

	DESCRIPTION	ROLL NO	ODOMETER
AB 1-3	DOWNING, JACK L.. 2803 N. COMMERCIAL		
A 2-4	DREW, JOHN 3102 N. GANTENBEIN		
A 4-7	DUMAS, LUCILLE 3316 N. GANTENBEIN		
A 4-7	DYE, JONAS 3316 N. GANTENBEIN		
RS 3-4	EADEN, ALEX, JR. 2740 N. VANCOUVER		
A 2-5	EDWARDS, CHESTER 227 N. MONROE		
A 4-11	ELLIS, ROSCOE 233 N. COOK		
R 8-9	FAULKNER, FANNIE 327 N. FARGO		
E 2-5	MACK, FERRELL A. 2732 N. KERBY		
R 9-7	FIELD, HERBERT 417 N. MONROE		
E 2-7	FISCHMAN, STEPHEN M. 553 N. KNOTT		
E 3-7	FLORES, JESSIE 540 N. KNOTT		
E-4-7	FLOWERS, LONNIE 423 N. RUSSELL		
A 2-8	FRAHS, THEODORE 3111 N. VANCOUVER		
AB 3-2	FRARY, MYRA L. 2932 N. COMMERCIAL		
R 10-2	FRYKMAN, MARGARET 3137 N. COMMERCIAL		
R 10-10	GARNETT, ALBERT 529 N. MONROE		
RS 3-6	GLASS, LILLIAN (CONLEY) 2728 N. VANCOUVER		

RESIDENTIAL RELOCATION RECORD

Project Name EMAN. Parcel No. A-2-5 Advisor CD

Client's Name EDWARDS, CHESTER Phone _____

Address 227 N. MONROE Ethn B Age 46

☒ Male ☐ Family ☐ Married ☒ Renter/Occupant
☐ Female ☒ Individual ☒ Single ☐ Owner/Occupant

Family Composition

Total Number in Family _____

_____ wife, husband

Other: Relation Age Relation Age

Economic Data

Employer CITY OF \$ 500-

Address PORTLAND
PARK BUREAU

Other Source of Income

_____ \$

_____ \$
Total Monthly Income \$ (500 -)

Eligible for Public Housing ☐ YES ☒ NO

Eligible for Welfare ☐ YES ☒ NO

Eligible for (Other) ☐ YES ☒ NO

Presently Receiving Welfare ☐ YES ☒ NO

Other Assistance _____

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 2-22-72 Date of Info pamphlet delivery _____

Date Notice to Move given _____ Date Effective _____ Expires _____

CLAIMANT'S INITIAL DATE OF OCCUPANCY

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

Date of initiation of negotiations for purchase of property 2-1-67

Date of Acquisition _____

Date of letter of Intent _____

Date of move 3-21-72

DWELLING UNIT FROM WHICH RELOCATED

Private Sales		Single Family	<input checked="" type="checkbox"/>
Private Rental	<input checked="" type="checkbox"/>	Duplex	
Other		Multiple Family	

Age of Housing Unit 1924

Size of Habitable Area 780

Furnished with claimant's furniture
☒ YES ☐ NO

Total Number of Rooms 4 Rent Paid \$ 62- Utilities 26-

Number of Bedrooms 2 Monthly Housing Payments \$ Taxes

Liens \$ (please explain)

Acquisition Price \$ Amenities

REPLACEMENT DWELLING UNIT

Address 5814 NE GARFIELD LPA Referred ☒ Self Referred

Private Sales	<input checked="" type="checkbox"/>	Single Family	<input checked="" type="checkbox"/>
Private Rental		Duplex	
Other		Multiple Family	

Outside city ☐ Outside state ☐

Age of Housing Unit 1926

Size of Habitable Area 1313

No. of Rooms 5 No. of Bedrooms 2

For Claimants Who Purchased

Purchase Price of Replacement Dwelling \$ 15,000

Taxes \$

RHP or TACO (including incidental costs) \$ 2,553.50

For Claimants Who Rented

Rent \$

Utilities \$

Total Rent Assistance \$

Amount of Annual Payment \$

No. of Housing Referrals to:

 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 CHESTER, Edwards, Chester RELOCATION ADVISOR CD
 ADDRESS 227 N. Monroe PHONE 288-1888 PROJECT NAME Emanuel Hospital
 SEX M ETHN black VETERAN AGE 46 PARCEL NO. A-2-5
 MARITAL STATUS divorced TENURE tenant
 DISABILITY INDIV x FAMILY
 ELIGIBLE FOR: PUBLIC HOUSING FHA 235
 RENT SUPPLEMENT OTHER
 INITIAL INTERVIEW 2-22-72 DATE INFO PAMPHLET DELIVERED
 NOTICE TO MOVE DATES EFFECTIVE EXPIRATION DATE
 NOTIFY IN CASE OF EMERGENCY

DATE ON SITE: <u>February 1, 1967</u>
INITIATION OF NEGOTIATIONS: <u> </u>
DATE OF ACQUISITION: <u> </u>

ECONOMIC DATA

Employer City of Portland \$ 500.00
 Address Park Bureau
 MCW
 Social Security
 Pension
 Other
 TOTAL MONTHLY INCOME \$ 500.00

FAMILY COMPOSITION

Name	Relation	Age

DWELLING UNIT FROM WHICH RELOCATED

Subsidized Sales		Single Family	S	SS
Subsidized Rental		Multiple Family		X
Public Housing		Duplex		
Private Rental	X	Mobile Home		
Private Sales				

Size of Habitable Area 780 sq. ft.

Age of Structure 1924 No. Rooms 4
 No. Bedrooms 2 Furn. Unfurn
 Utilities \$ 26.00
 Monthly Payments (Rent) \$ 62.00
 Acquisition Price \$
 Taxes \$ Equity \$
 Liens \$

HOUSING REFERRALS

Address	Bedrooms

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 5814 N. E. Garfield Phone 283-4287 Date of Move March 21, 1972

WHERE RELOCATED:

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

Furnished _____ Unfurnished _____ Number of Rooms _____ Number of Bedrooms 2 Habitable Area _____

Utilities \$ _____ Monthly Payments (Rent) \$ _____ Purchase Price \$ 15,000

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

Name of Moving Company _____ Name of Realtor Stassens

BENEFITS RECEIVED

Type	Ck #	Date	Amount
RHP			\$
TACO (Rental)			\$
TACO (Rental)			\$
TACO (Rental)			\$
TACO (Rental)			\$
TACO (Sales)	361 EH	3/31/72	\$ 2,553.50
Fixed Moving	361 EH	3/31/72	\$ 420.00
Actual Move			\$
Storage			\$
Incidental			\$
Interest			\$

Purchase Price \$ 15,000.

Down Payment \$ _____

RHP \$ 2,553.50

Total Down - \$ _____

Total Mortgage \$ _____

TOTAL BENEFITS RECEIVED \$ 2,973.50

REALTOR: _____ ESCROW CO. _____ OFFICER _____

INTERVIEW REGISTER

Date

Relocation
Worker

2/22/72

Made contact with Mr. Edwards and told him about the Emanuel Project. Also, I explained his benefit under the Relocation Act. He indicated that he would like to buy a house. Felt that it would be best because he does have a daughter by a previous marriage and wanted something to leave her.

He suggested that I find out what the property at 16th and Failing was selling for. I did find out and called Mr. Edwards - told him the place was sold and that they asked \$28,000 for it.

