



1

RENT
ASSISTANCE
DEPARTMENT

November 15, 2006

802
8571

Deborah Olson
2356 SE 139th # 1
Portland, OR 97233

Re: Rent Change Notification

Dear Mr/s. Olson:

This letter is to notify you of a change in the amount of assistance the Housing Authority will be paying on your behalf. This change will be effective **01/01/2007**.

The following is a breakdown of the new amounts:

| | | |
|------------------------------------|----|---------------|
| Tenant Portion of the rent: | \$ | 0.00 |
| Housing Assistance Payment: | \$ | 564.00 |
| Total Rent to Landlord: | \$ | 564.00 |

MOVE
IN

Your portion of the rent is based on your total household income, minus any deductions that you are eligible for. If your portion of the rent has gone up, it is due to one of the following factors: your income has increased, your landlord has raised the rent, you have had a change in family size, or your deductions (such as child care or medical expenses) are lower. **If this change is effective within 2 weeks of the date of this notice and has been done at your request, please be advised that any increase in HAP's portion may take up to five weeks to process for payment. You are responsible for paying any additional amount due to the landlord until a supplemental payment can be made by HAP.**

Authorized Household Members: *(No one else may live with you without written approval by the owner and HAP)*

Deborah Olson

You may ask for an explanation of how your housing assistance was calculated by contacting your Housing & Community Specialist. If you believe that your housing assistance has been calculated incorrectly, you may request an informal hearing. To do so, please submit your request in writing to:

Informal Hearing, HAP Section 8 Office, 135 SW Ash St., Portland, OR 97204.

Sincerely,

Sherry Saechao
Housing & Community Specialist

CC. Connie Chao
11124 NE Halsey St #647
Portland, OR 97220

HOUSING AUTHORITY
OF PORTLAND

135 S.W. Ash Street
Portland, OR 97204

Tel 503.802.8333
Fax 503.802.8589
TTY 503.802.8554

www.hapdx.org





April 22, 2010

Deborah Olson
2356 SE 139th Ave Apt #1
Portland, OR 97233

2

RENT
ASSISTANCE
DEPARTMENT

Re: Rent Change Notification

Dear Mr/s. Olson:

This letter is to notify you of a change in the amount of assistance the Housing Authority will be paying on your behalf. This change will be effective **06/01/2010**.

The following is a breakdown of the new amounts:

| | | |
|--------------------------------|-----------|---------------|
| Tenant Portion of the rent: | \$ | 122.00 |
| Housing Assistance Payment: | \$ | 528.00 |
| Total Rent to Landlord: | \$ | 650.00 |

1st Rent

Your portion of the rent is based on your total household income, minus any deductions that you are eligible for. If your portion of the rent has gone up, it is due to one of the following factors: your income has increased, your landlord has raised the rent, you have had a change in family size, or your deductions (such as child care or medical expenses) are lower. **If this change is effective within 2 weeks of the date of this notice and has been done at your request, please be advised that any increase in HAP's portion may take up to five weeks to process for payment. You are responsible for paying any additional amount due to the landlord until a supplemental payment can be made by HAP.**

Authorized Household Members: *(No one else may live with you without written approval by the owner and HAP)*

Deborah Olson

2nd Rent Increase
Increase
2-710.00

You may ask for an explanation of how your housing assistance was calculated by contacting your Housing Case Manager at 503-802-8356. If you believe that your housing assistance has been calculated incorrectly, you may request an informal hearing. To do so, please submit your request in writing to:

Informal Hearing, HAP Section 8 Office, 135 SW Ash St., Portland, OR 97204.

Sincerely,

Shannon Julian
Housing & Community Specialist

CC. Connie Chao
9459 SE Tarnahan Dr
Portland, OR 97086

- 650
564

86 Rent increase

710
650
60 Rent increase

HOUSING AUTHORITY
OF PORTLAND

135 SW Ash Street
Portland, OR 97204

Tel 503.802.8333
Fax 503.802.8589
TTY 503.802.8554

www.hapdx.org



3

Deborah Olson fest money 2/1/16
HQS INSPECTION REPORT

INSPECTION DATE: 8/22/14 Pass Fail REINSPECTION DATE: 9/18/14

OWNER/AGENT: Connie Chao INSPECTOR: N. Basua

9459 SE Tarnahan Dr UNIT ADDRESS: 2356 SE 139th

Happy Valley, OR 97086 #1

TYPE OF INSPECTION: Annual Quality Control Complaint

HAP RENT CHECKS MAY BE ABATED, PER THE HOUSING ASSISTANCE PAYMENT CONTRACT, IF ALL THE REPAIRS LISTED BELOW ARE NOT COMPLETED BY THE ABOVE REINSPECTION DATE. Federal regulation requires all re-inspections be done 30 days or sooner from the time of the first fail. There is no need to contact the Inspection Team prior to the reinspection date unless you have questions. Please call (503) 802-8333, Option 5 and speak with the above Inspector for any questions or concerns you may have.

| For HAP Use Only | | FAILED ITEMS |
|------------------|------------------|---|
| HQS Form Code | ReInsp Pass Date | DESCRIPTION OF REQUIRED REPAIR(S) (FAIL ITEMS) |
| 3.4 | | Bathroom door is off. |
| 3.8 | | Bathroom flooring is very soft around the toilet and transition strip is missing. |
| 3.12 | | Caulk the base of the tub/shower |
| 8.12 | | Hallway smoke alarm isn't testing. check battery's if still not working replace alarm. |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

city of Portland

NOTES: _____

(Notes are passed items that need attention in the near future.)

