

**MULTNOMAH COUNTY BOARD OF COMMISSIONERS' MEETING
PUBLIC COMMENT SIGN-UP SHEET**

Please complete this form and return to the Board Clerk
This form is a public record

MEETING DATE: _____

AGENDA ITEM # _____ OR NON-AGENDA SUBJECT: FLAS RHOY

FOR: _____ AGAINST: _____

NAME: BRUCE BROUSARD

CONTACT INFORMATION (optional):

ADDRESS: _____

CITY/STATE/ZIP: _____

PHONE: _____ E-MAIL: _____

IF YOU WISH TO ADDRESS THE BOARD IN PERSON:

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2

MULTNOMAH COUNTY BOARD OF COMMISSIONERS' MEETING
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MEETING DATE: 4/5/18

AGENDA ITEM # _____ OR NON-AGENDA SUBJECT: LIBERTY AND JUSTICE
FOR: _____ AGAINST: FOR ALL part #4

NAME: INJURED AND PISSED OFF

CONTACT INFORMATION (optional):

ADDRESS: 1212 SW CLAY apt #217
CITY/STATE/ZIP: PORTLAND, OREGON 97201
PHONE: 503-224-9954 E-MAIL: _____

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MEETING DATE: April 5, 2018

AGENDA ITEM # no OR NON-AGENDA SUBJECT: ✓

FOR: _____ AGAINST: _____

NAME: Bruce Charles

CONTACT INFORMATION (optional):

ADDRESS: _____

CITY/STATE/ZIP: _____

PHONE: _____ E-MAIL: _____

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MEETING DATE: _____

AGENDA ITEM # 10 PAGES OR NON-AGENDA SUBJECT: Undivided Housing PUS -
2-Reports Wabato Facility ASOF 1989/2018
FOR: _____ AGAINST: Also RE=ingving cases/CLAMS=
01/14/19 = no. 890934779

NAME: Thomas Edward Mullen The Funder/Overseer
CONTACT INFORMATION (optional): Undivided Housing

ADDRESS: 4920 NE Glisan St, Apt #404
CITY/STATE/ZIP: Portland Oregon 97213
PHONE: 503-806-7449 E-MAIL: _____

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MEETING DATE: _____

AGENDA ITEM # _____ OR NON-AGENDA SUBJECT: _____

FOR: _____ AGAINST: _____

NAME: Sharon Maxwell

CONTACT INFORMATION (optional):

ADDRESS: PO Box 11115

CITY/STATE/ZIP: Portland 97211

PHONE: _____ E-MAIL: SharonM@multco.us

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MEETING DATE: April 5, 2018

AGENDA ITEM # _____ OR NON-AGENDA SUBJECT: _____

FOR: _____ AGAINST: _____

NAME: Lightning Super Creativity ~~Box~~ Wathegy

CONTACT INFORMATION (*optional*):

ADDRESS: _____

CITY/STATE/ZIP: _____

PHONE: _____ E-MAIL: _____

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(S)

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MEETING DATE: 4/5/18

AGENDA ITEM # _____ OR NON-AGENDA SUBJECT: ✓ Hollgate Manor

FOR: _____ AGAINST: _____

NAME: Amy B Anderson

CONTACT INFORMATION (optional):

ADDRESS: 3735 SE SHERMAN St

CITY/STATE/ZIP: Portland, OR 97214

PHONE: 971-271-7182

E-MAIL: advocate55@comcast.net

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MEETING DATE: April 5, 2018

AGENDA ITEM # OR NON-AGENDA SUBJECT: Don't Seize and Homeless

FOR: AGAINST:

NAME: Kevin Fitts - The Oregon Mental Health

CONTACT INFORMATION (optional):

Consumers Association

ADDRESS:

CITY/STATE/ZIP: Portland, OR 97208

PHONE: E-MAIL: lonetic@gmail.com

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MEETING DATE: 4-5-18

AGENDA ITEM # _____ OR NON-AGENDA SUBJECT: ✓

FOR: _____ AGAINST: _____

NAME: Steve Chandler

CONTACT INFORMATION (optional):

ADDRESS: P.O. Box 217

CITY/STATE/ZIP: Condit, OR

PHONE: 971 212 5878 E-MAIL: _____

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10

MULTNOMAH COUNTY BOARD OF COMMISSIONERS' MEETING
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MEETING DATE: Thurs 5 Apr MMXVIII

AGENDA ITEM # _____ OR NON-AGENDA SUBJECT: idiots & public comment

FOR: _____ AGAINST: _____

NAME: Charles Bridgecrane JOHNSON

CONTACT INFORMATION (optional):

ADDRESS: _____

CITY/STATE/ZIP: _____

PHONE: _____ E-MAIL: _____

IF YOU WISH TO ADDRESS THE BOARD IN PERSON:

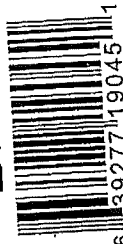
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HEALTH CARE

GOP plan costs Oregon \$13 billion

Jeff Manning *The Oregonian/OregonLive*

Oregon would be the hardest hit state — losing at least \$13 billion in funding — if the latest Republican health care bill becomes law, according to two analyses of the bill released this week.

