

	DESCRIPTION	ROLL NO	ODOMETER
PARCEL NO. AB-3-8	STOKES, SAMUEL 2931 N. GANTENBEIN		
PARCEL NO. E-3-5	STUART, JERRY A. JR. 2648 N. COMMERCIAL CT.		
PARCEL NO. R-8-12	TAYLOR, BIRDIE LEE 3229 N. GANTENBEIN		
PARCEL NO. R-8-1	THOMAS, AUGUSTINE (MRS.) 302 N. COOK (DECEASED)		
PARCEL NO. RS-4-9	THOMAS, CHARLES 7 N. RUSSELL #8		
PARCEL NO. R-8-1	THOMAS, WILLIE 300-302 N. COOK		
PARCEL NO. E-4-3	THOMPSON, FRED 322 N. KNOTT		
PARCEL NO. A-3-6	THOMPSON, HEWEY 242 N. COOK		
PARCEL NO. E-3-2	TURNER, REV. BRADY 508 N. KNOTT		
PARCEL NO. E-2-2	TURNER, FLORENCE 532 N. GRAHAM		
PARCEL NO. A-4-4	TURNER, QUEEN E. 260 N. IVY		
PARCEL NO. E-3-8	VAN ZILE, HAZEL 2640 N. KERBY		
PARCEL NO. A-4-2	VERNON, CECIL L. 222 N. IVY		
PARCEL NO. AB 3-5	WALLIN, JACOB E. 413 N. STANTON		
PARCEL NO. RS-4-4	WALTON, LLOYD & WILLIE MAE . 102-06 N. KNOTT		
PARCEL NO. E-4-1	WARD, ARTHUR B. 2651 N. GANTENBEIN		
PARCEL NO. E-4-1	WARD, BILLY L. 2651 N. GANTENBEIN		
PARCEL NO. R-8-2	WARREN, LEO & INA 312 N. COOK		

RESIDENTIAL RELOCATION RECORD

Project Name Emanuel - ORE. R-20 Parcel No. AB 3-5 Advisor _____

Client's Name WALLIN, Jacob E. Phone 282-3523

Address 413 N. Stanton Ethn White Age 79

- Male Family Married Renter/Occupant
 Female Individual Single Owner/Occupant

Family Composition

Total Number in Family 2

Martha A.
wife, husband

Other: Relation Age Relation Age

Relation	Age	Relation	Age
Wife	78		

Economic Data

Employer \$

Address

Other Source of Income

Social Security \$ 239.00
Pension-St. of Oregon 40.00

Total Monthly Income \$ (279.00)

Eligible for Public Housing YES NO

Presently Receiving Welfare YES NO

Eligible for Welfare YES NO

Other Assistance _____

Eligible for (Other) YES NO

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 5-3-71 Date of Info pamphlet delivery _____

Date Notice to Move given _____ Date Effective _____ Expires _____

CLAIMANT'S INITIAL DATE OF OCCUPANCY 1952 25, 1971

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

1952

Date of initiation of negotiations for purchase of property June 25, 1971

Date of Acquisition DEC. 2-25-74 December 6, 1971

Date of letter of intent _____

Date of move 12-15-72



DWELLING UNIT FROM WHICH RELOCATED

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

Age of Housing Unit 1904

Size of Habitable Area 1584 sq. ft.

Furnished with claimant's furniture
 YES NO

Total Number of Rooms 6 Rent Paid \$ _____ Utilities _____

Number of Bedrooms 4 Monthly Housing Payments \$ _____ Taxes _____

Liens \$ _____ (please explain) _____

Acquisition Price \$ 8,500 Amenities _____

REPLACEMENT DWELLING UNIT

Address 4006 N. E. 68th 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 1954

Size of Habitable Area 1254

No. of Rooms 8 No. of Bedrooms 3

For Claimants Who Purchased

Purchase Price of Replacement Dwelling \$ 26,000

Taxes \$ _____

RHP or TACO (including incidental costs) \$ 15,000

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 11/8/71 Ck # 152 EH Type RHP Amount \$ 15,000

Date 12/14/71 Ck # 28166G Type M/C & D/A Amount \$ 500

Date _____ Ck # _____ Type _____ Amount \$ _____

RESIDENTIAL RELOCATION RECORD

CLIENT'S NAME WALLIN, Jacob E. RELOCATION ADVISOR _____
 ADDRESS 413 N. Stanton PHONE 282-3523 PROJECT NAME Emanuel ORE.-R-20
 SEX M. ETHN white VETERAN _____ AGE 79 PARCEL NO. AB3-5
 MARITAL STATUS married TENURE owner
 DISABILITY _____ INDIV _____ FAMILY X
 ELIGIBLE FOR: PUBLIC HOUSING _____ FHA 235 _____
 RENT SUPPLEMENT _____ OTHER _____
 INITIAL INTERVIEW 5-3-71 DATE INFO PAMPHLET DELIVERED _____
 NOTICE TO MOVE _____ DATES EFFECTIVE _____ EXPIRATION DATE _____
 NOTIFY IN CASE OF EMERGENCY _____

DATE ON SITE: <u>1952</u>
INITIATION OF NEGOTIATIONS: <u>June 25, 1971</u>
DATE OF ACQUISITION: <u>December 6, 1971</u>

ECONOMIC DATA

Employer _____ \$ _____
 Address _____
 MCW _____
 Social Security _____ 239.00
 Pension State of Oregon 40.00
 Other _____
 TOTAL MONTHLY INCOME \$ 279.00

FAMILY COMPOSITION

Name	Relation	Age
Martha A.	wife	78

DWELLING UNIT FROM WHICH RELOCATED

	S	SS
Subsidized Sales		
Subsidized Rental	X	
Public Housing		
Private Rental		
Private Sales	X	

Age of Structure 1904 No. Rooms 6
 No. Bedrooms 4 Furn. _____ Unfurn _____
 Utilities \$ _____
 Monthly Payments (Rent) \$ _____
 Acquisition Price \$ 8,500.00
 Taxes \$ _____ Equity \$ _____
 Liens \$ _____

Size of Habitable Area 1584 sq. ft.

