

November 24, 2014

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

RE: Mohammed Farhoud, Second Chance

Previous recommendations:	15220 SE Stark 13801-13865 SE Stark 14112-14134 SE Stark 912-924 NE 91 st 14012 SE Stark
Final additional recommendation:	16000 SE Alder

Please find enclosed the final additional location (to the five proposed). We request a more intense residential designation to be applied: Multi-family – Dwelling – 1,000. This property abuts a Multi-family – Dwelling – 1,000 zone. Every recommendation abuts a Multi-family – Dwelling – 1,000. We simply ask that the designation be moved to cover one more property.

These apartments represent 145 units. WE expect the double that number through the renovation of the properties.

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.

These units serve an extremely important social need. Our original packet contained letters from neighborhood, neighbors, and the law enforcement community establishing why these “second change” and why there have been not law enforcement issues.

We have provided a copy of our original letter and the new location. The public purpose is served by providing affordable housing units without increasing density.

Sincerely,



Peter Finley Fry

Cc: Mohammed Farhoud

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 by parents and siblings, to my extending family that have lived in Portland since the 50s. I have worked as a Saturday Night vendor, architect/engineer, and renovated the New Market and Skidmore Buildings.

I have acquired apartment buildings in the Gateway/Rockway area and provide affordable and quality housing to the disenfranchised. My mission is "Second Chance" I provide housing to those who have been evicted, convicted and/or bankrupt. I work closely with the State, Portland police, and my neighborhoods and churches.

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

Mohammed Farhoud, Second Chance

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16000 SE ALDER ST - CENTENNIAL - PORTLAND

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General Information	
Property ID	R255738
County	MULTNOMAH
State ID	1S2E01AA 3500
Alt Account #	R707305690
Map Number	3146 OLD
Site Info	
Site Address	16000 SE ALDER ST
City/State/Zip	PORTLAND OR 97233
Owner Info (Privacy)	
Owner(s) Name	NORTHWEST GROUP INVESTMENTS LLC
Owner Address	16383 SW CORNELIAN WAY
City/State/Zip	BEAVERTON OR 97007

Property Description			
Tax RITLOW AC, BLOCK C, W 200' OF LOT 5 EXC N 175' OF W 100' & Roll EXC PT IN ST	Use CT APT 21-100 UNITS		
Lot 5	Block C		
Tax Districts			
101 PORT OF PORTLAND	130 CITY OF PORTLAND		
130L CITY OF PORTLAND - NEW LEVIES	130M CITY OF PORTLAND PARKS LOP		
143 METRO	164 EAST MULT SOIL/WATER		
170 MULTNOMAH COUNTY	170L MULT CO LIBRARY LOCAL OPT TAX		
171 URBAN RENEWAL PORTLAND	173 URB REN SPECIAL LEVY - PORTLAND		
197 ROCKWOOD UTIL DIST	198 TRI-MET TRANSPORTATION		
304 MULTNOMAH ESD	308 MT HOOD COMM COLLEGE		
321 CENTENNIAL SCHOOL DIST			
Deed Information			
Sale Date	Type	Instrument	Sale Price
02/23/2010	WARRANTY DEED	2010027281	\$2,650,000.00
05/31/2007	WARRANTY DEED	2007008800	\$2,710,000.00

09/27/2004	WARRANTY DEED	2004178879	\$2,275,000.00
03/01/1998	WARRANTY DEED	98058106	\$1,812,500.00
12/01/1994	WARRANTY DEED	94187804	\$132,500.00
08/01/1991	CONTRACT	BP24700338	\$1,200,000.00
09/01/1985	CONTRACT	BP18551219	\$750,000.00
	WARRANTY DEED	2008019115	\$0.00

