

Harry

HOUSING AUTHORITY OF PORTLAND, OREGON

INTER-OFFICE MEMORANDUM

Subject: ORE. 2-2, Dekum Court re Re-development Appraisal
To: Gene W. Rossman, Executive Director
From: Harry D. Jaeger, Technical Director
Date: June 6, 1966

I have reviewed the appraisal analysis of the Dekum Court project made by Harold R. Wacher at the request of Architect, Louis C. Gilham.

His valuation of the property with the existing buildings at \$226,500.00 compared to highest and best use of \$228,500.00, without the buildings, indicates a situation that would not be tolerated by private industry in the present rental market.

Certainly the Housing Authority of Portland could be condemned for ill-use of property in a tight market.

HDJ:mts

Received:

Date: *Exhibit C*

(B)

APR 11 1966

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
PUBLIC HOUSING ADMINISTRATION

SAN FRANCISCO REGIONAL OFFICE

BOX 36027 450 GOLDEN GATE AVENUE

SAN FRANCISCO, CALIFORNIA 94102

April 8, 1966

In reply refer to:
SFRO: Management Section A

Mr. Gene W. Rossman
Executive Director
Housing Authority
of Portland
8920 North Woolsey Avenue
Portland, Oregon 97200

Dear Mr. Rossman:

This is with reference to your proposal that the Dekum Court Project be demolished and a new project be built upon the site. As you know, we have sent staff members to Portland to study your proposal, and we have had a number of staff conferences here in San Francisco for the purpose of seeing what could be done under existing regulations with reference to the present situation. We

to provide additional units on the vacant land. It is our opinion, however, that a decision on this matter would best be made by your Authority and this office after architectural sketches are made. One of the big problems in making these sketches is to make certain that the new site plans and structures would conform in all respects to the City code and zoning requirements of the City of Portland. This may involve discussion of definitive plans with the City Departments before your Authority and our Agency will have sufficient information upon which to base a final decision.

It has also occurred to us that you may wish to consider making an overall site plan which would make provision for tearing the existing units down at a future date and at present building only on the vacant land. It is possible that your studies would show that it would be feasible to tear down perhaps only a few units at this time as may be necessary in order to get good site planning for the new units on the vacant land and in order to provide for a good overall site plan at the appropriate future time.

As indicated above, we feel that a firm decision cannot be reached until your Authority has developed more definitive studies which take into consideration local code restrictions and other related factors. We will be pleased to be of any possible assistance to you as these studies progress.