

November 24, 2014

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

RE: Mohammed Farhoud, Second Chance

Previous recommendations: 15220 SE Stark
 13801-13865 SE Stark
 14112-14134 SE Stark
 912-924 NE 91st

Additional recommendation: 14012 SE Stark

Please find enclosed an additional location (to the four proposed in our August letter) that we request a more intense residential designation to be applied: Multi-family – Dwelling – 1,000. This property abuts a Multi-family – Dwelling – 1,000 zone.

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

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

Sincerely,



Peter Finley Fry

Cc: Mohammed Farhoud

October 2, 2014

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

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

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

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

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

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

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

Thank you

Mohammed Farhoud, Second Chance

14021 SE STARK ST - HAZELWOOD - PORTLAND

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General Information

Property ID R109521		
County MULTNOMAH		
State ID 1N2E35DD 2200		
Alt Account # R041802950		
Map Number 3044 OLD		
Site Info		
Site Address 14021 SE STARK ST		
City/State/Zip PORTLAND OR 97233		
Owner Info (Privacy)		
Owner(s) Name ADLER BARBARA A TO ORLANDO 39 LLC		
Owner Address 5815 NE 37TH AVE		
City/State/Zip PORTLAND OR 97211		
0 ————— 149 FT		

Additional Owner Info

Name(s)	Address	City/State/Zip	Type
ADLER BARBARA A TO ORLANDO 39 LLC	5815 NE 37TH AVE	PORTLAND OR 97211	OWNER (PRIMARY)
ADLER CHRISTOPHER E	5815 NE 37TH AVE	PORTLAND OR 97211	CONTRACT PURCHASER
ORLANDO LLC 2009-053020			CONTRACT PURCHASER

Property Description

Tax ASCOT AC, LOT 109 EXC E 75' OF S 120' & EXC W 60' OF S 130' & EXC Roll PT IN ST	Use 9-20 UNIT MULTI-FAMILY		
Lot 109	Block		
Tax Districts			
Deed Information			
Sale Date	Type	Instrument	Sale Price
08/01/2001	OTHER	01119815	\$612,000.00
	ASSIGN CONTR-VENDEE	2009053020	\$0.00

Land Information

Type	Acres	SQFT
MULT	0.6100	26,555
ON SITE DEV APTS		0

Improvement Information

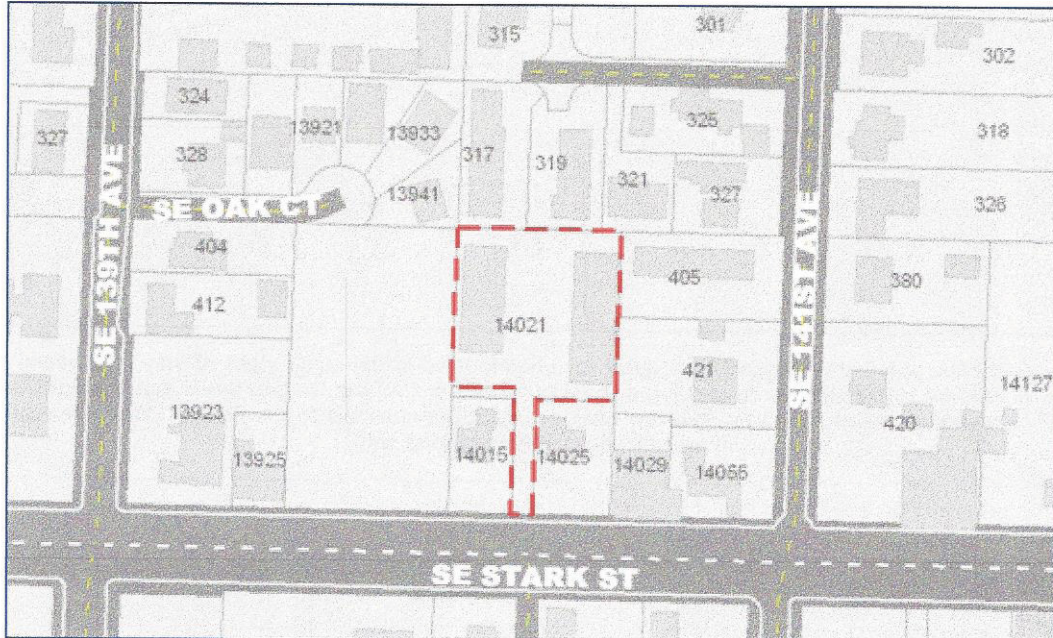
Improvement Type 5-8 UNIT MULTI-FAMILY
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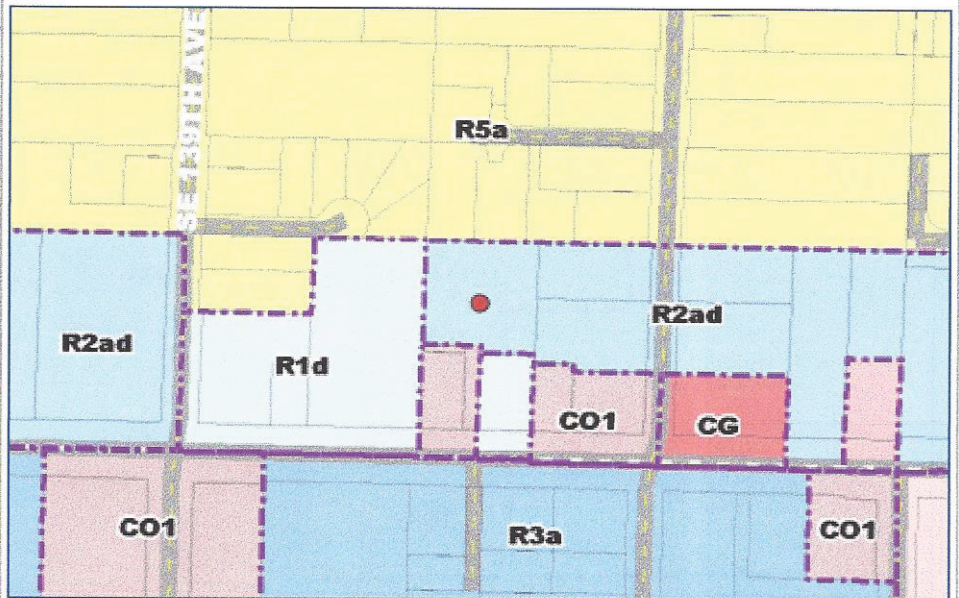
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Property & Location



Zoning

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



**14021 SE STARK ST - HAZELWOOD -
PORTLAND**

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Aerial Photo

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



0 |—————| 50 FT

City of Portland, Corporate GIS

11/18/2014

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