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 4006 N. E. 68th Phone _____ Date of Move _____

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 X Number of Rooms 3 Number of Bedrooms 3 Habitable Area _____

Utilities \$ _____ Monthly Payments (Rent) \$ _____ Purchase Price \$ 26,000.00

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

Name of Moving Company _____ Name of Realtor _____

BENEFITS RECEIVED

Type	Ck #	Date	Amount
RHP	152 EH	11/8/71	\$ 15,000.00
TACO (Rental)			\$
TACO (Sales)			\$
Fixed Moving	28166 G	12/14/71	\$ 500.00
Actual Move			\$
Storage			\$
Incidental			\$
Interest			\$

Purchase Price \$ 26,000.00
 Down Payment \$ _____
 RHP \$ 15,000.00
 Total Down - \$ _____
 Total Mortgage \$ _____

TOTAL BENEFITS RECEIVED \$ 15,500.00

REALTOR: _____ ESCROW CO. Pioneer National Title OFFICER _____

INTERVIEW REGISTER

Date		Relocation Worker
1/14/71	FLYER: delivered by Ben Webb. Knew about office - no new info needed.	
1/20	<p>Mrs. Wallin came into the site office. Her husband has heart trouble. She doesn't want us to bother him with details. She will handle all matters herself. Wanted to know when we would be able to relocate them. She had heard they would have to be out in 90 days. She has tomatoes to set out and wants to be around when they are ready for harvest.</p> <p>Mrs. Wallin used to run the lunch room across from Emanuel and thus is very friendly with all hospital personnel, including board of directors president, etc. Mr. Wallin is retired from the legal department of the Highway Commission, it appears. They are very friendly, understanding people. She would like house in N. area, possibly off Fremont but wants to find house themselves. (I explained that we are only here to assist. . . they buy house and move self.)</p>	<p>JC</p> <p>SLC</p>
2/9	SURVEY: need two bedroom house (because of husbands health) will buy south of Burnside - on busline.	
5/3	<p>Mrs. Wallin came to office to ask about status of project and about replacement housing payment. They went out and looked at houses over the weekend. They found one for \$24,000; prefer NE location and need 2 bedrooms and den. She wanted to know if an RHP would enable them to buy the above house without going into debt. Explained problem with new law and fact that we could not yet make payments. Indicated that under old law the payment would probably not be enough to buy the \$24,000 house, but that it might be a possibility under the new law. Emphasized that there is no way of knowing at this point.</p>	
6/3/7	Called Mrs. Wallin and tried to set up appointment. She said she was too nervous, will contact later.	
6/21	<p>Visited with Mrs. Wallin with H. H. to present real estate offer, but she was too nervous again today, she said, which affects her vision. She was prepared to talk with us in the morning but before she set a definite time she checked with her husband, who said he wanted a legal aid attorney present. Mrs. Wallin said she would contact legal aid but she was sure they were busy.</p>	
9/1/7	<p>Mrs. Wallin called to say she thought she was ready to look for a house again. She completely refused help from us. Offered to let Betty Burns drive them around, but she wants to be completely independent. She has difficulty in comprehending the situation.</p>	
1/6/72	<p>At Mrs. Wallins request, went to visit her at her new place. She just wanted to show me how nice her furniture looked in its new setting and let me know how satisfied they were.</p>	

December 16, 1971

Pioneer National Title Insurance Co.
425 S. W. Stark Street
Portland, Oregon 97204

ATTENTION: Jean Egberg
Escrow Officer

Re: Escrow No. 388801
WALLIN, Jacob E. and
Martha A.

Gentlemen:

You have in the above-identified escrow account a \$15,000 Replacement Housing Payment in accordance with out instructions of November 24, 1971.

This is to certify that Mr. and Mrs. Wallin have acquired and moved into a standard structure located at 4006 N. E. 68th Avenue. You are hereby authorized to release the replacement housing payment and disburse it in such manner as directed by Mr. and Mrs. Wallin.

Yours very truly,

John B. Kenward
Executive Director

JBK:dI

MEMORANDUM

Date December 15, 1971

TO: Ben Webb
FROM: Emanuel Site Office
SUBJECT: Release of RHP from Escrow

Escrow Company Pioneer National Title Insurance Co.
Escrow No. _____
Parcel No. AB-3-5
Name WALLIN, Jacob E. and Marthe A.
Moving Date December 15, 1971

The above client has relocated and does occupy the property which they purchased at 4006 N.E. 68th, Portland. The City Bureau of Buildings reports that the structure complys with City Housing Regulations.

Please authorize the release of the Replacement Housing Payment in the amount of \$15,000.00.

Relocation Worker

PORTLAND DEVELOPMENT COMMISSION

1700 S.W. FOURTH AVENUE
PORTLAND, OREGON 97201

Nº 28166 G

DATE December 14, 19 71

PAY TO THE
ORDER OF

Martha A. Mallin

\$ 500.00

DOLLARS

THE FIRST NATIONAL BANK OF OREGON
S.W. Fifth and College Branch
Portland, Oregon

NON-NEGOTIABLE

Portland Development Commission · 224-4800

DETACH BEFORE DEPOSITING CHECK

DATE	INVOICE OR CONTRACT NOS.	DESCRIPTION	AMOUNT
		Reimbursement per Claim for Relocation Payment filed. Move from 413 N. Stanton (AB-3-5) to 4006 N.E. 68th Ave. Dislocation Allowance \$200.00 Fixed Payment - Own furniture <u>300.00</u>	\$500.00

Account Distribution

NO.	TITLE	AMOUNT
E 1501	Relocation Payments (EH) (Fixed - Own furniture - Family)	\$500.00

SE

BD

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

NAME, ADDRESS AND ZIP CODE OF LOCAL AGENCY

Portland Development Commission
1700 S. W. Fourth
Portland, Oregon 97201

PROJECT NAME (if applicable)

Emanuel Hospital Project
Project Number: ORE R-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 statment 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

WALLIN, Jacob E. and Martha A.

2. DATE(S) OF MOVE

3. DWELLING UNIT FROM WHICH YOU MOVED PARCEL NO. AB-3-5

a. Address 413 N. Stanton, Portland, Oregon 97227

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

c. Was it furnished with your own furniture?
 Yes No

d. Number of rooms occupied (excluding bathrooms, hallways, and closets): 8

e. Date you moved into this address: 1952

4. DWELLING UNIT TO WHICH YOU MOVED

a. Address (include ZIP Code) 4006 N.E. 68th, Portland, Oregon 97213

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 300.00

(Consult local agency)

Total \$ 500.00

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.

December 13, 1971

Date

Martha A. Wallin
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:

Jacob E. and Martha A. Wallin
4006 N. E. 68th
Portland, Oregon 97213

NAME OF LOCAL AGENCY:

Portland Development Commission
1700 S. W. Fourth
Portland, Oregon 97201

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? 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 ^{1/}	Authorized Signature	Date
A. Fixed Payment and Dislocation Allowance	\$		
1. Fixed payment \$ <u>300.00</u>		<i>[Signature]</i> Bew	<u>12-14-71</u>
2. Dislocation allowance \$ <u>200.00</u>			
3. Total \$ <u>500.00</u>	<u>500.00</u>		
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
<u>12/14/71</u>	<u>28166G</u>	<u>\$ 500.00</u>			\$

PORTLAND DEVELOPMENT COMMISSION

1700 S.W. FOURTH AVENUE
 PORTLAND, OREGON 97201

N^o 152 EH

DATE November 18, 1971

PAY TO **Pioneer National Title Insurance Company**

\$ 15,000.00

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 Jacob E. and Martha A. Wallin. Replacement Housing Payment for Tenants per claim filed. From 413 N. Stanton (Parcel AB-3-5). Lump Sum Payment	\$15,000.00

Account Distribution

NO.	TITLE	AMOUNT
E 1501	Relocation Payments (RHP)	\$15,000.00

[Handwritten signature]

AC

CLAIM FOR REPLACEMENT HOUSING PAYMENT FOR
HOMEOWNERS

NAME, ADDRESS, AND ZIP CODE OF DISPLACING AGENCY

Portland Development Commission
1700 S. W. 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 Block 4. 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.