3/16/72

Got a call from Stassens Real Estate - Mr. Earl. He said Mr. Edwards had just bought a house and he would bring over the Earnest money receipt. After receiving E. R. I called Mr. Edwards to confirm that he really had bought a house on 5814 N. E. Garfield. Mr. Edwards was given immediate possession- the house was empty. Mr. Edwards bought the house on conventional loan.

Mr. Edwards is a single man and living in the project as a tenant. We paid him \$2000 and \$553 matching fund. He also got his moving money - relocation grant was applied to reduce the mortgage.

Mr. Edwards was very good to work with - he made his own selection and was very well counseled on his benefits.

File closed.

June 29, 1972

Don Stark

Chet Daniels

Parcel A-2-5, commonly known as: 227 N. Monroe

At present Mr. Billy Patterson is the tenant and occupies the house along with his mother (Mrs. Verla Thompson) and uncle, (Mr. Otis Johnson). They are paying \$80.00 per month as rent and have a month to month tenancy. Mr. Patterson took possession May 5, 1972 and has lived there approximately three months. Mr. Eugene Bonner, owner of the above property, is Mr. Billy Patterson's uncle.

Chet Daniels

Mr. Patterson moved into the above property in ~~March~~ April 1972. The previous tenant was Chester Edwards who occupied the ~~same~~ house from Feb. 1, 1967 to ~~Feb.~~ ^{Mar} 21, 1972 and paid rent in the amount of \$62/month. Mr. Edwards was paid relocation benefits at the time of his move.

Copy
Sent to Don Stark

PORTLAND DEVELOPMENT COMMISSION1700 S.W. FOURTH AVENUE
PORTLAND, OREGON 97201

N? 361 EH

DATE March 31, 19 72PAY TO **Transamerica Title Insurance Company**

\$ 2,973.50

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
		Deposit in escrow for Chester Edwards. Replacement Housing Payment for Tenants per claim filed. From 227 N. Monroe (Parcel A-2-5).	
		Lump sum RHP (Downpayment) \$2,553.50	
		Dislocation allowance 200.00	
		Fixed payment - own furniture <u>220.00</u>	<u>\$2,973.50</u>

Account Distribution

NO.	TITLE	AMOUNT
E 1501	Relocation Payment (EH)	\$2,973.50
	(RHP \$2,553.50)	
	(Fixed payment - individual \$ 420.00)	

*AC**JM*

PORTLAND DEVELOPMENT COMMISSION

SITE OFFICE
EMANUEL HOSPITAL PROJECT
255 N. MONROE ST.
PORTLAND, OREGON 97227
PHONE 255-6169

March 29, 1972

1st National Bank of Oregon
5730 N. E. Union
Portland, Oregon 97211

Attention: Mr. Betanoff

RE: CHESTER EDWARDS

Dear Mr. Betanoff:

Mr. Chester Edwards is eligible, based on his status as (a) tenant(s) in the Emanuel Hospital Project, to receive certain relocation benefits subject to the provision of the Uniform Relocation Act of 1970. These benefits include a Replacement Housing Payment of up to \$4,000 for a downpayment toward the purchase of a replacement dwelling unit, including the reasonable costs of expenses incurred incidental to the purchase of the replacement dwelling. Incidental expenses are limited to reasonable costs but not prepaid expenses or finance charges, and may include the following:

- (1) Legal, closing and related costs including title search, preparing conveyance contracts, notary fees, surveys, preparing drawings on plats, and charges paid incident to recordation.
- (2) Lender, F.H.A. or V.A. appraisal fees.
- (3) F.H.A. or V.A. application fees.
- (4) Certification of structural soundness.
- (5) Credit Report.
- (6) Owner's and mortgagee's evidence or assurance of title.
- (7) Sales or transfer of taxes.
- (8) Escrow agent's fee.

The Replacement Housing Payment, including incidental expenses, is subject to the following federal provisions:

- (1) The amount may not exceed the amount that would be required for a conventional loan; and

- (2) If the claim is for more than \$2,000, the claimant must match dollar-for-dollar the amount in excess of \$2,000 up to a maximum payment of \$4,000.

Thus, in this case Mr. Edwards is eligible to receive a maximum of \$2,553.50 to be applied towards the downpayment and eligible incidental expenses. The exact amount of the downpayment will depend upon the amount of eligible closing costs. From the "Cost Estimate" sheet furnished us by Stassen's Realtors we can estimate that \$107.00 will be applied toward eligible incidental expenses and the balance, \$2,446.50, would be applied on the downpayment. This payment of \$2,553.50 is dependent upon Mr. Edwards depositing the sum of \$553.00 additional to be applied to the downpayment, making a total downpayment of \$3,000.00.

In addition Mr. Edwards will receive the sum of \$420.00 to cover his costs of moving. This sum may be deposited in escrow and applied to cover the cost of reserves and additional closing costs not heretofore mentioned.

We are most anxious to assist Mr. Edwards in any way possible to enable him to be satisfactorily relocated from this urban renewal project. Please feel free to call if you have any questions.

Very truly yours,

W. Stanley Jones
Relocation Supervisor

WSJ:sic

CLAIM FOR RELOCATION PAYMENT FOR FIXED
PAYMENT (FAMILIES AND INDIVIDUALS)

NAME, ADDRESS AND ZIP CODE OF LOCAL AGENCY

Portland Development Commission
1700 SW Fourth Avenue
Portland, Oregon 97201

PROJECT NAME (if applicable)

Emanuel Hospital Project
Project Number: ORER-20

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

____ Family ☒ Individual

EDWARDS, Chester

2. DATE(S) OF MOVE

3. DWELLING UNIT FROM WHICH YOU MOVED

PARCEL NO. A-2-5

a. Address _____

227 N. Monroe, Portland, Oregon 97227

b. Apartment, Floor, or Room Number ---

c. Was it furnished with your own furniture?

☒ Yes ☐ No

d. Number of rooms occupied (ex-

cluding bathrooms, hallways,
and closets: 4 plus storage

e. Date you moved into this

address: _____

4. DWELLING UNIT TO WHICH YOU MOVED

a. Address (include ZIP Code) _____

5814 N.E. Garfield, Portland, Oregon 97211

b. Apartment, Floor, or Room Number ---

c. Were household goods moved to
or from storage?

☐ Yes ☒ No

If "Yes", complete table,
"Statement of Claim for Storage
Costs"

5. TOTAL CLAIM (if 5 b. marked above)

Dislocation Allowance \$200.00

Fixed Moving Payment 220.00

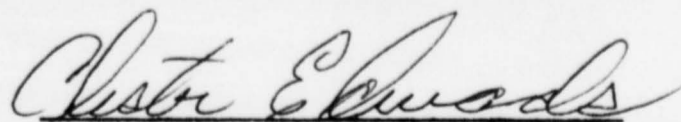
(Consult local agency)

Total \$ 420.00

6. 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.

3-27-72

Date



Signature of Claimant

(For Local Agency Use Only)

DETERMINATION OF ELIGIBILITY FOR RELOCATION PAYMENT
FOR MOVING EXPENSES (FAMILIES AND INDIVIDUALS)

NAME AND ADDRESS OF CLAIMANT:

Chester Edwards
5814 N.E. Garfield
Portland, Oregon 97211

NAME OF LOCAL AGENCY:

Portland Development Commission

INSTRUCTIONS: Attach this form to the pertinent claim form filed by claimant. Attach an explanation of any difference between amounts claimed and amounts approved.

