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PORTLAND DEVELOPMENT COMMISSION
Portland, Oregon

EMANUEL HOSPITAL PROJECT

SURVEY AND PLANNING APPLICATION

Binder No. 34
January 31, 1967

PORTLAND DEVELOPMENT COMMISSION
Portland, Oregon

EMANUEL HOSPITAL PROJECT

SURVEY AND PLANNING APPLICATION

Binder No. 39
January 31, 1967

2-T-54-2

ADDENDUM TO EMANUEL HOSPITAL PROJECT

SURVEY AND PLANNING APPLICATION - ORE. R-20

1) The area involved for a Section 112 urban renewal project for the Emanuel Hospital Project, ORE. R-20 is within the City of Portland's Model Cities target area. The Portland Development Commission being responsible for the urban renewal survey and planning as well as the execution of the hospital project will coordinate all phases of the renewal planning with the Model Cities Program. Such action will result in the best possible over all plan and objectively contribute to the improvement of conditions within the Model Cities target area.

2) Section R 103 - page 8 to read as follows:

(II) Project Housing Supply

The Project will result in a reduction in the supply of housing within the bounds of the project. However, the City of Portland will have adequate housing to relocate those displaced.

3) Section R 103 - page 32 to read as follows:

. . . standing conclusion drawn from the racial disturbance was the need for employment. Governor Tom McCall said upon review of the causes; "The No. 1 worry of kids is employment". The Emanuel Hospital Project will have an important impact upon this unemployment problem. The Portland Development Commission will train and hire, as needed, persons residing in the Project locality to assist in the planning and execution of the Project as encouraged by LPA Letter No. 427.

Ira C. Keller
Chairman

A. V. Fonder
Secretary

Harold Halvorsen
Vincent Raschio
Edward H. Look

PORTLAND DEVELOPMENT COMMISSION

2000 S. W. FIRST AVENUE • PORTLAND, OREGON 97201 • 226-4036

John B. Kenward
Executive Director

April 10, 1967

Mr. Richard G. Mitchell, Assistant Regional Administrator
Renewal Assistance
Department of Housing and Urban Development
450 Golden Gate Avenue, Box 36003
San Francisco, California 94102

Re: Survey & Planning Application
Re-submission
Emanuel Hospital Project

Dear Mr. Mitchell:

We have reviewed and revised the Survey and Planning Application in connection with the proposed Section 112 Urban Renewal Project for Emanuel Hospital.

Revisions and additions have been made as per recommendations from your staff and we are hereby re-submitting said Survey and Planning Application for official review. Enclosed are four official copies as required by the Urban Renewal Manual and three additional copies (for a total of seven) to facilitate the review of the material by your staff.

We trust that you will find this documentation in order and that the official review by your office can be undertaken without delay. If you have any questions concerning this application, please call us immediately and we will try to clarify any discrepancies that may arise.

Please acknowledge receipt of this re-submission by return mail.

Very truly yours,

John B. Kenward
Executive Director

JBK:FGM:jm

Enclosures

Ira C. Keller
Chairman

A. V. Fonder
Secretary

Harold Halvorsen
Vincent Raschio
Edward H. Look

PORTLAND DEVELOPMENT COMMISSION

2000 S. W. FIRST AVENUE • PORTLAND, OREGON 97201 • 226-4036

John B. Kenward
Executive Director

January 31, 1967

Mr. Richard G. Mitchell, Regional Director
Urban Renewal Division, Region VI
Department of Housing and Urban Development
450 Golden Gate Avenue, Box 36003
San Francisco, California 94102

Attention: Mr. Reno Kramer
Area Coordinator

Dear Mr. Mitchell:

Subject: Transmittal of Survey and Planning Application
Emanuel Hospital Project

Transmitted herewith for official review is Survey and Planning Application and supporting documentation in connection with the proposed Section 112 Urban Renewal Project for Emanuel Hospital.

This submission has been prepared in accord with Urban Renewal Manual, Section 4-1-1. In addition to the four official copies directed by this Manual reference to be submitted, we are enclosing an additional three copies of the Application (for a total of seven) to facilitate the review of this material by your technicians.

We trust that you will find this Application in order, and that the official review by your office can be undertaken without delay. If you have any questions concerning this Application at any time during the review, please notify us immediately.

Please acknowledge receipt of this transmittal by return mail.

Sincerely yours,

John B. Kenward
Executive Director

JBK:jm
Enclosures:
Binders Nos. 1-7

SURVEY AND PLANNING APPLICATION

EMANUEL HOSPITAL PROJECT

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SURVEY AND PLANNING APPLICATION

EMANUEL HOSPITAL PROJECT

LIST OF FORMS

| <u>Code No.</u> | <u>Form No.</u> | <u>Identification</u> | <u>No. of Pages</u> |
|-----------------|-----------------|--|---------------------|
| R 101 | HUD-6100 | Survey and Planning Application | 2 |
| R 102 | H-6101 | Urban Renewal Area Data | 2 |
| R 121 | HUD-6200 | Project Cost Estimate & Financing Plan | 4 |
| R 131 | HUD-627 | Survey and Planning Budget | 1 |
| R 131 | HUD-6220 | Project Expenditures Budget | 3 |
| R 132 | H-630 | Local Public Agency Staffing and Salary Schedule | 2 |
| R 133 | HUD-681 | Survey and Planning Work Activities to be Performed Under Contract | 1 |
| R 141 | H-6103A | Legal Information Report for Urban Renewal Project - Part I | 12 |

SURVEY AND PLANNING APPLICATION

EMANUEL HOSPITAL PROJECT

LIST OF EXHIBITS

| <u>Code No.</u> | <u>Exhibit No.</u> | <u>Identification</u> | <u>No. of Pages</u> |
|-----------------|--------------------|--|---------------------|
| R 103 | A | Locality Map | 1 |
| R 103 | B | Existing Land Use Map | 1 |
| R 103 | C | Existing Structures & Condition Map | 1 |
| R 103 | D | Land Use Map | 1 |
| R 103 | E | Cooperation Agreement & Proposed Master Plan | 2 |
| R 121 | A | Form HUD-6200 - Project Cost Estimate and Financing Plan | 4 |
| R 131 | A | Project Expenditures Budget | 3 |
| R 143 | A | By-Laws of the Portland Development Commission | 3 |
| R 143 | B | Copy of Certificate | 1 |
| R 143 | C | Resolution No. 27729 | 2 |
| R 143 | D | Treasury Department Letter | 2 |
| R 143 | E | Restated Articles of Incorporation of Emanuel Lutheran Charity Board | 9 |
| R 143 | F | By-Laws of Emanuel Lutheran Charity Board | 11 |
| R 146 | A | Resolution No. 478 | 2 |

The following four (4) pages are in answer to a letter received on October 26, 1967 from the Department of Housing and Urban Development, requesting revisions to the Application. The Portland Development Commission submitted this material to the Department of Housing and Urban Development to be made a part of the Application on November 15, 1967.

REAL ESTATE

The estimates for real estate purchases were obtained from the following sources:

1. The Hospital has purchased real estate during the past seven years adjacent to its plant. Our estimates are based on these purchase price figures.
2. The LPA retains a local real estate consultant whose opinions were used as an additional base.
3. The staff Real Estate Supervisor of the LPA concurred with the estimate based on his knowledge of the market and his consultations with other real estate appraisers within the City of Portland. Those consulted were:

Brewster, Scholz, Burnett and Baily - Property Management & Appraisers
Woodward, Draper and Stepp - Appraisers
Robert S. Newell - Appraiser
Harold R. Wacker - Appraiser
Elmer Kolberg and Associates - Appraisers

From the above sources it was found that property has been sold over the past seven years in a range from \$.94 to \$2.86 per sq.ft., making an average of \$1.90 per sq.ft. A price adjustment cost of \$.30 per sq.ft. was added to the \$1.90 to establish an estimated market price as of 1967. The estimated real estate purchase was established at \$2.20 per sq.ft.

The estimate arrived at for the land disposition price was based on the same knowledge as obtained for the real estate purchase estimate; however, the price was reduced to reflect only bare land value. It was the opinions of these consultants that \$1.00 per sq.ft. bare land value was justified for budget purposes.

PLANNING

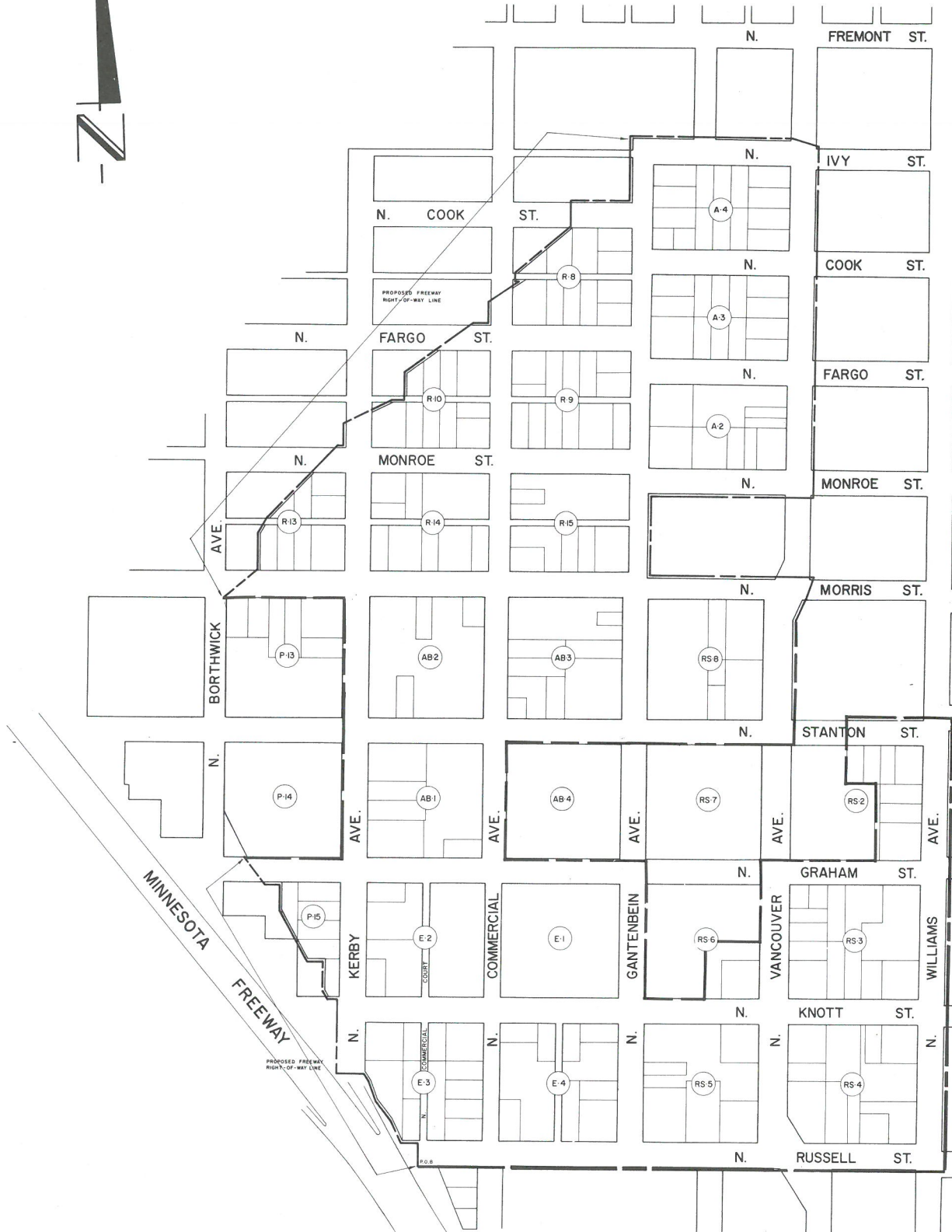
The boundaries of the Project were revised to include only those properties requiring renewal treatment, as substantiated by a field review of the Project by DHUD technicians on September 27, 1967. (See Boundary Map) The legal description of the Project was also corrected to describe accurately the revised boundaries. (See Legal Description)

FISCAL MANAGEMENT

Backup data is submitted to justify Line Item 1(a) (\$69,750) in the Survey and Planning Budget. (See breakdown attached)

SOCIAL SERVICE

A Site Office was not contemplated during the survey and planning period. It is our intent to keep our Albina Office (ORE. R-8) and the Neighborhood Service Center well supplied with information to counsel and aid those people affected by the Project. Both of the above offices are adjacent to the Project area and are active in relocation work now. Based on the above procedure, there is no justification for additional expense in establishing an independent Site Office during survey and planning activities. We will, however, establish a Site Office in the area during the execution phase of the Project.



EMANUEL HOSPITAL AREA

PORTLAND DEVELOPMENT COMMISSION

PORTLAND, MULTNOMAH COUNTY, OREGON

SCALE 1"=100'

BOUNDARY CHANGES 11-7-67
WFW
REVISION

BOUNDARY - MAP

The Project Area is described as that land, containing all lots or parcels of property, situated in the City of Portland, County of Multnomah, State of Oregon, bounded generally as follows:

Beginning at the intersection of the extension of the west line of North Commercial Court and the south line of North Russell Street, the point of beginning; thence easterly along the south line of North Russell Street to the east line of North Williams Avenue; thence northerly along the east line of North Williams Avenue to the north line of North Stanton Street; thence westerly 242 feet, more or less, along the north line of North Stanton Street to a point; thence southerly 150 feet to a point; thence easterly 68 feet, more or less, to the west line of an alley; thence southerly along the west line of the alley to the north line of North Graham Street; thence westerly to the west line of North Vancouver Avenue; thence southerly 195 feet, more or less, along the west line of North Vancouver Avenue to a point; thence westerly 131 feet, more or less, to a point; thence southerly 135 feet, more or less, to the north line of North Knott Street; thence westerly along the north line of North Knott Street to the east line of North Gantenbein Avenue; thence northerly along the east line of North Gantenbein Avenue to the north line of North Graham Street; thence westerly along the north line of North Graham Street to the east line of North Commercial Avenue; thence northerly along the east line of North Commercial Avenue to the south line of North Stanton Street; thence easterly along the south line of North Stanton Street to the east line of North Vancouver Avenue; thence northerly along the east line of North Vancouver Avenue to the north line of North Morris Street; thence westerly along the north line of North Morris Street to the east line of North Gantenbein Avenue; thence northerly along the east line of North Gantenbein Avenue to the south line of North Monroe Street; thence easterly along the south line of North Monroe Street to the east line of North Vancouver Avenue; thence northerly along the east line of North Vancouver Avenue to the north line of North Ivy Street; thence westerly along the north line of North Ivy Street to the west line of North Gantenbein Avenue, said line also being the Southeast right-of-way line of the Oregon State Highway proposed Fremont Interchange Freeway at this point; thence southwestery along said Freeway right-of-way line to the east line of North Borthwick Avenue, said point also being on the south line of North Morris Street; thence easterly along the south line of North Morris Street to the west line of North Kerby Avenue; thence southerly along the west line of North Kerby Avenue to the north line of North Graham Street; thence westerly along the north line of North Graham Street to the east right-of-way line of the Minnesota Freeway; thence southeasterly along the east right-of-way line of the Minnesota Freeway to the north line of North Russell Street; thence easterly along the north line of North Russell Street to the west line of North Commercial Court; thence southerly along an extension of the west line of North Commercial Court to the point of beginning.

EMANUEL HOSPITAL

| <u>CLASSIFICATION</u> | <u>18 Mo.</u> | <u>PERCENTAGE CHARGED TO BUDGET</u> | <u>AMOUNT CHARGED TO BUDGET</u> |
|-----------------------------------|------------------|---|---|
| 1 (a) Line | | | |
| R1410.01 | | | |
| Executive Director | \$ 30,168 | 10 | \$ 3,017 |
| Assistant Director | 18,846 | 10 | 1,885 |
| Accountant | 21,186 | 10 | 2,119 |
| Administration Secretary | 9,540 | 10 | 954 |
| R1410.02 | | | |
| Project Manager | 14,886 | 50 | 7,443 |
| Renewal Specialist | 10,674 | 50 | 5,337 |
| Project Secretary | 8,892 | 50 | 4,446 |
| Relocation Workers (2) 2 mo. only | 1,800 | 100 | 1,800 |
| Real Estate Supervisor | 16,272 | 10 | 1,627 |
| Real Estate Technician | 11,772 | 10 | 1,177 |
| Staff Engineer | 21,186 | 10 | 2,119 |
| Senior Draftsman | 13,230 | 10 | 1,323 |
| Chief of Relocation | 16,272 | 15 | 2,441 |
| Relocation Specialist | 11,376 | 20 | 2,275 |
| Urban Renewal Planner | 10,220 | 11 | 1,124 |
| R1410.16 | | | |
| Publications | 28,950 | 10 | 2,895 |
| R1410.19 | | | |
| Other Expenses: | | | |
| 1. Rental (office space) | 38,610 | 10 | 3,861 |
| 2. Repair Office Equipment | 5,310 | 10 | 531 |
| 3. Telephone & Telegraph | 11,700 | 10 | 1,170 |
| 6. Office Supplies | 16,200 | 10 | 1,620 |
| 7. Map Printing | 10,800 | 10 | 1,080 |
| 8. Insurance | 750 | 10 | 75 |
| 9. Advertising | 4,500 | 10 | 450 |
| 10. Purchase of Publication | 600 | 10 | 60 |
| 11. Dues & Membership | 2,250 | 10 | 225 |
| 12. Cost of Local Meetings | 1,200 | 10 | 120 |
| 13. LPA-owned Vehicle | 360 | 10 | 36 |
| R1415.01 | | | |
| Contracts for Service | 289,200 | 5 | 14,460 |
| R1475 | | | |
| Non-Expendable Equipment | 8,700 | 10 | 870 |
| 1 (b) Line | | | |
| R1410.05 | | | |
| Travel | <u>32,400</u> | 10 | <u>3,240</u> |
| | <u>\$667,850</u> | | <u>\$69,780</u> |

| | |
|--|---|
| DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT URBAN RENEWAL PROGRAM SURVEY AND PLANNING APPLICATION | TO BE COMPLETED BY HUD PROJECT, PLAN, OR SURVEY NUMBER LOCALITY DATE RECEIVED |
|--|---|

INSTRUCTIONS: Submit original in Binder No. 1, and copies in Binders No. 2, 3, and 4.

A. PURPOSE OF APPLICATION

- Survey and planning of an Urban Renewal Project
 Under "Disaster Area" provisions of Section 111 of the Housing Act of 1949, as amended
 Preparation of General Neighborhood Renewal Plan
 Feasibility Survey of an urban area

B. CATEGORY OF PROJECT ELIGIBILITY

(For survey and planning of a project, check appropriate eligibility category of project to be planned; for preparation of a General Neighborhood Renewal Plan, check eligibility category indicated at this time for "first project" in proposed General Neighborhood Renewal Area. See Urban Renewal Manual, Chapter 3-2. Leave blank for Feasibility Survey Application or for "Disaster Area" project.)

| CATEGORY | PRESENT CHARACTER OF AREA | EXTENT OF PRESENT DEVELOPMENT | PROPOSED REUSE |
|--|-------------------------------|--|-------------------------------|
| <input type="checkbox"/> I | Predominantly residential | Built up | Any |
| <input type="checkbox"/> II | Predominantly residential | Predominantly open land | Any |
| <input type="checkbox"/> III | Not predominantly residential | Built up | Predominantly residential |
| <input type="checkbox"/> IV | Not predominantly residential | Predominantly open land | Predominantly residential |
| <input type="checkbox"/> V Nonresidential Exception | Not predominantly residential | Built up | Not predominantly residential |
| <input type="checkbox"/> VI Nonresidential Exception | Not predominantly residential | Predominantly open land | Not predominantly residential |
| <input checked="" type="checkbox"/> VII College, University, or Hospital | Any | Built up | Any |
| <input type="checkbox"/> VIII College, University, or Hospital | Any | Predominantly open land | Any |
| <input type="checkbox"/> IX | - | Open land | Predominantly residential |
| <input type="checkbox"/> X | - | Open land | Not predominantly residential |
| <input type="checkbox"/> XI Area Redevelopment Exception | Not predominantly residential | Built up | Not predominantly residential |
| <input type="checkbox"/> XII Area Redevelopment Exception | Not predominantly residential | Predominantly open land | Not predominantly residential |
| <input type="checkbox"/> XIII Air Rights | Not predominantly residential | Land improved principally with highways, trackage, or similar facilities | Predominantly residential |

C. TYPE OF SUBMISSION

- Original Application
 Revision of approved Application - Project, Plan, or Survey No. _____ - for purpose of
 Change in area Other (Describe)
 Increase in total estimated cost

D. IDENTIFICATION OF APPLICANT

LEGAL CORPORATE NAME
PORTLAND DEVELOPMENT COMMISSION
 MAILING ADDRESS (Including ZIP Code)
2000 S. W. First Avenue, Portland, Oregon 97201

| E. ESTIMATED COST AND SOURCES OF FUNDS The estimated cost of the surveys and/or plans and the anticipated sources of funds to pay this cost are: | USE FOR REVISED APPLICATION | | REQUESTED FOR APPROVAL |
|---|-----------------------------|---------------------|------------------------|
| | LATEST APPROVED ESTIMATE | ADJUSTMENT (+ OR -) | |
| 1. Federal advance applied for | \$ | ()\$ | \$ 229,173 |
| 2. (Plus) Funds to be obtained from other sources | | ()\$ | -0- |
| 3. (Equals) Total estimated cost | \$ | ()\$ | \$ 229,173 |

F. ESTIMATE OF FEDERAL GRANT REQUIREMENT (Leave blank for Feasibility Survey Application)

The Federal grant requirement for the Project has previously been estimated and no change in the estimate is contemplated at this time. Basis of Project Capital Grant: (Check one)

The Applicant estimates the Federal grant requirement (project capital grant plus relocation grant and any rehabilitation grant) for the Project to be

2/3 of Net Project Cost

3/4 of Net Project Cost—municipality with population of 50,000 or less

3/4 of Net Project Cost—municipality with population of more than 50,000 in redevelopment area

\$ 3,592,324

G. DESCRIPTION OF AREA

The area is locally known or proposed to be known as the EMANUEL HOSPITAL PROJECT

Urban Renewal Area General Neighborhood Renewal Area Feasibility Survey Area, situated in the

City of Portland, County of Multnomah,

and State of Oregon, and bounded generally as follows: On the north by N. Ivy Street, on the east by N. Williams Avenue and N. Vancouver Avenue, on the south by N. Russell Street, and on the west by the Fremont Bridge Interchange with Interstate 5 North (under construction).