Land Information

Type	Acres	SQFT
MULT	1.0200	44,500
ON SITE DEV APTS		0

Improvement Information

Improvement Type 21-50 UNIT MULTI-FAMILY

Improvement Value \$2,712,560.00

Room Descriptions

Building Class CT APT SUBSIDIZED GARDEN

Actual Year Built 1971

Effective Year Built

Number of Segments 1

Construction Style

Foundation Type

Interior Finish

Roof Style

Roof Cover Type

Flooring Type

Heating/AC Type

Plumbing

Fireplace Type

Improvement Details

#	Segment Type	Class	Total Area
1	MAIN		23,134
1	MAIN		12,696
1	POOL		0

Tax History

Year	Property Tax	Total Tax
2014	\$42,015.09	\$42,015.09
2013	\$41,068.67	\$41,068.67
2012	\$38,997.78	\$38,997.78
2011	\$38,949.32	\$38,949.32
2010	\$38,718.75	\$38,718.75
2009	\$37,227.94	\$37,227.94
2008	\$35,152.48	\$35,152.48
2007	\$35,112.26	\$35,112.26
2006	\$34,005.68	\$34,005.68
2005	\$33,236.97	\$33,236.97
2004	\$32,262.31	\$32,262.31

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General Information	
Property ID	R255739
County	MULTNOMAH
State ID	1S2E01AA 3600
Alt Account #	R707305780
Map Number	3146 OLD
Site Info	
Site Address	16000 WI/ SE ALDER ST
City/State/Zip	PORTLAND OR 97233
Owner Info (Privacy)	
Owner(s) Name	NORTHWEST GROUP INVESTMENTS LLC
Owner Address	16383 SW CORNELIAN WAY
City/State/Zip	BEAVERTON OR 97007

Property Description	
Tax Roll	RITLOW AC, BLOCK C, E 70' OF W 270' OF LOT 5 EXC PT IN ST
Use	CT APT 21-100 UNITS
Lot	Lot 5
Block	Block C
Tax Districts	
101	PORT OF PORTLAND
130	CITY OF PORTLAND
130L	CITY OF PORTLAND - NEW LEVIES
130M	CITY OF PORTLAND PARKS LOP
143	METRO
164	EAST MULT SOIL/WATER
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197	ROCKWOOD UTIL DIST
198	TRI-MET TRANSPORTATION
304	MULTNOMAH ESD
308	MT HOOD COMM COLLEGE
321	CENTENNIAL SCHOOL DIST
Deed Information	
Sale Date	Type
Instrument	Sale Price
	\$0.00

Land Information		
Type	Acres	SQFT

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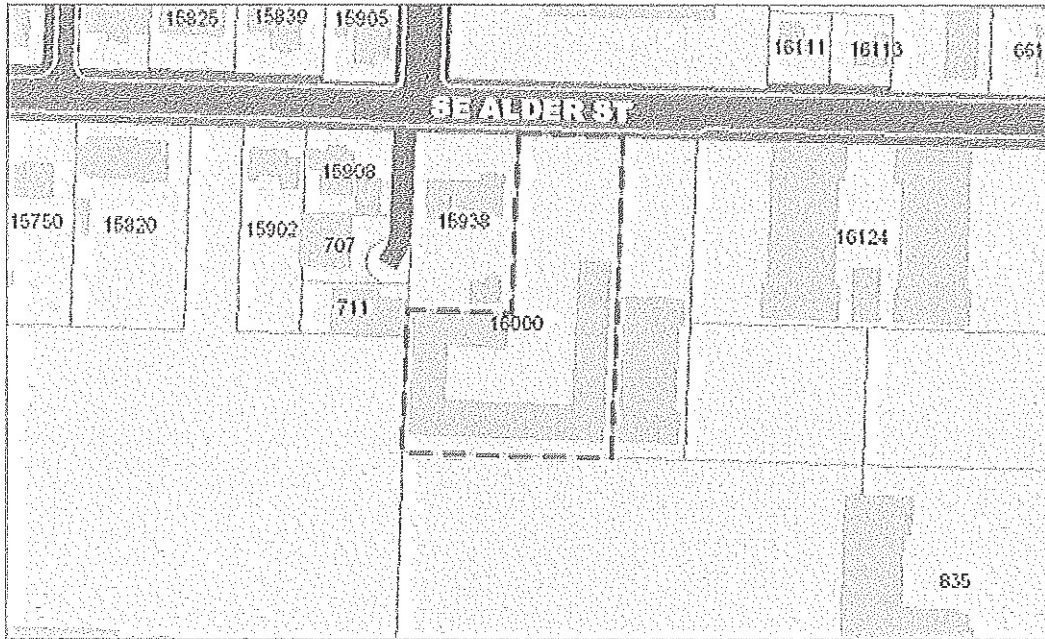
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Property & Location