Avalere Health, a health care consulting firm, on Wednesday pegged Oregon's losses at \$13 billion over 10 years and \$111 billion over 20 years. The New York Times, working off data provided by the left-leaning Center for Budget and Policy Priorities, said Oregonians will lose more than \$2,500 per person per year in funding, more than any other state.

The legislation known as Cassidy-Graham would repeal the Medicaid expansion under the Affordable Care Act, a move that could cost nearly 400,000 Oregonians their health care coverage beginning in 2020. The Center for Budget and Policy Priorities estimates that 32 million Americans would be affected by the legislation, named for Republican Sens. Bill Cassidy of Louisiana and Lindsey Graham of South Carolina.

Oregon enthusiastically embraced the Affordable Care Act after it passed in 2010; the number of Medicaid recipients quickly ballooned from 600,000 to more than 1 million after the landmark legislation loosened up qualifying standards.

SEE HEALTH, A5

BALLOT INITIATIVES

Panel finalizes language for health care tax referendum

Hillary Borrud
The Oregonian/OregonLive

SALEM — Oregon lawmakers on Wednesday finalized the language they want voters to see if an effort to overturn part of a \$550 million health care tax plan makes it onto the ballot in January.

The mostly Democratic panel approved the wording after little discussion. Only one panel member, Republican Rep. Greg Smith of Hepner, voted no.

The only other Republican, Sen. Jackie Winters of Salem, voted to approve the initiative language.

The official wording is largely unchanged from the draft version, despite testimony from both supporters and opponents of the referendum that it was too unclear for voters to understand the impacts of partially revoking the taxes.

Supporters of the taxes said it failed to spell out how a "no" vote would hurt the state budget and low-income Oregonians.

Opponents pointed out it completely avoided the word "tax."

If supporters gather enough signatures, voters

will get to weigh in on the taxes in a Jan. 23 special election.

Voters would have to vote "yes" if they want to keep all the taxes passed by lawmakers or "no" to reject the portions referred to the ballot.

Lawmakers passed a package of hospital and insurance taxes in June to raise money to close a gap in the state's Medicaid budget.

Supporters argue that without the tax increase on certain hospitals and new tax on health insurance, the state would have to throw approximately 350,000 low-income Oregonians off the free health insurance.

That program helps not only the clients, but the hospitals and other health care providers who serve them.

But opponents, including the Republican lawmakers behind the referendum, argue the new 1.5 percent health insurance tax would disproportionately hit certain groups including college students.

They also say the state's health authority wasted Medicaid funds by allowing a backlog of eligibility checks in the program.

State officials are also

close to finalizing a statement of the referendum's potential financial impact, which will also appear in the voter's pamphlet.

Legislative Revenue Office Paul Warner has estimated that if voters reject the taxes, the state would bring in \$210 million less in the current two-year state budget.

A committee will meet in Salem on Friday to make a decision on the financial impact statement.

Members of the public can still submit comments on the financial estimate until 5 p.m. Thursday, by emailing them to elections.sos@oregon.gov.

The primary ballot wording change lawmakers made on Wednesday was to tell voters that a "no" vote would only delay the tax increase on certain hospitals, rather than kill it as the Republican lawmakers intended.

The change was based on an opinion by a legislative lawyer, but the Republicans disagree with it.

Rep. Julie Parrish, a Republican from West Linn and petitioner on the initiative, said the referendum campaign plans to appeal the ballot language.

"We'll be using our right to pursue a proper ballot title at the state Supreme Court," Parrish wrote in an email.

It's common for people on all sides of ballot initiatives to appeal the language all the way to the Supreme Court.

Less common is the process Oregon is using for this particular referendum.

Earlier this year, lawmakers passed one-time election changes specific to this initiative.

Those included the panel of mostly Democratic lawmakers would draft and approve the ballot title.

It still remains to be seen whether Parrish and other referendum supporters will succeed in taking it to court.

They have until October to submit 58,789 valid signatures to the Secretary of State's office.

As of Wednesday afternoon, supporters had turned in any signature according to state Election Director Steve Trout.

hborrud@oregonian.com

White House pushes back on appeals court nomination

Maxine Bernstein
The Oregonian/OregonLive

In the ongoing dispute between the state's two U.S. senators and the Trump administration, the White House counsel has accused the lawmakers of failing to consider the administration's pick for a judicial vacancy on a federal appellate court.

The White House first raised Bounds as the leading candidate in May.

But they didn't, McGahn said in a letter to the senators on Sept. 6, a day before the White House announced Bounds' nomination.

He complained about their lack of "active engagement" in finding a replacement for Judge Diarmuid O'Scannlain, who assumed

McGahn said.

The counsel's office interviewed Hernandez at the White House and Hernandez also talked to legal policy staff at the U.S. Justice Department, McGahn noted.

The White House counsel later informed the senators that though his office enjoyed meeting with Hernandez, the administration was prepared to nominate



RIGHT 2 SURVIVE NEWSLETTER



You Want to Write a Newsletter Article?

By Zach

"Hey you. If you are reading this chances are you have just received a copy of the Right 2 Survive bi weekly newsletter or you are reading this on our Facebook or blog. Every two weeks we get individuals from in and around the house less community to share their stories on events, issues, concerns, actions and experiences that occur in our community.