H. RELATIONSHIP OF PROPOSED PROJECT TO PREVIOUS TITLE I ACTIVITIES (Leave blank for GNRP or Feasibility Survey Application)

1. Is the Project located in an area covered by a General Neighborhood Renewal Plan? Yes No

If Yes: a. Enter Plan number: No. _____

b. If this Application is for planning of "first project" in the General Neighborhood Renewal Area, enter amount of Federal grant reservation outstanding: \$ _____

c. List numbers of any other Title I projects in the General Neighborhood Renewal Area that have previously been approved by IHFA or HUD: No. _____

2. Was a Feasibility Survey, financed with Federal advance funds, undertaken in any part of the proposed Project area? Yes Enter Survey number: No. _____

No

I. SUPPORTING DOCUMENTATION

The documentation submitted herewith in support of this Application shall be considered part of this Application.

J. EXECUTION

IN WITNESS WHEREOF, the Applicant has caused this Application to be executed on January 31, 1967.

PORTLAND DEVELOPMENT COMMISSION By _____

Corporate Name of Applicant *Signature*

Executive Director

Title

| | |
|---|--|
| HOUSING AND HOME FINANCE AGENCY URBAN RENEWAL ADMINISTRATION URBAN RENEWAL AREA DATA (In Support of Form H-6100, Survey and Planning Application) | (TO BE FILLED IN BY HHFA) PROJECT OR PLAN NUMBER LOCALITY DATE RECEIVED |
|---|--|

INSTRUCTIONS: Place original and 1 copy in Binder No. 1, and one copy each in other Binders.

A. Accompanies Form H-6100 executed on _____ with regard to an application for (Check one)

- SURVEY AND PLANNING OF AN URBAN RENEWAL PROJECT PREPARATION OF GENERAL NEIGHBORHOOD RENEWAL PLAN

B. AREA NAME OR DESIGNATION (From Form H-6100)

C. GENERAL LOCATION OF AREA

North of Portland CBD on the east side of Willamette River, north of Memorial Coliseum

D. CHARACTER OF AREA

(Check one below)

- BUILT UP
 PREDOMINANTLY OPEN
 OPEN

(Check one below unless "Area" is "Open")

- PREDOMINANTLY RESIDENTIAL
 NOT PREDOMINANTLY RESIDENTIAL

CONGRESSIONAL DISTRICT(S) IN WHICH AREA IS SITUATED

PROXIMITY OF AREA TO BUSINESS DISTRICT (Check one)

COUNTY IN WHICH AREA IS SITUATED

- IN OR ADJACENT TO CENTRAL BUSINESS DISTRICT
 IN OR ADJACENT TO OUTLYING BUSINESS DISTRICT
 NOT IN OR ADJACENT TO BUSINESS DISTRICT

E. PRESENT CHARACTER OF URBAN RENEWAL AREA AND CONDITION OF BUILDINGS

| ITEM | ESTIMATED ACREAGE IN AREA BY PRESENT CHARACTER OF LAND | | | ESTIMATED NUMBER AND CONDITION OF BUILDINGS | | |
|---|--|---------------|-------------|---|-------------------|-----------|
| | TOTAL | IMPROVED LAND | UNIMPROVED | NUMBER OF BUILDINGS | WITH DEFICIENCIES | |
| | | | | | NUMBER | PERCENT |
| TOTAL | 76.4 | 63.6 | 12.8 | *188 | 180 | 95 |
| 1. Streets, alleys, public rights-of-way | 34.4 | 34.4 | 0 | | | |
| 2. Residential (including related public or semipublic purposes) | 27.0 | 17.0 | 10 | 160 | 154 | 96 |
| 3. Nonresidential (including related public or semipublic purposes) | 15.0 | 12.4 | 2.6 | 28 | 26 | 92 |

Sources of estimates:

Project Area Survey made by LPA and Emanuel Hospital Personnel.

F. CONTEMPLATED NEW LAND USE (Check one)

- PREDOMINANTLY RESIDENTIAL USES
 NOT PREDOMINANTLY RESIDENTIAL USES

G. CONTEMPLATED TREATMENT OF AREA

NO. OF ACRES

TOTAL

76.4

1. Clearance and redevelopment

54.5

2. Rehabilitation and conservation

*21.9

| H. ESTIMATED NUMBER AND CONDITION OF DWELLING UNITS | | | I. ESTIMATED NUMBER OF SITE OCCUPANTS | | | |
|---|-------------------|----------|---|-------|----------|----|
| TOTAL | WITH DEFICIENCIES | STANDARD | TOTAL | WHITE | NONWHITE | |
| 203 | 194 | 9 | 1. Families | 99 | 38 | 61 |
| Source of data: <input type="checkbox"/> HOUSING CENSUS <input checked="" type="checkbox"/> OTHER SOURCES (Specify) Year _____ The total number of structures and their condition were obtained by L.P.A. visual inspection. | | | a. To be displaced | 99 | 38 | 61 |
| | | | 2. Individuals | 74 | 28 | 46 |
| | | | 3. Business concerns | 29 | | |
| | | | Source of estimates: Site occupancy survey by Portland Urban League October, 1965. | | | |

| J. ENVIRONMENTAL DEFICIENCIES | |
|---|--|
| CONDITION | DESCRIPTION OF EXTENT TO WHICH CONDITION EXISTS (Give source of information. If additional space is required, continue on a plain sheet and attach to this form.) |
| 1. Overcrowding or improper location of structures on the land | See Page 3 of R 102 |
| 2. Excessive dwelling unit density | See Page 3 of R 102 |
| 3. Conversions to incompatible types of uses, such as roominghouses among family dwellings | See Page 3 of R 102 |
| 4. Obsolete building types, such as large residences or other buildings which through lack of use or maintenance have a blighting influence | See Page 3 of R 102 |
| 5. Detrimental land uses or conditions, such as incompatible uses, structures in mixed use, or adverse influences from noise, smoke, or fumes | See Page 4 of R 102 |
| 6. Unsafe, congested, poorly designed, or otherwise deficient streets | See Page 4 of R 102 |
| 7. Inadequate public utilities or community facilities contributing to unsatisfactory living conditions or economic decline | See Page 4 of R 102 |
| 8. Other equally significant environmental deficiencies | See Page 5 of R 102 |

R 102 DESCRIPTION OF EXTENT TO WHICH CONDITION EXISTS (H-6101)

(1) Overcrowding or Improper Location of Structures on the Land

Residential building lots in the Emanuel Hospital Area are generally less than the minimum lot dimensions established by the City of Portland Planning and Zoning Code. Some lots contain two main residential structures, using a common driveway to service both structures. The area contains an average of more than 1.3 persons per room.

Source: Planning Commission, Land Use Records, U.S.
Census of Housing 1960

(2) Excessive Dwelling Unit Density

Although gross densities are within reasonable limits, effective building densities throughout much of the area are undesirable due to the fact that the predominant building type is the detached single family house, often converted to multiple occupancy type flats. Low apartment densities (2500 square feet of lot area per unit) are often achieved or even exceeded with single family houses and conversions.

Source: Planning Commission, Land Use Records

(3) Conversions to Incompatible Types of Uses, such as Rooming Houses Among Family Dwellings

Unqualified observation indicates a number of single family dwelling conversions to rooming houses, doubling up of families, "bootleg" conversions, throughout the area.

Source: Planning Commission, field observation

(4) Obsolete Building Types

The mean age of dwelling structures in the area is 62 years or a construction date of 1904. Many of the structures were designed with automobile storage under the main structure lacking adequate fire protection barrier as required

by City of Portland Planning and Zoning Code.

Source: City Planning Commission, blight ratings

(5) Detrimental Land Uses

There are a total of 27 whole or partial blocks within the area. Seven of these blocks are entirely residential in use; three are institutional; the remaining 15 contain a mixture of commercial, industrial, and residential usage. The incompatible land use causes noise, clutter and confusion throughout the area, which is highly detrimental to a good residential environment.

Source: Planning Commission, Land Use Records

(6) Unsafe, Congested, Poorly Designed or Otherwise Deficient Streets

Two of the streets bounding the area on the east carry in excess of 10,000 vehicles per day. The street bounding the area on the south and north carry in excess of 8,000 vehicles per day. An expressway on the west locks in the area causing a heavy traffic pattern on the periphery. Considering that this is a predominately residential area, the impact of traffic upon residential amenity and pedestrian safety is very severe. School children cannot walk to school or recreation facilities without crossing one of these heavy surface traffic streets.

Source: Bureau of Traffic Engineering Traffic Count

(7) Inadequate Public Utilities or Community Facilities

Schools, parks and other facilities are available to the area; but as noted in No. (6) above, access problems decrease their use below normally desirable neighborhood standards.

Source: Planning Commission, Land Use Records

(8) Other Equally Significant Environment Deficiencies

The highly deteriorated building condition along Vancouver Street has encouraged an influx of junk stores and marginal retail operations of questionable nature. Four residential structures and two commercial structures have been gutted by fire during the past years. No attempt has been made by the owners or the City to restore or remove the existing condition from the area. The high degree of building vacancies within the area has caused building vandalism contributing further to a deteriorated condition.

Source: Planning Commission, Land Use Records and Visual Inspection

(9) Conditions Fostering Vandalism

The Emanuel Hospital has acquired over a period of years a number of structures in the area. These structures were boarded up and left vacant due to the impracticability to rehabilitate them for rental to tenants for an interim period. These boarded-up structures presented themselves as a source of salvage material to vandals. Extensive vandalism resulted in a condition where the stripped building constituted an environmental safety deficiency. This condition required that the structures be demolished to prevent injury to anyone entering these stripped buildings. To date, about forty (40) structures have been removed due to the actions of vandals.

R 102 DESCRIPTION OF EXTENT TO WHICH CONDITION EXISTS (H-6101), Cont'd

*Explanation of Data

Data entered on Form H-6101 in Block E under Estimated Number and Condition of Buildings does not include structures now owned by Emanuel Hospital which it has acquired and will demolish during execution of the project. This figure represents the number and condition of buildings that the LPA proposes to clear, making land available for hospital development.

The 21.9 acres entered on Form H-6101 in Block G under item 2 includes existing hospital area and City of Portland area that will not be subjected to proposed Urban Renewal treatment. (See tabulation below.)

DISPOSITION AREA

| | | ACRES |
|--|-------------------------|-------------|
| TOTAL AREA TO BE PURCHASED BY EMANUEL HOSPITAL | 888,662 sq.ft. | 20.4 |
| Area to be Purchased by City of Portland | <u>231,058 sq.ft.</u> | <u>5.3</u> |
| TOTAL DISPOSITION AREA | <u>1,119,720 sq.ft.</u> | <u>25.7</u> |

AREA NOT TO BE SUBJECTED TO PROPOSED URBAN RENEWAL TREATMENT

| | | |
|-------------------------|-----------------------|-------------------|
| Hospital owned property | 799,795 sq.ft. | 18.4 acres |
| City owned property | <u>152,717 sq.ft.</u> | <u>3.5 acres</u> |
| TOTAL | <u>952,512 sq.ft.</u> | <u>21.9 acres</u> |

(1) Selection of Area and Boundaries

- (a) The Emanuel Hospital is one of the major non-profit, privately-owned general hospitals serving the Portland area and is located on Portland's east side in the area commonly referred to as the "Central Albina District."

A study made by the City of Portland's Planning Commission discloses that the Central Albina District is generally a blighted area in its entirety and recommended that the district be given top priority to undergo study activities leading to an urban renewal program.

In 1963 the Portland Development Commission, the Local Public Agency for the City of Portland, adopted a resolution setting forth its intent to study ways and means of revitalizing the Central Albina District. It was determined by the Portland Development Commission staff that it was more appropriate to undertake the preparation of a General Neighborhood Renewal Plan (GNRP) for the Central Albina District due to the size of the area involved. Under such a program urban renewal activities would be initialed in stages over a period as long as eight (8) years, consistent with financial resources available.

Emanuel Hospital, located within the above district, has an urgent need for the immediate expansion of its present facilities, not only to meet the normal requirements of the community it serves, but also to provide the additional hospital facilities necessary to serve adequately the Medicare Program for the elderly. Due to the critical time element, any delay created by the preparation of a GNRP for the Central Albina District, with Emanuel Hospital as the first project, would seriously

retard the Hospital's expansion program and result in a disservice to the community. The Department of Housing and Urban Development has advised that approval of a GNRP would not be a prerequisite to the commencement of the Emanuel Hospital survey and planning for a Section 112 urban renewal project. Confirmation was received in correspondence from the Department of Housing and Urban Development dated August 12, 1966.

- (b) The major factor which determined the proposed boundaries for the Emanuel Hospital Project is the amount of area which the Hospital will require for full expansion of its facilities to meet present and future needs of the community it serves. A long-range development plan has been prepared by the Hospital based on a comprehensive study undertaken for the Hospital by Babcock, Hatfield, Hillman Jones Associates, outstanding consultants in hospital administration and design. Prior to this a program of development for Emanuel Hospital was completed by James A. Hamilton Associates, Hospital Consultants, which included a complete areawide planning survey to determine the need for hospital and health services in the community. The Project Area designated in this Application comprises sufficient land to permit Emanuel Hospital to implement its Development Plan in accord with the recommendations of its consultants. (See Exhibit E.)

Another factor in the selection of the project boundaries is one of physical characteristics. The site is bounded on the west and north by the Fremont Bridge Interchange with Interstate 5 North (under construction); on the east by N. Williams and N. Vancouver Avenues, carrying heavy north-south traffic; and on the south by N. Russell Street, a major traffic arterial.

- (c) On the west and adjacent to the existing hospital plant, the City of Portland, Department of Public Works, maintains shops known as the

"Kerby Yards" and "Stanton Shops". The construction of the Fremont Bridge Interchange with Interstate 5 North Freeway will divide the complex into two parts and will eliminate part of the facility. This action will require reorganization of the entire operation and removal of the materials storage function to another location to provide for present and future needs of the Department. The City has already expended a substantial sum in studies leading to such reorganization, and a contract has been awarded for design of the new "Kerby Yards."

Traffic generated by the Kerby Yards has had a decidedly detrimental effect upon the Hospital for a number of years. Travel through the Hospital development area by maintenance yard personnel and equipment must be terminated as soon as possible to the mutual benefit of the Hospital and the City. The Kerby Yards have been included, therefore, within the proposed boundaries of the Emanuel Hospital Project, although this public facility will not require renewal action per se, in order that appropriate solutions to the traffic and noise problems associated with the Yards may be coordinated with the development of the Hospital complex.

- (d) The Project Area is of a reasonable size (76.4 acres) to achieve efficiently the urban renewal objectives. The area owned by the City of Portland on which the Department of Public Works maintains operation shops is relatively a minor portion (4.0 acres) of the total project area. The Project Area boundaries have been delineated in such a manner as to provide a stable area

R 103 REPORT ON URBAN RENEWAL AREA, Cont'd

after development. In terms of both financial and relocation requirements, the area delineated will place neither a financial nor a relocation burden upon the City of Portland's resources. Boundaries of the area were determined without consideration of race, creed, color or national origin of the residents.

(2) Eligibility Requirements

Building and environmental deficiencies are present in a sufficient degree to qualify the area under Section 112, Category VII, as a hospital project.

There are a total of 188 major buildings within the project area. Based on an exterior survey of these structures, 180 major structures were found to be in a substandard condition, or 95 percent. A combination of other environmental deficiencies such as, inadequate street layout, incompatible land use, overcrowding of buildings on land, excessive dwelling density, and obsolete buildings not suitable for improvement also exist. (See Item J of HHFA Form H-6101, Code No. R 102). In recent years, hospital expansion has represented the only significant new land use development in the area.

Clearing and redevelopment of this area will remove the blighting influences and tend to stabilize the area in terms of a hospital for Community Improvement.

(3) Treatment Criteria

The proposed treatment for the Emanuel Hospital Area is clearance and redevelopment for hospital use. The area owned and operated by the City of Portland, Department of Public Works, is within the redevelopment boundaries, as related above, but no urban renewal treatment of the public facility itself is contemplated.

R 103 REPORT ON URBAN RENEWAL AREA, Cont'd

Certain existing hospital buildings are to be excluded from the redevelopment. These will be included in the overall land reuse and hospital development plan.

- (a) More than 95 percent of the buildings, not including accessory outbuildings, are structurally substandard to a degree requiring clearance.
- (b) Blighting influences are very much apparent in the area. (See Item J of the HHFA Form H-6101, Code No. R 102).
- (c) Over the past few years, a number of structures within the Area have been gutted by fire. These partially-destroyed buildings still remain in the Area in their hazardous condition. Such a condition is detrimental to the health and safety of the community.

(4) Map of Locality

A map identifying the following areas is attached hereto as Exhibit A.

- (a) Major area of the City Limits of Portland.
- (b) Boundaries of the Emanuel Hospital Project.
- (c) Location of other Title I activities and the proposed GNRP in the Central Albina District.
- (d) Portland Central Business District.
- (e) Major thoroughfares, both existing and under construction. Federal Aid is being received for planning and construction of the Fremont Bridge and Interstate 5 North. Preparations for construction of the Fremont Bridge Interchange with Interstate 5 are underway.

(5) Land Use Map

A land use map identifying the following areas and existing conditions is attached hereto as Exhibit B.

- (a) Boundaries of the Emanuel Hospital Project.
- (b) The area tentatively proposed for clearance and redevelopment.
- (c) Existing land uses in the Emanuel Hospital Project.
- (d) Generalized existing land uses in the surrounding area.

(6) Map of Project Area Conditions

A structure condition map identifying the blight and deterioration of the Emanuel Hospital Project is attached hereto as Exhibit C.

(7) Flooding Protection Measures

All available information on topographic, subsoil, and flood conditions indicate that special site preparation or land protection problems do not exist. The area is substantially higher in elevation than the nearest major water source, being that of the Willamette River. (See Exhibit A).

(8) Project Eligibility Under Section 112

Emanuel Hospital qualifies under Section 112, Category VII. (Non-Cash Local Grant-in-Aid credits are to be claimed.) Emanuel Hospital can be defined as providing the functions of care and treatment of the ill and injured with a competent administration staff, doctors, and nurses to perform these functions adequately. Their equipment conforms to the highest medical standards, both in performance and sanitation requirements. The Hospital has adequate housing,

R 103 REPORT ON URBAN RENEWAL AREA, Cont'd

kitchen, and laundry facilities. An additional recognition of facilities is attested to by the Certificate of Accreditation issued on accreditation of hospital to Emanuel Hospital as the result of a survey conducted by the Joint Commission on Accreditation of Hospitals.

Emanuel Hospital qualifies as a non-profit hospital and is licensed by the City of Portland, State of Oregon and United States Federal Government as a participant in the Medicare Program.

Documentation numbers are as follows:

- (a) City of Portland License No. 20379
- (b) State Board of Health License No. 56
- (c) Medicare No. 38-0007

No part of the net or accrued earnings of the hospital is allocated to benefit any private shareholder, individual, or group of individuals. The proposed area includes the principal existing hospital buildings and can be enclosed by a radius line not more in distance than one-fourth mile in any direction from the principal existing hospital buildings.

(9) Local Law Requirements

State and local law do not require that the Project Area be designated by the Planning Commission or any other agency as a proper project area.

(10) Topographical Features or Subsoil Conditions

No unusual topographical or subsoil conditions within the project are now known to exist.

(11) Project Housing Supply

The project will result in a reduction in the supply of housing within the bounds of the project. However, the area surrounding the project will have adequate housing to relocate those displaced.

- (a) The project is expected to develop new housing for nurses and interns early in the development program.

The hospital has long-range plans which include a 140 unit senior citizen apartment building. Being a non-profit organization these units could come under the rent supplement program. It would not be of help in reducing the relocation work load once the project was under execution.

- (b) Community efforts are being made as follows to make additional housing available to minority groups:
1. The Local Urban League staff and the Greater Portland Council of Churches provide assistance to non-white families to meet obstacles when moving into new neighborhoods. This assistance is in the form of counseling with the prospective tenant and the landlord and, if there is a bonafide grievance, helping the aggrieved party to file a claim with the Civil Rights Division of the State Bureau of Labor if it appears warranted.
 2. The Civil Rights Division of the State Bureau of Labor and the Local Human Relations Commission investigate and take appropriate action in any case where local citizens have been denied rights under the State Civil Rights Law.

3. The Greater Portland Fair Housing Council is working to educate rental agencies, real estate firms, apartment house owners, builders, and community committees to remove any biases which prevent non-white citizens from obtaining housing in any specific area.
4. The Portland Board of Realtors has issued a strong statement of policy regarding discrimination by its members. It is backing this statement by action to prevent its members engaging in any form of discrimination against a person due to race, religion, color or national origin and to condemn actions by anyone in the real estate business who condones or encourages discrimination against any racial, religious, or ethnic group.

The Federal Housing Administration is actively seeking sponsors and locations for Rent Supplement Housing and are presently working with tentative plans for a total of 238 units. FHA has Rent Supplement Housing in operation in Vancouver, Washington, which does not help the Portland situation significantly. No construction dates have been set for any of the four projects now in the planning stage. The FHA is in consultation with the Greater Portland Council of Churches and other non-profit groups in Portland concerning construction of additional Rent Supplement Housing.

The Portland Development Commission is providing a site in the Albina Neighborhood Improvement Project, just north of the Emanuel Hospital Project boundaries, for 26 units to be constructed under the 221(d)(3) program and rented under the Rent Supplement Program. The Commission has conferred with owners of sub-standard vacant apartment buildings and urged their consideration of the Rent Supplement Program to enable them to rehabilitate the units and place them on the market.

The Housing Authority of Portland has been allotted 1,000 units under the Section 23 Leasing Program and has been completing negotiations with property owners at the rate of about 40 units per month toward this goal. When families on the Portland Development Commission relocation workload who are eligible for low-cost public housing prefer not to enter a Housing Project but rather to take advantage of the Leasing Program, the Portland Development Commission contacts the owners of suitable rental units and places them in contact with the Housing Authority. Upon completion of leasing arrangements between the property owner and the Housing Authority, the eligible relocatee assumes occupancy of the housing unit at the rental rates charged by the Housing Authority.

The Housing Authority has purchased property for construction of 300 units for the single elderly and hope to begin construction during 1967 and have occupancy by late 1968. They are negotiating with the City for construction of about 70 units for families in the Hillside area.

(c) The Portland Development Commission enjoys excellent rapport with executives of the various community committees and associations. The Commission will continue its endeavors with these groups to resolve minority group problems by consulting with the leadership of groups which represent various facets of minority group life in Portland concerning the problems presented by eliminating the housing in the Emanuel Project area, and the problems of relocating those displaced. These consultations will be on individual and/or group levels. Extant organizations to be consulted include the following:

ALBINA BOOSTERS CLUB
URBAN LEAGUE
NATIONAL ASSOCIATION FOR THE ADVANCEMENT OF COLORED PEOPLE
ALBINA MINISTERIAL ASSOCIATION
ALBINA CITIZENS WAR ON POVERTY COMMITTEE
ALBINA NEIGHBORHOOD SERVICE CENTER HOUSING DEPARTMENT
ALBINA NEIGHBORHOOD COUNCIL
ALBINA NEIGHBORHOOD IMPROVEMENT ASSOCIATION
HUMAN RELATIONS COUNCIL
FAIR HOUSING COUNCIL

On the basis of these consultations, the staff will consider proposals from any group to relieve the housing situation and will sponsor a joint consultation to evaluate these proposals. The Portland Development Commission will then seek to act as a catalyst in implementing the recommendations made by the various groups.

