

D R A F T

TO: File
FROM: Reed Swenson
SUBJECT: Buckman Community Action Committee Meeting
DATE: June 10, 1969

An informal meeting was called this morning at 10:00 A.M. by representatives of the Buckman Action Committee concerning their plans in connection with the Washington High School expansion.

In attendance were: Dick Mastbrook, Bob Rising, Ron Saylor, Sandy Wallingford, Jeanne Searls, Charles Landskroner (HAP), Ernie Wiley, Wayne Johnson, and Reed Swenson.

The Portland School District is applying for funds under the Open Space Program, to be used for the purchase of Blocks 300 and 301, directly south of the school. A decision is anticipated by July 1.

In the event these funds do not become available, then the Committee would like to include in the NDP application a request for an action grant to purchase five of the perimeter blocks, which would be Blocks 262, 281, 300, 301 and 302. If they are successful in this application, it would be their intention to immediately convert this to open space.

The remaining perimeter blocks that were discussed are numbers 259 and 284, of which the School District already owns a major portion; Block 299 which is owned by Kienow's Stores; and an additional block, number 321, which would tie the Washington High School expansion directly into the Buckman Public School.

Block 321 is owned by an individual, and there is only one residential structure still standing. All the rest of the lots have been cleared. By the grapevine, it has been reported that Pacific Northwest Bell has had plans for some time

to purchase this property for a major Southeast communications center and had offered the absentee owner \$300,000; and it was further indicated that she had placed a value of \$500,000 on the property.

In line with possible acquisition of the above perimeter blocks, the Committee asked how the mechanics of relocation should be handled, and the PDC and HAP representatives gave them answers that appeared to be very satisfactory to the Committee.

Bob Rising referred to some of the original thoughts in the development of a Buckman NDP application and particularly to an apartment-type "greenway", running from Hawthorne to Burnside and 12th to 13th. He pointed out that this would act as an ideal residential buffer between the district directly to the west, which they felt should be re-zoned for commercial development, and the Buckman district to the east, which could be primarily residential in nature. He also pointed out that while the perimeter blocks might now be qualified for acquisition under Open Space, these could at a future date be traded for certain other blocks within the Buckman area so that the Committee would not be restricted to their intended use under the present acquisition program.

BUCKMAN ACTION CENTER
1407 S. E. Belmont St.
Portland, Oregon 97214

RECEIVED
12/15/69 DATE
SOUTHEAST-UPLIFT

MEETING NOTICE

WHEN: Tuesday, December 16, 1969 at 8:00 P.M.

WHERE: Buckman Action Center

WHY: For final review of the Area Certification by
the Neighborhood Representatives as discussed
at the December 4th meeting.

The telephone survey will have been completed
by this time as will the Southeast Uplift's
revision of the area.

On approval the actual writing of the
description will be done immediately.

BUCKMAN
PROJECT AREA COMMITTEE
MEETING

In Attendance:

December 16, 1969

Bob Rising
Hal Lawwill
O. W. Sorensen
Margaret Hintz
Mabel Campbell
Colleen Robertson
Claire Green
Carl McLean
Chester Wrzasczak
Dick Mastbrook
Jeanne Searls
Orville Nilsen
John Chuck
Arlene Gould

RECEIVED

12/27/69 DATE
SOUTHEAST - UPLIFT

The meeting was called to order by Bob Rising, Chairman. The results of a telephone poll of homeowners in the proposed Certified Area were read, as follows:

Total number of owner occupants of one to four unit dwellings -	73
Number without phones	28
Number that could not be reached	15
Total number polled	30
Number who refused to answer	6
Number against proposed program	3
Number in favor of proposed program	21

Mr. Rising reminded the group that at the December 9 meeting a motion had been passed to recommend acceptance of a certified area program subject to a favorable result of the telephone poll of homeowners and a possible change in area boundaries.

Mr. Lawwill described the Area Certification program. The City will certify to HUD that 30% of owner-occupied one to four family dwellings in the area are below City code, that the area is due for other urban renewal programs within three years (NDP), and that area residents want the program. Certified Area funds can be used only for rehabilitation, not for planning, acquisition, parks, etc. Participation in the program is on a voluntary basis. A letter-brochure explaining the Certified Area Program and how to take advantage of it will be distributed to potentially eligible homeowners as soon as possible after execution of the program and also each time there is a code inspection of their property. This information will be made available to other area residents on request. The Portland Development Commission will furnish free technical assistance to homeowners, helping them find out what work needs to be done to bring their dwelling up to code, how much it will cost, how to get a rehabilitation grant and/or loan, and how to get the work done properly and at reasonable cost. A Certified Area program would not interfere with having a Neighborhood Development Program which would include the Certified Program houses. However, dwellings would be eligible for rehabilitation under only one program and the number rehabilitated would be deducted from the number below code in the NDP area. The number below code is so great in the Buckman area that the percentage would still more than qualify for NDP.

There was discussion of the impact of rehabilitation of owner-occupied property on the neighborhood as a whole. Since all property would be inspected for code violations, there would be pressure on absentee landlords to bring their property up to code or sell to someone who would. Since rehabilitation would stabilize the area as residential, speculators would not consider property worth keeping and would sell at a reasonable price for residential use. Mr. Rising asked if the city saw active efforts at rehabilitation would city services to the area tend to improve? Mr. Lawwill answered, emphatically, "yes."

There was discussion of the experience of Albina with a Certified Area program. There 525 living units were improved with funds divided about 50/50 between loans and grants. In Albina the average grant was \$1,275, the average loan \$1,700. Understructure was a frequent source of code violation. Question: If someone does not keep up payments, is Albina "in the real estate business." Answer: Loans are insured by the Federal Government. Although many low income people cannot get conventional loans, there has been only one delinquency in Albina, and that was by mistake and is now up to date. Many families financed their own improvements, even though they could have gotten loans.

There was discussion of the importance of keeping the group active to provide a community voice on matters of zoning, planning, etc.

The possible inclusion of the blocks between 16th and 17th from Taylor to a half block short of Hawthorne was discussed. Mr. Lawwill showed by means of a map that these blocks contain very few owner-occupied dwellings, and they are in pretty good condition. Mrs. Searis made a motion to recommend a Certified Area program for area from Belmont to a half block short of Hawthorne and from a half block short of 12th to 16th. Mr. McLean seconded the motion, and it was passed.

Mr. Sorenson also stated that he felt that long term planning was an absolute necessity. Mr. Rising answered that while there were no funds for planning in an Area Certification Program there would be later under NDP. Also that planning expertise was available. Several architect, etc, are interested in working with the Committee on a volunteer basis. Mr. Stannish, an architect, and Bob Lindh of the Planning Commission, have volunteered. He asked if the the Committee wished to work toward getting ideas on paper? Mr. Sorenson moved to get started on planning, Father Chester seconded, motion passed. Discussion that this would give a chance to think without pressure, keep the group together, and benefit the community.

There was discussion of codes. Mr. Lawwill said there were two different codes to be considered: The building code which applies to new construction; and the housing code, which applies to existing structures.

Mr. Rising said that the Committee would meet again soon after the first of the year, probably the second week in January.

Meeting adjourned.