Our newsletter articles can come from anybody, anywhere, not just from people involved in Right 2 Dream Too and Right 2 Survive. I was unsure if people who read the newsletter on our Under the Bridges Walk were aware they could also write in the newsletter as well and so as the Bridges Walk Coordinator I wanted to tell people that they can also share their stories too.

If you need something to write about, look at your local neighborhood. How is your neighborhood association treating house less people? Are there cops harassing house less folks in your area? Have you been directly targeted? Have there been camping notices put up? Do you know of any events or actions coming up? Do you know of any meetings or organizations you or someone you know are a part of and want to speak about them? If you or someone you know have any of these experiences we encourage you to share them with us.

By sharing these experiences we can all better understand each other, know what our common struggles are and be in a position to stand in stronger solidarity with one another. That is what this newsletter stands for.

You can submit your article to Right 2 Survive by the 1st and 3rd Mondays by 5pm, the day before the bridge walk. You can also submit them to the front desk at Right 2 Dream Too at NW 4th & Burnside or ask about how you can use our computers to type an article. If an article doesn't make it into our newsletter we will try to put it our next newsletter or in our blog. Your stories will be greatly appreciated! We would love to hear and share the truth on the streets. Spread the word!

Here Come the Chief

by Brad

The rest area got noisy with something sounding like "President Obama is outside our rest area!" being yelled all around the place. I was in the office when I heard the commotion, so I waltzed out to see what was going on, and when I got around the corner I see this guy in a suit that looked exactly like Barack Obama standing there. People were all



running around like they were late for dinner. We all were convinced this was the real thing and I started looking around, there was not one Federal looking guy with a cheap suit, black SUV and an earpiece hanging near him watching everybody. When we made it out there, "Mr. Obama" then proceeded to start talking to us and the I knew we were being punked. He didn't sound like Obama, and he had a N.Yorker accent. He was a nice enough guy though, we all came out to get pictures with him so we could brag to Charlie Hales about having friends in higher places. He turned out to be actor double they called BronxObama campaigning for support for the President.

Mental Health care Irresponsibility

by Thomas

For the homeless people of the state of Oregon and Washington as of 1987, due to it would have it would have been in place by the time that all the mentally ill was released. Due to the fact that it was ruled that it was illegal to hold them.

We would have been able to handle our own, and show the other states like Washington how to handle their neighborhoods, how to deal with the problem of homelessness and the mentally ill homeless, in our communities.

The federal government has been allocating monies to deal with the houseless, but it is not reaching those in need, or getting to the people that know how to set up the proper organizations.

There is also a large community of homeless veterans that are left out here because of lack of services also that fell through the cracks, they are just now learning how to get out of this due to Undivided Housing *T.M.*

The rest of us are still falling through the cracks. The melting pot is getting bigger and bigger, since other states are using



RIGHT 2 SURVIVE NEWSLETTER



Oregon as a dumping ground for the mentally ill. We should be calling our politicians and letting them know that we are here, and we need help. If you would like to contact me about Individual House, my contact is:
thomasMullen820@gmail.com

A Lack of More Shelter

by Mark M.

For the past 3 months I have been a member at Right 2 Dream Too. During this time I have been able to utilize the programs and facilities downtown. R2DToo has given me an opportunity to have a stable place to lie my head on a regular basis, while allowing me to help my outdoor brothers and sisters. During these past months I have become shockingly aware of the lack of shelters in the greater Portland area. I believe we need more facilities for Men, Women, and couples. Ultimately more places where people are treated as human beings.

Staying Safe and Healthy Along the Willamette River

by Erin Goodling

The Portland Harbor Community Coalition (PHCC) is a group of community of color, conservation, environmental justice, and Native organizations invested in the outcome and process of the Willamette River's Superfund site cleanup. Given that many houseless people occupy the banks of the Willamette River, where toxins that are harmful to human and ecological health exist in the soils and waters, Right 2 Survive (R2S) is one of the PHCC's core member groups. www.ourfuturesriver.org

The latest news from the PHCC that immediately affects the houseless community is that the State Department of Environmental Quality (DEQ) determined that there are very unhealthy levels of dioxin and lead in the soil at Willamette Cove, where many people camp. In these dry, dusty days, the soil gets kicked up and is extremely toxic when inhaled. Within the next few weeks, DEQ will cover paths in the area with fine gravel to keep the dust down. In October, DEQ will start more large-scale excavation to clean up the area. PHCC and R2S members are working on a pamphlet called "Safe Camping" that will have tips for staying safe and healthy while camping, cooking, fishing, etc. at Willamette Cove and other sites along the Willamette River. Stay tuned for more info, and contact erin.goodling@pdx.edu with questions, concerns, suggestions, etc.

Three opportunities to get involved:

****The next PHCC meeting:** hosted by Groundwork Portland, 3802 NE MLK Blvd, on Monday, August 25th, from 6:-8:. Dinner served. All welcome!

****2 Rivers, 1 City Event:** Tuesday, Sept. 9, 5:30-8:, at the Charles Jordan Community Center - 9009 N Foss Ave. Purpose: to raise awareness about toxic contamination in the Willamette and Columbia and connect communities together that are impacted. All welcome!

****Help R2S with the Safe Camping pamphlet**, especially if you have some tips to share. Email Erin at erin.goodling@pdx.edu to get involved.