(12) Condition of Surrounding Area

The neighborhood surrounding the Emanuel Hospital area is constantly declining due to extensive physical deterioration and economic depression. According to a study conducted by the Portland Planning Commission in 1962, there is no trend towards new construction in the area that might serve to counteract the age and deterioration of the surrounding neighborhood. Over a five-year period from 1957 through 1961 there had been no building activity in the area other than minor remodelings with the exception of Emanuel Hospital additions and construction of the Knott Street Center. Total building volume in the entire Albina Area amounted to approximately 3.5 million dollars, or about one percent of the total city volume. Of this total, 2.8 million dollars were accounted for by Emanuel Hospital and the Knott Street Center. Commercial development accounted for \$614,000, almost all of which is located at the extreme southern edge of the area along Broadway, or west of the freeway. No new construction was done in the Williams commercial district. Industrial construction amounted

to \$134,000 and residential construction totaled about \$20,000. Construction other than that generated by Emanuel Hospital or the City during the five-year period accounted for about one-quarter of one percent of the total volume in the city.

The surrounding area contains a disordered collection of mixed land uses and deteriorated and dilapidated buildings. The vacancy ratio in commercial structure is extremely high, and the incidence of crime is far above the city average. Most of its residents are in the low-income bracket. According to appraisers' data gathered in 1965, most of the structures surrounding the Emanuel Hospital area are at least 46 to 60 years old, at least 50 percent of these being substandard. The 1960 U. S. Census of Housing showed that about 50 percent of the buildings were unsound.

The evidence available through census and other sources leaves little doubt that the surrounding area bears most of the characteristics of a district in an advanced stage of blight.

(13) Anticipated Land Use Plan

The entire area including existing hospital buildings and city shops is to be redeveloped and integrated into the two following uses:

(a) Hospital Use

Emanuel Hospital's development program is based on comprehensive, detailed studies and analyses by two hospital consulting firms.

James A. Hamilton Associates, whose basic projection of community growth and development through 1980 incorporated population trends

in specific Emanuel service area, anticipates construction by other area medical institutions and indicates other factors affecting future hospital development.

Babcock, Hatfield, Hillman and Jones Associates, who interpreted basic findings in terms of the potential impact of current medical, political and demographic trends on hospital utilization over that period.

Emanuel Hospital today is one of the largest short-term, acute core voluntary hospitals in Oregon. It serves 16 percent of the total patients hospitalized in the 15 metropolitan area hospitals. To continue to meet the changing and expanding needs of its patients in the future, the Board of Directors and administration has developed the following phasing as a sound and appropriate program for meeting Emanuel's share of the responsibility for community health. The program is divided into four phases.

PHASE I

Clinic Building - Interim structure to be built on hospital-owned property.
Professional Building - This building will be located on N. Vancouver Avenue between N. Graham and N. Stanton Streets, in all of block RS-2.

PHASE II

New Hospital Building - The site planned for this nine-floor general hospital structure is block AB-3.

Laundry and Heating Plant - Hospital expansion will cause an increase in these service facilities. The site planned for this building is block E-1.

Extended Care Facility - Impact of Medicare will cause a demand for a nursing home adjacent to the general hospital. The projected site for this building is in block R-15.

PHASE III

Self-care Unit - Centralized within the hospital complex there is need for a "self-care" unit patterned after a motel design. The location planned for such a unit is adjacent to the Extended Care Facility in block R-9.

Auditorium - There is a need for an auditorium in which to program medically-oriented meetings. The location planned for this is in block A-2.

Extended Care Expansion - The high percentage of Portland's elderly patients is expected to cause an increase in this facility of which the basic unit will be constructed in Phase 2.

PHASE IV

Senior Citizen's Residence - A retirement home adjacent to the major hospital is to be located in a superblock made by unification of blocks E-4 and RS-5.

Employee Apartment Building - This building is highly desirable due to the round-the-clock shifts required by hospital operation. This unit is to be constructed in blocks E-3 and E-2.

Hospital Expansion - Further expansion is projected for the new hospital building located in block AB-3.

Professional Building - Further expansion is projected for construction of a second unit adjacent to the unit built in Phase 1.

(b) City of Portland, Department of Public Works' Use

The proposed Fremont Bridge Interchange will divide the Department of Public Works' maintenance and shop operation into two parts and will eliminate "Morris Yard," a major portion of the operation. Due to the above division of the properties, the entire operation will have to be reorganized and the eliminated facilities replaced. The Portland City Council authorized a study by Schmeer and Harrington covering the reorganization of the maintenance shops and yards. Their feasibility study covered the following:

1. Reorganizing the Public Works Department's maintenance shops and yards to meet present needs and to provide for future expansion.
2. Eliminate duplication of services and facilities and to centralize warehousing and purchasing so that the public interest can best be served by combining the above operations with related facilities.
3. Provide additional space for a physical testing laboratory and storage area for the City Auditor's records.

In order to implement the proposed study, land will have to be purchased within the project boundaries adjacent to the present Stanton and Kerby Yards--that land being the remainder of private-owned property in blocks P-13 and R-13.

The two land uses and the areas involved are shown on the Proposed Site Plan, Exhibit D.

Certain parcels within the project boundaries are not to be acquired by the LPA because they are presently owned either by the Emanuel Hospital or the City

of Portland. Real property not designated for acquisition are shown on the Existing Land Use Map (Exhibit B) as Public or Semi-public property.

Their locations are as follows:

| BLOCK | OWNER |
|-------|-------------------------------|
| RS-7 | Nurses' Home - Hospital |
| AB-4 | Existing Hospital |
| AB-1 | Interns' Apartment - Hospital |
| P-14 | Stanton Shop - City |
| P-13 | Kerby Yard - City |

Inclusion of these real properties is necessary to bring the project area to sound boundaries. Inclusion is further necessary to achieve urban renewal design objectives for the total project area.

There is no land conflict with the State Highway Department on the west boundary. The project boundary on the west goes up to the boundary established by that property the State is purchasing for their right-of-way needs.

The land disposition program by the Urban Renewal Agency will be staged to harmonize with the projected development plan for both the Hospital and the City. The timetable for hospital expansion is based on a 10-year program. The City of Portland is urgently in need of land within the project to develop their reorganization plan. It is anticipated that land acquired by the Urban Renewal Agency can be sold to both redevelopers within a time element of four (4) years upon receipt of an approved project by the Federal Government.

(14) Water Pollution

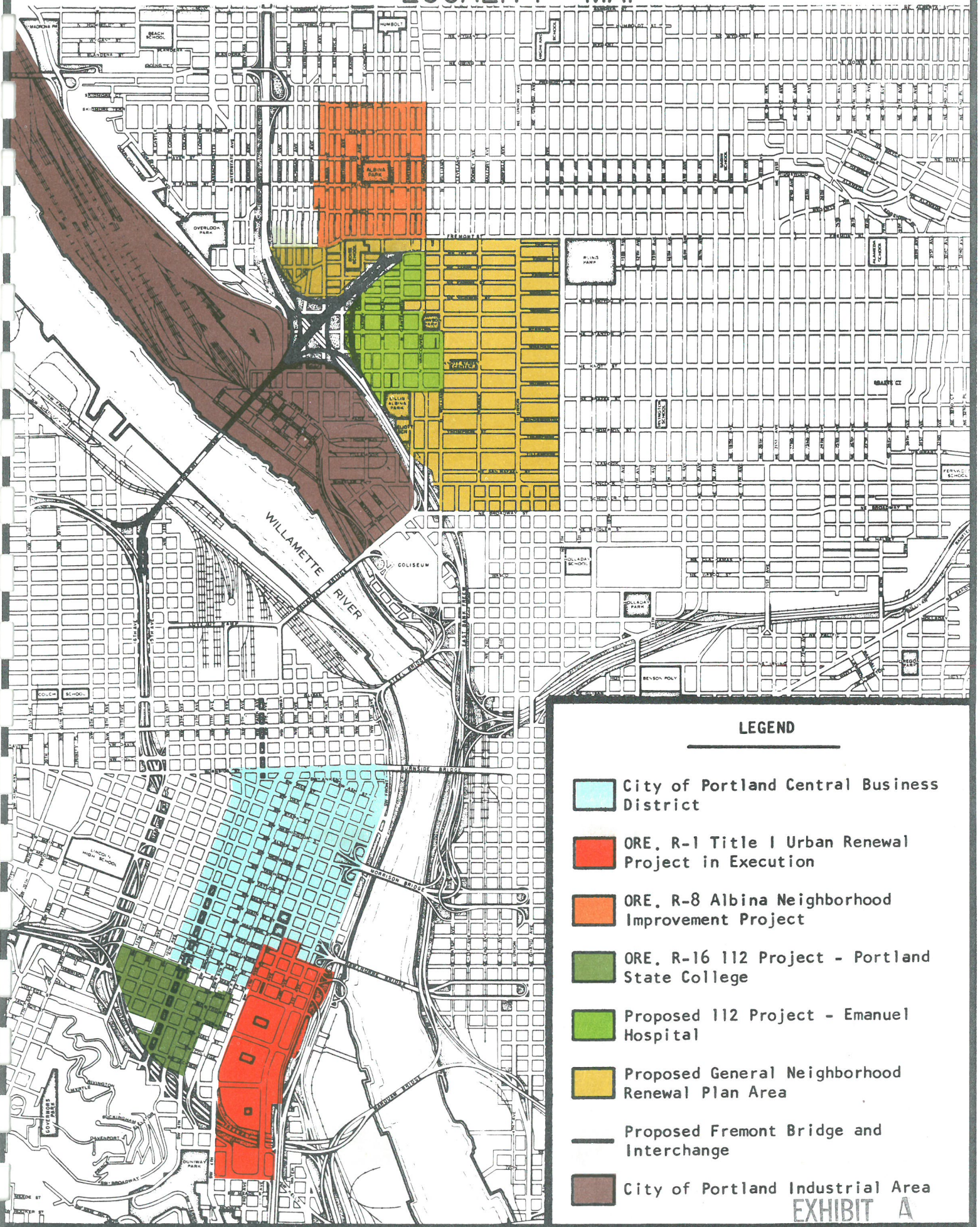
The present storm water and sanitary sewage are commingled in the same system in the Emanuel Hospital area. The existing system does not create any pollution problems; however, it is anticipated that when the project is in execution stages, the present system will be separated into two (2) systems.

(15) National Goals and Urban Renewal Priorities

There is little doubt that the greatest concentration of Portland's urban blight can be found in the Albina area encompassing the Emanuel Hospital. This area contains the highest concentration of low-income families and experiences the highest incidence rate of crime in the City of Portland. Approximately 75% to 80% of Portland's Negro population live within the Albina area. The area contains a high percentage of substandard housing and a high rate of unemployment. Conditions will not improve without a concerted effort by urban renewal action. The municipal goals as established by the Community Renewal Program for the City of Portland further stresses the urgent need to arrest the advanced stages of blight. The study area submitted in the City of Portland's Model City Demonstration Program encompasses the proposed Emanuel Hospital Project. This expanded medical center complex will provide the necessary direct medical and health services which are badly needed in the study area.

The policy guidelines set forth in Local Public Agency Letter No. 418 establish three (3) basic goals to which the Emanuel Hospital Project must contribute. The following information depicts how this project will contribute to and advance these national goals.

LOCALITY MAP



LEGEND

-  City of Portland Central Business District
-  ORE, R-1 Title I Urban Renewal Project in Execution
-  ORE, R-8 Albina Neighborhood Improvement Project
-  ORE, R-16 112 Project - Portland State College
-  Proposed 112 Project - Emanuel Hospital
-  Proposed General Neighborhood Renewal Plan Area
-  Proposed Fremont Bridge and Interchange
-  City of Portland Industrial Area

- (a) Conservation and expansion of the housing supply for low and moderate income families.

The local office of the Federal Housing Administration was requested to make a preliminary determination on the feasibility of constructing 221(d) (3) housing units within the project boundaries. The area proposed for study is indicated on the Proposed Master Plan for Emanuel Hospital (Exhibit E). In review of the hospital's long-range land re-use program, they consider it suitable and desirable to devote this area to low and moderate income family housing units. Such use of the site would be appropriate and compatible with the Hospital's plans for the general northern area of the Project. The Hospital does not desire to develop a housing project of this type, but would encourage local private construction and operation through the Federal Housing Administration program.

The Hospital, through its various outpatient clinics, would be ideally situated to conduct extensive health-care services for the occupants of such a housing unit. Emanuel Hospital presently conducts medical residency programs in Internal Medicine, Surgery, Orthopedics, Neurology, Obstetrics, Gynecology, along with outpatient clinics for each of these services. Patients who are "medically indigent" are treated without charge in these clinics and, if hospitalization is needed, inpatient care is extended.

The opinion of the Portland office of the Federal Housing Administration is stated in their letter dated June 27, 1967 (See Exhibit F) and acknowledges the need for an additional low-income housing supply in this area

R 103 REPORT ON URBAN RENEWAL AREA, Cont'd

of Portland. They have established a Land Use Intensity Rating of 5 as being appropriate; however, this could be altered by future plans.

The Land Use Intensity Rating as assigned by the FHA to a proposed housing site outlines the maximum land use intensity that FHA will accept for a development of a particular site with FHA-insured financing. The development must, of course, meet other applicable standards, including compliance with the regulations of local public authorities. This intensity rating prescribes the maximum number of living units per acre allowed, plus other standards such as open space, recreation space, and car storage requirements. The following table delineates the number of living units FHA will allow for the site, which covers an area of 180,000 sq.ft. or 4.1 acres.

| <u>FLOOR AREA SQ.FT.</u> | <u>LIVING UNITS PER ACRE</u> | <u>LIVING UNITS PER 4.1 ACRES</u> |
|------------------------------|----------------------------------|---------------------------------------|
| 871.2 | 20 | 82 |
| 1,089 | 16 | 65.6 |

The Real Estate Supervisor for the Portland Development Commission has conducted a survey of the study area and concurs that the proposed plan for a 221(d)(3) housing unit would greatly improve the housing needs for both the Emanuel Hospital and Albina areas. Such a facility would greatly alleviate the housing need and enhance residential rehabilitation in the adjacent Albina Project (ORE. R-8).

The construction of a 28 unit 221(d)(3) housing project has been started in the Albina Neighborhood Improvement Project, ORE. R-8.

This housing project is located one block north of the northern boundary line of the proposed Emanuel Hospital Project. The local Federal Housing Administration office has received the required application and fee from Alpha Corporation for the construction of these units. Acquisition of the land by Alpha Corporation from the Portland Development Commission is now being negotiated. A pattern of combined development such as this is beneficial to the need for additional low-cost housing in this neighborhood.

Five of Portland's eight existing public housing projects are located within a short distance from the Emanuel Hospital area. These projects contain a total of 232 units and comprise about 1/3 of Portland's total public housing. In addition, 200 of an authorized 1,000 lease-housing units are now under contract. Approximately 40% of these 200 lease-housing units are located within the near vicinity of the Hospital. The Albina Neighborhood Improvement Project ORE. R-8 is also providing sites for the construction of new housing through spot clearance of dilapidated buildings.

An important factor that must be considered at this pre-planning stage is that the Emanuel Hospital is located within the study area contained in the City of Portland's Model City Demonstration Program. Any housing development such as the proposed 221(d)(3) must be in harmony with the overall community pattern as established in the execution of the Model City Program. As indicated by the Model City Application, a large proportion of the housing in the study area is substandard. One

of the prime goals will be to remove or upgrade at least 90% of the substandard housing. When the Model City Program is in execution, the community pattern established to bring about an upgrading of housing conditions may dictate that rent supplement housing should be developed in a more appropriate area. The rehabilitation of the total area including the Hospital must be so programmed to bring about a well-established community development. It must be consistent with the established goal for the entire city as portrayed by the Comprehensive Development Plan for the City of Portland.

(b) Development of new employment opportunities.

The Emanuel Hospital performs two important functions which are related to the development of new employment opportunities. The medical expansion program and the medical education program sponsored by the Hospital will stimulate job opportunities within the Portland area.

1. Hospital Sponsored Programs

Since its founding, Emanuel Hospital has been dedicated to education in the field of health careers, thus stimulating employment. The Hospital's governing authority has always believed that active teaching programs result in improved patient care and assist the community by providing persons carefully educated in the care of the sick. The program is of such a size and nature that it demands a full-time Director of Medical Education.

The School of Nursing, being the largest of the training programs, was first started in 1912. The members in the graduating class of

1965 have brought the total number to 1,921 students who have completed this course of study in the Emanuel School of Nursing. Nursing education at Emanuel Hospital is a three-year course of correlated classroom learning and clinical practice. Students spend at least one quarter in each clinical area: Medicine, Surgery, Orthopedics, Operating Room, Maternity, Pediatrics, and Psychiatry. Classes are also offered at Emanuel Hospital for Licensed Practical Nurses, who learn as they learn in a program sponsored by the Portland Public Schools Department of Adult and Vocational Education.

Nurses' Aides, who assist in a number of hospital areas, are eligible to enroll in six-weeks training programs. Aides provide auxiliary patient care--also under the supervision of a registered nurse.

Pharmacy internships are offered students enrolled in accredited schools of pharmacy. These students must serve a 2,400 hour internship following completion of their sophomore year at college.

An opportunity to practice hospital ministry in two educational programs conducted under the supervision of the Hospital Chaplaincy Department is offered chaplaincy residents and interns. In addition, the Department also offers 12 weeks of education and experience each summer for ministers and theological students who wish to become familiar with hospital ministry.

Emanuel Hospital has a two-year program for X-Ray Technologists. The 12-month program for Medical Technologists is offered after completion of three years in an accredited college. During their year at the Hospital, required study courses include: Principles of Hematology, Clinical Bacteriology, Radioisotope Technique, Clinical Parasitology and related courses.

Another education program consists of a four-year course of Apprentice Engineers. This program involves the many mechanical functions necessary to the Hospital and offers training in areas such as: air-conditioning and maintaining the complicated electronic equipment.

A series of in-service training programs are continually conducted by the Hospital. These programs will be expanded with the anticipated hospital development program and will offer more job opportunities to meet the increasing demand for such training.

2. Hospital employment opportunities due to plan expansion.

Emanuel Hospital's current employment statistics are as follows:

Full-time - 826; Part-time - 214; Temporary - 28

The total payroll expense for the year 1966 was \$5,666,640.

1968 - The completion of the construction of the Professional Office Building will offer employment opportunities to 88 persons. Additional payroll would amount to approximately \$550,000 per year.

R 103 REPORT ON URBAN RENEWAL AREA, Cont'd

1969 - The completion of the first phase Nursing Home (extended care facility) will offer employment opportunities to 80 persons. Additional payroll would amount to approximately \$480,000 per year.

1972 - The completion of the new Hospital Building will increase capacity to 522 beds and expand the outpatient facility.

This will offer employment opportunities as follows:

Inpatient Facility - Full-time - 40 persons - \$250,000 payroll

Part-time - 15 persons - 60,000 payroll

Outpatient Facility - Full-time - 20 persons - 135,000 payroll

Part-time - 5 persons - 15,000 payroll

1974 - Completion of self-care, motel-type facility will offer employment opportunities to 10 full-time persons with an additional payroll amounting to approximately \$65,000 per year.

Completion of the Auditorium will offer employment opportunities to 5 full-time persons with an additional payroll amounting to approximately \$33,000 per year.

Completion of the final stage of the Nursing Home (extended care facility) will offer employment to an additional 70 persons with an additional payroll amounting to approximately \$420,000 per year.

The above projections are based on a seven-year expansion plan. The net results for this period, based on the minimum wage which currently is \$1.78 per hour and projecting the salary benefits that currently

R 103 REPORT ON URBAN RENEWAL AREA, Cont'd

have been agreed to in contracts with the Building Service Employees Union (Local No. 49), the International Union of Operating Engineers (Local No. 87), and other professional groups such as nurses, laboratory technicians, X-ray technicians, physical therapists and pharmacists, are as follows:

Increase full-time positions - 313

Increase part-time positions - 20

Total additional payroll: \$2,008,000; making the total payroll \$7,375,000 per year.

Projected job classifications increase due to hospital expansion.

Technical and Professional

| | | |
|------------------------|-----------------|-----|
| Nurses Registered | | |
| Laboratory Technicians | | |
| X-ray Technicians | | |
| Physical Therapists | | |
| Pharmacists | | |
| | Total full-time | 105 |
| | Total part-time | 6 |

Skilled and Unskilled

| | | |
|---------------------------|-----------------|-----|
| Nurses Aides | | |
| Nurses Practical | | |
| Building Service | | |
| Operating Engineers | | |
| Stenographers | | |
| Cleaning Occupation | | |
| Gardner and Groundkeeping | | |
| Mechanic Helpers | | |
| Cook Helpers | | |
| Food Servers | | |
| | Total full-time | 208 |
| | Total part-time | 14 |

An additional phase of major importance to the employment factor is the many indirect service businesses which are dependent upon the

R 103 REPORT ON URBAN RENEWAL AREA, Cont'd

hospital as a business source. These consist of the hospital supply salesman to the delivery truck driver. It has been determined under a special tabulation that during an average month there are 124 such service calls made at the hospital. The hospital expansion program will definitely result in an increase of these service calls.

Presently the hospital is rated as being a 480 bed medical center. The long-range development program will increase this capacity to a total of 700 beds. Basing the accelerated demand of these service calls on the hospital bed capacity, this would result in an estimated 174 service calls, or an approximate increase of 40%.

In 1965 the Urban League of Portland conducted a survey of the Heads of Households in the core of the area surrounding the Emanuel Hospital to determine the degree of unemployment. The survey area encompassed roughly 380 square blocks involving 1,686 households. The tabulation below illustrates the unemployment picture.

Total number of households surveyed 1,686

Number of heads of households on:

| | |
|------------------|--------------|
| Retirement | 89 |
| Pensions | 39 |
| Social Security | 121 |
| ADC | 130 |
| Welfare | 80 |
| Income Elsewhere | 964 |
| Unemployed | 263 |
| Total | <u>1,686</u> |

Percentage of unemployed heads of households: $263/1,686 = 15.6\%$

Analysis of the above statistics indicates that the unemployment rate could be much higher than 15.6% because this figure reflects only unemployed heads of households. It was not determined how many other members of each family were "employable" and unemployed. Assuming that an average of at least two persons per household in the area were employable, the overall unemployment rate could be much higher.

It is evident that there is an acute need for employment opportunities for these low-income families. Unemployment statistics in the area around the proposed Emanuel Hospital Project are far above national averages. Nationally, the rate of unemployment is 4% as of June, 1967. A further breakdown shows that 3.3% of the white population and 7.8% of the non-white population nationally is unemployed as of June, 1967. The Portland Metropolitan area currently has a rate of unemployment of 4.3% as of June, 1967.

