move if you wish to continue your assistance.

If you have any questions, please contact the Inspection Team at 503-802-8333 Option 5.

Sincerely,

Scott White  
Housing Program Manager – Inspections  
Rent Assistance

Enclosures

Важная информация о вашем жилье! Если вам необходима помощь, немедленно свяжитесь с нами.

Información importante acerca de su vivienda! Si usted necesita asistencia, por favor comuníquese con nosotros inmediatamente