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 OWNER-OCCUPANT CLAIMANT (as shown in deed to displacing agency or in condemnation proceeding) 2. DATE OF DISPLACEMENT:

WALLIN, Jacob E. and Martha A.

Family Individual

Parcel No. AB-3-5

3. INFORMATION IN SUPPORT OF CLAIM

A. Differential Payment

Part I. Data on dwelling unit from which you moved

1. Address of dwelling unit from which you moved 413 N. Stanton, Portland, Oregon 97227
2. Date you first occupied this dwelling as the owner 1952
Month-Day-Year
3. Number of bedrooms in the dwelling 4
4. Date of initiation of negotiations for local agency acquisition of dwelling June 25, 1971
5. Payment made by local agency for the dwelling \$ 8,500.00

Part II. Data on dwelling unit to which you moved

6. Address of dwelling unit to which you moved (include ZIP Code) 4006 N. E. 68th, Portland, Oregon 97213
7. Number of bedrooms in replacement dwelling 3
8. Purchase price of the replacement dwelling \$ 26,000.00

9. Complete either a. or b.:

a. If you have purchased and occupy the replacement dwelling:

Date you signed purchase agreement Oct 31, 1971 Date of Settlement _____
Month-Day-Year Month-Day-Year

b. If you have purchased but do not yet occupy the replacement dwelling:

Date you signed purchase contract _____ Date of settlement _____
Month-Day-Year Month-Day-Year

Date you expect to occupy _____
Month-Day-Year

10. Check method you choose to determine the replacement housing cost that will be used as a basis for computing the amount of the differential payment

_____ Schedule Comparative

B. Interest Payment

1. Outstanding balance of mortgage (if any) on dwelling from which you moved \$ -0-
2. Number of monthly payments remaining on the mortgage -0-
3. Annual interest rate of mortgage on the dwelling from which you moved _____%
4. Annual interest rate of mortgage on the replacement dwelling _____%
5. Prevailing annual interest rate paid on standard passbook savings accounts by savings banks in the community where the replacement dwelling is located _____%

(For Local Agency Use Only)
DETERMINATION OF ELIGIBILITY FOR REPLACEMENT
HOUSING PAYMENT FOR HOMEOWNERS

NAME AND ADDRESS OF CLAIMANT:
Jacob E. and Martha A. Wallin
4006 N. E. 68th
Portland, Oregon 97213

NAME OF LOCAL AGENCY:
Portland Development Commission
1700 S. W. Fourth Avenue
Portland, Oregon 97201

INSTRUCTIONS: Complete this form to determine eligibility of claimant for Replacement Housing Payment for Homeowners. Attach the completed form to the pertinent claim form filed by claimant. Note that the determination of the amount of payment to cover costs incidental to purchase of a replacement dwelling is made on the applicable claim form. Attach an explanation of any entries which differ from claimant's entries on claim form.

1. Did the claimant own the dwelling at the time of acquisition? Yes No

Initial Date of Ownership: 1952 Date of Acquisition: _____
Month-Day-Year Month-Day-Year

2. Did the claimant own and occupy the dwelling at least 180 days prior to the initiation of negotiations? Yes No

Initial Date of Ownership: 1952 Date of Initiation of
Negotiations: June 25, 1971

3. Did the claimant purchase and occupy the replacement housing within one year from the date of displacement? Yes No

Date of Displacement: _____ Date of Purchase of Replacement
Housing: _____

Date of Occupancy of Replacement Housing: _____
(If the claimant was unable to occupy the replacement housing within the required one-year period, use reverse side of this form to provide explanation.)

4. Did the claimant have a bona fide mortgage on his dwelling for at least 180 days prior to initiation of negotiations? Yes No

Issuance Date of Mortgage: _____ Date of Discharge of
Mortgage: _____
Date of Initiation of Negotiations: _____

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

6. CERTIFICATION OF LOCAL AGENCY

This is to certify that the property purchased by the claimant has been inspected and the property was occupied by the claimant within one year following his displacement. 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 \$ 15,000 is authorized.

11-17-71

Date

[Signature]
Authorized Signature

7. RECORD OF PAYMENT

Date of Payment: Nov 18, 1971 Check No. 1524H Amount: \$ 15,000.00

(For Local Agency Use Only)
 WORKSHEET FOR COMPUTATION OF REPLACEMENT
 HOUSING PAYMENT FOR HOMEOWNERS

NAME AND ADDRESS OF CLAIMANT	COMPUTATION PREPARED BY:	
Jacob E. and Martha A. Wallin	WSJ	11/11/71
4006 N. E. 68th	Name	Date
Portland, Oregon 97213		

INSTRUCTIONS: Attach this form to the pertinent claim form filed by claimant. Attach an explanation of any difference between amounts claimed and amounts approved. Complete Blocks B and C; then complete Block A.

A. COMPUTATION OF TOTAL REPLACEMENT HOUSING PAYMENT FOR HOMEOWNERS

1. Amount of differential payment (Block B, Line 6)	\$ <u>15,000.00</u>	
2. Plus interest payment (Block C, Step 4, Last line)	+ \$ <u>-0-</u>	
3. Plus costs incidental to purchase (Total amount approved by agency, from claim form, Block 3C, Column (e))	+ \$ <u>-0-</u>	
4. Total (Sum of Lines 1, 2, and 3)	\$ <u>15,000.00</u>	
5. Minus adjustments (Attach explanation; e.g., amount previously received as Replacement Housing Payment for Tenants and Certain Others)	- \$ <u>-0-</u>	
6. Total Replacement Housing Payment for Homeowner (Line 4 minus Line 5)		\$ <u>15,000.00</u>

(Enter this amount in the space provided in Block 6 on the Guideform Determination of Eligibility for Replacement Housing Payment for Homeowners)

B. COMPUTATION OF DIFFERENTIAL PAYMENT

Required Information

1. Actual purchase price of replacement dwelling	\$ <u>26,000.00</u>	
2. Cost of comparable replacement dwelling (Cost based on: _____ Schedule <u> x </u> Comparative _____ Other)	\$ <u>23,500.00</u>	
3. Acquisition payment made by agency for claimant's former dwelling	\$ <u>8,500.00</u>	

Computation

4. Line 1 or Line 2, whichever is less	\$ <u>23,500.00</u>	
5. Minus Line 3	- \$ <u>8,500.00</u>	
6. Amount of differential payment		\$ <u>15,000.00</u>

C. Incidental Expenses (List incidental expenses incurred by you in connection with the purchase of replacement dwelling. If more space is necessary, use additional sheets.)

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)
	\$	\$	\$	\$
TOTAL	\$	\$	\$	\$

Listing of documents submitted herewith in support of amounts entered in Column (d) above: (Documentation for the above claim must be submitted.)

I submit this information in support of a claim for a Replacement Housing Payment under Section 203 of P.L. 91-646, as amended, and I certify under the penalties and provisions of U.S.C. Title 18, Sec. 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, Sec. 1001, and any other applicable law, falsification of any item submitted herewith may result in forfeiture of the entire claim.