When the Emanuel Hospital expansion is completed, additional personnel will be needed to staff and maintain expanded operations. Hospital projections indicate that 208 jobs will have to be filled by skilled and unskilled workers on a full-time basis. Fourteen part-time skilled and unskilled workers will also be needed. The proposed Emanuel Hospital Project will create employment opportunities for the residents of the area and also will be a major step in the process of rehabilitation of this economically disadvantaged neighborhood.

(c) Renewal of areas with critical and urgent needs. (See also Section R 102)

The Existing Structures and Condition Map (Exhibit C) of this section shows that the Emanuel Hospital area is a physically deteriorated, economically depressed section of the city. A review of the building permits issued over the past five years shows almost no building activity other than minor remodeling with the exception of Emanuel Hospital additions. Of the 188 buildings located within the Project boundaries 95% are deficient. There is no new building trend other than that generated by the Hospital which would serve to counteract the deterioration of the area.

The age of the structures varies between 50 and 70 years, and the effects of this advanced age can be found throughout the area. More than 10½% of all fire calls within the City are reported in the Emanuel Hospital area. Nearly 12½% of these fires are caused by faulty electric wiring and 17% by faulty heating systems. The vacancy ratio in the commercial structures along N. Williams Avenue is extremely high and the incident of crime is far above the city average. The area bears most of the characteristics of advance stages of urban blight.

In order to achieve an up-grading change to the area, Urban Renewal can be utilized to remove the existing blight and prepare land for the re-use market. The area can be stabilized through the Emanuel Hospital expansion program and the development of badly needed low-cost housing. Such housing developed in the northerly portion of the Project would integrate well with the Hospital expansion program projected for that portion of the area. Immediately south of this proposed low-cost housing site, the Hospital is planning the construction of Senior Citizen housing, an

additional nurses' home, and a self-care motel. This plan consideration locates future housing of all types in the northern portion of the Project. South of this area the Hospital will develop the general medical service facilities. (See Exhibit E)

Emanuel Hospital has invested heavily in raising the level of health care in Portland and the surrounding communities. The Board of Directors have consistently recognized their obligation to provide such facilities for their communities. The Hospital serves 16% of the total patients in the 15-hospital metropolitan area of Portland and has the largest obstetric service in the State of Oregon. One out of three babies born in Portland is born in Emanuel Hospital. Multnomah County residents comprise 78.8% of the Hospital's admissions; Clackamas County, 6.4%; Washington County, 3.6%; Columbia County, 0.8%; Hood River County, 0.2%; Tillamook County, 0.6%; and the State of Washington, 3.4%. Emanuel Hospital is the largest short-term acute care, non-profit voluntary hospital in the State of Oregon and is planning for the years ahead when Medicare will become a greater part of the overall hospital program. This will require expansion of present facilities and an increase in staff personnel in order that better care for the aged can be provided.

The largest building complex of an industrial nature in the Project area is that of the City-owned shops west of N. Kerby Avenue adjacent to the proposed N. Fremont Street off-ramp. Due to the character of this particular area, it is well suited for such space utilization. The City of Portland is now currently involved in the expansion of these facilities

which will enable the City to eliminate duplicate services and reorganize the Public Works Department into a more efficient operation as well as further relieve the area of blighting conditions that now exist.

There are many social service and welfare organizations presently active in the Albina area where Emanuel Hospital is located. These organizations deal with the many social problems normally found in a blighted area. Should problems arise due to urban renewal, all efforts will be made to provide assistance to the family involved through the organization designed to cope with the specific problem. The principle agencies and their particular area activities which directly relate to the national goals are:

Employment

- Neighborhood Service Center
- Neighborhood Youth Corps - City of Portland
- Oregon State Employment Service
- Youth Opportunity Center
- C-CAP Community Action Program

Housing

- Neighborhood Service Center
- Specialized Service for Adults (Multnomah County Welfare)

Additional recognized agencies that deal with other phases of assistance to residents of the area are as follows:

Counseling

- Family Counseling Service
- Neighborhood Service Center
- Oregon State Employment Service
- Youth Opportunity Service

Education

- Model School Program
- Emanuel Hospital On-The-Job Training Program
- C-CAP Community Action Program

Family Services

Family Counseling Service
Neighborhood Service Center
Planned Parenthood
Specialized Services for Adults

Health

Emanuel Hospital Maternal & Infant Care Project
Medical Assistance for the Aged
Planned Parenthood

Legal Services

Legal Aid Program

Training

Neighborhood Service Center
Neighborhood Youth Corps
Oregon State Employment
Emanuel Hospital On-The-Job Training
Urban League On-The-Job Training
Youth Opportunity Center

Organizations contacted have expressed a desire to help coordinate and solve any problems that may arise.

(d) Balanced urban renewal program.

In summary, the proposed Urban Renewal Program will eliminate blight, provide low and moderate income housing, modernize an industrial area, and provide additional medical services urgently needed in the community. These developments will also provide employment opportunities for people from the low-income unskilled bracket up to the professional levels, employment being the most urgent need to the area. This conclusion is supported by the high percentage (15.6%) of unemployed Negroes in the Albina area. Further indication has been painfully demonstrated on July 30th and 31st during a racial riot in the Albina area. The out-

R 103 REPORT ON URBAN RENEWAL AREA, Cont'd

standing conclusion drawn from that racial disturbance was the need for employment. Governor Tom McCall said upon review of the causes, "The No. 1 worry of kids is employment." The Emanuel Hospital Project will have an important impact upon this unemployment problem. The Portland Development Commission will make every effort to hire unemployed and under-employed persons in the project locality to help with the planning and execution of the project, as required by LPA Letter No. 427.

Source of Data: Portland Federal Housing Authority
Emanuel Hospital Administration Staff
Portland City Planning Commission
Urban League of Portland
Oregon State Dept. of Employment

COMMISSIONERS
GLENN L. JACKSON, CHAIRMAN
MEDFORD
KENNETH N. FRIDLEY, MEMBER
WASCO
DAVID B. SIMPSON, MEMBER
PORTLAND



STATE OF OREGON
STATE HIGHWAY DEPARTMENT
5821 N. E. Glisan
Portland 97213

May 18, 1967

RECEIVED

MAY 18 1967

PORTLAND DEVELOPMENT COMMISSION

Mr. Frank G. Mair
Project Manager
Portland Development Commission
2000 S. W. First Avenue
Portland, Oregon 97204

Dear Mr. Mair:

I have examined a copy of your Existing Land Use Map in connection with the Emanuel Hospital Area Proposed 11.2 Project.

The area you have indicated to be taken by our East Fremont Interchange is essentially correct, and we have purchased the necessary right of way for this project. The project itself is in the design stage, and no definite date has been established for construction.

Very truly yours,


A. E. Johnson
Metropolitan Engineer

AEJ:sh

Enclosure



LEGEND

-  CITY USE
-  HOSPITAL USE

EMANUEL HOSPITAL AREA

PORTLAND DEVELOPMENT COMMISSION
 PORTLAND, MULTNOMAH COUNTY, OREGON

SCALE 1"=100'

REVISION

LAND USE MAP

3

COOPERATION AGREEMENT

The Emanuel Hospital Board agrees to provide an amount in cash and non-cash local grants-in-aid equal to one-third (1/3) of the net project cost as determined by the proposed Loan and Grant Contract between the Portland Development Commission and the Federal Government. The Emanuel Hsopital Board shall, prior to the submission by the Portland Development Commission of Part I of an Application to the Federal Government for a Loan and Grant Contract to carry out the Project, evidence satisfactory to the Portland Development Commission that the Emanuel Hospital Board has available then adequate cash or eligible non-cash credits in an amount equal to the estimated local share of net project costs.

The Emanuel Hospital Board agrees to acquire from Portland Development Commission all the property as required by their projected development plan less that amount to which the City of Portland will acquire for their development plan, and to pay to the Portland Development Commission for such property the fair reuse value therof as established in accordance with Federal and State laws and regulations. The Emanuel Hospital Board shall purchase the property at such time as the property is made available for development by the Portland Development Commission and shall develop the property in accordance with hospital use.

EMANUEL HOSPITAL BOARD, Acting
By and Through

BY: /s/ Paul R. Hanson

TITLE: Administrator



PROPOSED MASTER PLAN FOR EMANUEL HOSPITAL

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

FEDERAL HOUSING ADMINISTRATION

520 Southwest Sixth Avenue
Portland, Oregon 97204

June 27, 1967

Mr. John B. Kenward, Executive Director
Portland Development Commission
2000 Southwest First Avenue
Portland, Oregon 97201

Re: Emanuel Hospital Project

Dear Mr. Kenward:

In response to your request, we have reviewed the proposal to develop the northerly two blocks of the Master Plan for Emanuel Hospital as residential.

The area is suitable for residential use and it is anticipated that the demand will come from both the project and the surrounding area. Development of projects under the Below Market Interest Rate Program for low- to medium-income tenants and under, the Rent Supplement Program for low-income tenants is feasible.

While further consideration will be given to the design feature in the Planning State, we have established a Land Use Intensity Rating of 5 as presently appropriate, although this could be altered by future plans.

A copy of our Land Planning Bulletin No. 7 is enclosed. This bulletin relates to the development of rental projects use of the Land Use Intensity Rating.

Very truly yours,

Oscar Pederson
Director

Enclosure

EXHIBIT F
R 103

NURSE STUDY REVAMPED

"Emanuel Hospital Monday announced a series of major changes in its nursing education program, all aimed at attracting more students in a field critically short of personnel.

According to Alfred E. Olson, president of the hospital's board of directors, the School of Nursing will admit potential students regardless of age or marital status, will permit them to marry while still students; permit off-campus residence under prescribed circumstances and will shorten the total academic-clinical program from 36 to 33 months, beginning with the class which graduates in 1968.

School Started in 1912

The school, opened simultaneously with the founding of the hospital in 1912, annually graduates about 28.6 per cent of Oregon's new nurses.

From 1963 to 1966, Emanuel graduated 335, of whom 112 remained on the hospital staff.

Emanuel is one of five schools of nursing in Oregon. The others are Good Samaritan in Portland and Sacred Heart in Eugene, both of which also offer a three-year "diploma" program, and the University of Oregon and University of Portland, which offer baccalaureate degree programs."

Source: Article in the OREGONIAN, July 11, 1967.

R 104 DESCRIPTION OF LOCAL HOUSING SUPPLY

(1) H-6101

Estimates of the number of site occupants in the Project Area and the number of families to be displaced are listed by category in Section R 102 on form H-6101.

A tabulation of concurrent displacement in other projects is shown below. The various projects will not proceed at the same time, so the relocation of all families involved will occur at different time intervals.

PROJECTED RELOCATION HOUSING NEEDS

| <u>TYPE OF GOVERNMENTAL ACTION</u> | <u>TOTAL NUMBER OF FAMILIES DISPLACED</u> |
|--|---|
| URBAN RENEWAL PROJECTS | |
| Project Name <u>South Auditorium - ORE. R-1:</u> | |
| <u>Area I</u> | <u>0</u> |
| <u>Area II</u> | <u>10</u> |
| Project Name <u>Albina Neighborhood Improve-</u> | |
| <u>ment Project - ORE. R-8</u> | <u>40</u> |
| Project Name <u>Portland State College -</u> | |
| <u>ORE. R-16</u> | <u>82</u> |
| Project Name <u>Emanuel Hospital Proposed</u> | |
| <u>112 Project</u> | <u>173</u> |
| HIGHWAY CONSTRUCTION | <u>585</u> |
| CODE ENFORCEMENT | <u>30</u> |
| OTHER - <u>Portland School District #1</u> | <u>0</u> |
| - <u>G. S. A.</u> | <u>2</u> |
| TOTAL | <u>922</u> |

R 104 DESCRIPTION OF LOCAL HOUSING SUPPLY, Cont'd

(2) Housing Supply (See also R103, Para. 11)

(a) Standard and Substandard Housing Units

According to the 1960 Census of Housing, there are in the City of Portland 115,816 standard housing units (sound and with all plumbing facilities).

The same source indicates 27,233 substandard housing units which are:

(1) sound, but lacking hot water; (2) sound, but lacking private toilet, bath or running water; (3) deteriorating; and (4) dilapidated.

(b) Private and public Units

The 1960 Census of Housing also indicates that of the 143,049 total housing units 51,673 are private rental units. The Housing Authority of Portland indicates that there are 918 public housing units built or being maintained as of June, 1966.

(c) Annual Turnover

Based on information supplied by Portland General Electric Company and Pacific Power and Light, the annual turnover rate in private housing units is estimated to be between 25% and 30%. The annual turnover rate in public housing units is reported by the Housing Authority of Portland as being 40%.

(d) Vacancy Ratio

Census figures show the overall vacancy rate for the City to be 5.7%.

A breakdown of this overall rate is shown below.

| | |
|--|--------------|
| Rate of vacancies for rent | 3.31% |
| Rate of vacancies for sale | .75% |
| Rate of vacancies NOT for sale or rent | <u>1.65%</u> |
| OVERALL VACANCY RATE | 5.71% |

R 104 DESCRIPTION OF LOCAL HOUSING SUPPLY, Cont'd

(e) New Construction

Material published in REAL ESTATE TRENDS, September 30, 1966, P. D-4, indicates that new dwelling units were built during 1964 and 1965 as indicated below. No figures are available for 1966. Figures are for the Portland urban area.

| | <u>HOUSES</u> | <u>APARTMENT UNITS</u> | <u>TOTAL</u> |
|-------|---------------|------------------------|--------------|
| 1964 | 3431 | 2587 | 6018 |
| 1965 | <u>3167</u> | <u>2557</u> | <u>5724</u> |
| Total | 6598 | 5114 | 11742 |

An indication of the range of sales prices of new houses can be derived from TRENDS, P. D-8, where the following figures are given:

| | <u>Under \$12,000</u> | <u>\$12,000-16,000</u> | <u>\$16,000-22,000</u> | <u>\$22,000 plus</u> | <u>Total</u> |
|---------|-----------------------|------------------------|------------------------|----------------------|--------------|
| 3-24-64 | 123 houses | 394 houses | 441 houses | 381 houses | 1339 houses |
| 2-26-65 | 61 houses | 318 houses | 575 houses | 358 houses | 1312 houses |
| 2-28-66 | 39 houses | 233 houses | 479 houses | 367 houses | 1118 houses |

This table included houses under construction or recently completed in the Portland urban area. Information from TRENDS, P. D-6, shows rental prices of units then under construction as follows:

| | <u>Under \$100</u> | <u>Over \$100</u> | <u>Total</u> |
|---------|--------------------|-------------------|--------------|
| 3-4-64 | 48 units | 128 units | 176 units |
| 2-26-65 | 40 units | 78 units | 118 units |
| 2-28-66 | 103 units | 120 units | 223 units |

Mr. Black of the Federal Housing Administration reports rental prices for private rental units as of March 31, 1966 as follows:

| <u>Under Section 221(d)(3)</u> | | <u>Section 221(d)(4)</u> |
|--------------------------------|------------|--------------------------|
| Studio Apts. | none | 95.00 |
| 1 BR | 80-95 | 82.50-99.50 |
| 2 BR | 90-110 | 97.50-119.50 |
| 3 BR | 100-107.50 | 130-139.50 |

R 104 DESCRIPTION OF LOCAL HOUSING SUPPLY, Cont'd

Within the last two years local builders have completed five 221(d) (4) developments totaling 390 units in the Portland area and three 221(d) (3) developments totaling 142 units.

(3) Estimated Relocation Costs

The estimated relocation planning costs are delineated in Section R131, Survey and Planning Budget under line item 1a.

We have determined staff requirements for the relocation survey in the Emanuel Hospital Project area based on the number of manhours spent by our staff conducting a similar survey in the Portland State College Project Area. It has been determined that two people could complete the survey and tabulation in a two month period, over and above the present relocation staff.

During project execution, the Portland Development Commission Relocation Staff will:

- (a) Contact all the area residents as soon after project execution as possible.
- (b) Encourage area residents to choose their new housing without regard to past discriminatory experiences, but consider only the area in which they would like to live and would find convenient.
- (c) Assure the residents of the Portland Development Commission's desire to help them buy or rent wherever they wish to do so.
- (d) Advise the Portland Fair Housing Council and NAACP of the opportunity the project relocation affords to educate the Portland community regarding open housing and encourage these groups to intensify their efforts to achieve de facto open housing in Portland.

R 104 DESCRIPTION OF LOCAL HOUSING SUPPLY, Cont'd

- (e) Assure residents that they have the cooperation of the Fair Housing Council and the NAACP in their efforts to seek housing wherever they desire.
- (f) Secure the active cooperation of the Civil Rights Division of the Bureau of Labor, the NAACP, and other groups in assuring the compliance with Oregon's Open Housing Statutes.

(4) Relocation Payments Estimate

It is presently estimated that 99 families, 74 individuals, and 29 businesses may enter the relocation workload and eventually receive relocation payments. Based on experience of the Local Public Agency in the South Auditorium Project, the following averages have been developed:

| <u>TYPE</u> | <u>NO.</u> | <u>AMOUNT OF RELOCATION PAYMENT TO EACH</u> | <u>TOTAL RELOCATION PAYMENTS</u> |
|----------------|------------|---|--------------------------------------|
| A. Families | 99 | \$ 124.00 | \$ 12,300.00 |
| B. Individuals | 74 | 46.00 | 3,400.00 |
| C. Businesses | 29 | 2,200.00 | <u>63,800.00</u> |
| Total | | | \$ 79,500.00 |
| | | ADJUSTMENT PAYMENT | |
| A. Families | 58 | \$ 350.00 | 20,300.00 |
| B. Individuals | 38 | 420.00 | 15,960.00 |
| C. Businesses | 21 | 2,500.00 | <u>52,500.00</u> |
| Total | | | \$ 88,760.00 |
| | | TOTAL PAYMENTS | <u>\$168,260.00</u> |

Low-income people will be relocated into low-cost public housing whenever feasible. Others will come under the Leasing Programs or Rent Supplement Program. We will work with the Welfare Department to get additional funds for housing when possible and through other agencies whose services may be useful.

R 104 DESCRIPTION OF LOCAL HOUSING SUPPLY, Cont'd

We will always strive to put displaced persons into standard housing, whether public or private, sales or rental, at a price they can afford to pay. A price they can afford to pay ranges from 16% to 45% of income. This spread of percentages of income is due to factors beyond our control. As much as 45% of income is being paid for housing by some recipients of welfare and as little as 16½% of income by some families in public housing. None will be required to pay more than 45% of their income for housing.

R 111 COMMUNITY REQUIREMENTS DATA

The first certification of a Workable Program for Community Improvement for the City of Portland was granted by the Housing and Home Finance Agency Administrator in 1957. Since that time the Workable Program has continued to meet requirements for recertification; the latest being granted on August 5, 1965, effective until August 4, 1966. The Workable Program for 1966-67 was submitted to the Department of Housing and Urban Development on August 4, 1966.

With the aid of a 701 Grant, the Portland City Planning Commission and the Portland Metropolitan Planning Commission have been conducting studies to update the City's Comprehensive Development Plan and prepare detailed plans for sections of the City. On July 19, 1966, the City Planning Commission approved an updated Comprehensive Development Plan for the City of Portland, copy of which was submitted to the Planning Section of HUD, Region VI, on October 28, 1966.

In addition, the City Planning Commission is preparing a Community Renewal Program under Federal Grant which, upon its completion, will establish a system of priorities for additional renewal and improvement activities to be undertaken by the community. Completion of this study is scheduled for December 31, 1966.

The neighborhood analysis of the proposed Emanuel Hospital Project Area has been completed in accordance with the City's Workable Program for 1966-67 and the area has been identified in Portland's Community Renewal Program for urban renewal treatment. The proposed project proposals are consistent with the objectives of the current Workable Program for Community Improvement which was submitted to HUD on April 7, 1967.

R 115 REHABILITATION AND CONSERVATION DATA

Not Applicable.

R 121 ESTIMATE OF FEDERAL GRANT REQUIREMENT

Other non-cash local grants-in-aid in support of line A-6 on form H-6200.