-
1. Does claimant meet basic eligibility requirements? x Yes No

If "No," explain:

-
2. Complete if claim is for a fixed payment including an amount for moving articles located in household storage space:

Date items inspected: _____
 Month-Day-Year

-
3. If claim is for a self-move, does approved amount exceed estimated cost of accomplishing the move through services of a commercial mover or contractor?

 Yes No


If "Yes," explain basis for approved amount:

4. 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:

(For Local Agency Use Only)

(Complete either A or B:)

Item	Amount <u>1/</u>	Authorized Signature	Date
A. Fixed Payment and Dislocation Allowance	\$		
1. Fixed payment \$ 200.00			
2. Dislocation allowance \$ 220.00			
3. Total \$ 420.00	420.00		
B. Actual Moving and Related Expenses	\$		
1. Initial payment including, if applicable, storage and related costs in the amount of \$ _____	_____	_____	_____
2. Supplementary payment (s) for storage costs:	_____	_____	_____
3. Final payment for moving expenses covering storage and related costs	_____	_____	_____

1/ Attach full explanation of any adjustments made; e.g., amount set off against claim or amount of dislocation allowance made as an advance payment.

5. RECORD OF PAYMENTS MADE

Date	Check Number	Amount	Date	Check Number	Amount
		\$			\$

WORKSHEET FOR ALL MOVING CLAIMS

1. Name Chester Edwards Project Fammel R-20
2. Date(s) of move 3/21/72 Parcel No. A2-5
3. Dwelling unit from which you moved:
 Address 227 N. Monroe No. of rooms 4 + storage
☐ Furnished ☒ Unfurnished Date you moved into this unit 2/1/67
4. Dwelling unit to which you moved:
 Address 5814 N. E. Garfield
 Were goods moved to or from storage? ☐ Yes ☒ No

5. Total claim \$ 220.00

 FIXED PAYMENT: \$200 + \$ 220 = \$ 420

ACTUAL MOVING COSTS

6. Name of moving company (or person) _____
7. Mover's telephone _____ 8. Mover's address _____
9. Method of payment
☐ a. reimburse client (show paid bill)
☐ b. pay mover directly (show bill)
☐ c. let local agency contract with mover
10. Amount actual costs

a. Moving costs (attach receipt or voucher	\$ _____
b. Cost of insurance (attach invoice)	\$ _____
c. Storage cost (attach receipt or voucher	\$ _____

STORAGE COSTS

Name, address and ZIP code of storage company _____

- A. Type of claim
☐ initial ☐ supplementary ☐ final
- B. Storage period
 1. Total period: _____ months. Check one: ☐ Actual ☐ Estimated
 2. Date property moved to storage: _____
 3. Date property moved from storage: _____
- C. Storage Costs

		<u>Approved</u>
1. Monthly rate	\$ _____	\$ _____
2. Total costs actually incurred	\$ _____	\$ _____
3. Amount previously received	\$ _____	\$ _____
4. Amount claimed (line 2 minus 3)	\$ _____	\$ _____
- D. Description of Property Stored: please list on back of this sheet.
- E. Method of Payment
☐ reimburse client (attach receipt or paid bill)
☐ pay storage company directly (attach bill)

CLAIM FOR REPLACEMENT HOUSING PAYMENT
FOR TENANTS AND CERTAIN OTHERS

NAME, ADDRESS, AND ZIP CODE OF DISPLACING AGENCY:

Portland Development Commission
1700 SW Fourth Avenue
Portland, Oregon 97201

PROJECT NAME (if applicable)

Emanuel Hospital Project

PROJECT NUMBER: ORE R-20

INSTRUCTIONS: Complete all applicable items and sign certification in Blank 6. 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. Omit Block 4 if you have moved into a rental unit. Omit Block 3 if you have purchased and occupied a dwelling unit. Complete only Blocks 1 and 5 if you are a homeowner temporarily displaced because of code enforcement or voluntary rehabilitation.

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

EDWARDS, Chester

____ Family ____ x Individual

2. DWELLING UNIT FROM WHICH YOU MOVED

PARCEL NO. A-2-5

- a. Address: 227 N. Monroe, Portland, Oregon 97227
b. Apartment or room number: ----
c. Number of bedrooms: 2

- d. Monthly rental: \$ 62.00
e. Date you moved out of this dwelling: 3-21-72
Month-Day-Year

3. DWELLING UNIT TO WHICH YOU MOVED (RENTAL)

- a. Address (include ZIP Code): _____
b. Apartment or room number: _____
c. Number of bedrooms: _____

- d. Monthly rental: \$ _____
e. Date you moved into this dwelling: _____
Month-Day-Year

4. DWELLING UNIT TO WHICH YOU MOVED (PURCHASE)

- a. Address (include ZIP Code): 5814 N.E. Garfield, Portland, Oregon 97211
b. Number of bedrooms: 3
c. Downpayment: \$ 3,000.00

- d. Incidental expenses (total from table on next page): \$ 107.00
e. Date you purchased this dwelling: 3-16-72

5. INFORMATION IN SUPPORT OF CLAIM OF HOMEOWNER TEMPORARILY DISPLACED BECAUSE OF CODE ENFORCEMENT OR VOLUNTARY REHABILITATION

- a. Address of dwelling unit from which you moved: _____
b. Address of dwelling unit to which you moved (include ZIP code): _____
c. Date of move: _____
Month-Day-Year

- d. Monthly rental for temporary unit: \$ _____
e. Will you require temporary housing for more than 3 months?
____ Yes ____ No
If "Yes", total number of months you will require temporary housing: _____ months

6. I submit this information in support of a claim for a Replacement Housing Payment under Section 204 of P.L. 91-646, and I certify under the penalties and provisions of U.S.C. Title 18, Section 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, Section 1001, and any other applicable law, falsification of any item submitted herewith may result in forfeiture of the entire claim.

3/27/72

Date

Chuter Edwards

Signature of Claimant (s)

Complete the following table if you have incurred incidental expenses in connection with the purchase of your replacement dwelling:

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)
Credit Report	\$ 7.50	\$	\$ 7.50	\$ 7.50 ✓
Survey	15.00		15.00	15.00 ✓
Picture	4.50		4.50	4.50 ✓
Tax Service Fee	12.50		12.50	12.50 ✓
Recording Fee	10.00		10.00	10.00 ✓
Mortgagee's Title Ins.	25.00		25.00	25.00 ✓
$\frac{1}{2}$ Escrow Fee	32.50		32.50	32.50 ✓
TOTAL	\$ 107.00	\$	\$107.00 <u>1/</u>	\$107.00

1/ Enter this amount in Block 4, Line d.

Listing of enclosed documents in support of amounts entered in Column (d) above:
(Documentation must be provided to support any claim for incurred costs.)

NAME & ADDRESS OF CLIENT:

COMPUTATION PREPARED BY:

Date

A. COMPUTATION OF DOWNPAYMENT ASSISTANCE FOR CLAIMANT MOVED TO UNIT PURCHASED

Required Information

1. Amount necessary for downpayment
2. Costs incidental to purchase (Total amount approved by agency, from table on claim form, Column (e))

\$ 3000.00

~~\$ 1152.00~~ 107.00

Computation

3. Base amount (Sum of Lines 1 and 2)

~~\$ 3152.00~~

3,107.00

NOTE: If Line 3 is \$2,000 or less, skip Lines 4, 5, and 6 and enter the amount of Line 3 on Line 8 a.