In Appreciation...R2DToo

by Caryn

Well, here is just a small piece of my life which is about to turn into another chapter of my life's story in which I couldn't put down in some small paragraphs, but here it is...Thank You!...for your dream of a place where all people are created equal, and also where we all can dare dream of making a difference in each other's lives. R2DToo gave us a safe place to sleep, and a dry place to eat, it has given us embrace of a true and trusting love of ...Brother, Father, Sister, Friend and Mother. So keep on giving, never stop dreaming...Make things happen...Stand up for your rights...and to be counted!



...personnel the com-
 plait. He then accused agency command-
 ers of deceiving the public about how they
 handled the matter — an extraordinary
 charge that the police union demanded be
 independently investigated.
 But it doesn't appear the Green matter
 will be the focus of the consultants' work.

...involved shootings and
 deaths of people in police custody.
 The county has set aside \$40,000 for the
 review, which commissioners hope will be
 completed in October.

ncrombie@oregonian.com; 503-276-7184; @
 noellecrombie

I-5 shooter in Ashland suffered mental health issues, family says

Janet Eastman and Allan Brettman
The Oregonian/OregonLive

The family of a California man who shot and killed a cook at a well-known Ashland lodge this weekend said he suffered from mental health issues.

The Saturday morning killing was an apparently random attack that ended with the gunman firing shots at Interstate 5 traffic before a pickup hit and killed him.

The gunman, Neal Brian Norman, 50, of Pacific Grove, California, did not know his victim, Ryan Paul Bagley, 40, of Ashland, said Jackson County sheriff's officials and Donna Bergquist, co-owner of Callahan's Lodge, where the killing took place.

Bergquist said another lodge employee entered the kitchen Saturday morning and found Bagley on the floor in a pool of blood.

Norman left the lodge parking lot in Bagley's maroon 1993 Subaru Legacy wagon after taking the cook's car keys, said Bergquist. Norman may have seen Bagley enter the lodge for his morning shift, between 6:30 and 6:45 a.m., she said.

Norman drove the Subaru to a nearby freeway on-ramp then parked it in the middle of I-5 south, near milepost 1, just north of the Oregon-California border, officials said. He turned the car to face oncoming traffic then got out of the car armed with a rifle and began firing at cars in the southbound lane.

Norman was killed minutes later when he was run over by a pickup, the Jackson County Sheriff's Office said in a news release. He was killed by the first vehicle that came his way, a gray 2015 Ram Crew Cab pickup driven by Thomas Bradley Moxon, 49, of Eagle Point shortly before 7 a.m.

Moxon first stopped when he saw the Subaru. Norman then appeared and shot at least three bullets into Moxon's truck before Moxon drove forward, struck and killed Norman. A juvenile was also in the pickup.

Moxon drove a short distance to a safe location, called 9-1-1 and reported he had hit a man who was firing at his truck, officials said. Other motorists also reported the incident. Deputies and Oregon State Police officers found Norman dead with the rifle on the ground nearby, officials said.

Southbound I-5 was closed at milepost 6 for hours Saturday as police investigated.

Police believe Norman, who had no prior contacts with law enforcement in Jackson County, was driving his white 1999 Honda Accord with California license plates to Oregon to visit a relative, but he ran out of gas near Callahan's Lodge.

Detectives spoke with Norman's family members who were surprised but said he had mental health issues. Detectives would like anyone who may have had contact with Norman in the hours leading up to the shooting to call them at 541-774-6800.

universitytickets

E-Ticket



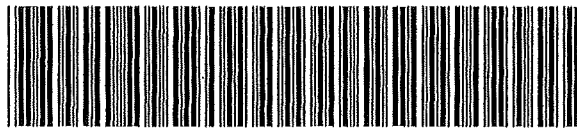
**PSU Convenes-Can We Solve PDX's Homeless
Tuesday, October 17, 2017 07:00 PM**

Purchaser: Amy Veenker
Purchase Date: Monday, October 16, 2017
Record Locator: FHWFKP Ticket # 1 of 20
Ticket Option: Admit One
Ticket Price: \$0.00
Surcharge: \$0.00
Location: SMSU Ballroom 355
Policy: No Refunds, No Exchanges



Portland
State
UNIVERSITY

General Admission



F H W F K P . 1 . 1 9 4 0 . 5 2 8 4

**IMPORTANT: PLEASE TREAT THIS E-TICKET AS YOU WOULD ANY
OTHER VALUABLE OR CASH. THIS IS YOUR TICKET. E-TICKETS CAN
BE PRESENTED ON SMART PHONES OR CAN BE PRINTED FOR
ADMISSION AT THE DOOR.**

The unique bar code on this ticket allows only one entry to the event. The first copy of an E-Ticket (if there are multiple copies made) to arrive at the event will gain entry after scanning and validation. Other copies of this ticket will be denied entry.



You should handle this E-Ticket as you would any other valuable or cash. Please be very cautious if someone offers to sell you this document--it has no official resale value and may be an unauthorized copy.

#9 Billion AYAer?

Dear Portland Housing Bureau,

On March 1st, all 82 households living at Holgate Manor, a property located at 3577-3675 SE Mall St., received a letter (enclosed) informing us that our apartment complex had been sold, that the new property management is Princeton Property Management, and that they would like us to voluntarily move out so our apartments could be remodeled and re-rented at much higher rates. If we do not "voluntarily" move out, the landlord has threatened to issue large rent increases or no-cause evictions. In either case, most of us will lose our homes.