11/16/71
Date

Jacob E. Hallin
Martha R. Wallin X
Signature of Owner-Occupant (s)



EARNEST MONEY RECEIPT

City PORTLAND State OREGON OCT 21, 19 71

RECEIVED FROM JACOB WALLIN & MARTHA A. WALLIN (hereinafter called "purchaser")

the sum of ONE THOUSAND AND NO/100 Dollars (\$1000.00) in the form of NOTE as earnest money and in part payment for the purchase of the following described real estate situated in the City of MULTNOMAH State of OREGON to-wit:

LOTS 9 & 10 BLOCK 21 WELLINGTON ADDN ALSO KNOWN AS 4006 NE 68TH AVE.

for the sum of TWENTY-SIX THOUSAND AND NO/100 Dollars (\$26000.00) on the following terms, to-wit: The sum, hereinabove receipted for, of ONE THOUSAND AND NO/100 Dollars (\$1000.00);

On acceptance of title and delivery of deed, the sum of TWENTY-FIVE THOUSAND AND NO/100 Dollars (\$25000.00) Balance of TWENTY-FIVE THOUSAND AND NO/100 Dollars (\$25000.00)

payable as follows: CASH OUT SELLER AT TIME OF CLOSING - THIS AGREEMENT IS SUBJECT TO PAYMENT OF BENEFITS UNDER THE UNIFORM RELOCATION & REAL PROPERTY ACQUISITION POLICIES ACT OF 1970 IN THE AMOUNT OF \$25,000.00 - THIS IS A 24HR FIRST RIGHT OF REFUSAL AN EXPIRES OCT 31, 1971 PURCHASER AGREES TO REIMBURSE SELLER FOR FUEL OIL

A title insurance policy from a reliable company insuring marketable title in seller is to be furnished purchaser in due course at seller's expense; preliminary to closing, seller may furnish a title insurance company's title report showing its willingness to issue title insurance, which shall be conclusive evidence as to seller's record title; or in lieu of said title insurance policy, seller may furnish purchaser an abstract of title prepared by a reliable abstract company. It is agreed that if seller does not approve this sale within the period allowed broker below in which to secure seller's acceptance, or if the title to the said premises is not insurable or marketable, or cannot be made so within thirty days after notice containing a written statement of defects is delivered to seller, the said earnest money shall be refunded. But if said sale is approved by seller and title to the said premises is insurable or marketable and purchaser neglects or refuses to comply with any of said conditions within ten days after the said evidence of title is furnished and to make payments promptly, as hereinabove set forth, then the earnest money herein receipted for (including said additional earnest money) shall be forfeited to seller as liquidated damages and this contract thereupon shall be of no further binding effect. The property is to be conveyed by good and sufficient deed free and clear of all liens and encumbrances except zoning ordinances, building and use restrictions, reservations in Federal patents, easements of record and NONE

All irrigation, plumbing and heating fixtures and equipment (including stoker and oil tanks but excluding fire place fixtures and equipment), water heaters, electric light fixtures, light bulbs and fluorescent lamps, bathroom fixtures, venetian blinds, drapery and curtain rods, window and door screens, storm doors and windows, attached linoleum, attached television antenna, all shrubs and trees and all fixtures except SWAG LIGHTS IN LIVING ROOM & DEN - DESK IN HALLOWAY

are to be left upon the premises as part of the property purchased. The following personal property is also included as a part of the property for said purchase price: DRAPELS, CARPETS RANGE, DISHWASHER, REFRIGERATOR, DISPOSAL & AIR-COND

Seller and purchaser agree to pro rate the taxes which are due and payable for the current tax year. Rents, interest, premiums for existing insurance and other matters shall be pro rated on a calendar year basis. Adjustments are to be made as of the date of the consummation of said sale or delivery of possession, whichever first occurs. Encumbrances to be discharged by seller may be paid at his option out of purchase money at date of closing. SELLER AND PURCHASER AGREE THAT SUBJECT SALE WILL BE CLOSED IN ESCROW, THE COST OF WHICH SHALL BE BORNE CO-EQUALLY BETWEEN SELLER AND PURCHASER.

Possession of said premises is to be delivered to purchaser on or before DEC 1, 19 71 BUT NOT BEFORE CLOSING, or as soon thereafter as existing laws and regulations will permit removal of tenants, if any. Time is the essence of this contract. This contract is binding upon the heirs, executors, administrators, successors and assigns of buyer and seller. However, the purchaser's rights herein are not assignable without written consent of seller. In any suit or action brought on this contract, the prevailing party shall be entitled to recover reasonable attorney's fees by the court.

Address 13809 NE FAILING Phone 255-9680 By RUBEN J. MENASHE, INC Broker

AGREEMENT TO PURCHASE

I hereby agree to purchase the property herein described in its present condition and to pay the price of 26000.00 as set forth above and grant to said agent a period of 5 days hereafter to secure seller's acceptance hereof, during which period my offer shall not be subject to revocation. Said deed or contract to be in name of JACOB B. WALLIN & MARTHA A. WALLIN

Address 413 N STANTON Phone 282-3523 Purchaser Jacob & Wallin (SEA) Martha A. Wallin (SEA)

AGREEMENT TO SELL

I hereby approve and accept the sale of above described property and the price and conditions as set forth in above contract, and agree to furnish evidence of title as above provided; also the said deed when stated.

Address 4006 NE 68TH Phone 281-8845 Seller Hallam M. White, J. (SEA) Ellen S. White (SEA)

DELIVER PROMPTLY TO PURCHASER, either manually or by registered mail, a copy hereof showing seller's acceptance. Purchaser acknowledges receipt of the foregoing instrument bearing his signature and that of the seller showing acceptance. DATE: Jacob & Wallin Copy hereof showing Seller's signed acceptance sent purchaser by registered mail to purchaser's above address (return receipt requested) on _____ 19____ Return receipt card received and attached to broker's copy _____ 19____

SELLER'S CLOSING INSTRUCTIONS

I agree to pay forthwith to the above named broker a commission amounting to \$1820.00 for services rendered in this transaction. In the event of a forfeiture of the deposit as above provided, the said deposit shall be paid to or retained by the broker to the extent of the agreed upon commission with residue to the seller. I authorize said broker to pay out of the cash proceeds of sale the expense of furnishing evidence of title, of recording fees and revenue stamps, if any, as well as any encumbrances on said premises payable by me at/or before closing. I acknowledge receipt of a copy of this earnest money receipt bearing my signature(s) and that of the purchaser named above.

NOTE: IF ANY BLANK SPACES ARE INSUFFICIENT, USE S-N No. 810 "HANDY PAD", TO BE SEPARATELY SIGNED BY BUYER AND SELLER.

Seller Hallam M. White, J. (SEA) Ellen S. White (SEA)

EIGHTEEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$18,500.00)

MEMORANDUM

Date November 4, 1971

TO: The File
FROM: Benjamin C. Webb
SUBJECT: Comparable Replacement Housing - Wallin

There are some problems here. Mr. and Mrs. Wallin are both nearly 80 years old. They have lived in the North Portland area for many years and want to continue living in this section of Portland. Mr. Wallin has a heart problem and must therefore live in a property that is on level ground and has a bedroom on the ground floor and near transportation and shopping. We have both searched multiple listings and actually cruised the area and talked with some of the area real estate people.