4. Amount on Line 3 in excess of \$2,000

Line 3

\$ ~~3152.00~~ 3,107.00

- \$ 2,000.00

~~\$ 1152.00~~

1,107.00

5. Amount on Line 4 divided by 2

Line 4

\$ ~~1152.00~~ 1,107.00
2

~~\$ 576.00~~ 553.50

6. Matching amount (If amount on Line 5 exceeds \$2,000, enter \$2,000. Otherwise, enter the amount on Line 5.)

~~\$ 576.00~~ 553.50

7. Base amount (Sum of amount on Line 6 and \$2,000)

Line 6

\$ ~~576.00~~ 553.50

+ \$ 2,000.00

~~\$ 2576.00~~

2553.50

8. Amount of downpayment assistance

- a. Amount on Line 3 or Line 7

\$ ~~2576.00~~ 2553.50

- b. Minus adjustments (attach explanation; e.g., amount previously received for rental assistance payment)

- \$ ~~2576.00~~ 2553.50

~~\$ 2576.00~~

2553.50

088

353.

(Enter this amount in the space provided in Block 4 on page one of this form.)

DETERMINATION OF ELIGIBILITY FOR REPLACEMENT
HOUSING PAYMENT FOR TENANTS AND CERTAIN OTHERS

NAME OF CLAIMANT EDWARDS, Chester

Parcel No. A-2-5

NAME OF LOCAL AGENCY PDC

1. Did the claimant rent or own the dwelling at the time of acquisition? ☒ Yes ☐ No

Tenant's initial date of rental: 2-1-67

Date of Acquisition: n/a

Owner-Occupant's initial date of ownership: _____

2. Did the claimant rent or own the dwelling at least 90 days prior to the initiation of negotiations? ☒ Yes ☐ No

Date of Rental or Purchase: 2-1-67

Date of Initiation of Negotiations: 11-22-71

3. Has the replacement housing been inspected and found to be standard? (Attach a copy of dwelling inspection record or, if the claimant moved outside the locality, attach the report obtained from the claimant.) ☒ Yes ☐ No

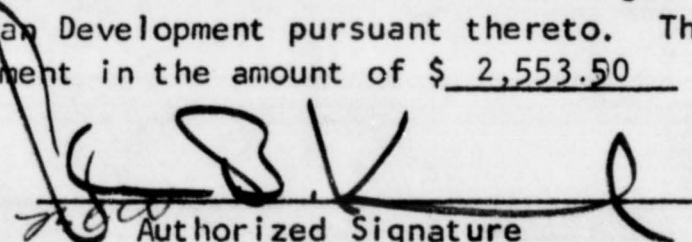
Date previously substandard dwelling was inspected and found to be standard:

Month-Day-Year

4. CERTIFICATION OF LOCAL AGENCY

This is to certify that, where required, the property occupied by the claimant has been inspected. 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 \$ 2,553.50 is authorized.

Date


Authorized Signature

5. RECORD OF PAYMENTS

a. Claimant moved to rental unit

(1) Lump-sum payment

(2) Annual payment

1st Year

2nd Year

3rd Year

4th Year

Date of Payment

Check Number

Amount

\$ _____

\$ _____

\$ _____

\$ _____

\$ _____

b. Claimant moved to unit he purchased \$2553.50

\$ _____

c. Homeowner temporarily displaced

\$ _____

WORKSHEET FOR ALL TCO CLAIMS

NAME AND ADDRESS OF DISPLACING AGENCY

PROJECT NAME Emanuel

PROJECT NO. B-20

1. Full name of claimant:

Family ☒ Individual

Chester Edwards

2. Dwelling unit from which you moved:

Parcel No. A2-5

a. Address 227 N. Monroe

c. Number of bedrooms 2

Portland Oregon

d. Monthly rental \$ 62.00

b. Apartment or room number _____

e. Date displaced 3/21/72

3. Dwelling unit to which you moved (RENTAL)

a. Address _____

c. Number of bedrooms _____

b. Apartment or room number _____

d. Monthly rental \$ _____

e. Date moved in _____

4. Dwelling unit to which you moved (PURCHASE)

a. Address 5814 N.E. Garfield (97211)

c. Downpayment \$ 3000.00

Portland Oregon

d. Incidental expenses \$ 152.00

b. Number of bedrooms 3

e. Date of purchase May 16 1972

5. For Code Enforcement or Voluntary Rehabilitation (include ZIP)

a. Address from which you moved _____

b. Address to which you moved _____

c. Date of move _____

d. Monthly rental for temporary unit: \$ _____

e. Require temporary housing for more than 3 months? ☐ Yes ☒ No

If yes, total number of months in temporary housing _____ months

Incidental expenses.

Item	Charged to claimant	Paid by Claimant	Claimed	Approved
_____	\$ _____	\$ _____	\$ _____	\$ _____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

List of documents submitted (attached) in support of above:

Determination

1. Did claimant rent or own at time of acquisition? ☒ Yes ☐ No

Tenant's initial date of rental 2/1/67

Date of acquisition N/A

Owner-occupant's initial date of ownership _____

2. Did claimant own or rent 90 days prior to initiation of negotiations? ☒ Yes ☐ No

Date of rental or purchase 2/1/67

Date of initiation of negotiations Nov 22, 1971

3. Is replacement housing standard? ☒ Yes ☐ No

If previously substandard, date found standard _____

4. Certification:

(Amount of this claim \$ 2553.50)

PORTLAND DEVELOPMENT COMMISSION

**SITE OFFICE
EMANUEL HOSPITAL PROJECT
235 N. MONROE ST.
PORTLAND, OREGON 97227
PHONE 288-8169**

November 22, 1971

Mr. Chester Edwards
227 N. Monroe
Portland, Oregon

Dear Mr. Edwards:

As you may know, you are situated in the Emanuel Hospital Project which is being carried out with assistance from the U. S. Department of Housing and Urban Development (HUD). The property which you presently occupy will be acquired some time in the future by the Portland Development Commission as part of the approved project plans for this area.

If you are in occupancy on the date the Portland Development Commission acquires the property in which you reside, or are in occupancy at the time of receipt of this letter, you may be eligible for relocation assistance. We strongly advise you to contact us before moving in order to determine your eligibility for benefits. A summary of the types of relocation payments for which you may be eligible is contained in the attached brochure.

We urge you not to form advance opinions as to the benefits and amounts to which you may be entitled. Certain conditions must be met before eligibility can be established and before the amount of benefits, if any, can be determined.

Please check with us before making any move. If you are unable to come during our regular office hours - 8:30 a.m. to 5:00 p.m., Monday through Friday, an alternate appointment can be arranged by calling 288-8169. Our office is located at 235 N. Monroe St.

We look forward to seeing you soon.