As detailed in the Willamette Week, at least half of our apartment community is made up of immigrants and refugees from around the world, and many elders and families. We have already been displaced from our home countries, due to war and genocide, and now we are in danger of losing our homes in Portland. Some of our neighbors have already moved out and have been displaced from this city entirely. Some hope to return to the complex, but they must apply and pay a higher rent. At least one tenant has already had their re-application rejected because they did not meet Princeton's income qualifications with the increased rent.

The building was sold on January 5, 2018, to Fred Kleinbub of Pacific Transwest Real Estate, for \$12 million, or \$146,000 per unit. We trust that if the former owners of Holgate Manor were aware of the Affordable Housing Bond's promise to acquire market rate buildings in order to prevent the displacement of low-income renters, they would have sold the building to the city. This would certainly have been the intention of the previous owners' father, the original landlord, who established these apartments as a safe haven for immigrants, vulnerable individuals and those on lower incomes.

The Holgate Manor Tenants Union requests that the Portland Housing Bureau use the available Bond funds and extend an offer to the owner to purchase the property so that this complex can be permanently affordable. We have made this request known to the owner, and believe that given his philanthropy, he will accept. We are committed to building community support to encourage him to do this.

We know that very similar situations have happened recently in other neighborhoods, for example the Titan Manor and Normandy Apartments. These buildings were also sold to investors who made huge rent increases or evicted tenants. In the *Willamette Week* article, PHB Director Shannon Callahan was quoted as saying, "Preventing displacement is a top priority for us in how we invest bond resources. We have been actively looking at purchasing buildings with vulnerable tenants living in them. In this case, this was not a building we had any knowledge of being on the market."

To prevent more of these same situations, we call for the City Council to adopt a policy that requires landlords to give advance notice to tenants and to the City when they want to sell a rental property. This would give PHB a better chance to purchase apartments and prevent displacement.

The Holgate Manor Tenants Union would like to schedule a meeting with the Portland Housing Bureau, involving representatives of our union and of Portland Tenants United, to occur before Friday, April 6, 2018. During this meeting, we wish to discuss the options available to help us stay in our homes and policy changes which can help prevent future displacement.

Please address your response to HolgateManorTU@gmail.com.

Sincerely,

Holgate Manor Tenants Union

Cc: Mayor Ted Wheeler, Portland City Council members

Dear Holgate Manor tenants,

(Oct 15, 2017)

Some of you have lived at Holgate manor for years and some have recently moved here. It has been owned by members of the Newsom family since the 60s, when our father, Rev. Reuben, Newsom purchased the property. He spent long days, in his old work clothes, cleaning apartments, painting, doing repairs and much yard work! He cared deeply about the Holgate Manor and the people living there. It was important to him to be thrifty, fair and involved. All of the immediate family have put in 'Holgate' time, cleaning laundry rooms, painting, managing, hosting children's clubs, etc. Holgate Manor has been a prominent feature in our family lives for decades.

In 1993 Rev. Newsom suffered a stroke and he right side became paralyzed. Renee Jenks and Randy Pall then took over as managers. In 2005, Reuben was moved, with a caregiver, to Holgate Manor where he lived until his death in 2006.

The property was left, in a trust, to Mrs. Newsom and the Newsom family. After several unsettled and unsettling years, Sharmen Newsom took over the management and hired Ivan Shchaprive. They have worked together for nearly a decade now, improving, maintaining, dealing with deaths, accidents and all of the day to day problems. Working together, both have truly cared about the tenants and making Holgate Manor a good place to live.

After a long decline, Mrs. Newsom died in 2016 at age 97. For years, Sharmen had overseen the care of both parents. She then realized how tired she is from the past busy years. Ivan too, is weary, at a turning point in his life. Sadly, the time has come to turn the property over to a new owner.

That new owner's name is Erik Kleinbuk. The sale of the property will be final on January 5, 2018. Mr. Kleinbuk has been patient with all parts of the sale and has expressed his intention to keep things as they are at Holgate Manor. He will be appointing his own manager and will work with Ivan and Sharmen for a smooth transition.



Endings and goodbyes are difficult. We want to extend our best wishes to all of you. We take with us many memories and a place in our hearts for all whose lives have touched. We thank the many people who have worked and cared for the Holgate Manor - especially, we thank Sharmen, Ivan and his family. Their unfailing good humor, hard work, attention to details, caring ways and dedication to working together have truly been an example. We hope for the best for all of you.

The Newsom family



March 1, 2018

Dear Holgate Manor resident,

We are writing you today because Holgate Manor is your home and we are about to make a number of important changes and improvements that will benefit our residents. We realize this will have an impact on you, and we want to work with you closely to address your needs.

Holgate Manor recently transferred ownership and hired a new property management company with vast experience in the Pacific Northwest. As a part of that process, all units were inspected to ensure that our residents have well-maintained homes. The inspection of the property revealed that many of the units are in need of updates. These updates are extensive enough to require a lengthy renovation schedule, and many units will need to be vacated.