TENANT-CAUSED FAIL ITEMS (IF ANY)

| | | |
|--|--|--|
| | | 8.12-Rear right bedroom smoke alarm needs a battery. |
| | | |
| | | |
| | | |
| | | |

~TENANT-CAUSED FAIL ITEMS ARE A VIOLATION OF THE VOUCHER PROGRAM~
Continued damages, beyond normal wear and tear, can result in program termination for a participant tenant. Landlords and tenants should discuss any tenant-caused damages to assure that all repairs are completed per the terms of your rental agreement on or before the above reinspection date.

TENANT ADDRESS:

Deborah Olson

2356 SE 139th #1

Portland, OR 97233

If this repair list includes any of the following items, please refer to the enclosed instructions: Water Heater, Height Protection/Steps/Railings, Smoke Alarm Placement, Window Sizes/Dimensions, or Plumbing "P" Traps. If this repair list includes treating the unit for Peeling Paint, it **MUST** be treated in accordance with the enclosed treatment methods.

4

Deborah Olson
2/1/16



hope. access. potential.

October 21, 2014

Please Read Carefully

Connie Chao
9459 SE Tarnahan Dr.
Happy Valley, OR 97086

RE: Deborah Olson-2356 SE 139th #1

Dear Landlord:

The above rental property has not met the Housing Quality Standards (HQS) on four separate occasions—**8/27/14, 9/18/14, 10/02/14 and 10/16/14**. A copy of the needed repairs is enclosed.

Per the HUD Housing Assistance Payment Contract, Paragraphs 3c and 3d, as of **11/1/2014** all Housing Assistance payments will be abated until repairs are completed and the unit passes HQS inspection. You will not be eligible for any Housing Assistance payments from the Housing Authority of Portland during this time and the tenant is not responsible for this abated amount.

The repairs must be completed by 11/04/2014 or the Housing Assistance Contract will terminate on 12/31/2014 due to a program violation and the Housing Authority of Portland will not re-inspect. This letter is your official notice. The tenant will have the right to be re-certified and transfer to a new unit.

If the repairs are completed on or before the above date, the tenant and/or you will need to call Inspections (503) 802-8333, Option 5, to schedule a final inspection. The tenant must assure that an adult (someone age 18 or older) is present in the unit on the scheduled day of the final inspection.

Thank you for your immediate attention to this matter.

Sincerely,

Nicholas Basua
Rent Assistance Inspector

cc: Tenant
File

Enclosure

5



homeforward

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December 18, 2014

Deborah Olson
1003 NW Shattuck Way #217
Gresham, OR 97030

Re: Rent Change Notification

Dear Mr/s. Olson:

This letter is to notify you of a change in the amount of assistance Home Forward will be paying on your behalf. Your portion of the rent is based upon your gross household income under the rent reform initiative. This change will be effective **01/01/2015**. The following is a breakdown of the new amounts:

Tenant Portion of the rent:

Housing Assistance Payment Home Forward will make to your landlord:

Total Rent to Landlord:

| | |
|----|---------------|
| \$ | 333.00 |
| \$ | 492.00 |
| \$ | 825.00 |

Authorized Household Members: *(No one else may live with you without written approval by the owner and Home Forward)*

Deborah Olson

If you are experiencing an ongoing hardship, you may qualify for a temporary rent reduction. To make this request, please contact your Rent Assistance Services Coordinator for a hardship request form.

You may ask for an explanation of how your housing assistance was calculated by contacting your Rent Assistance Services Coordinator at (503) 802-8356 or Shannon.Jullian@homeforward.org. If you believe that your housing assistance has been calculated incorrectly, you may request an informal hearing. To do so, please submit your request in writing to your Rent Assistance Services Coordinator within fourteen (14) days of the receipt of this letter and mail it to: **Home Forward, 135 SW Ash Street Portland, OR 97204**

Sincerely,
Shannon Julian
Rent Assistance Services Coordinator

CC. Gresham Station Apartments LP
c/o Gresham Station Apts
1003 NW Shattuck Way
Gresham, OR 97030



OFFER TO RENEW

DATE 10/22/2015

RESIDENT NAME(S) & ADDRESS

Deborah A. Olson

1003 NW Shattuck Way, apt. 217

Gresham, OR 97030

PROPERTY NAME Gresham Station Apartments UNIT NUMBER 217

Dear Resident(s)

Deborah A. Olson

We sincerely hope that you are enjoying your stay at Gresham Station Apartments; we certainly have appreciated your continued patronage and look forward to serving your housing needs in the future.

Although we make every effort to control costs while striving to provide you with quality service, we have felt increased costs in operations due to inflation. Because of this, beginning 12/1/2015 the following adjustments will be made to your rent:

| | | | |
|------------------------------|---------------|----|---------------|
| Apartment Rent Increase from | <u>825.00</u> | to | <u>860.00</u> |
| Garage Rent Increase from | _____ | to | _____ |
| Washer/Dryer Increase from | _____ | to | _____ |
| Cable Increase from | _____ | to | _____ |
| Other Increase from | _____ | to | _____ |
| TOTAL Monthly Increase from | <u>825.00</u> | to | <u>860.00</u> |

If you are on a lease:

The expiration of your lease is either approaching or is past due. You may, of course, continue on a month-to-month agreement; however, I would like to encourage you to freeze your rent at the above rate by renewing your lease before the beginning of next month.

If you choose to stay on a month-to-month basis, there will be an additional monthly charge of \$ 62.00 which will bring your total monthly rent to \$ 887.00.

Please feel free to call for an appointment if you have any questions regarding these charges. I look forward to meeting with you.

Sincerely,

GSL Properties, Inc.

Handwritten notes:
333
368
I now pay 368