Very truly yours,

Benjamin C. Webb
Chief, Relocation and
Property Management

BCW:ch
Enclosure

OREGON ASSOCIATION OF REALTORS - OFFICIAL EARNEST MONEY CONTRACT

Portland

Oregon,

March 16

1972

I. Received of CHESTER EDWARDS (a single man)

hereinafter called "purchaser,"

2. The sum of \$500.00 in the form of (check, cash, ~~note~~) as earnest money and part payment for the purchase of the following described real estate3. situated in the City of Portland County of Multnomah and State of Oregon, to wit: Real Property4. Lot 15, Block 21, Piedmont Dist. Also known as 5814 N. E. Garfield, Portland,5. Ore. which we have this day sold to the said purchaser, subject to the approval of the seller,6. for the sum of FIFTEEN THOUSAND AND NO/100 Dollars \$15,000.007. on the following terms, to wit: The sum, hereinabove receipted for, of \$500.00;

8. { on _____ 19 _____ } as additional earnest money, the sum of \$ _____;

9. Upon acceptance of title and delivery of deed or ~~contract~~ the sum of \$2500.00; \$3,000.00;10. The balance of TWELVE THOUSAND AND NO/100 Dollars \$12,000.0011. payable as follows: By obtaining a conventional loan in the amount \$12,000.00. Purchaser12. to apply for said loan within one week of seller's acceptance of this offer.13. This offer subject to payment of \$2,500.00 plus approximately \$400.00 (moving14. costs) in relocation benefits under The Uniform Relocation Act of 1970, through15. the Portland Development Commission. (Property is connected to sewer and con, fee16. The purchaser shall reimburse the seller for sums held in the reserve account on any indebtedness assumed in this transaction, in addition to the purchase price. is paid.

17. The seller shall furnish to the purchaser in due course a title insurance policy in the amount of the purchase price of the real estate from a title insurance company

18. showing good and marketable title. Prior to closing the transaction, the seller, upon request, will furnish to the purchaser a preliminary report made by a title insurance

19. company showing the condition of the title to said property. It is agreed that if the seller does not approve the above sale within the period allowed Realtor below in which

20. to secure seller's acceptance, or if the title to the said premises is not marketable, or cannot be made so within thirty days after notice containing a written statement of

21. defects is delivered to seller, or if the seller, having approved said sale fails to consummate the same, the earnest money herein receipted for shall be refunded, but the

22. acceptance by the purchaser of the refund does not constitute a waiver of other remedies available to him.

23. But if the above sale is approved by the seller and the title to the said premises is marketable, and the purchaser neglects or refuses to comply with any of the con-

24. ditions of this sale within ten days from the furnishing of a preliminary title report and to make payments promptly, as hereinabove set forth, the earnest money and

25. additional earnest money, herein receipted for shall be forfeited to the undersigned Realtor to the extent of his agreed upon fee, and the residue, if any, shall be retained by the

26. seller as liquidated damages and this contract thereupon shall be of no further binding effect. The property is to be conveyed free and clear of all liens and encumbrances to date

27. except zoning ordinances, building and use restrictions, reservations in Federal patents, and No exceptions

28. _____

29. All light fixtures and bulbs, fluorescent lamps, Venetian blinds, window and door screens, storm windows and doors, linoleum, attached television antennas, curtain, towel

30. and drapery rods, shrubs and trees, and irrigation, plumbing and heating equipment, except fireplace equipment that is not attached in any manner to the structure, and all

31. fixtures except none

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

33. W/W carpet, in living room, dinning room and hall.34. Seller and purchaser agree to prorate the taxes for the current tax year, rents, interest, and other items as of date of possession.

35. Premiums for existing insurance may be prorated or a new policy issued at purchaser's option. Purchaser agrees to pay the seller for fuel, if any, in storage tank at date of

36. possession. Encumbrances to be discharged by seller may be paid at his option out of purchase money at date of closing.

37. SELLER AND PURCHASER AGREE THAT SUBJECT SALE will be closed in escrow, the cost of which shall be shared equally between seller and purchaser. Possession of38. the above described premises is to be delivered to the purchaser on or before Date of recording of deed as soon thereafter as existing laws and39. regulations will permit removal of tenants, if any. Time is of the essence of this contract. SPECIAL CONDITIONS: Seller agrees to execute40. a rental agreement at \$1.00 per month allowing buyer immediate possession,41. Said agreement not to exceed ~~two~~ (7) months. (2) BUYER WANTS MORTGAGE LIFE INS.42. Realtor's Address: 6025 N. E. Sandy Blvd., Portland, Ore. E. G. Stassens, Inc. Realtor43. Realtor's Phone: 288-8871 By: Oliver L. E. Hall44. AGREEMENT TO PURCHASE Date March 16, 1972 6:00 A.M.

45. I hereby agree to purchase the above described property in its present condition at the price and on the terms and conditions set forth above, and grant said Realtor a

46. period of 3 days hereafter to secure seller's acceptance hereof, during which period my offer shall not be subject to revocation. Deed or ~~contract~~ is to be pre-47. pared in the name of CHESTER EDWARDS A

48. I acknowledge receipt of a copy of the foregoing offer to buy and earnest money receipt bearing my signature and that of the Realtor

49. Address 3726 NE 10TH. PURCHASER: Chester Edwards50. Phone 288-1888- PURCHASER: _____51. AGREEMENT TO SELL Date 3/16 1972 8:00 P.M.

52. I hereby approve and accept the sale of the above described property and the price and conditions as set forth in above agreement and agree to furnish a title insurance

53. policy continued to date as aforesaid showing good and marketable title, also the said deed or contract

54. Address 5904 NE 9th Ave SELLER: Bonnie L. Bowden55. Phone 287-1392 SELLER: Doreta J. Bowden56. DELIVERY TO PURCHASER Date 3/16 1972

57. The undersigned purchaser acknowledges receipt of the foregoing earnest money receipt bearing his signature and that of the seller showing acceptance.

58. PURCHASER: _____ PURCHASER: Chester Edwards59. SELLERS CLOSING INSTRUCTIONS & FEE AGREEMENT Date 3/16 197260. I agree to pay forthwith to the above named Realtor a fee amounting to \$1,050 for services rendered in this transaction.

61. I authorize said Realtor to order title insurance at my expense and further authorize him to pay out of the cash proceeds of sale the expenses of furnishing

62. title insurance, and recording fees, if any, as well as any encumbrances on said premises payable by me at or before closing. I instruct Realtor to place in his Clients

63. Trust Account, or in a neutral escrow depository, the above described earnest money deposit until needed in the closing of the transaction. I acknowledge receipt of a copy

64. of this contract bearing my signature and that of the purchaser named above, and of Realtor.

65. Address 535 N. E. Monroe Wife SELLER: Bonnie L. Bowden66. Phone 287-9241 SELLER: Doreta J. Bowden

3612.00 needed
3000.00 agent + 500.00 cash
612.00 money advance
420.00
STASSENS REALTORS

2300
500
3000
200
3200

BUYER'S MOVE IN COST ESTIMATE

192.00 short

BUYER CHESTER EDWARDS

PROPERTY ADDRESS 5814 NE GARFIELD

Sale Price \$ 15,000.00
Mortgage Loan. \$ 12,000.00

DOWN PAYMENT. \$ 3000.00

LOAN COST: Estimated

Loan Fee \$ 120.00
Assumption Fee \$ -
Credit Report. ok \$ 7.50
Survey ok \$ 15.00
Picture. ok \$ 4.50
Tax Service Fee. ok \$ 12.50
F.H.A. Appraisal Fee \$ -
Recording Fee ok \$ 10.00
Mortgagee's Title Ins. (Based on sales price). ok \$ 25.00
Drafting of Contract \$ -
Escrow Fee (Based on sales price). ok \$ 32.00
Prepaid Interest Adjustment. ($\frac{1}{2}$ mo. est.). \$ 45.00
TOTAL Estimated Loan Costs. \$ 272.00

RESERVES & PRO-RATES: Estimated

Property Tax (10 mo.) \$ 290.00
Fire Insurance (14 mo.) \$ 50.00
F.H.A. Ins. \$ -
TOTAL Estimated Reserves. \$ 340.00

TOTAL ESTIMATED CASH OUTLAY \$ 3612.00

Type of Loan CON. For 25 ^{FAR} Years 16.50
Rate of Interest 7 1/2 % (prox) 3628 50
Principle, Interest (& Mortgage Ins.) 89.00
Tax Reserves 29.00
Insurance Reserves 4.00
TOTAL Monthly Payment (Approximate Figures). \$ 122.00

The undersigned purchaser hereby acknowledges receipt of a copy of this estimate.