Property purchased by Emanuel Hospital since January 1, 1960.

| <u>YEAR OF PURCHASE</u> | <u>TOTAL PURCHASES</u> | <u>TOTAL DEMOLITION COSTS</u> |
|-------------------------|------------------------|-------------------------------|
| 1960 | \$ 54,000 | \$ 3,129 |
| 1961 | 47,186 | 26,467 |
| 1962 | 37,350 | 2,600 |
| 1963 | 40,950 | 3,120 |
| 1964 | 28,500 | 2,900 |
| 1965 | 297,975 | 21,038 |
| 1966 | 148,300 | 4,440 |
| 1967 | <u>20,500</u> | <u>150</u> |
| TOTALS | \$674,761 | \$63,844 |

Amount Applicable as NCGIA

| | |
|------------------|------------------|
| Purchase Price | \$674,761 |
| Demolition Costs | <u>63,844</u> |
| TOTAL | <u>\$738,605</u> |

R 121 EXPLANATION OF FEDERAL GRANT REQUIREMENT

Data in support of project expenditure budget.

| <u>Line No.</u> | <u>Account No.</u> | <u>Explanation</u> | <u>Subtotal</u> | <u>Total</u> |
|-----------------|--------------------|--------------------------------------|-----------------|--------------|
| 1 | R-1401 | Survey & Planning | \$229,173 | |
| | | See Code R131, R132, & R133 | | |
| | R-1420.011 | Interest on Advance | 11,922 | |
| | | \$75,000 - 18 mo. @5 $\frac{1}{4}$ % | | |
| | | 75,000 - 12 mo. @5 $\frac{1}{4}$ % | | |
| | | 79,173 - 6 mo. @5 $\frac{1}{4}$ % | | |
| | | | | \$241,095 |
| 2 and 3 | R 1410.01 | Administration, Office | | |
| | R-1410.09 | Furniture, Overhead and General | | |
| | R-1410.16 | Legal Services. 15% of totals | | |
| | R-1410.19 | of line 4 through 14 plus line | | |
| | R-1415.01 | 17, excluding line 7b. | | |
| | R-1416 | (15% of \$4,198,679) | | 629,802 |
| 4 | R-1415.03 | Legal Services, Condemnation | | |
| | | 47 parcels @\$1,000 | | 47,000 |
| 5 | R-1430 | Survey & Planning | | |
| | | Design Consultants | 5,000 | |
| | | Site Planning Consultant | 5,000 | |
| | | Traffic Consultants | 5,000 | |
| | | Architectural Consultants | 5,000 | 20,000 |
| 6 | R-1440.02 | Acquisition & Disposition | | |
| | | Expenses | | |
| | | 188 parcels @\$90 | 16,920 | |
| | R-1440.03 | Fee of Negotiators & Other | | |
| | | Costs in Procurement of Options | | |
| | | 188 parcels @\$25 | 4,700 | |
| | R-1440.05 | Sundry Acquisition Costs | | |
| | | Direct Purchase, Maps, Land | | |
| | | Survey, Legal Documents | | |
| | | 188 parcels @\$70 | 13,160 | |
| | R-1440.06 | Sundry Acquisition Costs | | |
| | | Condemnation | | |
| | | 47 parcels @\$1,800 | 84,600 | 119,380 |
| 7a | R-1448.01 | Gross Income from Temporary | | |
| | | Operation | | |
| | | 94 Res. @\$50 x 3 mo. | (14,100) | |
| | | 15 Bus. @\$100 x 3 mo. | (4,500) | |

R 121 EXPLANATION OF FEDERAL GRANT REQUIREMENT, Cont'd

| <u>Line No.</u> | <u>Account No.</u> | <u>Explanation</u> | <u>Subtotal</u> | <u>Total</u> |
|-----------------|-----------------------------------|---|--------------------------------|--------------|
| 7a cont'd | R-1448.031 | Repairs 10% of total income | \$ 1,860 | |
| | R-1448.033 | Fuel, Light, Power 3% of total income | 558 | |
| | R-1448.034 | Insurance \$3/1000 of 3,000,000 | 9,000 | |
| | R-1448.036 | Real Estate Tax Payments 188 parcels @\$150 x 6 mo. | 14,100 | |
| | R-1448.037 | Management, Watchman Service 36 mo. @\$200 | 7,200 | |
| | R-1448.038 | Real Estate Tax Credits | 10,000 | \$ 24,118 |
| 7b | R-2620 | Real Estate Tax Credits Local Cash Grants-in-Aid | | (10,000) |
| 8 | R-1443 | Community Organization | | -0- |
| 9 | R-1450 | Site Clearance 158 Res. @\$1,000 30 Bus. @\$3,000 | 158,000 90,000 | 248,000 |
| 10 | R-1455 | Project Improvements See Supporting Schedule, HUD-6220 | | 745,778 |
| 11 | R-1445 R-1445.01 | Disposal, Lease Retention Costs Disposition Appraisals Boundary Surveys, Maps, | 16,000 | |
| | R-1445.02 | Commission Fees | 2,000 | |
| | R-1445.03 | Sundry Disposition Costs | 7,000 | 25,000 |
| 12 | R-1460 | Rehabilitation & Conservation Contracts & Administrative Services for Rehabilitation | | -0- |
| 13 | R-1420 R-1420.013 R-1420.02 | Interest 3,000,000 @4% for 4 years | | 480,000 |
| 14 | R-1449 | Other Income Investment of Funds | | -(75,000) |
| 17 | R-1440.01 | Real Estate Purchases 917,825 sq.ft. @\$2.20= Assemblage Costs 2% of 2,019,215 25% Inflation Increase | 2,019,215 40,384 504,804 | 2,564,403 |

R 121 EXPLANATION OF FEDERAL GRANT REQUIREMENTS, Cont'd

| <u>Line No.</u> | <u>Account No.</u> | <u>Explanation</u> | <u>Subtotal</u> | <u>Total</u> |
|-----------------|--------------------|--------------------------|-----------------|--------------|
| 21 | R-1501 | Relocation Payment | | |
| | | 99 Families @\$124 | \$ 12,300 | |
| | | 74 Individuals @\$46 | 3,400 | |
| | | 29 Businesses @\$2,200 | 63,800 | |
| | | Adjustment Payments | | |
| | | 58 Families @\$350 | 20,300 | |
| | | 38 Individuals @\$420 | 15,960 | |
| | | 21 Businesses @\$2,500 | 52,500 | |
| | | total payments | | \$168,260 |
| 22 | R-1502 | Rehabilitation Grants | | |
| | | 100% Reimbursable to LPA | | -0- |

| | |
|---|--|
| DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT URBAN RENEWAL PROGRAM PROJECT COST ESTIMATE AND FINANCING PLAN | PROJECT LOCALITY Portland, Oregon <hr/> PROJECT NAME Emanuel Hospital Project <hr/> PROJECT NUMBER |
| INSTRUCTIONS: Submit original and a second signed copy in Binder No. 1, and copies in Binders No. 2, 3, 4, and 5. | |

SUBMISSION (Check and complete the description which applies)

ACCOMPANIES FINAL PROJECT REPORT REVISES PROJECT COST ESTIMATE AND FINANCING PLAN
 SUBMITTED BY LPA ON _____, 19____
 DATED _____, 19____ ACCEPTED BY HUD ON _____, 19____

SECTION A. ESTIMATE OF GROSS AND NET PROJECT COSTS

| LINE NO. | ITEM | TO BE COMPLETED BY LPA | | TO BE FILLED IN BY HUD |
|----------|---|--|-------------------------|---------------------------------|
| | | <input type="checkbox"/> INITIAL ESTIMATE OR <input type="checkbox"/> LATEST ACCEPTED ESTIMATE (a) | REVISED ESTIMATE (b) | ESTIMATE ACCEPTED BY HUD (c) |
| A-1 | ITEM 1 OF GROSS PROJECT COST: TOTAL PROJECT EXPENDITURES (from Form HUD-6220, line 20) | \$ 5,449,211 | \$ | \$ |
| A-2 | ITEM 2 OF GROSS PROJECT COST (Non-Cash Local Grants-in-Aid): Cash value of land donations (from Supporting Schedule 1) | -0- | | |
| A-3 | Demolition and removal work (from Supporting Schedule 2) | 68,000 | | |
| A-4 | Project or site improvements (from Supporting Schedule 3) | -0- | | |
| A-5 | Public or supporting facilities (from Supporting Schedule 4) | -0- | | |
| A-6 | Other non-cash local grants-in-aid (specify type and breakdown of estimate on attached sheet) | 738,605 | | |
| A-7 | TOTAL NON-CASH LOCAL GRANTS-IN-AID (sum of lines 2 through 6) | \$ 806,605 | \$ | \$ |
| A-8 | GROSS PROJECT COST (ITEM 1 plus ITEM 2) (line 1 plus 7) | \$ 6,255,816 | \$ | \$ |
| A-9 | PROCEEDS FROM PROJECT LAND: Sale price of project land to be sold | \$ 1,119,720 | \$ | \$ |
| A-10 | Capital value imputed to project land to be leased | -0- | | |
| A-11 | Capital value of project land to be retained by LPA | -0- | | |
| A-12 | TOTAL PROCEEDS FROM PROJECT LAND (sum of lines 9, 10, and 11) | \$ 1,119,720 | \$ | \$ |
| A-13 | NET PROJECT COST (line 8 minus 12) | \$ 5,136,096 | \$ | \$ |
| A-14 | SHARING OF NET PROJECT COST: Net Project Cost of this project (from line 13) | \$ 5,136,096 | \$ | \$ |
| A-15 | Net Project Cost of other projects (if any) pooled with this project | -0- | | |
| A-16 | Aggregate Net Project Costs for this and other projects (if any) in the pool (line 14 plus 15) | 5,136,096 | | |
| A-17 | Minimum local grants-in-aid required for this and other projects (if any) in the pool | 1,712,032 | | |
| A-18 | (Less) Total local grants-in-aid to be provided for other projects (if any) in the pool | -0- | | |
| A-19 | (Equals) Minimum local grants-in-aid required for this project (line 17 minus 18) | \$ 1,712,032 | \$ | \$ |

SECTION A. ESTIMATE OF GROSS AND NET PROJECT COSTS (Continued)

| LINE NO. | ITEM | TO BE COMPLETED BY LPA | | TO BE FILLED IN BY HUD |
|--|--|---|-------------------------|---------------------------------|
| | | [] INITIAL ESTIMATE OR [] LATEST ACCEPTED ESTIMATE (a) | REVISED ESTIMATE (b) | ESTIMATE ACCEPTED BY HUD (c) |
| SHARING OF NET PROJECT COST: (Continued) | | | | |
| LOCAL GRANTS-IN-AID, THIS PROJECT: | | | | |
| A-20 | Non-cash local grants-in-aid (from line 7) | \$ 806,605 | \$ | \$ |
| A-21 | Cash local grants-in-aid | 905,427 | | |
| A-22 | TOTAL LOCAL GRANTS-IN-AID FOR THIS PROJECT (line 20 plus 21) (must be not less than line 19) | \$ 1,712,032 | \$ | \$ |
| A-23 | PROJECT CAPITAL GRANT (line 14 minus 22) | \$ 3,424,064 | \$ | \$ |
| A-24 | RELOCATION GRANT (from Form HUD-6220, line 21) | \$ 168,260 | \$ | \$ |
| A-25 | REHABILITATION GRANT (from Form HUD-6220, line 22) | \$ -0- | \$ | \$ |
| A-26 | TOTAL FEDERAL CAPITAL GRANT (sum of lines 23, 24, and 25) | \$ 3,592,324 | \$ | \$ |

SECTION B. SOURCES OF FUNDS FOR PROJECT EXPENDITURES, RELOCATION PAYMENTS, AND REHABILITATION GRANTS

| LINE NO. | ITEM | ESTIMATE SUBMITTED BY LPA (a) | (Leave blank) ESTIMATE ACCEPTED BY HUD (b) |
|----------|--|---------------------------------------|---|
| B-1 | Total cash requirements for project expenditures, Relocation Payments, and Rehabilitation Grants (sum of lines A-1, A-24, and A-25) | \$ 5,617,471 | \$ |
| | Cash local grants-in-aid: | | |
| | SOURCE OF CASH | ACTUAL OR ANTICIPATED DATE OF RECEIPT | |
| B-2 | Local Share | \$ 895,427 | \$ |
| B-3 | | | |
| B-4 | | | |
| B-5 | Real estate tax credits (from Form HUD-6220, line 7b) | 10,000 | |
| B-6 | Total cash local grants-in-aid (sum of lines 2 through 5) | \$ 905,427 | \$ |
| B-7 | Total funds to be applied to project expenditures, Relocation Payments, and Rehabilitation Grants, from short-term borrowings other than those on line B-9 below | -0- | |
| B-8 | Subtotal (line 6 plus 7) | \$ 905,427 | \$ |
| B-9 | PROJECT TEMPORARY LOAN THROUGH DIRECT OR PRIVATE FINANCING UNDER LOAN AND GRANT CONTRACT (line 1 minus 8) | \$ 4,712,044 | \$ |

Acceptance of the estimates submitted is hereby requested.

APR 10 1967

Date

Signature of Authorized Officer

John B. Kenward

PORTLAND DEVELOPMENT COMMISSION Executive Director

Local Public Agency

Title

HUD ACCEPTANCE

The estimates are accepted as indicated in the appropriate columns.

Signature

Title

Date

SUPPORTING SCHEDULES

SCHEDULE 1. LAND DONATIONS (Land Parcels or Land Interests)

| IDENTIFICATION (a) | NAME OF DONOR (b) | ESTIMATED CASH VALUE SUBMITTED BY LPA (c) | <i>(Leave blank)</i> ESTIMATED CASH VALUE ACCEPTED BY HUD (d) |
|---|----------------------|--|---|
| | | \$ | \$ |
| CASH VALUE OF LAND DONATIONS <i>(Enter on line A-2)</i> | | \$ | \$ |

SCHEDULE 2. DEMOLITION AND REMOVAL WORK—NON-CASH LOCAL GRANTS-IN-AID
(Include work which has been or will be provided)

| IDENTIFICATION OF DEMOLITION OR REMOVAL WORK JOBS (a) | NAME OF PROVIDING ENTITY (b) | ESTIMATED NET COST SUBMITTED BY LPA (c) | <i>(Leave blank)</i> ESTIMATED NET COST ACCEPTED BY HUD (d) |
|--|---------------------------------|--|---|
| Estimated Demolition of Structures in Project Area which Hospital will demolish during execution stage. | Emanuel Hospital | \$ 68,000 | \$ |
| TOTAL DEMOLITION AND REMOVAL WORK TO BE CHARGED TO ITEM 2 OF GROSS PROJECT COST <i>(Enter on line A-3)</i> | | \$ 68,000 | \$ |

SCHEDULE 3. PROJECT OR SITE IMPROVEMENTS—NON-CASH LOCAL GRANTS-IN-AID

| IDENTIFICATION (a) | NAME OF PROVIDING ENTITY (b) | ESTIMATE SUBMITTED BY LPA | | | <i>(Leave blank)</i> ESTIMATE ACCEPTED BY HUD | |
|-----------------------|---------------------------------|---------------------------|--------------------------------|-------------------------------------|--|---------------|
| | | TOTAL COST (c) | CHARGE TO PROJECT ¹ | | % | AMOUNT (g) |
| | | | % | AMOUNT <i>((c) X (d))</i> (e) | | |
| | | \$ | | \$ | | \$ |

¹ If a special assessment against project-acquired land is involved, apply the percent of direct benefit to the project from the improvement to its total cost and subtract from that amount the total amount of the special assessment against the project-acquired land.

SUPPORTING SCHEDULES (Continued)

SCHEDULE 3. PROJECT OR SITE IMPROVEMENTS—NON-CASH LOCAL GRANTS-IN-AID (Continued)

| IDENTIFICATION (a) | NAME OF PROVIDING ENTITY (b) | ESTIMATE SUBMITTED BY LPA | | | (Leave blank) ESTIMATE ACCEPTED BY HUD | |
|--|---------------------------------|---------------------------|--------------------------------|------------------------------|---|---------------|
| | | TOTAL COST (c) | CHARGE TO PROJECT ¹ | | % | AMOUNT (f) |
| | | | % (d) | AMOUNT ((c) X (d)) (e) | | |
| | | \$ -0- | | \$ | | \$ |
| TOTAL PROJECT OR SITE IMPROVEMENTS TO BE CHARGED TO ITEM 2 OF GROSS PROJECT COST (Enter on line A-4) | | | | \$ -0- | | \$ |

SCHEDULE 4. PUBLIC OR SUPPORTING FACILITIES

| IDENTIFICATION (a) | NAME OF PROVIDING ENTITY (b) | ESTIMATE SUBMITTED BY LPA | | | (Leave blank) ESTIMATE ACCEPTED BY HUD | |
|--|---------------------------------|---------------------------|--------------------------------|------------------------------|---|---------------|
| | | TOTAL COST (c) | CHARGE TO PROJECT ¹ | | % | AMOUNT (g) |
| | | | % (d) | AMOUNT ((c) X (d)) (e) | | |
| | | \$ -0- | | \$ | | \$ |
| TOTAL SUPPORTING FACILITIES TO BE CHARGED TO PROJECT (Enter on line A-5) | | | | \$ -0- | | \$ |

¹ If a special assessment against project-acquired land is involved, apply the percent of direct benefit to the project from the improvement or facility to its total cost and subtract from that amount the total amount of the special assessment against the project-acquired land.

R 122 FINANCIAL DATA

Population of the City of Portland is more than 50,000; therefore, this is not applicable.

| | |
|---|--|
| DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT URBAN RENEWAL PROGRAM SURVEY AND PLANNING BUDGET | PROJECT LOCALITY Portland, Oregon PROJECT NAME Emanuel Hospital |
| INSTRUCTIONS: Initial Budget: Prepare original and 5 copies for HUD. Submit original and 2 copies in Binder No. 1, copies in Binders No. 2, 3, and 4. Revised Budget: If with amendatory application, follow "Initial Budget" instructions. Otherwise, submit original and 2 copies to HUD. | PROJECT NUMBER (if known) _____ BUDGET NUMBER 1 |

DATES OF BUDGET APPROVALS (Complete for revision only)

Budget No. 1, _____, 19____ Latest Approved Budget (No. _____), _____, 19____

| LINE NO. | ACTIVITY CLASSIFICATION | TO BE COMPLETED BY LPA | | | TO BE FILLED IN BY HUD |
|----------|--|-------------------------------|----------------------------|--|---|
| | | USE ONLY FOR REVISED BUDGET | | BUDGET REQUESTED FOR 18 MONTHS (a) | BUDGET APPROVED FOR ____ MONTHS (d) |
| | | LATEST APPROVED BUDGET (a) | ADJUSTMENT (+ or -) (b) | | |
| 1 | ADMINISTRATION: | | | | |
| | a. ADMINISTRATIVE OVERHEAD AND SERVICES (R 1410.01, R 1410.09, R 1410.16, R 1410.19, R 1416) | \$ | \$ | \$ 69,750 | \$ |
| | b. TRAVEL (R 1410.05) | | | -0- | |
| 2 | OFFICE FURNITURE AND EQUIPMENT (R 1476) | | | -0- | |
| 3 | LEGAL SERVICES (R 1410.024, R 1415.01) | | | -0- | |
| 4 | SURVEY AND PLANNING (R 1410.021, R 1430) | | | 29,400 | |
| 5 | LAND SURVEYS AND APPRAISALS (R 1410.022, R 1410.028, R 1440.02, R 1440.04, R 1440.05, R 1445.01) | | | 82,950 | |
| 6 | RELOCATION AND COMMUNITY ORGANIZATION (R 1410.023, R 1443.01) | | | -0- | |
| 7 | REHABILITATION AND CONSERVATION (R 1410.029, R 1460) | | | -0- | |
| 8 | SUBTOTAL | | | 182,100 | |
| 9 | RESERVE AND CONTINGENCIES | | | 45,525 | |
| 10 | TOTAL (Line 8 plus 9) | \$ | \$ | \$227,625 | \$ |
| 11 | PROJECT INSPECTION FEE (R 1418) | | | 1,548 | |
| 12 | TOTAL SURVEY AND PLANNING BUDGET (Line 10 plus 11) | \$ | \$ | \$229,173 | \$ |

Approval of the Survey and Planning Budget in the amounts and for the time period shown in Column (c) is hereby requested.

APR 10 1967

Date

PORTLAND DEVELOPMENT COMMISSION

Local Public Agency

Signature of Authorized Officer

John B. Kenward

Executive Director

Title

The Survey and Planning Budget is hereby approved in the amounts and for the time period shown in Column (d). The authorized activities shall be completed by _____, 19____.

Date

Signature

Title

R 131

| | |
|--|--|
| DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT URBAN RENEWAL PROGRAM PROJECT EXPENDITURES BUDGET | PROJECT LOCALITY Portland, Oregon PROJECT NAME Emanuel Hospital Project PROJECT NUMBER BUDGET NO. |
|--|--|

INSTRUCTIONS: Initial Budget: Prepare original and 8 copies for HUD. Submit original and 4 copies in Binder No. 1, and copies in Binders No. 2,3,4, and 5. Revised Budget: If with amendatory application, follow "Initial Budget" instructions. Otherwise, submit original and 4 copies to HUD.

DATES OF BUDGET APPROVALS (Complete for revision only)

Budget No. 1, _____, 19____ Latest Approved Budget (No. _____), _____, 19____

| LINE NO. | ACTIVITY CLASSIFICATION ¹ | TO BE COMPLETED BY LPA | | | TO BE FILLED IN BY HUD |
|----------|--|-------------------------------|----------------------------|--|---|
| | | USE ONLY FOR REVISED BUDGET | | BUDGET REQUESTED FOR 36 MONTHS (c) | BUDGET APPROVED FOR ____ MONTHS (d) |
| | | LATEST APPROVED BUDGET (a) | ADJUSTMENT (+ OR -) (b) | | |
| 1 | TOTAL SURVEY AND PLANNING EXPENDITURES (Includes all costs incurred, costs estimated to be incurred, and interest on advances to repayment date) (R 1401, R 1403, R 1404) | \$ | \$ | \$ 241,095 | \$ |
| 2 | PROJECT EXECUTION EXPENDITURES: | | | | |
| | Administration: | | | 629,802 | |
| | a. Administrative overhead and services (R 1410.01, R 1410.09, R 1410.16, R 1410.19, R 1416) | | | -0- | |
| | b. Travel (R 1410.05) | | | -0- | |
| 3 | Office furniture and equipment (R 1475) | | | -0- | |
| 4 | Legal services (R 1410.024, R 1415) | | | 47,000 | |
| 5 | Survey and planning (R 1410.021, R 1430) | | | 20,000 | |
| 6 | Acquisition expenses (R 1410.022, R 1440.02 through R 1440.06) | | | 119,380 | |
| 7a | Temporary operation of acquired property-- Profit (-) or Loss (+) (R 1410.027, R 1448) | | | 24,118 | |
| 7b | Amount included in Line 7a as real estate tax credits (R 1448.038) | [] | [] | [10,000 | [] |
| 8 | Relocation and Community organization, excluding Relocation Payments (R 1410.023, R 1443) | | | -0- | |
| 9 | Site clearance--Proceeds (-) or Cost (+) (R 1410.025, R 1450) | | | 248,000 | |
| 10 | Project or site improvements (R 1410.026, R 1455) | | | 745,778 | |
| 11 | Disposal, lease, retention costs (R 1410.028, R 1445) | | | 25,000 | |
| 12 | Rehabilitation and conservation, excluding Rehabilitation Grants (R 1410.029, R 1460) | | | -0- | |
| 13 | Interest (R 1420.013, R 1420.02) | | | 480,000 | |
| 14 | Other income (-) (R 1449) | (-) | | (-)(75,000) | (-) |

¹ For a project on a three-fourths capital grant basis with limited project costs, enter zero on Lines 1 through 7b.

| LINE NO. | ACTIVITY CLASSIFICATION | TO BE COMPLETED BY LPA | | | TO BE FILLED IN BY HUD |
|----------|--|-------------------------------|----------------------------|---|---|
| | | USE ONLY FOR REVISED BUDGET | | BUDGET REQUESTED FOR <u>36</u> MONTHS (c) | BUDGET APPROVED FOR ____ MONTHS (d) |
| | | LATEST APPROVED BUDGET (a) | ADJUSTMENT (+ or -) (b) | | |
| 15 | Subtotal (sum of Lines 2 through 14, excluding Line 7b) | \$ | \$ | \$2,264,078 | \$ |
| 16 | Contingencies (for Column (c), not to exceed 15% of Line 15) | | | 339,612 | |
| 17 | Real estate purchases (R 1440.01) | | | 2,564,403 | |
| 18 | Project inspection (R 1418) | | | 40,023 | |
| 19 | TOTAL PROJECT EXECUTION EXPENDITURES (sum of Lines 15, 16, 17, and 18) | | | 5,208,116 | |
| 30 | TOTAL PROJECT EXPENDITURES (ITEM 1 OF GROSS PROJECT COST) (Line 1 plus 19) | \$ | \$ | \$5,449,211 | \$ |
| 21 | Relocation Payments 100% reimbursable to LPA (R 1501) | \$ | \$ | \$ 168,260 | \$ |
| 22 | Rehabilitation Grants 100% reimbursable to LPA (R 1502) | \$ | \$ | \$ | \$ |

Approval of the Project Expenditures Budget in the amounts and for the time period shown in Column (c) is hereby requested.