The area itself is quite stable. Houses are seldom up for sale. We have, therefore, not been able to locate an area property that is truly comparable to the acquired dwelling. We have selected three properties that seem to us to be the most representative of the acquired dwelling, as required under the provisions of Circular 1371.1, Chapter 6, Section 3, Paragraph 34 b. (2).

BCW:ch

ADJUSTMENTS	FIREPLCE	\$1200	
EXTRA SQ. FT.		<u>1300</u>	<u>\$2500</u>
ADJUSTED SALES PRICE			26,000
ASKING PRICE			<u>2500</u>
ADJUSTMENTS			<u>\$23,500</u>

J.C.W.
11/4/71

Housing Additive Rent Supp. Down Payment Economic Rent

Relocatee WALLIN, Jacob E. Address 413 N. Stanton

ITEM	SUBJECT			COMPARABLE #1			COMPARABLE #2			COMPARABLE #3		
Multiple Listing #	XXX			7596-71								
Sale or Rent Price	OFFER \$8,500			Sale Price \$26,000			Asking \$24,500			ASKING \$26,000		
Address	413 N. Stanton			4014 N. E. 65th			4242 N. E. Mason			4006 N. E. 68th		
No. of Rooms	BR	Bath	Total Rooms	BR	Bath	Total Rooms	BR	Bath	Total Rooms	BR	Bath	Total Rooms
	4	1 1/2	8	4	2	9	3	1 2/3		3	1 2/3	6
Type	2-Story Frame			1 1/2 Story			Ranch			Ranch		
State of Repair	Int.	Ext.	Good	Good	Good	Good	Good	Good	Good	Good	Good	Good
Type of Neighborhood				Residential			Residential			Residential		
Street Improvements	Sidewalks Curbs			Sidewalks Curbs			Sidwalks Curbs			Sidewalks Curbs		
Availability of Public Services	Close to bus and hospital						Within walking distance			Good		
Lot Size	2266 sq. ft.			50' X 100'			55' X 104.61'			52 X 100		
Year Built	1904			1951			1954			1953		
Fireplace	No			2			1			2		
Heating System	Oil			Oil			Oil			OFA		
Basement	Full			Full			Full			FCB		
Garage	Single			Single			Single			Double		
Habitable Area	1584 sq. ft.			1896 sq. ft.			1200 sq. ft.			1284 sq. ft.		
Total Area	2376 sq. ft.			3160 sq. ft.			2400 sq. ft.			2568 sq. ft.		
Furnished or Unfurnished	Unf.			Unf.			Unf.			Unf.		
Extraordinary Amenities	Housekeeping room w/sink in 1 B/R						Patio			2 finished rooms in basement plus utility room		

Comparable # _____ is considered most like subject because:

The adjusted price is \$ _____. Explain _____

CONNIE McCREADY
COMMISSIONER
DEPARTMENT OF PUBLIC UTILITIES



CITY OF PORTLAND
OREGON

97204

November 15, 1971

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. Chegwidan, Chief

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

Re: 4006 N. E. 68 Avenue

Attn: Mr. Jim Crolley

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, single-family three bedroom dwelling and detached garage at the above address.

Our inspector reports the structures comply with City Housing Regulations at this time.

Yours truly,

C. N. CHRISTIANSEN
BUILDING INSPECTIONS DIRECTOR

S. J. Chegwidan
Chief Housing Inspector

JHM:ms

cc: Mr. Hal White, Jr.
4006 N. E. 68 Ave.
Mr. H. Leo Flynn
12048 N. E. Fargo Ct.

FILE

MEMORANDUM

Date October 13, 1971

TO: Ben Webb
FROM: Norm Beukelman
SUBJECT: Replacement Dwelling for Wallens

The subject property at 4006 N.E. 68th was inspected on October 12, 1971,

It is a three-bedroom, one-story house, with a full basement and double garage.

Interior finish is good. Exterior paint is good.

Some of the curbs or dry wells around basement windows are broken and falling away from the house. Also, the basement window sills have dry rot and need attention.

An estimate of value would be \$24,500.

NB:ch

ORIGINAL TO EMANUEL
ON 9/12/71

November 4, 1971

The File

Benjamin C. Webb

Comparable Replacement Housing - Wallin

There are some problems here. Mr. and Mrs. Wallin are both nearly 80 years old. They have lived in the North Portland area for many years and want to continue living in this section of Portland. Mr. Wallin has a heart problem and must therefore live in a property that is on level ground and has a bedroom on the ground floor and near transportation and shopping. We have both searched multiple listings and actually cruised the area and talked with some of the area real estate people.

The area itself is quite stable. Houses are seldom up for sale. We have, therefore, not been able to locate an area property that is truly comparable to the acquired dwelling. We have selected three properties that seem to us to be the most representative of the acquired dwelling, as required under the provisions of Circular 1371.1, Chapter 6, Section 3, Paragraph 34 b. (2).

BCW:ch

ADJUSTMENTS: FIRE PLACE \$1200

EXTRA SQ. FT. 1300 \$2500

ADJUSTED SALES PRICE

ASKING PRICE \$26,000

ADJUSTMENTS

2500

\$23,500

RESIDENTIAL RELOCATION RECORD

RELOCATION WORKER _____ PROJECT NO. Ore. R-20 PARCEL AB 3-5

NAME WALLIN, Jacob E. ADDRESS 413 N. Stanton APT NO. _____

PHONE 282-3523 INITIAL INTERVIEW 1/20/71 SEX M W X NW AGE 79

U.S. CITIZEN _____ ALIEN _____ VETERAN _____ SERVICEMAN _____ DATE ON SITE _____

FAMILY COMPOSITION

HANDLE EVERYTHING THRU WIFE

Name	Relation	Age
Martha A	Wife	78

Employer: Name _____ \$ _____
 Address _____
 MCM Caseworker _____
 Social Security _____ 239.00
 VA. Fed. Mult Co. _____
 Pension: Name State of Oregon 40.00
 Other: Name _____

TOTAL MONTHLY INCOME 279.00

Rent _____, Inc. Heat _____ Water _____ Gas _____ Gar _____ Elec _____ Unfurn _____ Furn _____ No. Rms 6

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 hsg. 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

