

# U.S. Department Of Housing And Urban Development Awarded \$3,876,000 In Rent Assistance

Good News for Portland's downtown homeless population arrived in a letter this week from Jack Kemp, secretary of the U.S. Department of Housing and Urban Development (HUD).

The letter announced an award of \$3,876,000 in rent assistance for 100 housing units. The funds were approved from an application submitted as part of a national competition by the Housing Authority of Portland (HAP) for rehab of the former United Way building located at 718 W. Burnside.

The rent subsidy award, under the Stewart B. McKinney Homeless Assistance Act, is part of the Section 8 Moderate Rehabilitation Single Room Occupancy (SRO) program. The assistance program targets homeless individuals who will pay 30 percent of their income in rent.

The application approval kicks off another community partnership effort by the Downtown Housing Preservation Program (DHPP). Its partners include the Portland Development Commission; Central City Concern, a non-profit housing agency; the Housing Authority of Portland; and the Portland Metropolitan Chamber of Commerce. The DHPP was established by the Portland Development Commission in 1988 and has worked on several projects to preserve and expand low-income housing availability in downtown Portland.

On this project, the Housing Authority will administer the HUD rent subsidies; the Portland Development Commission will develop and oversee

the rehab as well as provide gap financing; and Central City Concern is expected to own and manage the SRO units.

Residents will be homeless people who have completed intensive treatment programs and are now ready to make successful use of supportive housing. The residents must be in recovery from chemical dependence and/or psychiatric disabilities. They will receive a wide range of services to support their recovery and integration into the larger community.

Potential residents will be selected from the Homeless Alcohol and Drug Intervention Network (HADIN) made up of local 14 agencies, including Central City Concern, that provide treatment and other related services. The main support will be provided by Transition Projects—for people recovering from chemical dependence and Mental Health Services West—for those with psychiatric disabilities.

Residency requirements are based on Portland's successful Alcohol and Drug Free Community model. Residents must be clean and sober a minimum of 60 days, participate in a plan of recovery, and be linked with a support service such as outpatient treatment or case management.

"There is a critical need for this type of permanent housing in downtown Portland," said Helen Barney, HAP director of Planning, Development and Intergovernmental Relations. "A similar project, the Sally McCracken

Building, which opened last December, reached full occupancy within 60 days and has 200 people on its waiting list." Like this new project, the 92-unit Sally McCracken is funded through the McKinney Mod 8 Program for Homeless Persons.

The rehab of the seven-story building includes conversion of floors 2 through 7 into 106 SRO residential units. There will be common kitchens, bathrooms and meeting areas. Ground floor space will be retained for commercial use, excluding the residents' lobby area. The basement will be used for storage. Completion date for the project is targeted for mid-1994. Occupancy is expected within two months of project completion.

Permanent financing for the \$4.4 million project will be provided by a combination of Federal low income housing tax credits, a commercial first mortgage, grants and private donations, and tax increment funds. According to DHPP Program Manager Michelle Haynes, the availability of tax increment dollars for this project will not be affected by the recent Supreme Court decision although it is anticipated that the former United Way Building and the Broadway Hotel, at 10 N.W. Broadway, will be the last low income housing in the Waterfront Urban Renewal District to be developed with tax increment funding.

For more information, contact HAP Public Affairs Coordinator Joleen Colombo at 273-4521.

# Landlord's Got My Things

Moving takes time. Lugging your life's possessions from one apartment to the next rarely fits a schedule, and sometimes you just can't get out by the end of the month. If you leave behind some furniture, clothes, appliances or other personal belongings, your landlord cannot legally keep them, even if you owe rent or were late moving out.

According to Oregon Residential Landlord and Tenant Act, your landlord can't keep your things under any circumstances, unless he follows certain procedures, and even then he must first give you a chance to pick them up.

Before the landlord can sell or dispose of your stuff, he must send you a written notice telling you he has your things and is giving you 15 days to claim them. If you write back within those 15 days, telling him you'll pick up your things, the landlord must give you 15 days, telling him you'll pick up your things, the landlord must give you 15 more days after the deadline in the first letter, for a total of 30 days, to claim your property. To be safe, try to make sure your landlord receives your letter by the 15th day. You may owe the

landlord money for the cost of storage, and he may bill you later. But he cannot demand you pay storage costs, any past due rent, or anything else in exchange for your belongings.

To get your stuff, simply call the landlord and ask for it back. In most cases, he or she will be glad to get rid of the storage hassles. If landlord refuses, or demands payment of storage costs or back rent, explain why it is illegal to do so. If he or she still refuses, you can go to the county courthouse and fill out and file a do-it-yourself Complaint for Return of Personal Property. This is a simple and fast lawsuit demanding the landlord return your things.

If your things have been sold or destroyed, you may want to sue for damages. But do not file a lawsuit until talking to an attorney or Multnomah County Legal Aid Service at 224-4086. For property valued at less than \$200, you can file in Small Claims Court. If you take this route, it's necessary to send the landlord a letter demanding your property, along with a list of exactly what he has and what it would cost you to replace each item in a second-

hand store. Send the letter certified or registered at the Post Office so you'll have proof it was mailed. If your things are worth more than \$200, you can file in Small Claims, for up to \$2,500, or in District Court. You'll need an attorney representing you in District Court, and can see about getting one by calling Volunteer Lawyers Project at 224-1606 from 9 a.m. to 1 p.m., Monday through Thursday.

