

CITY OF PORTLAND, MAINE
MEMORANDUM

DATE: 6/24/96
CBL: 124-D-4

TO: Marge Schmuckal, Zoning Administrator
FROM: Community Development Office
SUBJECT: Verification of Legal Number of Units

~~We presently have an application for Loan/Grant for rehabilitation at:~~
234 WOODFORD Street
(ADDRESS)

The Owner is Haney, Morris & Shirley
(NAME)

The given number of units of the building is 4

Please verify whether the number of units given are legal under the Land Use Code.

YES the number of units are legal *should update with Code Enforcement to be up to BOCA Bldg Codes and NFPA 101 Codes*
 NO the number of units are not presently legal.
The present number of units is .
 Property is a single family dwelling

Marge Schmuckal
SIGNED BY VERIFIER

Zoning Administrator
TITLE *6/24/96*

City for a Loan
8/5/80 - The Appraisal showed an existing 4 units in
The R-6 Zone prior to the ~1988 Zone change to R-5

124-D-604

Neighborhood Conservation Program Rehabilitation Loan Program AS-IS PROPERTY APPRAISAL	A. APPLICATION NUMBER _____ B. (Check and complete one) <input type="checkbox"/> Urban renewal project No. _____ <input checked="" type="checkbox"/> Code enforcement program No. <u>HCD TARGET AREA</u> <input type="checkbox"/> Certified area program No. _____
INSTRUCTIONS: Prepare original for retention in Public Body case files. Make entries in spaces provided on Form NCP 1 and NCP 4.	C. NAME, ADDRESS, AND ZIP CODE OF PUBLIC BODY Neighborhood Conservation Program Room 315 City Hall Portland, Me. 04101

D. PROPERTY	
1. ADDRESS 234 Woodfords St.	4. SPECIAL ASSESSMENTS Payable \$ _____ Nonpayable \$ _____ Interest % _____ Annual payment \$ _____ Unpaid balance \$ _____ Remaining term _____ years
2. LEGAL DESCRIPTION (lot and block) 124-D-4	5. LEASEHOLD Ground rent \$ _____ per year Term of lease _____ years Date lease expires _____ Is lease renewable? <input type="checkbox"/> YES <input type="checkbox"/> NO
3. LOT DIMENSIONS _____ ft. X _____ ft. = <u>13,529</u> sq. ft.	

E. BORROWER(S) 1. NAME AND ADDRESS (Include ZIP Code) Peter & Bonnie Adams 147 Pleasant Ave. Portland, Me.	F. TITLE EXCEPTIONS (Easements, encroachments, rights-of-way, other)
2. TELEPHONE NUMBER _____	

G. OCCUPANCY (Complete appropriate items)

Vacant. Occupied by owner tenant at \$ _____ per month furnished unfurnished.

H. DESCRIPTION OF BUILDING Year completed: <u>1922</u>				Mineral rights reserved? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (Explain)		Type of heating Gas	
<input checked="" type="checkbox"/> Detached <input type="checkbox"/> Semi-detached <input type="checkbox"/> Row	<input type="checkbox"/> Brick or stone <input type="checkbox"/> Stucco or c. blk <input type="checkbox"/> Comb. types <input type="checkbox"/>	<input type="checkbox"/> % Nonresd. <u>4</u> Living units <u>6</u> Bedrooms <u>4</u> Liv. room Din. room <u>4</u> Kitchen <u>1</u> No. rooms <u>4</u> Baths 1/2 Baths	<input type="checkbox"/> Store rm. <input type="checkbox"/> Util. rm. <input type="checkbox"/> Garage <input type="checkbox"/> Carport No. cars <input type="checkbox"/> Built-in <input type="checkbox"/> Attached <input type="checkbox"/> Detached	Utilities Public Comm. Individual Water <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Gas <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Elect. <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Sanit. sewer <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		Type of paving Gravel <input checked="" type="checkbox"/> Curb & gutter <input checked="" type="checkbox"/> Sidewalk <input checked="" type="checkbox"/> Storm sewer	
<input checked="" type="checkbox"/> Frame <input type="checkbox"/> Masonry <input checked="" type="checkbox"/> Wood siding <input type="checkbox"/> Wood shingle <input type="checkbox"/> Asb. shingle <input type="checkbox"/> Fiberboard	<input type="checkbox"/> 3 Stories <input type="checkbox"/> Split level <input type="checkbox"/> 10% Basement <input type="checkbox"/> Slab on ground <input type="checkbox"/> Crawl space						

APPLICATION FOR REHABILITATION LOAN - INVESTOR OWNED RESIDENTIAL PROPERTY OR MIXED-USE LOAN

BE COMPLETED BY PUBLIC BODY

APPLICATION NUMBER

1 03 190 2

A. NAME, ADDRESS AND ZIP CODE OF BORROWER(S) (Hereafter jointly and severally called "Borrower")

Peter R. & Bonnie L. Adams
147 Pleasant St. AVE.
Portland, Me. 04103

LOCALITY (Oakdale)
Portland, Me.