NEW ADDRESS: _____ Zip _____ Phone _____

DATE	NOTES	C/W
1/14/71	Flyer delivered by Ben Webb. Knew about office - no new info needed.	
1/20/71	Mrs. Wallin came into the site office. Her husband has heart trouble. She does not want us to bother him with details. She will handle all matters herself. Wanted to know when we would be able to relocate them. She had heard they would have to be out in 90 days. She has tomatoes to set out and wants to be around when they are ready for harvest	JC
	Mrs. Wallin used to run the lunch room across from Emanuel and thus is very friendly with all hospital personnel, including board of directors, pres., etc. Mr. Wallin is retired from the legal department of the highway commission it appears. They are very friendly, understanding people. She would like house in N. area, possibly off Fremont, but want to find house themselves. (I explained that we are only here to assist..they buy own house and move self.)	SLC
2/9/71	Survey: Need 2 bedroom house (because of husband's health) will buy south of Burnside - on busline.	
5/3/71	Mrs. Wallin came to office to ask about status of project and about replacement housing payment. They went out and looked at houses over the weekend. They found one for \$24,000; prefer NE location and need 2 bedrooms and den. She wanted to know if an RHP would enable them to buy the above house without going into debt. Explained problem with new law and fact that we could not yet make payments. Indicated that under old law the payment would probably not be enough to enable them to buy the \$24,000 house, but that it might be a possibility under the new law. Emphasized that there is no way of knowing at this point.	WSJ
6/3/71	Called Mrs. Wallin and tried to set up appt. She said she was too nervous now, will contact later.	SLC
6/21/71	Visited Mrs. Wallin with H.H. to present real estate offer, but she was too nervous again today she said, which affects her vision. She was prepared to talk with us in the morning but before she set definite time she checked with her husband, who said he wanted a legal aid attorney present. Mrs. Wallin said she would contact legal aid but she was sure they were busy.	WSJ
9/1/71	<i>Mrs. Wallin called to say she thought she was ready to look for a house again. She completely refused a help from us. Offered to let Betty Burns drive them around, but she wants to be completely independent. She has difficulty in the comprehending the situation.</i>	<i>WSJ</i>

DATE

NOTES

C/W

1/6/72

At Mrs. Wallis request went to visit her at her new home. She just wanted to show me how nice her furniture looked in its new setting & let me know how satisfied they were

Wesj

Wallin's House

Upstairs

- ① One Room NE Corner - presently used as a den, average size bedroom, has closet

Formerly a housekeeping room - still has sink, in operating condition, capped gas connection for range
- ② One Bedroom - Middle, same size as above room, double bed dresser, closet, etc
- One Bath Room - Full
- Open Foyer at top, contains ~~2~~ closet has desk, large open area
- ③ One Bedroom - SE Corner, single bed closet, Dresser w/ mirror, table, chair
- ④ One Bedroom - SW Corner, closet double Bed, Dresser, Chest chairs, table

Formal Entry Way (with bookcase)

⑤ Formal Sitting Room - Has been used as bedroom in the past - ~~used~~ rented in past as such - Doors are in Basement
Also ~~closet~~ Portable Closet is in Basement

⑥ Living Rm -

⑦ Dining Area in corner of Living Room

⑧ Kitchen

Butlers Pantry (has sink)

Enclosed storage Area - Room off kitchen in Back, contains toilet.

Full Basement - No Separate Room
Unfinished

Sitting Room Contains 2 Chairs
Rocker
Piano

Occ. Table

Chest of Drawers

2 night stand type Tables

Single Cot - husband

uses for resting during

day
Hussock

About 8 rooms

try Comparable

Housing Additive Rent Supp. Down Payment Economic Rent

Relocatee WALLINS, JACOB Address 413 N.E. STANTON

ITEM	SUBJECT			COMPARABLE #1			COMPARABLE #2			COMPARABLE #3		
Multiple Listing #	XXX			7596-71						HENS REEDY 480-1226		
Sale or Rent Price	0			Sale Price \$26,000			Asking 24,500			24,000		
Address	413 N.E. STANTON			4014 NE 65th			4142 NE Mason			4006 N.E. 65th 4011 N.E. Thompson		
No. of Rooms	BR	Bath	Total Rooms	BR	Bath	Total Rooms	BR	Bath	Total Rooms	BR	Bath	Total Rooms
	4	1 1/2	8	4	2	9	3	1 2/3	6	3	1 2/3	6
Type	2 Story Frame			1 1/2 Story			RANCH			RANCH		
State of Repair	Int.	Ext.		Int.	Ext.		Int.	Ext.		Int.	Ext.	
	Good	Good		Good	Good		Good	Good		Good	Good	
Type of Neighborhood	—			Residential			Residential			RESIDENTIAL		
Street Improvements	Sidewalk Curb			Sidewalk Curb			CURBS + SIDEWALK			CURBS + SIDEWALK		
Availability of Public Services	Close to Bus & Hospital						WITHIN WALKING DISTANCE			GOOD		
Lot Size	2266 ft			50' x 100'			55' x 104.61'			52 x 100		
Year Built	1904			1951			1954			1953		
Fireplace	No			2			1			2		
Heating System	Oil			Oil			Oil			OFA		
Basement	Full			Full			Full			FCB		
Garage	Single			Single			Single			DOUBLE		
Habitable Area	1584			1200			1200 ft			1284		
Total Area	2376			3160			2400 ft			2568		
Furnished or Unfurnished	UNF			UNF			UNF			UNF		
Extraordinary Amenities	Housekeeping Room w/sink in one Bedroom						Patio			2 FINISHED ROOMS IN BSMT PLUS UTILITY ROOM		

Comparable # _____ is considered most like subject because:

2 FINISHED ROOMS IN BSMT PLUS UTILITY ROOM

The adjusted price is \$ _____. Explain _____

By _____ Date _____

RESIDENTIAL ADDITIVE DETERMINATION

File No. _____

Sale Rental

Owner WALLINS, Address _____ Occupant

Tenant _____ Address _____ Occupant

ITEM	SUBJECT	OFFERING #1	OFFERING #2	OFFERING #3
Address		4006 N.E. 68		
		\$26,000		
No. of Rooms	BR Bath Total Rooms	BR Bath Total Rooms	BR Bath Total Rooms	BR Bath Total Rooms
		3 1/3 6		
Type		RANCH		
State of Int. Repair Ext.		GOOD		
Type of Neighborhood		RESIDENTIAL		
Street Improvements		CURBS & SIDEWALKS		
Availability of Public Services		GOOD		
Lot Size		52 X 100		
Year Built		1953		
Fireplace		2		
Heating System		OIL-FORCED AIR		
Basement		FOB		
Garage		DOUBLE		
Habitable Area		1254		
Total Area		2568		
Furnished or Unfurnished		UNF		
Extraordinary Amenities		2 FINISHED ROOMS IN BSMT PLUS UTILITY ROOM		

~~BSMT~~ (Continue on Part 2)

~~2 FINISHED UTILITY ROOMS~~

~~NO 2 STORY STRUCTURES IN AREA.~~

Housing Additive Rent Supp. Down Payment Economic Rent

Relocatee TRI - 665-7171 Address 4329 NE 70th

ITEM	SUBJECT	COMPARABLE #1			COMPARABLE #2			COMPARABLE #3		
		BR	Bath	Total Rooms	BR	Bath	Total Rooms	BR	Bath	Total Rooms
Multiple Listing #	XXX									
Sale or Rent Price	X									
Address	X									
No. of Rooms	BR 3 Bath 3 Total Rooms									
Type	Ranch									
State of Repair	Int. Ext. as both									
Type of Neighborhood	comparable									
Street										
Improvements	in + good									
Availability of Public Services	good									
Lot Size	50x100									
Year Built	1956									
Fireplace	2 ✓									
Heating System	oil FA.									
Basement	100%									
Garage	2 car									
Habitable Area	1300 ^{sq ft}									
Total Area	2600 ^{sq ft}									
Furnished or Unfurnished	unfurn									
Extraordinary Amenities										

Comparable # _____ is considered most like subject because:

The adjusted price is \$ _____ Explain air conditioned - barbecue - electric opener

By _____ Date _____

TO: STAN JONE
RELOCATION

RE: WALLINS
10-28-71

Cruised area where above subject prefers to move, some homes for sale but very few, the majority were small 2 bedroom plus attic and there ~~was~~ were only three or four of them, the area covered was from NE 60th to NE 70th between Prescott and Fremont.