Received by: _____ Submitted by: Chris Ed.

This transaction will be closed in escrow. Closing papers and final settlement figures are the responsibility of the escrow agent - not the Real Estate agent.

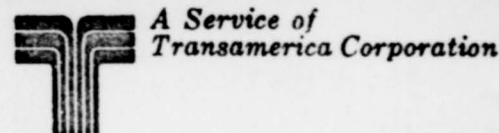
The figures are estimates only and are not guaranteed to be complete or accurate.

553
85
638

340
16.50
107.50

120
45
340
305
420
85

Transamerica Title Insurance Co



ESCROW DEPARTMENT

Escrow No. 34170

Order No. 41-30693

Date _____

^{Closing}
Adjustment Date _____

Chester Edwards

Seller: Bowden, Lonnie L & Loretta J.

	CHARGES	CREDITS
<u>Prop: 5814 N.E. Garfield</u>		
Purchase Price _____	15,000.00	*from PDC
Pro Rata Real Estate Taxes _____	?	
Pro Rata Fire Insurance <u>new</u>	57.00	
Escrow Fee _____		(W) 32.50 ✓
Recording _____		10.00 ✓
Mortgage Title Insurance _____		25.00 ✓
MORTGAGE LOAN COSTS: _____		
Service Charge _____	?	
Credit Report _____		7.50 ✓
<u>Pictures</u> Appraisal Fee _____	?	4.50 ✓
Interest Adjustment _____	?	
Survey Certification Charge _____		15.00 ✓
<u>Tax Ser. Fee</u>		12.50 ✓
MORTGAGE LOAN RESERVES: _____		
F.H.A. Mortgage Insurance 1 mo. _____	?	
Real Estate Taxes _____ mo. _____ per mo. _____	?	
Fire Insurance _____ mo. _____ per mo. _____	?	
Mortgage Loan _____		12,000.00
<u>lent as per E/M agree.</u>	1.00	
Earnest Money Deposit _____		
Deposit in Escrow _____		
<u>Cr. From PDC</u>		2,446.50
<u>Cr. From PDC</u>		420.00
To Balance _____		

PURCHASERS STATEMENT (Mortgage)

2553.50

420.00

2973.50

553.50
553.50
1107.00

32
10
25
67
167
12
27
106

CONNIE McCREADY
COMMISSIONER
DEPARTMENT OF PUBLIC UTILITIES



CITY OF PORTLAND
OREGON

97204

March 27, 1972

BUREAU OF BUILDINGS
CITY HALL

C. N. CHRISTIANSEN, Director

Building Division
C. C. Crank, Chief

Electrical Division
R. A. Niedermeyer, Chief

Plumbing Division
George W. Wallace, Chief

Permit Division
Albert Clerc, Chief

Housing Division
S. J. Chegwiddden, Chief

Portland Development Commission
235 N. Monroe Street
Portland, Oregon 97227

Re: 5814 N. E. Garfield Avenue

Attn: Chet Daniels

Dear Sirs:

As the result of a displaced person and your request, an inspection was made by the Housing Division of the one-story, wood frame, two-bedroom single-family dwelling and detached garage at the above address.

Our inspection indicates that the structures comply with City of Portland Housing Regulations at this time.

Yours truly,

C. N. CHRISTIANSEN
BUILDING INSPECTIONS DIRECTOR

S. J. Chegwiddden
Chief Housing Inspector

CMC:ms

cc: Portland Dev. Commission
5630 N. E. Union Avenue

E. G. Stassens Realty
6025 N. E. Sandy Blvd.

DATED this 28 day of 5 19 72.

The undersigned does hereby consent and agree that all personal property left by me in the premises at ~~5814 NE C.E~~
~~E~~ 227 W Monroe, 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.

(firm name)
by Chas E Edwards

Dwelling Unit Inventory

<u>QUANTITY</u>	
<u>2</u>	Beds & Springs
<u>1</u>	Bedroom Chair
<u>1</u>	Breakfast Table
<u>4</u>	Breakfast Table Chairs
<u>3</u>	Bridge Lamp & Shade
<u> </u>	Buffet
<u>3</u>	Chest of Drawers
<u>1</u>	Coffee Table
<u>4</u>	Couch
<u>1</u>	Davenport
<u> </u>	Desk
<u> </u>	Dining Table
<u> </u>	Dining Chairs
<u>2</u>	Dresser
<u>2</u>	End Table
<u>1</u>	Floor Lamp & Shade
<u>2</u>	Mirror

<u>QUANTITY</u>	
<u>1</u>	Night Stand
<u> </u>	Occasional Chair
<u> </u>	Overstuffed Chair
<u>1</u>	Overstuffed Rocker
<u>1</u>	Range
<u>1</u>	Refrigerator: Brand <u> </u>
<u> </u>	Rocker
<u>3</u>	Rug & Pad: Size <u> </u>
<u>2</u>	Stool
<u>3</u>	Table Lamp & Shade
<u>2</u>	Table, small
<u> </u>	Vanity & Bench
<u>5</u>	Suitcases
<u>1</u>	Trunks
<u>✓</u>	Cartons, Boxes, Etc.
<u>✓</u>	Clothes
<u>✓</u>	Bedding & Linens

Miscellaneous (List Items)

TV - 2

Misc. items in Basement

COMMENTS:

9906

~~XXXX~~ Northeast Halsey Street Portland, Oregon 97220
222-9931



A Service of
Transamerica Corporation

Transamerica Title Insurance Co

April 13, 1972

Mr. Chet Daniels
Portland Development Commission
235 N. Monroe
Portland, Oregon

Re: Bowden/Edwards
Prop: 5814 N.E. Garfield

Dear Mr. Daniels:

As per our conversation of 4/13/72, enclosed please find statement with the figures as far as I can go until I know a closing date and First National Bank sends me their loan papers.

If this is not satisfactory, please call.