PORTLAND DEVELOPMENT COMMISSION
Local Public Agency

APR 10 1967
Date

Signature of Authorized Officer
John B. Kenward
Executive Director

Title

HUD APPROVAL

The Project Expenditures Budget is hereby approved in the amounts and for the time period shown in Column (d).

The project shall be completed by _____, 19____.

Date

Signature

Title

SUPPORTING SCHEDULE

PROJECT OR SITE IMPROVEMENTS CHARGED AS PROJECT EXPENDITURES

| IDENTIFICATION | TO BE COMPLETED BY LPA | | | TO BE FILLED IN BY HUD | |
|---|------------------------|-------------------|------------|------------------------|--------|
| | TOTAL COST | CHARGE TO PROJECT | | % | AMOUNT |
| | | % | AMOUNT | | |
| (1) Street | \$ | | | | \$ |
| (a) New Street Construction | | | | | |
| 13,200 sq.yd. @\$6.00 | 79,200 | 100 | 79,200 | | |
| 48,300 sq.yd. @\$1.30 | 62,790 | 100 | 62,790 | | |
| (2) Curbs, Gutters and Sidewalks | 90,640 | 100 | 90,640 | | |
| 226,600 L.Ft. @\$.40 | | | | | |
| (3) Publicly Built Improvements | | | | | |
| (a) Traffic Lights | 81,200 | 100 | 81,200 | | |
| 8 @\$10,150 per intersection | | | | | |
| (b) Street Lights | 99,528 | 100 | 99,528 | | |
| 88 @\$1,131 ea. | | | | | |
| (c) Bus Shelters | 2,100 | 100 | 2,100 | | |
| 2 @\$1,050 ea. | | | | | |
| (d) Benches | 7,120 | 100 | 7,120 | | |
| 40 @\$178 ea. | | | | | |
| (e) Landscaping | 20,000 | 100 | 20,000 | | |
| 100 trees @\$200 ea. | | | | | |
| (4) Fire and Police Communication Systems | | | | | |
| (a) Fire & Police Call Boxes | 3,200 | 100 | 3,200 | | |
| 8 @\$400 ea. | | | | | |
| (5) Publicly Owned Utility Facilities | | | | | |
| (a) Sanitary & Storm Drain System | 300,000 | 100 | 300,000 | | |
| 10,000 L. Ft. @\$30.00 | | | | | |
| TOTAL PROJECT OR SITE IMPROVEMENTS TO BE CHARGED TO ITEM 1 OF GROSS PROJECT COST | | | \$ 745,778 | | \$ |

| | |
|--|--|
| HOUSING AND HOME FINANCE AGENCY URBAN RENEWAL ADMINISTRATION LOCAL PUBLIC AGENCY STAFFING AND SALARY SCHEDULE | PROJECT NUMBER (if known) PROJECT LOCALITY Portland, Oregon |
|--|--|

See reverse side for instructions and for Certificate to be completed.

NAME OF LOCAL PUBLIC AGENCY
Portland Development Commission
2000 S. W. First Avenue, Portland, Oregon

This Form H-630 supports budget
 (H-627) dated _____, 19____. Page _____ of _____ Pages
 Form (H-6220)

| BUDGET ACTIVITY CLASSI- FICATION | ANNUAL SALARY RATE | PERCENTAGE ALLOCATION OF EMPLOYEES' TIME CHARGEABLE TO: | | | | NUMBER OF MONTHS POSITION WILL BE OCCUPIED | AMOUNT OF SALARY CHARGEABLE TO THIS BUDGET |
|---|--------------------|--|-----------------------------|-----------------|--|--|--|
| | | CURRENT (If not equal to amount in Col. 1) | OTHER TITLE 1 BUDGETS | PHA PROGRAMS | OTHER (excluding this budget) | | |
| (1) | (2) | (3) | (4) | (5) | (6) | (7) | (8) |
| <u>NOT REQUIRED</u> | | | | | | | |

CERTIFICATE

The undersigned hereby certifies (1) that the Local Public Agency, by appropriate resolution of its governing body or by other official action, as described in Urban Renewal Manual, Section 30-1-2, has established personnel and staff compensation policies, for all employees, other than those whose salaries or wages are at minimum levels prescribed by the Federal Government pursuant to the labor standards provisions of Urban Renewal Manual, Chapter 30-4, and has determined by such official action that the compensation rates established by such policies are not in excess of rates established by pertinent local public practice; (2) that the positions and rates of compensation indicated on the face of this form are in accordance with such official action; and (3) that such official action, and evidence of the basis for the establishment of such policies, are available for inspection at the office of the Local Public Agency.

January 31, 1967

Date

Signature of Authorized Officer

John B. Kenward
Executive Director

Title of Authorized Officer

INSTRUCTIONS FOR PREPARATION: (Submit an original and 3 copies to the HUD Regional Office in support of Form HUD-627, and an original and 4 copies in support of Form HUD-6220.)

Budget Activity Classification and Position Title

List the budget activity classification number and title of each full-time or part-time position to be occupied during the budget period. Identify part-time position by the symbol "PT" before the title. Group positions by activity classification shown on Form HUD-627 or HUD-6220. See Form HUD-627 or HUD-6220 for accounts included in budget activity classifications.

Annual Salary Rate

Enter proposed and, if appropriate, current annual salary rates of each position. For part-time staff, enter the equivalent annualized salary.

Percentage Allocation of Employee's Time Chargeable

Enter the percentage of the annual salary rate applicable to Columns 3 through 6. For part-time staff, the time not spent working for the LPA shall be included in Column 5. The sum of the percentages shall equal 100 percent for each position.

Amount of Salary Chargeable to This Budget

Enter the amount of each salary in dollars chargeable to this budget. This amount shall be based upon the proposed annual salary rate, the percentage of the employee's total time estimated to be spent on this project, and the number of months the position will be occupied.

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
URBAN RENEWAL PROGRAM

SURVEY AND PLANNING WORK ACTIVITIES TO BE PERFORMED UNDER CONTRACT

PROJECT NUMBER (if known)

PROJECT LOCALITY

Portland, Oregon

INSTRUCTIONS: Submit original and 3 copies to HUD in support of Form HUD-627. This Form HUD-681 supports survey and planning Budget Form HUD-627 dated _____, 19____.

NAME OF LOCAL PUBLIC AGENCY
Portland Development Commission
2000 S. W. First Ave., Portland, Oregon

| NUMBER OF BUDGET ACTIVITY CLASSIFICATION FROM FORM HUD-627 (1) | WORK ITEMS (Group Code Nos. from Final Project Report Checklist to be performed under each Contract) (2) | ESTIMATED STARTING DATE (Month and Year) (3) | ESTIMATED COMPLETION DATE (Month and Year) (4) | ESTIMATED CONTRACT COST (5) | EXPLANATION OF PROPOSALS OR ESTIMATES (Indicate "p" for Proposals, "a" for Activities, and source or basis of Column (5) amount) (6) |
|--|--|--|--|-----------------------------|--|
| 4 | 1-Structure Condition Inspection Team | June, '67 | Oct., '67 | \$ 9,400 | (E) 188 Buildings @\$50.00 per building |
| 4 | 1-Design Consultant | June, '67 | July, '68 | 10,000 | (E) Team of consultant LPA employs for orderly growth and design relation ship |
| 4 | 1-Traffic Consultant | June, '67 | Oct., '67 | <u>10,000</u> 29,400 | (P) Required due to street closures and traffic rerouting |
| 5 | 1-Real Estate Consultant | July, '67 | Oct., '67 | 2,500 | (E) Retained to coordinate all real estate transactions and justify appraisal reports |
| 5 | 2-Reuse Appraisals | Sept., '67 | April, '69 | 14,000 | (E) Based on prior LPA projects |
| 5 | 2-Acquisition Appraisals | Sept., '67 | April, '69 | 59,200 | (E) 160 parcels at \$150 x 2= 48,000 28 parcels at \$200 x 2= 11,200 |
| 5 | 1-Title Service | June, '67 | April, '69 | 7,250 | (E) Title insurance on 25% of total parcels, 47 x \$150= 7,050 Title search estimated to be an additional \$200 |
| | TOTAL | | | <u>82,950</u> | |

R 134 EXPLANATION OF BUDGET ESTIMATES

Line Item

1 Administration Overhead and Services

The actual Survey and Planning costs experienced on the Portland State College Project, Ore. R-16 were used as a guideline to establish an administration cost ratio.

| <u>PROJECT</u> | <u>SUBTOTAL LINE 8</u> | <u>ADMINISTRATIVE RATIO</u> |
|------------------|----------------------------|---------------------------------|
| ORE. R-16 | \$171,352 | 43% |
| Emanuel Hospital | 182,100 | 38% |

38% of \$182,100 = \$69,750₊

All the estimates of expense to be incurred as a result of LPA staff activities are consolidated in this single total entry.

2 Office Furniture and Equipment

The estimated amounts of this line item are included in line item (1).

3 Legal Services

The estimated amounts of this line item are included in line item (1).

4 Survey and Planning

The estimated amounts of this line item are detailed on and total taken from HUD-681.

5 Land Survey and Appraisals

The estimated amounts of this line item are detailed on and total taken from HUD-681.

6 Relocation and Community Organization

The estimated amounts of this line item are included in line item (1).

7 Rehabilitation and Conservation

Not Applicable

R 134 EXPLANATION OF BUDGET ESTIMATES, Cont'd

Line Item

9 Reserve and Contingencies

15% of line item 8 in the preparation of Part I Application,
10% of line item 8 in the preparation of Part II Application.

11 Project Inspection Fee

Computed on the basis of the schedule in the Urban Renewal
Manual 31-1-1.

R 135 STATEMENT OF SURVEY AND PLANNING FUNDS OTHER THAN THOSE REQUESTED

UNDER R 101 (H-6100)

At a meeting held July 11, 1966 the Board of Directors of Emanuel Hospital authorized the Hospital Administrator to advise the Portland Development Commission that the Board would advance funds to cover the necessary expenditures for the preparation of the Survey and Planning Application. The planning work is to be coordinated by the joint efforts of the Portland Development Commission and members of the hospital staff.

Emanuel Hospital

September 15, 1966


Mr. John Kenward, Director
Portland Development Commission
2000 S. W. First Avenue
Portland, Oregon 97201

Dear Mr. Kenward:

This is to advise you that Emanuel Hospital will pay the costs concerned with the filing of the Survey and Planning Application for a 112 Urban Renewal Project for Emanuel Hospital.

We would also like to give assurance that Emanuel Hospital will acquire and develop for hospital use the land provided to us in accordance with Urban Renewal policies as established for a 112 project. The enclosed exhibit is relative to a proposed master plan and indicates how the hospital intends using the land within the Urban Renewal Project boundaries.

Sincerely,


Oscar Gustafson, Jr.
Business Manager

JOE/de

Enclosure

LEGAL INFORMATION REPORT FOR
URBAN RENEWAL PROJECT
PART I

A. Name, Organization, and Territorial Jurisdiction of Local Public Agency.

1. (a) The legal corporate name of the Local Public Agency identified in the Application dated _____, 19____, is:
Urban Renewal Agency of the City of Portland Acting By and Through the Portland Development Commission as the Duly Designated Urban Renewal Agency of the City of Portland.

(b) The citations of law respecting such name are as follows:

Sections 457.130 and 457.140, Oregon Revised Statutes
Chapter XV, Charter of the City of Portland

2. The Local Public Agency was organized on the 17th day of July, 1958, under the following laws:

Chapter 457, Oregon Revised Statutes
Chapter XV, Charter of the City of Portland

Constitutional, statutory, and charter provisions;

Sections 457.130 and 457.140, Oregon Revised Statutes
Section 15-102, Charter of the City of Portland

3. (a) Does the Local Public Agency have a special charter? yes___no x

Explanation: The Local Public Agency has no special charter, but is a Commission of the City of Portland, a municipal corporation of the State of Oregon, organized and acting under Chapter XV, Charter of the City of Portland as well as under State law.

(b) If the Local Public Agency has a charter, submit with the Application a complete copy of the charter, with all amendments to the date of such Application, duly certified by the officer having custody of the official records of the Local Public Agency, specifying herein the date of the latest amendment of the charter:

_____, 19____,

4. (a) Has the Local Public Agency adopted by-laws, rules or regulations for the conduct of its affairs? yes x no___

(b) See Code No. R 143 for supporting documentation to 4(b).

A. Name, Organization, and Territorial Jurisdiction, Cont'd

5. (a) - Is the proposed urban renewal area described in the Application wholly within the authorized territorial jurisdiction of the Local Public Agency? yes x no

(b) If the answer is "No", include explanation.

B. General Power.

1. Is the Local Public Agency empowered to plan, to undertake and carry out, and to finance an urban renewal project involving slum clearance and re-development for which financial aid under Title I of the above cited Federal law may be provided? yes x no

2. If the answer to the foregoing question is "Yes", cite in general the enabling legislation, constitutional provisions, court opinions, and other laws upon which you base your conclusion.

Citations:

Sections 457.170, 457.180, and 457.190, Oregon Revised Statutes
Sections 15-103 and 15-104, Charter of the City of Portland
Foeller v. Housing Authority of Portland (1953) 198 Or. 205,
256 P. (2d) 752

C. Specific Powers.

1. Is a public hearing required by State or local law in connection with any phase of the proposed urban renewal project? yes no x

(a) Citations:

See: Section 457.150 Oregon Revised Statutes
Sections 15-103 and 15-104, Charter of the City of Portland

(b) Remarks:

2. Has a public hearing been held in connection with any phase of the proposed urban renewal project?

(a) As and if required by State or local law? yes no x

(b) As contemplated by Section 105(d) of Title I of the above cited Federal Law? yes no x

3. Does the law require that any determination, finding, review, approval, or other action be made or had at the local level, or by some other public body or official, before the Local Public Agency may undertake or carry out any necessary action pertaining to or any phase of the proposed urban renewal project? yes x no

C. Specific Powers, Cont'd

(a) Citations:

Section 457.150, Oregon Revised Statutes

(b) Remarks:

4. What phases of the proposed urban renewal project or what functions of the Local Public Agency, generally or in respect to the project, will be or are required by law to be performed by the State, the Municipality, or by any other public body or public official (other than the Local Public Agency)?

(a) Explain fully:

No phase of the work is required to be performed by any other public body. Certain work such as part of the planning and improvements may be contracted for with another public body or official.

(b) Citations:

See: Section 457.210, Oregon Revised Statutes
Section 15-103, Charter of the City of Portland

5. (a) Is there any litigation pending, or threatened, or deemed necessary, affecting any necessary action pertaining to or any power or authority of the Local Public Agency to undertake and carry out or to finance the proposed urban renewal project or any phase thereof? yes___no x

(b) If the answer to the foregoing question is "Yes", give a statement of details respecting the nature of such litigation; and attach a copy of the pleadings, if any.

Statement of details and copy of pleadings attached: yes___

6. (a) Does the Local Public Agency, the Municipality, or other public body have the authority to prepare a general or master plan for the development of the locality as a whole in which the urban renewal area is located? yes x no___

Citations:

Sections 457.130 and 227.090, Oregon Revised Statutes
Charter of the City of Portland
Planning and Zoning Code of the City of Portland

C. Specific Powers, Cont'd

- (b) If the answer to the foregoing question is "Yes", identify the local public body.

City Planning Commission of the City of Portland
City Council of the City of Portland

- (c) Does the Municipality have the authority to prepare and present to the Housing and Home Finance Agency a "Workable Program" as described in Section 101(c) of Title I of the above cited Federal law? yes x no _____

Citations:

Section 457.310, Oregon Revised Statutes

7. (a) Is there adequate legal authority for the preparation and approval of an official urban renewal plan which can meet the requirements of Section 110(b) of Title I of the above cited federal law? yes x no _____

Citations:

Section 457.150, 457.170, and 457.180, Oregon Revised Statutes
Section 15-103, Charter of the City of Portland

- (b) Is there adequate legal authority for the preparation and approval of an official redevelopment plan for each portion of the urban renewal area proposed to be acquired and redeveloped in accordance with the requirements of Title I of the above cited Federal law? yes x no _____

Citations:

Sections 457.150, 457.170, and 457.180, Oregon Revised Statutes
Section 15-103, Charter of the City of Portland

8. Is adequate authority vested under State and local laws to permit the fulfillment of the requirements which are imposed by or must be imposed pursuant to Title I of the above cited Federal law upon Local Public Agencies receiving financial assistance thereunder, with respect to:

- (a) The relocation of families displaced from the urban renewal area (Section 105(c) of said Title I)? yes x no _____

Citations:

Sections 457.170, and 457.180 Oregon Revised Statutes
Section 15-103, Charter of the City of Portland

- (b) Salary, wage, and labor standards (Section 109 of said Title I)? yes x no _____

Citations:

Sections 279.33¹/₄ through 279.356, Oregon Revised Statutes

9. Is adequate authority vested under State and local laws to permit the provision of cash or non-cash local grants-in-aid as defined in said Title I? yes x no _____

C. Specific Powers, Cont'd

(a) Indicate the contemplated sources of the local grants-in-aid for the proposed project, i.e., the municipality, Local Public Agency, some other agency, etc.

- (1) Emanuel Hospital - non-cash grants-in-aid for property purchases
- (2) Emanuel Hospital - cash

(b) Remarks:

The Emanuel Hospital is one of the major non-profit, privately-owned general hospitals serving the Portland area and is located on Portland's east side in the area commonly referred to as the "Central Albina District." No part of the net or accrued earnings of the hospital is allocated to benefit any private shareholder, individual, or group of individuals.

10. Does any provision of State or local law restrict the right of the Local Public Agency to dispose of land acquired for redevelopment purposes or prescribe the methods or impose conditions upon land disposal?
yes x no _____

(a) Citations:

Sections 457.170 and 457.230, Oregon Revised Statutes
Section 15-103, Charter of the City of Portland

(b) Remarks:

The land must be offered for a reasonable time at the costs of acquisition plus costs of improvements. The land may thereafter be disposed of in accordance with the approved urban renewal plan at its fair reuse value. Legislation will be introduced in the 1967 Oregon Legislature to eliminate the prior requirement.

D. Urban Renewal Area -- Legal Eligibility and Qualification.

1. Basing your judgement upon data and information in and submitted in support of the Application, is the proposed urban renewal area legally eligible and legally qualified under State and local law as the area of and for an urban renewal project:

(a) With respect to the size of the urban renewal area? yes x no _____

No specific size requirements or limitations.

Citations:

See: Sections 457.170, 457.180, and 457.150, Oregon Revised Statutes
Chapter XV, Charter of the City of Portland

D. Urban Renewal Area -- Legal, Cont'd

- (b) With respect to the conditions of slum, blight, or deterioration existing in the urban renewal area? yes x no _____

Citations:

Section 457.170 and 457.010, Oregon Revised Statutes
Foeller v. Housing Authority of Portland (1953) 198 Or. 205,
256 P. (2d) 752

- (c) With respect to other specific qualification requirements pertinent to the urban renewal area, specifying them, imposed by law?
yes x no _____

(1) Identification of other specific qualification requirements:
Qualifications as "Hospital" within meaning of Section 112
of Housing Act.

(2) Citations: Section 112, Title I of the Housing Act of 1949 as
amended.

See: Sections 457.170, 457.180, and 457.150, Oregon Revised Statutes
Chapter XV, Charter of the City of Portland

2. Basing your judgement upon data and information in and submitted in support of the Application, with respect to each such portion of the urban renewal area as is proposed in said Application as the area of slum clearance and redevelopment activities, is each such portion (herein called a "redevelopment area") legally eligible and legally qualified under State and local laws from the standpoint of:

- (a) The size of each such redevelopment area? yes x no _____

Citations: No specific size requirements or limitations.

See: Sections 457.170, 457.180, and 457.150, Oregon Revised Statutes
Chapter XV, Charter of the City of Portland

- (b) The conditions of slum or deterioration existing in each such redevelopment area? yes x no _____

Citations:

Sections 457.170, and 457.010, Oregon Revised Statutes
Foeller v. Housing Authority of Portland, supra

- (c) The extent of each redevelopment area which is open, built up, improved, or unimproved? yes x no _____

D. Urban Renewal Area -- Legal, Cont'd

Citations:

Section 457.170 and 457.010, Oregon Revised Statutes
Foeller v. Housing Authority of Portland, supra

(d) Other specific qualification requirements pertinent to any such redevelopment areas, specifying them, imposed by law?

(1) Identification of other specific qualification requirements:

None

(2) Citations:

E. Property Acquisition and Disposition:

1. Does the law prohibit the Local Public Agency from exercising the right of eminent domain in respect to any particular type of property in any portion of the urban renewal area, which property the Local Public Agency proposes to acquire as a part of the urban renewal project, or does the law impose any unusual restrictions in respect of such acquisition as, for example, obtaining the consent of a State public utilities commission to the acquisition of any property owned by a public utility company? yes___no x

(a) Citations:

Sections 457.170 and 457.040, Oregon Revised Statutes
Chapter 35, Oregon Revised Statutes
Section 15-103, Charter of the City of Portland
Foeller v. Housing Authority of Portland, supra

(b) Remarks:

(If the answer to the foregoing question is "Yes, describe in detail any such restrictions.)

2. Does State or local law require the payment of ad valorem taxes or payments in lieu of such taxes on the property which the Local Public Agency acquires as project land? yes___no x

Citations:

Chapter 457, Oregon Revised Statutes
Sections 307.090-307.120, Oregon Revised Statutes

3. Does the Local Public Agency have the power to obligate the purchasers or lessees of land in the project area (see Sec. 105(b) of Title I of the above cited Federal law):

E. Property Acquisition and Disposition, Cont'd

- (a) To devote the land to the uses prescribed by and in conformity with the pertinent urban renewal plan? yes x no _____
- (b) To begin the building of the improvements on such land within a reasonable time? yes x no _____
- (c) Citations:

Sections 457.170 and 457.230, Oregon Revised Statutes
Section 15-103, Charter of the City of Portland

4. Cite any provision in State or local law which prescribes a time limit within which project land must be disposed of by the Local Public Agency.

None

F. Financing Powers

1. Is the Local Public Agency authorized by State and local law to obtain financial assistance under Title I of the above cited Federal law?
yes x no _____

- (a) Citations:

Section 457.190, Oregon Revised Statutes
Section 15-103, Charter of the City of Portland

- (b) Remarks:

2. If the answer to the foregoing question is "Yes", is the Local Public Agency authorized to obtain a Title I "advance" for surveys and plans for an urban renewal project and to agree to repay such advance, with interest, out of any moneys which become available to the Local Public Agency for the undertaking of the urban renewal project involved?
yes x no _____

Citations:

Section 457.190, Oregon Revised Statutes
Section 15-103, Charter of the City of Portland

3. Does the Local Public Agency have the power to borrow money (other than advances as aforesaid) to carry out the urban renewal project:

- (a) From the Federal Government under Title I of the above cited Federal law? yes x no _____

- (b) From other sources? yes x no _____

F. Financing Powers, Cont'd

(c) Citations:

Section 457.190, Oregon Revised Statutes
Section 15-103, Charter of the City of Portland

4. Is the Local Public Agency authorized to provide reasonable security for the payment of the principal of and interest on its obligations evidencing any Title I loan which may be made to it with respect to the proposed urban renewal project? yes x no

(a) Citations:

Section 457.190(2), Oregon Revised Statutes

- (b) Remarks: (If the answer to the foregoing question is "Yes," describe the nature of the security.)