This is a mixed area of well maintained homes with few exceptions, the better homes are quite expensive and very nice, one might say the more expensive homes are overbuilt for the area, however they appear compatible to the area.

We may have missed a house or two but this is doubtful.

Regards
Dick

NEWS RLT4
282-7226

Housing Additive Rent Supp. Down Payment Economic Rent

Relocatee Wallens Address 413 N. Stanton

ITEM	SUBJECT			COMPARABLE #1			COMPARABLE #2			COMPARABLE #3		
Multiple Listing #	XXX			X			X			X		
Sale or Rent Price				X			X			X		
Address	<u>6011 NE THOMPSON - 24000</u>											
No. of Rooms	BR	Bath	Total Rooms	BR	Bath	Total Rooms	BR	Bath	Total Rooms			
				3	1 1/2							
Type												
State of Repair	Int.	Ext.		<u>Good</u>								
Type of Neighborhood				<u>Good</u>								
Street Improvements				<u>LN</u>								
Availability of Public Services				<u>Neat</u>								
Lot Size				<u>65x100</u>								
Year Built												
Fireplace				<u>yes</u>								
Heating System				<u>F.H.O.</u>								
Basement				<u>2/3</u>								
Garage				<u>2 car</u>								
Habitable Area				<u>1230</u>								
Total Area				<u>2000 inc. porch</u>								
Furnished or Unfurnished				<u>UNF</u>								
Extraordinary Amenities				<u>sprinkling syst</u>								

Comparable # _____ is considered most like subject because:

The adjusted price is \$ 24000 . Explain _____

By _____ Date _____

Wallin

Housing Additive

Rent Supp.

Down Payment

Economic Rent

Relocatee _____ Address _____

ITEM	SUBJECT			COMPARABLE #1			COMPARABLE #2			COMPARABLE #3		
	BR	Bath	Total Rooms	BR	Bath	Total Rooms	BR	Bath	Total Rooms	BR	Bath	Total Rooms
Multiple Listing #	XXX			X			X			X		
Sale or Rent Price												
Address	4242 NE Mason 24500											
No. of Rooms												
Type	Ranch											
State of Repair	Int.	Ext.	Immaculate									
Type of Neighborhood	Res & good											
Street												
Improvements	in											
Availability of Public Services	walking distance											
Lot Size	55 x 104.61											
Year Built	1954											
Fireplace	2/12											
Heating System	F.A.O.											
Basement	full											
Garage	single											
Habitable Area	1200 sq ft											
Total Area	2400 sq ft											
Furnished or Unfurnished	unf.											
Extraordinary Amenities	1 2/3 bath 3br up one in base & large patio											

Comparable # _____ is considered most like subject because:

The adjusted price is \$ _____ . Explain _____

By _____ Date _____

SEND TO EMANUE

MEMORANDUM

Date October 13, 1971

TO: Ben Webb
FROM: Norm Beukelman
SUBJECT: Replacement Dwelling for Wallens

The subject property at 4006 N.E. 68th was inspected on October 12, 1971.

It is a three-bedroom, one-story house, with a full basement and double garage.

Interior finish is good. Exterior paint is good.

Some of the curbs or dry wells around basement windows are broken and falling away from the house. Also, the basement window sills have dry rot and need attention.

An estimate of value would be \$24,500.

NB:ch

OFFERINGS:
 Asking Price
 Adjusted Selling Price
 Average of Adjusted Selling Prices
 Asking Monthly Rental
 Adjusted Monthly Rental
 Average Adjusted Rental Prices

#1	#2	#3
\$ _____		
\$ _____ (x 24 = \$ _____)		

NAME _____

SUBJECT: (*Use whichever is the lesser)

Market Value \$ _____ *Economic Rent \$ _____ *Contract Rent \$ _____
 M. V. x 0.12 = \$ _____ E. R. x 24 = \$ _____ C. R. x 24 = \$ _____

Explain: (1) Adjustment of listed prices to selling price, (2) Use of non-comparable listings, (3) reasons for additive (4) Unusual details.

STATEMENT OF ADDITIVE ELIGIBILITY FOR REPLACEMENT HOUSING PAYMENT

(Occupant) has owned and occupied rented the dwelling at _____ (Address) since _____ (Date) and is, therefore, qualified effective _____ (Date) to receive the following:

- Replacement housing in the amount of \$ _____
- Rent supplement in the amount of \$ _____

To qualify, it is necessary for recipients to occupy decent, safe, and sanitary dwellings within 12 months. Owner occupants over 12 months may rent and receive the rent supplement, but must own and occupy within 12 months to qualify for replacement housing ~~additive~~ ^{REPLACEMENT HOUSING PAYMENT}. The above is my determination of the amount of the ~~additive~~ ^{REPLACEMENT HOUSING PAYMENT}. I understand that the ~~additive~~ ^{REPLACEMENT HOUSING PAYMENT} may be used in connection with a federal aid highway project. I have no direct or indirect present or contemplated personal interest in this transaction, nor will I derive any benefit from the supplemental payment.

 Right of Way Agent
 RELOCATION REPRESENTATIVE
 Date _____

 Reviewing Agent
 REVIEWED BY
 Date _____

MEMORANDUM

September 8, 1971

TO: SHB
FROM: WSJ
SUBJECT: Relocation Report - Priority Block AB-3

AB 3-2 Myra L. Frary

Mr. John Heydon, grandson of client, has been cooperative and has found a replacement house in Cass Bay for his grandmother. He has accepted the RHP based on average price for a 3 bedroom house as a satisfactory settlement. He has indicated that he is ready and anxious to proceed in behalf of his grandmother. The holdup seems to be problem with acquisition of real estate involving clearing title.

AB 3-5 Joseph E. Mallin

Spoke with Mrs. Mallin again on 9/1/71. She still refuses to accept or consider any help or assistance from relocation. She insists on being independent in their search for a replacement house. She maintains that she can look on her own, but at age 79 neither she nor her husband function that well - mentally or physically.

AB 3-3 Gordon Glover

Relocation, Real Estate and Legal Council met with Mr. Glover on 8/25/71. Mr. Glover wanted a third appraisal. An appointment was set up on 9/22/71 by relocation for the purpose of locating satisfactory replacement housing. Mr. Glover canceled this appointment. A further meeting has been requested by Mr. Glover for Monday, September 13th. It is our understanding that he has now found a house, but price may be too high to be covered by RHP.