Very truly yours,

Joanne Arnold
Escrow Closer

9906 N.E. Halsey Street Portland, Oregon 97220
(503) 222-9931



A Service of
Transamerica Corporation

Transamerica Title Insurance Co

May 18, 1972

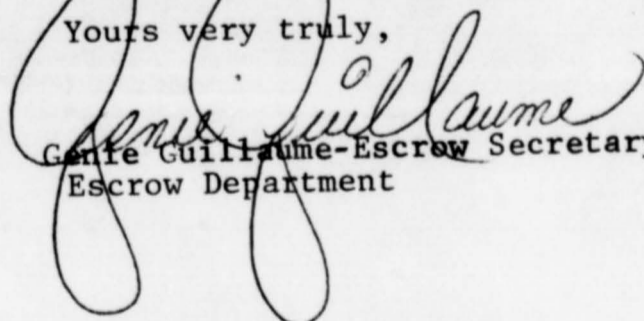
Escrow No. 34170 Re: Bowden / Edwards
Property Address 5814 N.E. Garfield

Mr. Chet Daniels
Portland Development Co.
235 North Monroe
Portland, Oregon

Dear Mr. Daniels,
In connection with your loan of
the above address, we enclose the following:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Buyers Closing Statement | <input type="checkbox"/> Real Estate Mortgage |
| <input type="checkbox"/> Title Insurance Policy | <input type="checkbox"/> Promissory Note |
| <input type="checkbox"/> Warranty Deed | <input type="checkbox"/> Check in the amount of \$ <u> </u> |
| <input type="checkbox"/> Real Estate Contract | <input type="checkbox"/> Trust Deed |
| <input type="checkbox"/> Assignment of Real Estate Contract - Vendor | <input type="checkbox"/> |
| <input type="checkbox"/> Assignment of Real Estate Contract - Vendee | <input type="checkbox"/> |
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> (Original) (Copy) of Fire Insurance Policy No. <u> </u> |

Yours very truly,


Gene Guillaume-Escrow Secretary
Escrow Department

Transamerica Title Insurance Co



A Service of
Transamerica Corporation

ESCROW DEPARTMENT

Escrow No. **34170**

Order No. **41-30693**

Date **5-17-72**

Adjustment Date **5-1-72**

EDWARDS, Chester

SELLER: BOWDEN, Lennie L. and Loretta J.

PROP: 5614 N.E. Garfield

	CHARGES	CREDITS
Purchase Price	\$15,000.00	
Pro Rata Real Estate Taxes \$351.86 1971-72 5-1-72 to 7-1-72	38.64	
Pro Rata Fire Insurance NEW	37.00	
Multnomah County Rev. Stamps	16.30	
Escrow Fee 1/2 of \$65.00	32.50	
Recording W/D and ID	6.00	
Mortgage Title Insurance ALTA Pol.	50.00	
MORTGAGE LOAN COSTS:		
Service Charge	120.00	
Credit Report	5.50	
Appraisal Fee		
Interest Adjustment \$2.39 PD 16 days 5-16-72 to 6-1-72	41.44	
Survey Certification Charge Tax Ser. Fee	15.00	
	12.50	
MORTGAGE LOAN RESERVES:		
F.H.A. Mortgage Insurance 1 mo. Credit for costs from FDC		\$ 107.00
Real Estate Taxes 8 mo. \$33.73 per mo.	269.84	
Fire Insurance 2 mo. 4.75 per mo.	9.50	
Mortgage Loan		12,000.00
Earnest Money Deposit Bal. of \$2,973.50 less 420.00 from FDC		420.00
Deposit in Escrow From Portland Dev. Comm.		2,446.50
Deposit in Escrow		834.73
Rental agreement pay to Bowden	101.00	
	\$15,795.42	\$15,808.23
To Balance	12.81	
	\$15,808.23	\$15,808.23

PURCHASERS STATEMENT (Mortgage)

April 5, 1972

Transamerica Title Insurance Co.
9906 N. E. Halsey
Portland, Oregon 97220

Attn: Mrs. Arnold

Re: Escrow Account No. 34170
EDWARDS, Chester

Gentlemen:

Enclosed is our warrant, number 361 EH, in the amount of \$2,973.50 to be applied towards the purchase of the house at 5814 N. E. Garfield, Portland, Oregon in the following manner:

Credit Report	\$ 7.50
Survey	15.00
Pictures	4.50
Tax Service Fee	12.50
Recording Fee	10.00
Mortgagee's Title Ins.	25.00
$\frac{1}{2}$ Escrow Fee	32.50
Down Payment	2,586.50

The balance of the payment, not specifically shown above, in the sum of \$420.00 may be used to apply to reserves, and other costs incidental to closing as directed by Mr. Edwards, with any balance to be refunded to him.

Please send us a copy of the closing statement verifying that the above listed sums were applied as stated and also verifying that Mr. Edwards deposited an additional \$553.50 that was applied to the down-payment.

Please call us if you have any questions regarding allocation of the above funds.

Very truly yours,

W. Stanley Jones
Relocation Supervisor

WSJ:sic

enclosure

March 27, 1972

Portland Development Commission
235 N. Monroe
Portland, Oregon 97227

Attention: Chet Daniels

Gentlemen:

This is to authorize you to make my check for a Replacement Housing Payment to Tenants and Certain Others, in the sum of \$2,553.00, and my check for a Dislocation Allowance and a Fixed Payment for Moving Expenses in the sum of \$420.00, payable to Transamerica Title Insurance Co.. Said check to be deposited to escrow account #34170 at Transamerica Title, 9906 N. E. Halsey, Portland, Oregon for the purchase of the house at 5814 N. E. Garfield, Portland, Oregon.

Chester Edwards

PORTLAND DEVELOPMENT COMMISSION

1000 NE 10TH AVE
PORTLAND, OREGON 97232
503-241-1111

March 27, 1972

Benjamin Franklin Federal Savings & Loan Assoc.
517 S. W. Stark Street
Portland, Oregon 97204

Attn: Mr. Douglas

Re: CHESTER EDWARDS

Dear Mr. Douglas:

Chester Edwards is eligible to receive the benefits of (a) tenant(s) in the Federal National Bank, in which certain relocation benefits subject to the provision of the Uniform Relocation Act of 1970. These benefits include a Relocation Housing Allowance of up to \$4,000 for a displacement toward the purchase of a replacement dwelling unit, including the reasonable costs of expense incurred incidental to the purchase of the replacement dwelling. Included expenses are limited to reasonable costs but not prepaid expenses in excess of \$100, and include the following:

- (1) Legal, plotting and related costs for the acquisition of the replacement property.
- (2) Legal, P.L.A. or U.S. ...
- (3) P.L.A. or U.S. ...
- (4) ...
- (5) ...
- (6) ...
- (7) ...
- (8) ...

The Relocation Housing Allowance, including the reasonable costs of expense incidental to the purchase of the replacement dwelling, is to be paid to the following:

- (1) The owner of the property for a replacement unit, and

- (2) if the claim is for more than \$2,000, the claimant must match dollar-for-dollar the amount in excess of \$2,000 up to a maximum payment of \$4,000.

Thus, in this case Mr. Edwards is eligible to receive a maximum of \$2,553.50 to be applied towards the downpayment and eligible incidental expenses. The exact amount of the downpayment will depend upon the amount of eligible closing costs. From the "Cost Estimate" sheet furnished us by Stassens Realtors we can estimate that \$107.00 will be applied toward eligible incidental expenses and the balance, \$2,446.50, would be applied on the downpayment. This payment of \$2,553.00 is dependent upon Mr. Edwards depositing the sum of \$553.00 additional, to be applied to the downpayment, making a total downpayment of \$3,000.00.

In addition Mr. Edwards will receive the sum of \$420.00 to cover his costs of moving. This amount may be deposited in escrow and applied to cover the cost of reserves and additional closing costs not heretofore mentioned.

We are most anxious to assist Chester Edwards in any way possible to enable him to be satisfactorily relocated from this urban renewal project. Please feel free to call if you have any questions.