Same as Housing Authority (See Section 456.200, Oregon Revised Statutes)
Revenues and property of Local Public Agency may be mortgaged or pledged.

5. Is the Local Public Agency authorized to pledge its loan rights under a Title I loan contract as security for the payment of the principal of and interest on obligations which it may sell to others than the Federal Government to finance the proposed urban renewal project? yes x no

(a) Citations:

Section 457.190, Oregon Revised Statutes

(b) Remarks:

6. Does the Local Public Agency have the power to borrow money for the purpose of refunding any obligations it may issue to the Federal Government or to others in connection with the financing or refinancing of the proposed urban renewal project? yes x no

(a) Citations:

Section 457.190, Oregon Revised Statutes

(b) Remarks:

7. Are there any constitutional, statutory, or charter limitations on the "debt" incurring powers of the Local Public Agency? yes no x

F. Financing Powers, Cont'd

(a) Citations:

Section 457.190, Oregon Revised Statutes

(b) Remarks, citing relevant judicial decisions:

8. Are there any constitutional, statutory, or charter limitations on the taxing powers of the Local Public Agency? yes x no

(a) Citations:

Chapter 457, Oregon Revised Statutes
Section 15-107, Charter of the City of Portland

(b) Remarks, citing relevant judicial decisions:

State law does not grant the Local Public Agency authority to levy tax.

The City Charter permits a total levy of \$2,000,000 not exceeding \$400,000 in any one year. The total sum of \$2,000,000 has previously been levied.

G. Organization Transcript.

Note: The following is not applicable and should be disregarded if the Local Public Agency is a county, city, town, village, or other traditional type of local government or municipality.

1. Has the Local Public Agency heretofore submitted copies of its transcript of the organization to the Urban Renewal Administration or its predecessor, the Division of Slum Clearance and Urban Redevelopment, or to a Regional Office of the Housing and Home Finance Agency, in connection with any project under the Title I program? yes x no
2. If the answer to the above question is "Yes", the remainder of this Section G is not applicable to the Local Public Agency and should be disregarded.
3. If the Local Public Agency is (a) a public housing authority or public housing agency, or (b) a redevelopment agency, a redevelopment commission, or other special type of redevelopment entity (and if the answer under Paragraph 1 above is "No",) submit herewith two copies of a transcript of the organization of the Local Public Agency.

G. Organization Transcript, Cont'd

Each copy of the transcript of organization should include one certified copy of each document necessary to evidence, under applicable State and local law, the proper establishment and organization of the Local Public Agency, the appointment and qualification of the members of the original governing body, the holding of the original organization meeting, the election or appointment of the original officers, and the adoption of by-laws or other procedural regulations. Illustrative of the type of documents required to be submitted are the following which under certain State and local laws are necessary for the preparation of the transcripts of organization:

- (a) Two certified copies of extracts from the minutes of the meeting or meetings of the governing body of the Municipality or appropriate political subdivision at which the resolutions or ordinances authorizing the creation, designation, and organization of the Local Public Agency were considered and adopted, including, if appropriate, copies of notices of such meetings and waivers of and consents to such meetings;
- (b) Two certified copies of the certificate of necessity or certificate of incorporation or similar document issued by the State Housing Board or Commission, the State Corporation Commission, or other public body or official as may be required by applicable law;
- (c) Two certified copies of each certificate of appointment, by the mayor or other appropriate appointing officer of the Municipality, of each of the original members of the governing body of the Local Public Agency, with an appropriate certification that the said certificates of appointment are on file and of record in the office of the certifying officer;
- (d) Two certified copies of extracts from the minutes of the meeting or meetings of the governing body of the Municipality or other appropriate political subdivision at which the appointment of each of the original members of the governing body of the Local Public Agency was confirmed or approved, where such confirmation or approval is required by applicable law;
- (e) Two certified copies of the certificate of approval of the appointments of each of the original members of the governing body of the Local Public Agency issued by the State Housing Board, Commission, or similar public body, if required by applicable law;
- (f) Two certified copies of the oath of office or acceptance of appointment, if required by law, of each original appointee to the governing body of the Local Public Agency;

G. Organization Transcript, Cont'd

- (g) Two certified copies of extracts from the minutes of the organization meeting or meetings of the Local Public Agency at which the original by-laws and official seal were adopted, officers were elected, and other proceedings relating to the organization of the Local Public Agency were taken, including copies of notices of such meetings and of the waivers of and consent to such meeting;
- (h) Two certified copies of the by-laws of the Local Public Agency as originally adopted, if not included within the above-mentioned minutes of the organization meeting; and
- (i) Two certified copies of each amendment or change in the by-laws of the Local Public Agency to the date of the submission of the organization transcript, including certified extracts from the minutes of the proceedings of the governing body of the Local Public Agency and other documents, if any, necessary to evidence the proper adoption of any such amendments or changes.

OPINION OF COUNSEL

I, the undersigned, DO HEREBY CERTIFY that I am the duly appointed and acting attorney at law for the Local Public Agency named in the Application to which this opinion appertains: that I have been authorized to submit the foregoing Legal Information in behalf of said Local Public Agency: and that such Legal Information is true and correct to the best of my knowledge and information.

I have reviewed such Application, dated _____, and approved by the Local Public Agency on _____, including particularly the data and information relating to (a) the size and character of the proposed urban renewal area, (b) the proposed project for which surveys and plans are to be prepared, (c) the activities to be undertaken by the Local Public Agency in surveying and planning the proposed project, and (d) the proposed method of financing the project.

I am of the opinion that the Local Public Agency has been legally created and is a duly organized and acting public body having the legal power to undertake, finance, and carry out the surveying and planning work described in such Application for which it seeks an Advance of funds (or other Federal aid) under Title I of the Housing Act of 1949, as amended.

I am of the further opinion, on the basis of the data and information submitted in the support of the Application:

(a) That the proposed urban renewal area is a slum, blighted, deteriorated or deteriorating area within the meaning of such Federal law and that it meets the requirements of State law, particularly Sections 457.130 to 457.320 of Oregon Revised Statutes, for undertaking the proposed urban renewal project; and

(b) That such portion of the urban renewal area which is proposed for slum clearance and redevelopment is clearly residential in character.

Dated this _____ day of _____, 1967.

Oliver I. Norville

1212 Failing Bldg.
Portland 1, Oregon

R 142 LEGAL INFORMATION REPORT FOR URBAN RENEWAL PROJECT - PART II

(Form H-6103 B), if rehabilitation or conservation activities are contemplated.

Not Applicable.

R 143 LEGAL DOCUMENTATION IN SUPPORT OF R 141 and R 142

The following pages of legal documentation are in support of R 141 and R 142.

B Y - L A W S

of the

PORTLAND DEVELOPMENT COMMISSION
OF PORTLAND, OREGON

ARTICLE I

THE COMMISSION

Section 1. Name of the Commission: The Department of Civic Development & Promotion as created by Charter Amendment shall be administered by the Portland Development Commission composed of five members who shall be appointed by the Mayor, subject to approval of the Council.

Section 2. Powers and Authority of the Commission: Powers and authority as provided under various sections of the amendment to the Charter of the City of Portland establishing the Portland Development Commission shall be vested in the Commissioners in office from time to time.

ARTICLE II

OFFICERS

Section 1. Officers: The officers of the Commission shall be chairman, secretary and an acting secretary.

Section 2. Chairman: The chairman shall preside at all meetings of the Commission. Except as otherwise authorized by resolution of the Commissioners, the chairman shall sign all contracts, deeds and other instruments made by the Commission. At each meeting the chairman shall submit such recommendations and information as he may consider proper concerning the business, affairs, and policies of the Commission.

Section 3. Secretary: The secretary shall perform the duties of the chairman in the absence or incapacity of the chairman; and in case of the resignation or death of the chairman, the secretary shall perform such duties as are imposed on the chairman until such time as the Commission shall select a new chairman.

Section 4. Acting Secretary: The acting secretary shall perform the duties of the chairman in the absence or incapacity of both the chairman and the secretary, and shall perform the duties of the secretary when the latter acts as chairman.

Section 5. Additional Duties: The officers of the Commission shall perform such other duties and functions as may from time to time be required by the Commission or by the by-laws or rules and regulations of the Commission.

Section 6. Election or Appointment: The chairman, secretary and acting secretary shall be elected annually by the Commissioners from among their members at the first regular meeting of the Commission in January of each year, and shall hold office for one year or until their successors are elected and qualified. Provided, that the officers initially elected shall hold office until the first regular meeting of the Commission in January, 1960, or until their successors are elected and qualified.

Section 7. Vacancies: Should the offices of the chairman, secretary or acting secretary become vacant, the Commission shall elect a successor from its membership at the next regular meeting and such election shall be for the unexpired term of such office.

Section 8. Personnel: The Commission may create such positions and appoint such personnel as it may from time to time find necessary or convenient to perform its duties and obligations at such compensation as may be established by the Commission, which appointments shall continue at the pleasure of the Commission or until resignation.

ARTICLE III

MEETINGS

Section 1. Regular Meetings: Regular meetings shall be held without official notice at such time and place as may from time to time be determined by resolution of the Commission. In the event a day of regular meeting shall be a legal holiday, said meeting shall be held on the next succeeding day. All meetings shall be held at the Commission office in the City of Portland, Oregon, or at such other place as the chairman shall determine.

Section 2. Special Meetings: The chairman may, when he deems it expedient, and shall, upon the written request of two members of the Commission, call a special meeting of the Commissioners to be held at such time and place as he shall appoint, for the purpose of transacting any business designated. Notice of such meeting shall be given to each member of the Commission. Such notice may be given either verbally or in writing when given directly to the member at least twenty-four hours before such meeting; otherwise notice shall be given in writing by sending it to the business or home address of the member at least forty-eight hours before such meeting. Presence of any member at any meeting shall be deemed to be a waiver of notice of such meeting.

Section 3. Quorum: Three members of the Commission shall constitute a quorum for the purpose of conducting its business and exercising its powers and for all other purposes, but a smaller number may adjourn from time to time until a quorum is obtained. Action may be taken by the Commission upon a vote of a majority of the full membership of the Commission.

Section 4. Manner of Voting: The voting on formal resolutions, matters to any federal, state, county, or city agency, and on such other matters as may be requested by a majority of the Commission members shall be by roll call, and the ayes and noes and members present and not voting shall be entered upon the minutes of such meeting, except on the election of officers which may be by ballot.

ARTICLE IV

PROCEDURE

Section 1. Standing or Special Committees: The chairman is authorized to refer items to standing or special committees for recommendation and report. All committees shall be appointed by the chairman unless otherwise ordered by the Commission. The Commission member first named shall act as chairman thereof. Appointments to such committees need not be restricted to members of the Commission.

Section 2. Authorization of Expenditures: Authorization and approval of the expenditures of money may be made only at a regular meeting or at a special meeting called for that purpose. Provided, that no authorization or approval of expenditures of money may be made at a special meeting unless all members of the Commission have been advised in advance of said meeting that such authorizing action is intended to be taken or considered.

Section 3. Order of Business: The following shall be the order of business except by a vote without debate by the Commission: (1) Roll-call and determination of quorum; (2) Correction and approval of the minutes of the preceding meeting; (3) Reading of the communications; (4) Reports of standing committees; (5) Reports of special committees; (6) Unfinished business; (7) New business; (8) Adjournment.

Section 4. Rules of Order: Robert's "Rules of Order" shall govern the conduct of the meetings of the Commission in any matter not covered by these rules and regulations.

ARTICLE V

AMENDMENTS

Amendments to By-Laws: The by-laws of the Commission shall be amended only with the approval of at least three of the members of the Commission at a regular or special meeting, but no such amendment shall be adopted unless at least ten (10) days written notice thereof has been previously given to all of the members of the Commission.

OFFICE OF
AUDITOR OF THE CITY OF PORTLAND
PORTLAND 4, OREGON

ROOM 202
CITY HALL

COPY CERTIFICATE

STATE OF OREGON,
County of Multnomah,
CITY OF PORTLAND,

} ss

I, WILL GIBSON, Auditor of the City of Portland, do hereby certify that I have compared the following copy of Resolution No. 27729 adopted by the Council July 17, 1958 entitled, "Resolution designating, electing and appointing Portland Development Commission to exercise powers of a municipal urban renewal agency, designating said Commission as the urban renewal agency of the City of Portland, and authorizing Portland Housing Authority to exercise urban renewal agency powers to the extent necessary for orderly transfer of property, records, etc."

with the original thereof, and that the same is a full, true and correct transcript of such original

Resolution No. 27729

and of the whole thereof as the same appears on file and of record in my office, and in my care and custody.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the City of Portland af-
fixed this 11th day of August, 1958.

Will Gibson
Auditor of the City of Portland

By *[Signature]* Deputy

EXHIBIT B

RESOLUTION NO. 27729

WHEREAS, this Council, pursuant to authority vested in it by Section 5, Chapter 456, Laws of 1957, did adopt its Resolution No. 27726, finding and declaring that blighted and deteriorated areas, as defined in Section 457.010, Chapter 457, Oregon Revised Statutes, exist in the City of Portland and that there is a need for the urban renewal agency created by Section 4, Chapter 456, Laws of 1957, to function in the City of Portland; and

WHEREAS, Section 4 of Chapter 456, Laws of 1957, provides that such urban renewal agency shall not exercise the powers granted by Chapter 456, Laws of 1957, until or unless the governing body of the municipality has elected to have the said powers of such agency exercised in one of the three ways provided by Section 6, Subsection (1), of said Chapter 456, Laws of 1957; and

WHEREAS, it is the desire, intention, and election of this Council, pursuant to Chapter 456, Section 6, Subsection (1), Clause (b), Laws of 1957, to have the powers of the urban renewal agency under Chapter 456, Laws of 1957, exercised by the Portland Development Commission; and

WHEREAS, the Housing Authority of Portland, Oregon, in accordance with and pursuant to the provisions of Chapter 457, Oregon Revised Statutes (1953), sometimes known as the Redevelopment of Blighted Areas Law, has been, in the past, and is, presently, planning and undertaking a redevelopment project identified and known as Project No. Ore. R-1, South Auditorium, in the City of Portland, the continuance of which planning and undertaking was recognized and authorized by Resolution No. 27375 adopted by the Council on July 11, 1957, authorizing the Housing Authority of Portland, Oregon to act in the City of Portland until such time as some other local agency was empowered to act; and

WHEREAS, Chapter 457, Oregon Revised Statutes (1953), as amended by Section 6, Subsection (2), Chapter 456, Laws of 1957, provides that if, before January 1, 1959, the governing body of a city declares that the powers of an urban renewal agency shall be exercised by other than a housing authority, all duties of any housing authority for redevelopment or urban renewal projects in such city shall be assumed by the urban renewal agency of the city; and

WHEREAS, the Housing Authority of Portland, Oregon, upon being advised of the intention and desire of this Council to designate the Portland Development Commission as the urban renewal agency of the City, did, by Resolution adopted under date of July 10, 1958, relinquish and abdicate all of its powers, duties, and responsibilities with respect to redevelopment functions under Chapter 457, Oregon Revised Statutes (1953), such relinquishment to become effective upon designation and election by this Council of the Portland Development Commission as the urban renewal agency of the City; now, therefore, be it

RESOLVED by the Council of the City of Portland that, pursuant to the provisions of Section 6, Subsection (1), Clause (b), Chapter 456, Laws of 1957, it hereby designates, elects and appoints the Portland Development Commission, a commission composed of not less than three members, to exercise all of the powers, without limitation, of a municipal urban renewal agency under Chapter 457, Oregon Revised Statutes (1953) as amended and supplemented by Chapter 456, Laws of 1957, and that all of said urban renewal agency powers so exercised by the Portland Development Commission shall be in addition and supplemental to any other powers that said Commission may now, or hereafter, have by virtue of any other statute, law, charter provision, ordinance, or resolution; and be it

FURTHER RESOLVED by the Council of the City of Portland that the Portland Development Commission, as the urban renewal agency of the City of Portland is a body politic and corporate as provided by Section 4 of Chapter 456, Laws of 1957, and that the corporate name of the Portland Development Commission in the exercise of its powers as the urban renewal agency of the City of Portland shall be the "Urban Renewal Agency of the City of Portland Acting by and through the Portland Development Commission as the Duly Designated Urban Renewal Agency of the City of Portland"; and be it

FURTHER RESOLVED by the Council of the City of Portland that having herein - above in this Resolution declared the powers of the municipal urban renewal agency under Chapter 457, Oregon Revised Laws (1953), as amended and supplemented by Chapter 456, Laws of 1957, shall be exercised by a commission other than the Portland Housing Authority, that the provisions of Section 6, Subsection (2) of Chapter 456, Laws of 1957, are applicable and effective and that all of the duties and obligations of the Portland Housing Authority for redevelopment or urban renewal projects, including but not limited to that certain project known and identified as Project No. Ore. R-1, South Auditorium, in the City of Portland, shall be assumed by the Portland Development Commission as the duly designated Urban Renewal Agency of the City of Portland, and that the relinquishment of such redevelopment and urban renewal powers and projects by Resolution adopted under date of July 10, 1958, by the Portland Housing Authority is hereby acknowledged and accepted: Provided, however, that for the period of time from the effective date of this Resolution until the date the Federal Government recognizes or authorizes the Portland Development Commission as the duly designated Urban Renewal Agency of the City of Portland to proceed with the undertaking of Project No. Ore. R-1 as a Federally-aided project, which period of time, however, shall in no event extend beyond December 30, 1958, the Portland Housing Authority shall have and may exercise urban renewal agency powers to the extent necessary for the orderly transfer of property, records, equipment and personnel and the interim operation of Project No. Ore. R-1 during said period of time: Provided further, that the limited temporary authorization to the Portland Housing Authority contained in the proviso immediately preceding shall not be considered or construed as depriving the Portland Development Commission of any urban renewal agency powers during the same period of time.

Adopted by the Council July 17, 1958.

/s/ Will Gibson
Auditor of the City of Portland



TREASURY DEPARTMENT

WASHINGTON

OFFICE OF
COMMISSIONER OF INTERNAL REVENUE

ADDRESS REPLY TO
COMMISSIONER OF INTERNAL REVENUE
AND REFER TO

JUL 16 1941

IT:P:T:1
GCP

Emanuel Charity Board,
2800 North Commercial Avenue,
Portland, Oregon.

Sirs:

It is the opinion of this office, based upon the evidence presented, that you are exempt from Federal income tax under the provisions of section 101(6) of the Internal Revenue Code and corresponding provisions of prior revenue acts.

Accordingly, you will not be required to file returns of income unless you change the character of your organization, the purposes for which you were organized, or your method of operation. Any such changes should be reported immediately to the collector of internal revenue for your district in order that their effect upon your exempt status may be determined.

Since any organization which is exempt from Federal income tax under the provisions of section 101 of the Internal Revenue Code also is exempt from the capital stock tax pursuant to the express provisions of section 1201(a)(1) of the Internal Revenue Code, you will not be required to file capital stock tax returns for future years so long as the exemption from income tax is effective.

Furthermore, under substantially identical authority contained in sections 1426 and 1607 of the Code and/or corresponding provisions of the Social Security Act, the employment taxes imposed by such statutes are not applicable to remuneration for services performed in your employ so long as you meet the conditions prescribed above for retention of an exempt status for income tax purposes.

Contributions made to you are deductible by the donors in arriving at their taxable net income in the manner and to the extent provided by section 23(o) and (q) of the Internal Revenue Code and corresponding provisions of prior revenue acts.

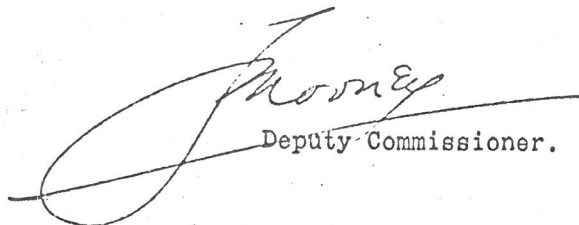
Emanuel Charity Board.

Bequests, legacies, devises or transfers, to or for your use are deductible in arriving at the value of the net estate of a decedent for estate tax purposes in the manner and to the extent provided by sections 812(d) and 861(a)(3) of the Code and/or corresponding provisions of prior revenue acts. Gifts of property to you are deductible in computing net gifts for gift tax purposes in the manner and to the extent provided in section 1004(a)(2)(B) and 1004(b)(2) and (3) of the Code and/or corresponding provisions of prior revenue acts.

The collector of internal revenue for your district is being advised of this action.

By direction of the Commissioner.

Respectfully,


Deputy Commissioner.

RESTATED ARTICLES OF INCORPORATION
OF
EMANUEL LUTHERAN CHARITY BOARD

WHEREAS, at a regular meeting of the members of the above named corporation, duly and regularly called and held pursuant to notice duly given, at 7:00 p. m. , the 24th day of February, 1964, at Emanuel Hospital, 2801 North Gantenbein Avenue, in the City of Portland, Oregon, at which meeting there were present and voting a quorum of the members of said corporation, the Board of Directors of the corporation presented to and there was adopted by a two-thirds vote of the members at such meeting qualified to vote a resolution authorizing the President and the Secretary to execute and file restated and amended articles of incorporation under and by virtue of the provisions of the Oregon Nonprofit Corporation Law as hereafter set forth.

NOW THEREFORE, We, Alfred E. Olson as President and Walter R. Vernstrom as Secretary, being duly authorized as aforesaid, do hereby execute and verify in triplicate, amended and

RESTATED ARTICLES OF INCORPORATION

as follows:

ARTICLE I

NAME AND DURATION

The name assumed by this corporation and by which it shall be known is EMANUEL LUTHERAN CHARITY BOARD. Its duration shall be perpetual.

ARTICLE II

OBJECTS AND PURSUITS

The objects, purposes and pursuits of this corporation shall be as follows:

1. To acquire by gift, purchase or exchange, own, build, operate, maintain and support all or any of the following institutions: A Deaconess Institute, hospitals, a training

school for nurses, Home for the Aged, and other charitable institutions and Christian work in general.

2. To purchase, receive, possess and dispose of such real and personal property as may from time to time be necessary or convenient to carry out the objects and pursuits of this corporation.

3. To borrow money for all lawful corporate purposes, and to execute and deliver its notes, bonds, or other evidences of indebtedness therefor, and to secure the repayment of any such loans, with interest, if any, by a mortgage upon or pledge of all or any of its property, real or personal, also to accept and receive gifts, bequests and other contributions for the carrying on of any of its functions.