If you do sue, it's best to do it as soon as possible. The statute of limitations on claims under the rental agreement or the Landlord and Tenant Act is one year, which means you have one year from the time of the dispute to file your lawsuit. But other statutes of limitations may apply, so file soon.

Multnomah County Legal Aid Service provides legal advice and representation to low-income people living in Multnomah County with tenant-landlord problems.

Appointments can be made by calling our downtown office at 224-4086 or our North/Northeast Community Law Office (on the Portland Community College Cascade Campus) at 295-9494.

**Correction**  
Oregon Association of Urban Bankers article in last week's edition. Memebers represent the major banks in Oregon, including Bank of America, First Interstate, Key Bank of Oregon and US Bank. We apologize for the oversight.

# Ray Warren To Direct Ethnic Student Services

Ray Warren, associate dean of admissions at Lewis & Clark College, has been appointed director of ethnic student services at the College.

"I am pleased to announce this newly created position," said Michael Mooney, president of Lewis & Clark College. "Ethnic diversity enriches our campus and our society. Lewis & Clark intends to take an aggressive, pro-active approach to encourage students of color to further their education and to consider attending Lewis & Clark College."

In this new position, Warren will advise students of color; coordinate cultural, educational and social programs; develop programs to recruit ethnic students; encourage middle and secondary students to consider higher education; and establish relationships with Portland's ethnic communities.

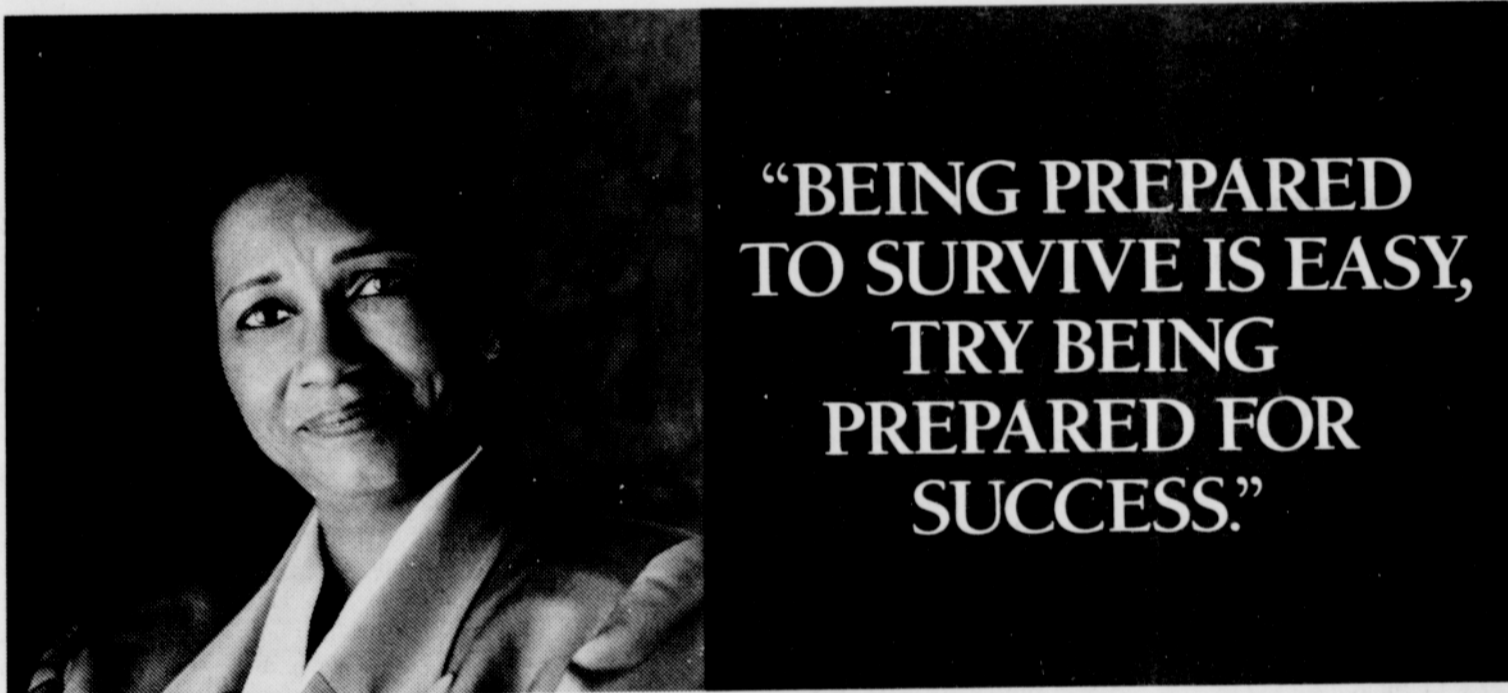
Warren received both his bachelor's and master's degrees from

Lewis & Clark College. He returned to his alma mater as associate dean of admissions in 1987. His professional background includes work in admissions at Reed College and Whitman College and five years in the banking industry.

"Warren will work not only with students but also with faculty, administrators and the Portland community," emphasized Dennis Madson, vice president for student affairs. "He will combine his strong knowledge of the College's mission with his sensitivity and understanding of ethnic issues."

Warren is active in the Pacific Northwest Association of College Admissions Counselors. He also served on the Nominating Committee and the Budget and Finance Committee of the National Association of College Admissions Counselors.

Ethnic students interested in learning more about Lewis & Clark College may reach Warren at (503) 768-7051.



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