Very truly yours,

W. Stanley Jones
Relocation Supervisor

WSJ:sic

March 27, 1972

Portland Development Commission
235 N. Monroe
Portland, Oregon 97227

Attention: Chet Daniels

Gentlemen:

This is to authorize you to make my check for a Replacement Housing Payment to Tenants and Certain Others, in the sum of \$2,553.00, and my check for a Dislocation Allowance and a Fixed Payment for Moving Expenses in the sum of \$420.00, payable to Transamerica Title Insurance Co.. Said check to be deposited to escrow account #34170 at Transamerica Title, 9906 N. E. Halsey, Portland, Oregon for the purchase of the house at 5814 N. E. Garfield, Portland, Oregon.

RESIDENTIAL RELOCATION RECORD

RELOCATION WORKER C. DanielsPROJECT NO. R-20 PARCEL A2-5NAME Chester Edwards ADDRESS 227 N. Monroe APT NO. PHONE 283-4287 INITIAL INTERVIEW 2/22/71 SEX M W NW B AGE 46U.S. CITIZEN ☒ ALIEN ☐ VETERAN ☐ SERVICEMAN ☐ DATE ON SITE 2/1/69

FAMILY COMPOSITION

Name	Relation	Age

Employer: Name City of Portland \$ 500.00
Address Park Bureau
MCW Caseworker St. J. Yambill
Social Security
Va. Fed. Mult Co.
Pension: Name
Other: Name

TOTAL MONTHLY INCOME

500.00
200.00Rent 62.00, Inc. Heat Pay all Utilities Water Gas Gar Elec Unfurn Furn No. Rms 4

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 Address Phone Information Statement given to on by Notice to move given to on by Payments: Amount \$ Check No. Date delivered 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 hgs. 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>Stacey B.E. about House 15th Fairway</u>	<u>Not available</u>	<u></u>

NEW ADDRESS: 5814 N.E. Garfield Moved 3/21/72 283-4287

Zip

Phone

Feb. 22, 1972

Made contact with Mr. Edwards and told him about the Earnest Project. Also, I explained his benefit under Relocation Act. He indicated that he would like to buy a house. Felt that it would be best because he does have a daughter by a previous marriage and wanted something to leave her.

He suggested that I find out what the property at 16th & Fairing was selling for. I did find out and call Mr. Edwards - Told him the place was sold and that they had asked \$28,000. for it.

Mar. 16, 1972 Got call from Starnes Real Estate's Mr. Earl. He said Mr. Edwards had just bought a house and he would bring over the Earnest Money Receipt. After receiving EM, I called Mr. Edwards to confirm that he really had bought a house on 58th N.E. Garfield - Mr. Edwards was given immediate possession - house was empty. - Mr. Edwards bought the house on conventional loan.

Mr. Edwards is a single man and living in the project as a tenant. We paid him \$2000. + \$553. Matching fund. He also got his Moving money. - Relocation grant was applied to reduce the mortgage.

Mr. Edwards was very good to work with he made his own selections and was very well contented on his benefits.
File closed

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 DC Date of survey 2/22/71 Tabulator _____ Date tabulated _____
Dwelling Unit No. 7 Structure No. 7 Census Block No. 28 Census Tract No. 22A
Street Address 227 N Monroe Apartment No. -

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

1. Assistance may be needed, yes ☒, 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>Edwards, Chester</u>	Head of household	46	M	CUSTODIAN
2. _____	_____	_____	_____	_____
3. _____	_____	_____	_____	_____
4. _____	_____	_____	_____	_____
5. _____	_____	_____	_____	_____
6. _____	_____	_____	_____	_____
7. _____	_____	_____	_____	_____
8. _____	_____	_____	_____	_____
9. _____	_____	_____	_____	_____

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

Names of jobholders	Names of employers	Street address where jobs are located	Distance to work
<u>Chester Edwards</u>	<u>City of Portland</u>	<u>6th + Yamhill</u>	<u>5</u>
_____	<u>Park Bureau</u>	_____	_____
_____	_____	_____	_____

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>Chester Edwards</u>	\$ <u>500.00</u>	\$ <u>450.00</u>
_____	_____	_____
_____	_____	_____
Total family or household income per month	\$ _____	\$ _____

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

1. Location (indicate approximate cross streets) N. DR. NE
2. Transportation, number of autos owned 2, 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 \$ _____, 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

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

Analyst Q6 Date 2-22-71 Surveyed 2-22-71 Tabulator _____ Date _____
 Dwelling Unit No. 7 Structure No. 7 Census Block No. 28 Census Tract No. 22A
 Street Address 227 N Monroe Apartment No. _____
 Legal Description _____

NAME OF OCCUPANT: <u>Chester Edwards</u> <u>227 N Monroe</u>	NAME & ADDRESS OF OWNER <u>Eugene C & Viola Bonner</u> <u>3926 N Vancouver</u>	NAME & ADDRESS OF PROP. MGR: _____ _____
TELEPHONE: _____	TELEPHONE: <u>282-2789</u>	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 stories (do not count basement)

II. OCCUPANCY STATUS OF DWELLING UNIT

_____ Owner occupied
☒ Renter occupied
 _____ Vacant

III. SIZE OF DWELLING UNIT

780 Sq. ft. in first floor (county figure)
780 Sq. ft. in dwelling unit (if more than 1 floor)
4 Total no. of rooms (include kitchen, dining, living and bedrooms, exclude bathrooms)
1 No. of bathrooms
2 No. of bedrooms (rooms used mainly for sleeping)

IV. ASSESSOR'S MARKET VALUATION DATA

A. Dates or period of time
1971 Period market value data applicable
5/8/67 Date of last appraisal
1924 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>1710</u>	_____
Total	<u>5500</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	\$ <u>62.00</u>	_____	\$ _____
Electricity	_____	\$ <u>6.00</u>	_____
Gas	_____	_____	_____
Water	<u>water</u>	_____	_____
Heat (oil, or other)	_____	<u>1000 gals</u>	_____
Total	\$ <u>62</u>	\$ <u>26</u>	\$ <u>88.00</u>

Deposits required of renter
 Advance rent \$ 62.00, 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

7

97227

12

2

A hand-drawn floor plan of a room. The main rectangular area is labeled with a width of 30 and a height of 26. Above the top edge, there is a dashed rectangle labeled "OH 2x8". Below the bottom edge, there is a dashed rectangle labeled "CCP". To the right of the main rectangle, there is a dashed line extending to the right, labeled "ATT" and "Gall". To the left of the main rectangle, there is a horizontal arrow pointing left, labeled "4". Below the main rectangle, there is a vertical arrow pointing down, labeled "16".

AVE OR ST.

1420'

227 N. Monroe
FRONT OF BUILDING

AVE. OR ST.

FUNC: G A ☒ P

CONG. G A P / Above modern home in a old run-down Dist.
Not best land use
CONG. G A P / Below AV, OS. Cond

2/13/68

DATE 2 20 68 SIGN *Tam Holman* DEPUTY

CHECKED	REVIEWED	BLDG. COUNT	INDEX	RE CHECKED	NOTIFIED
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DATE 10-29-68 2 30 10

22 12 '67 KUBLI

SUMMARY - ASSESSED VALUATION - REAL PROPERTY						
ASSESS. YEAR	MIN. RIGHTS	TIMBER	LAND	IMPS	TOTAL	SIGN DATE
1968			3650	1650	5300	213 Q
1971			3,790	1,710	5,500	UD