Name, title, address, and ZIP code of official.

Marlene L. Hincks, Loan Officer
Danforth St. Area N.C.P.
Room 315
389 Congress St.
Portland, Me. 04101

L. SELECTED CHARACTERISTICS OF BORROWER AND PROPERTY

1. Legal form of Borrower entity

- a. "Person" (other than partnership or corporation)
- b. Partnership
- c. Corporation (profit)
- d. Corporation (nonprofit)

2. If a "Person," does any Borrower occupy a dwelling unit in the property?

- a. Yes
- b. No

3. Number of dwelling units:

3 a. 4 before rehab.
4 b. 4 after rehab.

4. If a "Person," complete this item. NOTE: Minority group data are obtained for statistical purposes only. Data will not be considered by any local or Federal official in determining the Borrower's eligibility.

- a. The Borrower is White (nonminority)
- b. Negro/Black
- c. American Indian
- d. Spanish American
- e. Oriental
- f. Other Minorities Not Included Above

NOTE: Round all entries to the nearest dollar, unless otherwise indicated.

D. LOAN APPLIED FOR

1. Rehabilitation Cost

- a. Amount for construction work
- b. Contingencies (not more than 3% of line 1a)
- c. Loan application fee
- d. Title examination, recordation, revenue stamp, and architectural fees
- e. Current accruals of taxes, insurance, special assessments, and ground rent
- f. TOTAL (sum of lines a through e)

\$ 10,643.
265,270.
76 \$
0

2. Cash to be furnished by Borrower	12% Eagle S.&L.	5500.	7	\$	
3. Line 1f minus line 2					5500.
4. TOTAL AMOUNT OF LOAN APPLIED FOR (line 3 rounded to the next highest \$50)		5500.	8	\$	5500.
5. Interest rate per annum		12%			2%
6. Number of months		120	9		120
7. Monthly payments of principal and interest (do not round)		78.93		\$	50.60

7% Total Monthly Pay 129.53

E. EXISTING DEBT ON PROPERTY TO BE REHABILITATED

Name and Address of Lender	Original Mortgage Amount (a)	Unpaid Balance (b)	Date Loan Matures
1. Eagle S & L	\$ 28,000.	\$ 22,596.	1994
4. Sylvia W. Spear 30 Stroutwater St.	\$ 10,000.	\$ 7,579	1989
TOTALS	\$ 38,000.	\$ 30,175.	

RECOMMENDATION OF PUBLIC BODY

Review of this application and supporting documentation indicates the application meets Neighborhood Conservation Program requirements for the making of a rehabilitation loan and approval of this application is therefore recommended.

Russell Thomas Rehab Administrator 8/5/80
 Signature of Authorized Official Title Date

O. DATA TO BE ENTERED BY PUBLIC BODY

1. Age of structure (years)	16	58
2. Remaining economic life (years)	17	50
3. "As-is" value (Note to Borrower: This amount is used only to establish the maximum permissible loan amount. It does not necessarily represent value for any other purpose.)	18	\$ 70,000.
4. Estimated market value of commercial portion of mixed-use property after rehabilitation		\$ 0
5. Cost of general property improvements work included in this loan	19	\$ 0
6. General property improvements work and percentage of approved rehabilitation cost		

P. ACTION ON APPLICATION

- 20 1. The above application is approved in the amount indicated in block D, line 4, evidenced in block R below.
2. The above application is disapproved.

Joseph E. Gray Director of N.C.P. 8 3 80
 Signature of Approving Officer Title Yr. Mo. Day

DATA TO BE ENTERED BY APPROVING OFFICER

1. Security
- 22 a. SEC. 1
- b. SEC. 0 (3rd mtg.)
- c. UNSEC.
2. Disapproval code
- 23 a. NO. ACC. CR. RSK.
- b. LN. EX. STAT. L. L.
- c. NO. PMT. SKED.
- d. OTHER (Describe)
3. Property Eligibility Data
- Concentrated code enforcement project
- Urban renewal project involving primarily rehabilitation
- Urban renewal project not involving primarily rehabilitation
- Certified area project
- Loan eligibility based on provisions of Title XII of the National Housing Act.
- Community Development Target Area.

FOR HUD USE ONLY

R. FUND RESERVATION FOR APPROVED LOAN

A Fund Reservation for the approved loan has been made in the amount of \$ 1,000. This is a firm commitment preceding the execution of a note and other documents necessary to the making of the loan.

Carolita S. Blanchet Loan Officer 8/5/80
 Signature Title Date