Zoning

Property

Zone	R2
Description	Low Density Res. 2,000
Overlay	a, h
Comp Plan	R1
Comp Plan Overlay	
Historic District	
Conservation District	
Plan District	
NRMP District	
Urban Renewal District	n/a
Zoning Map	3146



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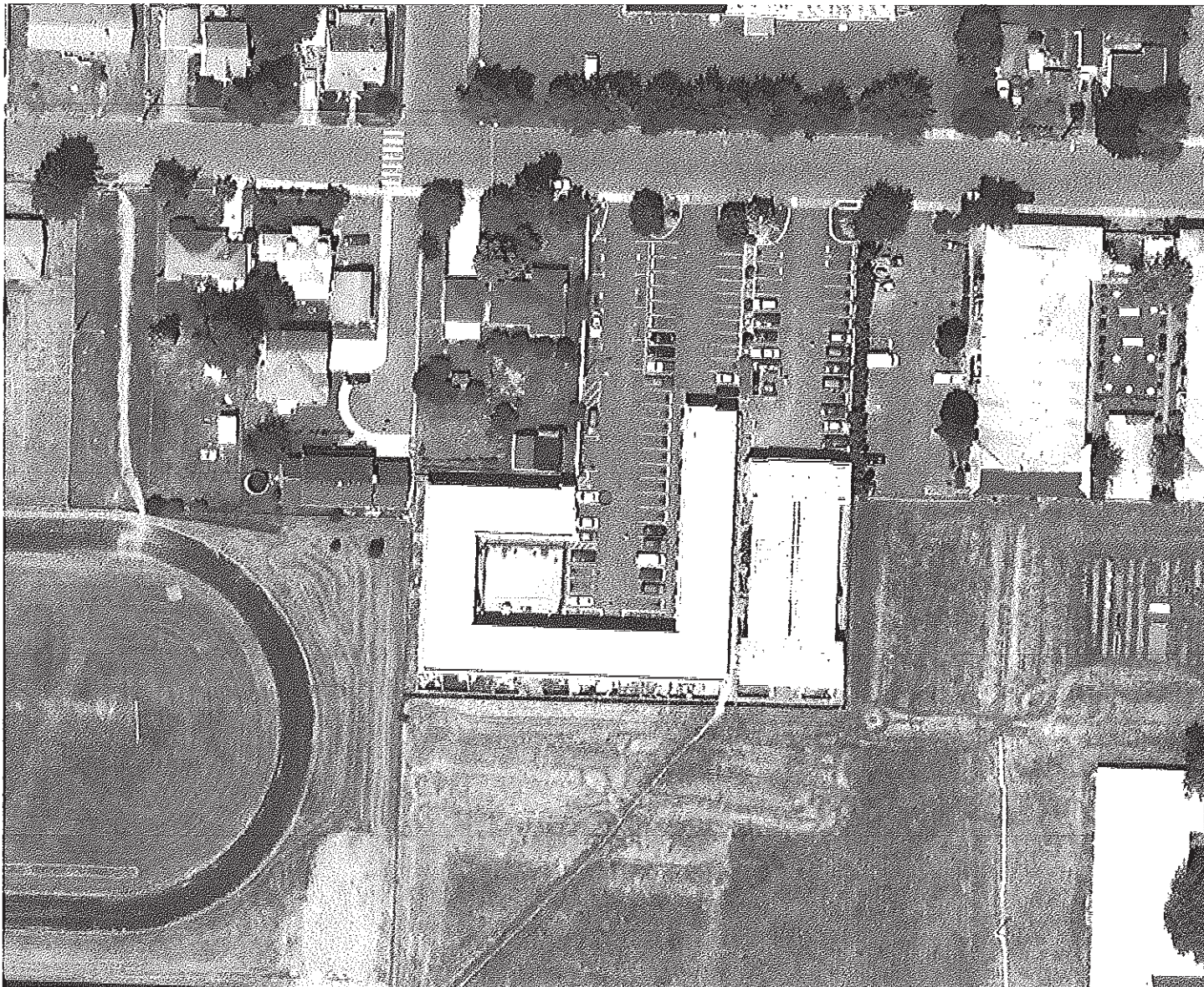
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Aerial Photo

[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

1/15/2015

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MULLINOMAH COUNTY

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