AB 3-8 Samuel Stokes

Mr. Stokes has been the most resistant of this group to the idea of relocation. We have been unable to make any progress with this family.

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 WOSG Date of survey 2/9/71 Tabulator _____ Date tabulated _____
 Dwelling Unit No. 4 Structure No. 3 Census Block No. 46 Census Tract No. 22A
 Street Address 413 N Stanton 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 _____

*(Talk to wife only)
friendly - knows Paul Hansen very well*

B. Residents Of This Dwelling Unit Who May Need Relocation Assistance:

Name	Family relation	Age	Sex	Occupation
1. <u>Walkin Jacob E.</u>	<u>Head of household</u>	<u>79</u>	<u>M</u>	
2. <u>" Martha A</u>	<u>wife</u>	<u>78</u>	<u>F</u>	
3. _____				
4. _____				
5. _____				
6. _____				
7. _____				
8. _____				
9. _____				

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

1. Jobholders in this household, employers and location of jobs:

Names of jobholders	Names of employers	Street address where jobs are located	Distance to work
_____	_____	_____	_____
_____	_____	_____	_____

need 2 to husbands health

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>Soc. Sec. } Jacob</u>	<u>\$ 239.00</u>	<u>\$ 239.00</u>
<u>State Retire. }</u>	<u>40.00</u>	<u>40.00</u>
Total family or household income per month	\$ 279.00	\$ 279.00

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

1. Location (indicate approximate cross streets) South of Burnside SE
2. Transportation, number of autos owned 1, use bus , walk Bustime
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 \$ comparable, 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 , dining room , + Den living room , 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

Date _____

Analyst W32 Surveyed 2/9/71 Tabulator _____ Date _____
 Dwelling Unit No. 4 Structure No. 3 Census Block No. 46 Census Tract No. 22A
 Street Address 413 N Stanton Apartment No. _____
 Legal Description _____

NAME OF OCCUPANT: Jacob E. Wallin NAME & ADDRESS OF OWNER: Jacob E. Wallin NAME & ADDRESS OF PROP. MGR: _____
413 N Stanton 413 N Stanton _____
 TELEPHONE: 282-3523 TELEPHONE: 282-3523 TELEPHONE: _____
 INTERVIEWED? () Yes () No INTERVIEWED? () Yes () No INTERVIEWED? () Yes () No

I. DESCRIPTION OF STRUCTURE

<u>Kind of dwelling unit</u>	<u>No. of units in bldg.</u>
<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 2 stories (do not count basement)

II. OCCUPANCY STATUS OF DWELLING UNIT

Owner occupied
 _____ Renter occupied
 _____ Vacant

III. SIZE OF DWELLING UNIT

792 Sq. ft. in first floor (county figure)
1584 Sq. ft. in dwelling unit (if more than 1 floor)
6 Total no. of rooms (include kitchen, dining, living and bedrooms, exclude bathrooms)
1 No. of bathrooms
4 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
1904 Date structure was originally built

B. Market value data for one-family dwelling

	<u>Market value</u>	<u>Computed value per sq. ft.</u>
Land	\$ <u>2080</u>	\$ _____
Improvements	<u>4420</u>	_____
Total	<u>6500</u>	_____

C. Market value data for dwelling unit in a multiple-family structure or commercial bldg.

	<u>Market value for entire structure</u>	<u>Computed value per sq. ft. for this dw. unit</u>
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

<u>Monthly average</u>	<u>Cash rent</u>	<u>Utilities</u>	<u>Total paid by renter</u>
Rent	\$ _____	_____	\$ _____
Electricity	_____	\$ _____	_____
Gas	_____	_____	_____
Water	_____	_____	_____
Heat (oil, or other)	_____	_____	_____
Total	\$ _____	\$ _____	\$ _____

Deposits required of renter
 Advance rent \$ _____, 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

June 25, 1971

Mr. and Mrs. Jacob E. Wallin
413 N. Stanton Street
Portland, Oregon 97227

Re: Parcel No. AB-3-5
Emanuel Hospital Urban Renewal Project

Dear Mr. and Mrs. Wallin:

Recently I had the opportunity of meeting with you briefly at your home. You stated that you were going to engage an attorney in the negotiation for the purchase of your residence by this Commission.

Under these circumstances it is my opinion that it is in your best interest that I furnish you with the form of our Real Estate Option, in duplicate, so that your attorney may have the opportunity to review it.

You are reminded that there are additional benefits for which you may be eligible. Mr. Jones of our staff is prepared to meet with us to explain these benefits.

Respectfully,

Harold D. Hand
Real Estate Supervisor

HDH:d1
Enclosures (2)
cc: Mr. Stan Jones

Rec'd
6-25-71

1 1-00060-0890 WALLIN, JACOB E & MARTHA A 4

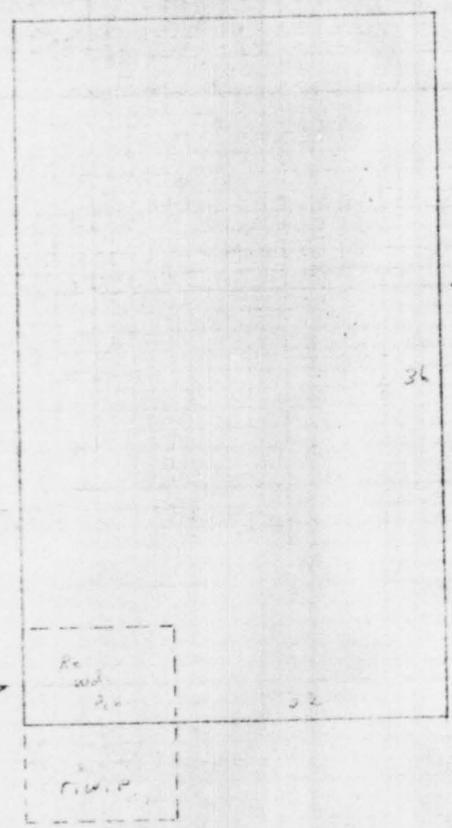
MAP: 2730
 ZONE: A25
 RATIO: 1401
 LVY C: 001

413 N STANTON ST
 PORTLAND OREGON 97227

ABENDS ADD LOT BLOCK
 S 1/2 OF 15 3

PROPERTY ADDRESS: 413 N STANTON ST
 PORTLAND

APPEALS:



AVE. OR ST.

AVE. OR ST.

N. Stanton
 FRONT OF BUILDING AVE. OR ST



FUNCT: G / P
 FCEN: G / P Not best land use
 COND: G / P
 REMARKS: 1968 Dist RIA

SUMMARY - ASSESSED VALUATION - REAL PROPERTY

ASSESS YEAR	MIN RIGHTS	TIMBER	LAND	IMPS	TOTAL	SIGN DATE
1968			2000	4250	6250	213 26
1971			2,080	4,420	6,500	UD

DATE 1 31 68 SIGN R. Fisher DEPUTY

CHECKED	REVIEWED	BLDG. COUNT	INDEX	RE-CHECKED	NOTIFIED
	4/23/68				

DATE 11 22 68 BY ANDREWS

FORM 67 REV. 3-66