We are offering a voluntary program with options for early move-out, as well as options to transfer to recently updated units. Rent increases will be applied to our updated units, and discounts (or incentives) will be available to current residents who transfer, as well as those who relocate and then return.

The work schedule is subject to change, but a plan has been developed to begin work this month. Unit updates will be done over the next several months. Work on the exteriors of all buildings and the grounds has already begun. At all times, if you have a maintenance need, please submit a maintenance request.

We recognize the challenges that come with housing transitions and will do our best to make this transition as smooth as possible. To do this, we request you schedule an individual appointment to address your specific needs.

As usual, the community manager will be available on the premises during regular hours. Additional weeknight and weekend appointments are available to accommodate work and school schedules. When you make your appointment, please let us know of any language or accessibility needs.

Alma Castaneda, Community Manager
3585 SE Mall Street, #64
Portland, OR 97202
Office (503) 327-8547
manager@holgateprinceton.com

Maggie McGregor, Manager
7831 SE Lake Road
Portland, OR 97267
Office (503) 794-9004
mmcgregor@princetonproperty.com

In addition, we have prepared a packet of information with local resources available to help you. This packet includes:

- Options for early move-outs
- Information on housing assistance and other important community services
- Maintenance request refresher
- Information on apartment search tools, local moving companies and truck rentals

Page Two – Holgate Manor Residents

March 1, 2018

We thank you for being a part of the Holgate Manor community, and we look forward to working with you during this process. Please schedule your appointment as soon as possible so that we may answer your questions.

Sincerely,

A handwritten signature in black ink that reads "Maggie McGregor". The script is cursive and fluid, with the first name "Maggie" and last name "McGregor" clearly distinguishable.

Maggie McGregor

Princeton Property Management

Enclosures

AGREEMENT AND WAIVER

DATE: [REDACTED] day of March, 2018

Landlord: Princeton Property Management as Managing Agent for Holgate Manor Apartments (hereinafter referred to as "Landlord")

Tenant(s): [REDACTED]
(hereinafter referred to as "Tenant(s)")

RECITALS

A. Landlord rents an apartment at Unit [REDACTED] SE Mall Street, Portland, OR 97202 (hereinafter referred to as "Property") to Tenant(s).

B. Landlord and Tenant wish to compromise as it relates to issues at the Property as follows:

AGREEMENT

1. Tenant(s) agree(s) to vacate the Property by midnight (end of day) on March 31, 2018, return keys and relinquish all claims to the tenancy and leave the unit clear of all personal property. Landlord accepts and relies on this Notice to Vacate from Tenant(s).
2. Upon execution of this agreement, Landlord shall pay Tenant(s) \$ 1,000.
3. Upon receipt of keys timely as described in Paragraph 1, Landlord shall pay Tenant(s) \$ 4,200. Failure to turn in keys timely shall result in loss of payment to Tenant(s).
4. Tenant(s) agree(s) to keep all portions of this agreement confidential and shall not disclose the terms of this agreement to any party not included in this agreement.
5. For the consideration stated herein, the Tenant(s), and all other persons and/or entities acting on her behalf forever release and discharge Landlord and any past and present shareholders, property owners, principals, directors, officers, employees, servants, agents, partners, attorneys, insurers, parent corporations, subsidiaries, affiliates, divisions, alter egos, joint venturers, predecessors, successors, licensees, representatives, assigns, trustees, transferees, beneficiaries, administrators, and all other persons, entities, and corporations acting on their respective behalf from and against any and all claims, duties, debts, responsibilities and liabilities, whether in law or in equity, that they, or any of them have had, have, or may have in the future for any reason whatsoever, relating in any way to the allegations, claims and demands related in any way to the property and/or the tenancy.

6. The Parties understand and agree that this is a compromise and settlement of disputed claims; payment to be made according this Agreement is not to be construed as an admission of liability on the part of any party, or any of its owners, employees, and agents.
7. The Parties fully intend that the aforementioned releases are valid, effective, binding, and enforceable in accordance with its terms and the other terms of this Agreement notwithstanding the possibility that any one or all of them may hereafter discover facts which, if such facts had been known as of the effective date of this Agreement, may have materially affected the decision to enter into this Agreement, and accordingly the Parties intentionally waive the benefits of any state or federal statute, law, order, or rule that would provide to the contrary.
8. Each of the Parties to this Agreement hereby declares and represents that it (i) has reviewed this Agreement with their respective attorney, (ii) fully understand the terms and the legal and binding effect of this Agreement, (iii) enters into this Agreement with the consent and advice of legal counsel, and (iv) voluntarily signs this agreement for the purpose of making a full compromise and settlement of the Lawsuit and any other matters discharged and released hereby. The rule of construction that an agreement is to be construed against the drafting party will not be applied in interpreting this Agreement.
9. This Agreement shall be governed by and construed in accordance with the laws of the State of Oregon. In the event that any party files a lawsuit to enforce the provisions of this Agreement, the prevailing party shall be entitled to recover its reasonable attorney fees and costs incurred in the action.
10. No provision of this Agreement shall be deemed to have been waived unless such waiver is in writing signed by the waiving party. Failure by any of the Parties hereto to insist upon the strict performance of any provision of this Agreement, or to exercise any right or remedy consequent upon a breach thereof, shall not constitute a waiver of any such breach of such provision or of any other provision. A waiver of one provision of this Agreement shall not be deemed a waiver of any other provision of this Agreement or a waiver of such provision with respect to any subsequent breach, unless expressly provided in writing.
11. Each of the Parties to this Agreement hereby represents, warrants and covenants that it has the full power and authority to execute, deliver, and perform this Agreement and has duly authorized the execution, delivery, and performance of this Agreement. Each of the undersigned agents of the Parties hereto hereby represents and warrants his or her authority to sign this Agreement for such party.
12. Signatures on this Agreement transmitted by telephonic facsimile or email pdf file shall be equivalent to the original signatures.
13. This Settlement Agreement and Release is binding on the Parties hereto and their respective successors, heirs, beneficiaries, agents, legal representative, and assigns, and on any other person claiming a right or interest through the Parties.

