



UNITED STATES  
DEPARTMENT OF  
AGRICULTURE

Farmers  
Home  
Administration

P.O. Box 469  
Clackamas, OR 97015  
Phone: (503) 655-7165

November 26, 1990

~~Princeton Property Management  
4850 S.W. Schoon's Ferry Rd. #305  
Portland, OR 97225~~

RE: HDC of Washington County  
Elm Park I and II

Dear Ms. Brown:

This letter is being sent as a follow up to my visit of 11/21/90. I found that you have corrected all deficiencies noted during my 6/28/90 Supervisory Visit. Four files were reviewed with all containing proper documentation of tenant income.

Both Elm Park I and II are underutilizing Rental Assistance allocated to the project. This was especially noted during the time when seasonal units were to be occupied. It would appear you are having difficulty filling the seasonal units. One possible solution would be for the HDC board to request that more units be designated for year round use. Should the projects continue to not use allocated Rental Assistance FmHA will have to consider capturing the units for use elsewhere. This is a prospect we would like to avoid if possible.

The warranty repairs at Elm Park II will be considered complete once the bathtub in unit 130 is repaired or replaced to eliminate the gap between the tub and the wall.

You should continue to monitor the condition of the siding in phase I. FmHA will schedule an inspector out in April to discuss the problem.

I was very pleased with the outcome of the visit. You and Cathy have made major improvements since June.

Sincerely,

  
JERRY W. SHERIDAN  
District Loan Specialist

cc: HDC of Washington County  
RH Section

JWS/alj