Early Move-Out Options as of March 1, 2018:

1. Move out dates on or before March 31, 2018
 - \$1000 signing bonus at time of agreement
 - \$2900-\$4500 relocation assistance at time keys are surrendered
2. Move out dates between April 1, 2018 and May 31, 2018
 - \$600 signing bonus at time of agreement
 - \$2900-\$4500 relocation assistance at time keys are surrendered
3. Move out dates between June 1, 2018 and July 31, 2018
 - \$400 signing bonus at time of agreement
 - \$2900-\$4500 relocation assistance at time keys are surrendered

Relocation Assistance Amounts based on unit size:

- \$3,300 (1-bedroom)
- \$4,200 (2-bedroom)
- \$4,500 (3- bedroom or larger)

All early move out options require an individual meeting and a signed agreement prior to any monetary transactions. Signing bonus payments will be given as a check issued to all current lease holders five business days after signing the agreement. Relocation assistance payments will be given as a check issued prior to move out and hand delivered at the time the unit is surrendered. Please note that payments may be taxable. Consult your tax advisor for additional information. Terms and conditions may change without notice. Please feel free to contact the office to schedule a meeting to discuss participation in this incentive program.

Sample Output From Recent CHAS Data

- CHAS data provides details on variables like number of households in various HUD specified income categories. See standard table to the right
- Custom tabulations are possible based on raw data downloads. The estimates are available at the census tract level. See sample table to the right for data on households by housing problem severity

Comprehensive Housing Affordability Strategy (CHAS) data

Summary Level: City

Created on: December 18, 2017

Data for: Portland city, Oregon

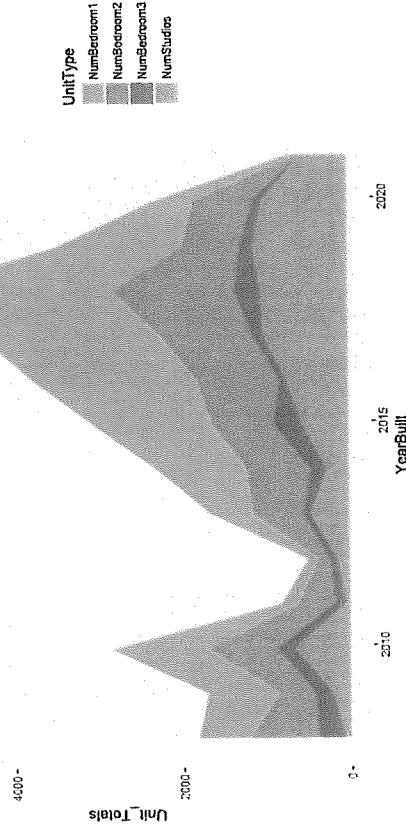
Year Selected: 2010-2014 ACS

Income Distribution Overview			
	Owner	Renter	Total
Household Income less-than or= 30% HAMFI	7,890	31,625	39,515
Household Income >30% to less-than or= 50% HAMFI	9,240	20,060	29,300
Household Income >50% to less-than or= 60% HAMFI	17,600	23,550	41,150
Household Income >60% to less-than or= 100% HAMFI	12,740	11,150	23,890
Household Income >100% HAMFI	85,595	32,710	118,305
Total	133,065	119,120	252,185
Housing Problems Overview 1			
	Owner	Renter	Total
Household has at least 1 of 4 Housing Problems	43,395	62,995	106,390
Household has none of 4 Housing Problems	89,750	53,305	142,055
Cost burden not available, no other problems	920	2,625	3,745
Total	133,065	119,120	252,185

source	sunlevel	geoid	name	st	cnty	tract	T3_est1	T3_est2
2010hnu2014	140	140000US4	Census Tract 4.01, Multnomah County, Oregon	41	51	401	1510	1120
2010hnu2014	140	140000US4	Census Tract 4.02, Multnomah County, Oregon	41	51	402	1375	1025
2010hnu2014	140	140000US4	Census Tract 5.01, Multnomah County, Oregon	41	51	501	1500	910
2010hnu2014	140	140000US4	Census Tract 5.02, Multnomah County, Oregon	41	51	502	1970	975
2010hnu2014	140	140000US4	Census Tract 6.01, Multnomah County, Oregon	41	51	601	1935	1165
2010hnu2014	140	140000US4	Census Tract 6.02, Multnomah County, Oregon	41	51	602	1870	1190
2010hnu2014	140	140000US4	Census Tract 7.01, Multnomah County, Oregon	41	51	701	1955	1030
2010hnu2014	140	140000US4	Census Tract 7.02, Multnomah County, Oregon	41	51	702	1925	1125
2010hnu2014	140	140000US4	Census Tract 8.01, Multnomah County, Oregon	41	51	801	1985	1145
2010hnu2014	140	140000US4	Census Tract 8.02, Multnomah County, Oregon	41	51	802	2145	835
2010hnu2014	140	140000US4	Census Tract 9.01, Multnomah County, Oregon	41	51	901	1760	925

Sample Analysis Based on CoStar Data

- CoStar provides data on units available by type, and so we can analyze construction trends over a time period (see area chart to the right)
- The data on rents (asking & effective) informs rent analysis for the City and for custom geographies like the Central City (see table to the right)

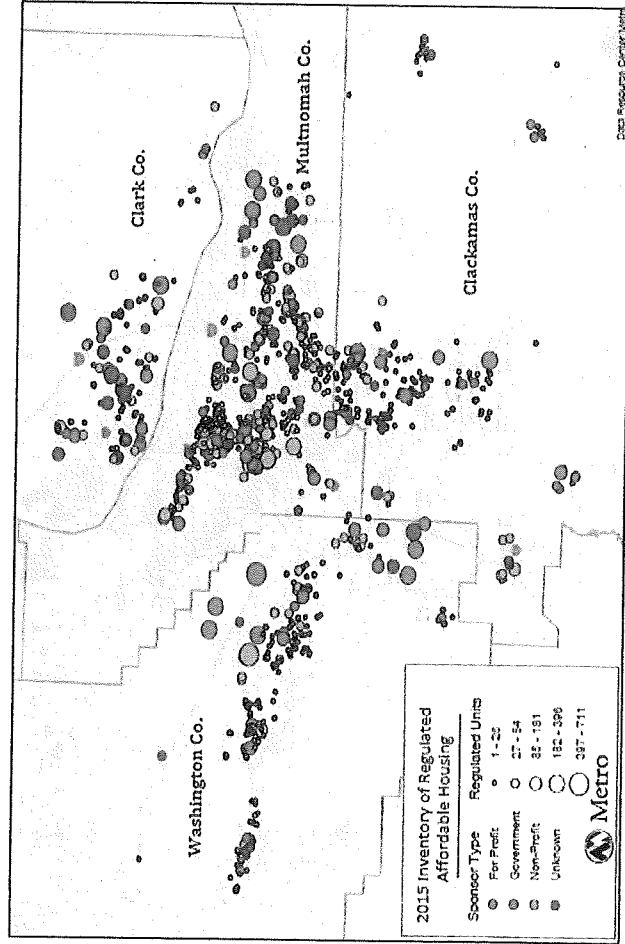


	Overall				Studio			
	Units	Vacancy	Ask Rent	Eff Rent	Vacancy	Ask Rent	Eff Rent	Concession
222nd	4311	3.3%	\$923	\$944	2.3%	\$655	\$652	0.5%
Belmont	2421	3.2%	\$1,303	\$1,267	5.3%	\$1,115	\$1,052	5.7%
Central City	2421	3.8%	\$966	\$958	4.1%	\$867	\$833	3.9%
Forest Park	13844	9.9%	\$1,539	\$1,485	10.2%	\$1,130	\$1,101	2.6%
Gateway	176	6.3%	\$1,522	\$1,521	0.7%	\$883	\$882	0.1%
Hayden Island	4123	3.5%	\$1,034	\$1,026	11.1%	\$1,008	\$924	8.3%
Hillsdale	1813	8.1%	\$1,851	\$1,743	5.8%	\$1,012	\$939	7.2%
Hollywood	4867	5.3%	\$1,136	\$1,128	6.8%	\$1,067	\$1,028	3.7%
South Portland	3536	11.3%	\$1,307	\$1,270	7.9%	\$1,271	\$1,240	2.4%
St. Johns	1643	6.3%	\$1,082	\$1,067	15.4%	\$1,140	\$1,126	1.2%
Tracy Creek	43	7.0%	\$1,051	\$1,003	4.6%	\$868	\$866	0.2%
West Portland	1192	6.6%	\$1,295	\$1,270	12.8%	\$894	\$837	6.8%
Woodstock	2414	4.0%	\$1,146	\$1,141	3.2%	\$942	\$942	0.0%
Portland	52219	7.6%	\$1,388	\$1,359	8.8%	\$1,130	\$1,100	2.7%

Only buildings with more than 20 units.

Metro Affordable Housing Inventory

- Metro collects and disseminates data on affordable housing units in the four-county area (Clackamas, Clark, Multnomah and Washington). Latest available data is for 2015.
- The dataset does not include information on tenants and essentially covers information tied to regulated affordable housing units. See map and table to the right



COUNTY/CITY	Number of sites with at least one regulated affordable unit	Total units (unregulated and regulated) in these sites	Unregulated units	Regulated units	Share of regulated units in four-county area
MULTNOMAH	837	27,256	2,294	24,989	53.7%
Fairview	3	525	1	524	0.2%
Gresham	49	2,236	27	2,207	3.1%
Portland	782	24,063	2,265	21,827	50.1%
Troutdale	3	432	1	431	0.2%