4. To make by-laws for the government of its affairs and the management of its properties, and to amend the same, by vote of not less than two-thirds of all the members of its Board of Directors at any regular or any special meeting called for that purpose.

5. To exercise any and all of the foregoing powers and functions not only in the State of Oregon, but also in such other States of the United States of America as may from time to time be authorized by a vote of not less than two-thirds of all the members of the corporation.

ARTICLE III

PRINCIPAL PURPOSE

This corporation shall operate primarily and exclusively for charitable, scientific, educational, benevolent and eleemosynary purposes. The sources of revenue or income consist exclusively of contributions, donations, devises and bequests and the revenue, if any, from the operation of any of its facilities. Any such income, however, shall not inure to the profit or pecuniary benefit of the members of the corporation. Any institution operated by this corporation furnishing medical, hospital or nursing services to individuals shall not

deny such service to any person based upon his or her race, color, creed or ability to pay for such services.

ARTICLE IV

MEMBERSHIP

1. The membership of this corporation shall consist of the duly elected and qualified members of the Board of Directors and the delegate members as hereinafter defined now in office or who shall be hereafter chosen by the then several Evangelical Lutheran congregations of the Mt. Hood and Willamette Districts of the Pacific Northwest Synod of the Lutheran Church in America.

2. Delegate members hereof from the above congregations shall be elected to serve for a period of three (3) years, but in such fashion that as nearly as possible the terms of one-third of the total number of delegate members shall expire each year.

3. In the choice of delegate members, each congregation is empowered to choose one delegate member, and in addition, for each congregation lying within a radius of thirty (30) miles of Emanuel Hospital, the number of delegates chosen shall depend on the number of confirmed members in good standing of each congregation, each congregation being entitled to one delegate member for each two hundred (200) members, or a major fraction thereof of its confirmed members in good standing.

4. Each delegate member and each alternate of Emanuel Lutheran Charity Board shall be elected by the Church Council, or its successor, of each congregation at a regular meeting or a special meeting of said Council, and the Secretary of Emanuel Lutheran Charity Board shall be notified in writing 30 days prior to the annual meeting.

5. Should any delegate member during the term for which he is elected, die, resign, be elected to the Board of Directors, cease to be a confirmed member in good standing of the congregation from which he is elected, or in the event that his selection is

irregular in any manner, then in each of said events, his successor shall be elected by said Church Council as provided in Section 4 above for the unexpired term of such delegate member.

6. Any member, 21 years of age or over, of any Evangelical Lutheran congregation of the Mt. Hood or Willamette Districts of the Pacific Northwest Synod of the Lutheran Church in America as now or hereafter existing shall be eligible to election as a delegate member of said corporation except as provided in Section 7 below.

7. No person employed in the institutions of this corporation as a salaried employee shall be eligible to serve on the Board of Directors. Such persons may, however, through provisions made in the By-laws of this corporation, serve as advisors to the Board of Directors.

8. In the event of the failure of any Church Council of any congregation to choose delegate members as herein provided and to certify their election in writing delivered to the Secretary of this corporation, a majority of the duly elected members of the Board of Directors and of delegate members so elected and certified shall at any regular, special or adjourned meeting of the members of the corporation, constitute and be deemed to constitute a quorum for the transaction of any and all business of the corporation.

9. The accepted definition of terms with reference to the sponsoring churches, as used in these Articles, will be interpreted as defined by the Lutheran Church in America.

ARTICLE V

MEETINGS

1. An annual meeting of the members of the corporation shall be held on the fourth Monday in February at an hour to be determined by the Board of Directors.

2. Special meetings may be called either by the President or by action of the Board of Directors. Not less than seven (7) nor more than fifty (50) days' written notice of all such special meetings specifying the matters to be acted upon at such meeting shall be

given by the Secretary by mail to each member of the corporation, addressed to the last post office address known to the Secretary.

3. All meetings of the members of the corporation shall be held at the office of the corporation in Portland, Oregon, unless some other place of meeting may be designated by the Board of Directors. Any annual or special meeting or adjournment thereof, may be adjourned by a majority vote of the members of the corporation present thereat, whether a quorum be present or not. A quorum shall consist of a majority of the members of the Board of Directors and the duly elected delegate members taken as a whole.

ARTICLE VI

BOARD OF DIRECTORS

1. The Board of Directors of this corporation shall not be less than twelve (12) or more than eighteen (18) in number. Twelve (12) members of the Board of Directors at all times shall be confirmed members twenty-one (21) years of age or over, in good standing of congregations of the Pacific Northwest Synod of the Lutheran Church in America located within a radius of thirty (30) miles of Emanuel Hospital. The remaining members may be members of other Lutheran Churches or of non-Lutheran Christian Churches. The term of office of the members of the Board of Directors shall be three (3) years.

2. The President of the Pacific Northwest Synod of the Lutheran Church in America and the Dean of the Mt. Hood District of the Pacific Northwest Synod of the Lutheran Church in America shall be ex officio members of the Board of Directors, and when in attendance at a meeting shall have the privilege of voting.

3. No congregation shall have more than five (5) of its members serving on the Board of Directors at the same time.

4. The Nominating Committee shall consist of five (5) members, two (2) members

of the Emanuel Lutheran Charity Board, elected by the membership, two (2) members from the Board of Directors, elected by the Board of Directors, and one (1) member from the Executive Committee, elected by the Executive Committee, who shall serve as Chairman. This Nominating Committee shall nominate candidates for the twelve (12) positions on the Board of Directors, representing the congregations of the Pacific Northwest Synod of the Lutheran Church in America. The Board of Directors shall elect Directors for the remaining positions on the Board of Directors, said election to be confirmed by the members of the Emanuel Lutheran Charity Board.

5. The Directors shall be elected by members of the corporation, except as provided in Paragraph 4 above, and each member shall be entitled to one vote. Vacancies in the Board of Directors, however arising, shall be filled at the annual meeting of the corporation by vote of its members. The Directors so elected shall hold office for the remainder of the term for which their predecessors were elected. To fill vacancies occurring during the year prior to an annual meeting, the remaining members of the Board of Directors may make interim appointments, valid until the next annual meeting of the corporation.

6. Any Director may at any time be removed from the Board by the affirmative vote by ballot of not less than two-thirds of the then members of the Board of Directors either at a regular or special meeting called for that purpose.

7. The Board of Directors shall meet within ten (10) days after the annual meeting of members of the corporation for the purpose of organization and election of officers. Officers to be elected are a President, a Vice-President, a Secretary and a Treasurer, who shall be elected from the members of the Board of Directors.

8. Regular meetings of the Board of Directors shall be held at the office of the corporation in Portland, Oregon, unless some other place of meeting may be designated by

the Board of Directors, at such times as may be prescribed by the By-laws. Special meetings of the Board of Directors may be held upon the call, of the President alone, or the Secretary upon written request of any three other members of the Board of Directors.

9. The powers of this corporation for the transaction of corporate business shall be vested in the Board of Directors.

ARTICLE VII

EXECUTIVE COMMITTEE

1. The Executive Committee of the Board of Directors shall consist of six (6) members, composed of the duly elected officers together with two (2) other members of, and designated by, the Board of Directors. The Administrator shall serve as an ex officio member of this Committee.

2. Meetings of the Executive Committee shall be held in Portland, Oregon, at the call of the President.

3. The duties of this Committee shall consist of the execution of matters referred to it by the Board of Directors at the Board's regular or special meetings, and transaction of any emergency business of a routine nature which may be necessary between meetings of the Board of Directors. Any action taken by the Board of Directors cannot be modified by the Executive Committee.

ARTICLE VIII

PRINCIPAL OFFICE AND REGISTERED AGENT

The address of the principal and registered office of the corporation is 2801 N. Gantenbein Avenue, in the City of Portland, Oregon, and the name of its current registered agent at such address is Paul R. Hanson.

ARTICLE IX

POLICY

All matters of policy decided by the members of Emanuel Lutheran Charity Board cannot be changed by the action of the Board of Directors or its Executive Committee.

ARTICLE X

DISSOLUTION

In the event of the dissolution of this corporation, then, unless prohibited by law, the assets of this corporation shall vest, subject to the payment of outstanding obligations and expenses incident to the dissolution, in the Pacific Northwest Synod of the Lutheran Church in America, a Washington non-profit corporation, to be held and disposed of by said Synod only in accordance with and for the purposes, objects, and pursuits of this corporation, subject, however, to the terms of any gift, bequest, or devise in trust or otherwise insofar as it relates to any specific property then owned or held by this corporation.

ARTICLE XI

AMENDMENTS

These Articles may be amended or restated only at a regular meeting of the members of the Emanuel Lutheran Charity Board, or at a special meeting called for that purpose, and then only by a two-thirds vote of the members present and qualified to vote; provided, however, that no amendments thereto in any respect shall be acted upon at a regular or special meeting unless the proposed amendment shall have been reduced to writing and adopted by the Board of Directors by resolution directing that it be submitted to a vote of the members of the corporation, and unless a copy of said amendment shall have been mailed, together with the notice of such meeting, to every member of the Emanuel Lutheran Charity Board not less than seven (7) days nor more than fifty (50) days prior to the date of such meeting. No amendment shall be adopted to take this corporation out of the nonprofit

class as provided in the Oregon Nonprofit Corporation Law.

ARTICLE XII

EFFECT OF FILING

These amended and restated Articles of Incorporation, when filed, shall supersede the theretofore existing Articles of Incorporation and amendments thereto.

IN WITNESS WHEREOF, the undersigned have at Portland, Oregon, this 24th day of February, 1964, executed these Articles.

/s/ Alfred E. Olson
President

/s/ Walter R. Vernstrom
Secretary

STATE OF OREGON)
) ss.
County of Multnomah)

The undersigned, a Notary Public for Oregon, hereby certifies that, on this 24th day of February, 1964, personally appeared before me ALFRED E. OLSON, who, being by me first duly sworn, declared that he is the President of Emanuel Lutheran Charity Board, an Oregon nonprofit corporation, and that he signed the foregoing document, as President of said corporation, and, on the same date, also personally appeared before me WALTER R. VERNSTROM, who, being by me first duly sworn, declared that he is the Secretary of Emanuel Lutheran Charity Board, an Oregon nonprofit corporation, and that he signed the foregoing document, as Secretary of said corporation, and each declared that the statements therein contained are true.

/s/ Oscar Gustafson, Jr.
Notary Public for Oregon

My Commission expires: May 2, 1964

BY-LAWS
OF
EMANUEL LUTHERAN CHARITY BOARD

As Revised and Made Effective December 14, 1964

ARTICLE I

MEETINGS

1. At the time and place fixed in the preceding annual meeting of the members of the corporation or within ten days after such annual meeting of the members, the newly-elected Board of Directors shall meet for the purpose of organization at which time the officers shall be elected. The standing committees of the Board shall be appointed by the President.

2. Regular meetings of the Board of Directors shall be held monthly on the second Monday of the month. Special meetings may be held upon the call of the President or shall be called by the Secretary upon written request of any three other members of the Board specifying the objects of the meeting.

3. Notice of special meetings shall be given in writing delivered or mailed to the Directors at their last known places of residence at least seven (7) days before the time scheduled for the meeting. Business transacted at special meetings shall be confined to the objects stated in the call. The presence of any Director at a special meeting of the Board shall be deemed a waiver by him of notice thereof and a consent by him to the holding of the meeting in the absence of objection made and entered at the time.

4. Meetings shall be held at the corporation's principal place of business in the City of Portland, Oregon, unless some other place of meeting may be designated by the Board of Directors.

ARTICLE I (Continued)

5. At all meetings of the Board a majority of the members thereof shall be necessary and sufficient to constitute a quorum for the transaction of business and the act of a majority of the Directors present at any meeting at which there is a quorum shall be deemed the act of the Board.

ARTICLE II

POWERS AND DUTIES OF THE BOARD OF DIRECTORS

1. The powers and functions of the corporation shall be exercised by and through its Board of Directors, subject only to the provisions of its Articles of Incorporation and these By-Laws.

2. It shall be the duty of the Board to hear and consider reports of the Administrator as well as reports of the standing and special committees.

ARTICLE III

OFFICERS

1. The Board of Directors shall elect from their number a President, Vice-President, Secretary and Treasurer.

2. The officers thus elected shall hold office until the next annual meeting of members and until their respective successors shall have been elected and shall have qualified.

3. The Board may appoint such other officers and agents as it shall from time to time deem necessary, who shall hold their offices for such terms and perform such duties as shall from time to time be determined by the Board.

4. The salaries of all Administrative personnel elected or appointed by the Board of Directors shall be fixed by the Board of Directors and no salaries or compensation

ARTICLE II (Continued)

shall be paid or allowed them, except by resolution of the Board. The salaries and wages of all other employees shall be fixed by the Administrator or under his direction, subject only to the ultimate control of the Board.

ARTICLE IV

DUTIES OF OFFICERS

(1) President

The President shall preside at all meetings of the Board and shall enforce all its decisions. He shall prepare and submit a report to the annual meetings. This report shall contain a complete statement of the condition of the several institutions, the progress of the charity work in general, and of the proceedings of the Board. This report shall be approved by the Board of Directors before being submitted at the annual meeting.

(2) Vice-President

The Vice-President shall, in the absence of the President, perform the duties of his office.

(3) Secretary

The Secretary shall keep correct records of the proceedings of the meetings of the Board, and in other respects, perform the customary duties pertaining to that office.

(4) Treasurer

The Treasurer shall perform all duties incident to his office or that are properly required of him by the Board of Directors. Under his direction, all members of the Board of Directors shall be furnished monthly financial statements as compiled by the accounting department, and in addition thereto, the Treasurer shall, at the annual meeting of the Emanuel Lutheran Charity Board, submit to such Board a correct financial report of the corporation, in brief form, as of the close of the last calendar year.

ARTICLE V
COMMITTEES

The President of the Board of Directors and the Administrator of Emanuel Hospital shall serve as ex officio members of all committees.

Section 1 - Executive Committee

The Executive Committee of the Board of Directors shall be elected as provided for in Article VII of the Articles of Incorporation. This committee shall meet at the call of the President.

The duties of this committee shall consist of the execution of matters referred to it by the Board of Directors at the Board's regular or special meetings and transaction of any emergency business of a routine nature that may be necessary between meetings of the Board. Any action taken by the Board of Directors cannot be modified by the Executive Committee.

Section 2 - Standing Committees

The Standing Committees of the Board of Directors to be appointed by the President are as follows:

Finance Committee

The Finance Committee shall consist of at least three members, including the Treasurer of the corporation who shall be the chairman of this committee. In addition, the Business Manager shall serve as an advisory member of this Committee.

It shall be the duty of this Committee to study accounting records and financial reports for the purpose of making suggestions or recommendations that it may deem advisable to the best interests of the corporation. In addition, the Finance Committee shall act as the retirement committee to

ARTICLE V (Continued)

Finance Committee (Continued)

determine policy in accordance with the Emanuel Hospital Retirement Program.

Buildings and Grounds Committee

The Buildings and Grounds Committee shall consist of at least three members.

It shall be the duty of this committee to consider and recommend major alterations or improvements in existing buildings and equipment necessary to the proper functioning of any institution of the corporation.

It shall also be the duty of this committee to study the progress of new construction, and to review and make recommendations relative to change orders.

Public Relations Committee

The Public Relations Committee shall consist of at least three members, including the Secretary of the Board who shall act as Chairman of the committee. The Assistant Administrator shall serve as an advisory member of this committee.

It shall be the duty of this committee to study and recommend programs designed to create community interest and to supervise all the activities intended to acquaint the community with the aims, activities and needs of the hospital and its institutions.

Planning and Development Committee

This committee shall consist of at least three members, with the Vice-president as chairman.

ARTICLE V (Continued)

Planning and Development Committee (Continued)

It shall be the duty of this committee to study and recommend expansion of facilities, programs and new fields or areas of service to enhance the hospital's service to the community.

Chaplaincy Committee

The Chaplaincy Committee shall consist of at least three members, including the Dean of the Mount Hood District. The Chaplain shall serve as an advisory member of this committee.

It shall be the duty of this committee to study the chaplaincy program and Clinical Pastoral Training Program for the purpose of making any suggestions or recommendations that it may deem advisable to foster a Christian environment within the hospital and its institutions.

Coordinating Committee, School of Nursing--Nursing Service

The membership of this committee shall be as follows:

Two representatives from the Board of Directors

Hospital Administrator

Hospital Chaplain

Director of Nursing

Director, Nursing Education

Director, Nursing Service

A Faculty representative selected by the committee from names submitted by the Faculty.

ARTICLE V (Continued)

Coordinating Committee, School of Nursing--Nursing Service (Continued)

It shall be the duty of this committee to establish, subject to the approval of the Board of Directors, the general policies and the broad, over-all program of operation of the School of Nursing and the Department of Nursing Service. Subcommittees or councils may be established to assist the committee in reaching conclusions.

Joint Conference Committee

The Joint Conference Committee shall consist of the following members:

The President of the Board of Directors who shall serve as Chairman.

Three members of the Board of Directors appointed by the President

President, Medical Staff

Immediate Past President, Medical Staff

President Elect, Medical Staff

Member at Large, Medical Staff, appointed by the President, Medical Staff.

It shall be the duty of this committee to study all matters of common interest to the Medical Staff and Board of Directors and to make recommendations to the respective groups.

Special Committees

Special committees may be appointed by the President from time to time as occasion demands. These shall limit their activities to the purpose for which they are appointed and they shall have no power to act unless such is specifically conferred by action of the Board of Directors.

ARTICLE VI

ADMINISTRATIVE PERSONNEL

Administrator

The Board of Directors shall employ an Administrator whose duties shall be to administer the affairs of the hospital in accordance with policies and directives laid down by the Board of Directors. The Administrator shall submit a written report monthly pertaining to the operations and progress of the hospital to the Board of Directors or the Executive Committee as the case may be, and an annual report to the Emanuel Lutheran Charity Board. Before assuming his duties, the Administrator shall execute and file with the Board of Directors a surety bond in such amount and form as the Board of Directors may from time to time direct.

Assistant Administrator

The Board of Directors shall employ an Assistant Administrator who shall be responsible to the Administrator in promoting efficient functioning and coordination of the professional departments of the hospital and shall assume all duties of the Administrator in his absence. He shall be responsible to the Administrator for whatever other duties are assigned to him. Before assuming his duties, the Assistant Administrator shall execute and file with the Board of Directors a surety bond in such amount and form as the Board of Directors may from time to time direct.

Business Manager

The Board of Directors shall employ a Business Manager who shall be responsible to the Administrator in promoting efficient functioning and coordination of the nonprofessional departments of the hospital, and for maintaining a full, true and correct account of all financial transactions of the corporation, and to furnish such financial analysis

ARTICLE VI (Continued)

Business Manager (Continued)

and statistics as may be required from time to time. He shall be responsible to the Administrator for whatever other duties may be assigned him. Before assuming his duties, the Business Manager shall execute and file with the Board of Directors a surety bond in such amount and form as the Board of Directors may from time to time direct.

Director of Nursing

The Board of Directors shall employ a Director of Nursing who shall be responsible for the proper administration of nursing service activities, including the selection of the nursing staff, development of nurses training curriculum and performance of similar duties ordinarily associated with this office. The Director of Nursing shall be directly responsible to the Administrator of the hospital for the proper discharge of her duties.

Director of Nursing Education

The Board of Directors shall employ a Director of Nursing Education who shall be responsible for the proper administration of the School of Nursing activities, including assistance in the selection of student nurses, development of nursing school curriculum and activities, supervision of the teaching staff, proper government of student nurses and similar duties ordinarily associated with this office. The Director of Nursing Education shall be directly responsible to the Director of Nursing for the proper discharge of her duties.

ARTICLE VI (Continued)

Director of Nursing Service

The Board of Directors shall employ a Director of Nursing Service who shall be responsible for the proper administration of the Nursing Service activities. The Director of Nursing Service shall be directly responsible to the Director of Nursing for the proper discharge of her duties.

Chaplain

The Board of Directors shall employ a Chaplain who shall provide pastoral care to patients and spiritual counsel to students, hospital staff and personnel. As a member of the Faculty of the School of Nursing, he shall teach courses in Christian Education as part of the nursing school curriculum, and perform such other duties as the Board of Directors shall from time to time direct. The Chaplain shall be responsible to the Administrator and the Board of Directors for the proper discharge of the duties of his office.

Retirement

The retirement age for administrative personnel shall be upon attainment of the age of 65 years, provided, however, that retirement may be deferred on an annual basis by action of the Board of Directors.

ARTICLE VII

MEDICAL STAFF

Acting on the advice of the Medical Staff, the Board of Directors shall appoint a Medical Staff composed of regular physicians and shall see that they are organized in such a manner as to secure the best possible results. In the professional care of

ARTICLE VII (Continued)

patients, the attending physician appointed to the Medical Staff shall have full authority, subject only to the policies stated by the Board of Directors. In administrative matters, the Medical Staff, as an organized body, shall act in an advisory capacity, this function being carried on through the Joint Conference Committee.

ARTICLE VIII

PARLIAMENTARY AUTHORITY

The parliamentary rules contained in Robert's "Rules of Order" shall govern in all cases where they do not conflict with the rules adopted by this corporation.

ARTICLE IX

AMENDMENTS

These By-Laws may be amended or altered as provided in Article II of the Restated Articles of Incorporation of Emanuel Lutheran Charity Board by the affirmative vote of not less than two-thirds of the members of the Board of Directors at any regular meeting thereof; or if notice of the proposed alteration or amendment be contained in the notice of the meeting, then at any special meeting of the Board of Directors.

ARTICLE X

EFFECT OF ADOPTION

These By-Laws, when duly adopted by the Board of Directors, shall stand in lieu of the previous By-Laws of this corporation as previously amended.

PORTLAND DEVELOPMENT COMMISSION
Portland, Oregon

RESOLUTION NO. 671

RESOLUTION APPROVING UNDERTAKING OF SURVEYS AND PLANS FOR
EMANUEL HOSPITAL PROJECT AND AUTHORIZING EXECUTIVE DIRECTOR
TO FILE APPLICATION WITH THE DEPARTMENT OF HOUSING & URBAN
DEVELOPMENT FOR FUNDS THEREFOR

WHEREAS, the Commission, by Resolution No. 645 adopted January 30, 1967, approved a portion of the Portland Central Albina Area as an urban renewal project and approved an application by the Portland Development Commission for an advancement of Federal funds for surveys and plans which Resolution No. 645 stated the estimate for such planning funds to be Two Hundred Ninety-four Thousand and Seven Hundred Fourteen Dollars (\$294,714); that such planning funds are now estimated to be Two Hundred Twenty-nine Thousand and One Hundred Seventy-three Dollars (\$229,173); and

WHEREAS, the Commission by Resolution No. 645 adopted January 30, 1967, approved a portion of the Portland Central Albina Area as an urban renewal project and approved an application by the Portland Development Commission for an advancement of Federal funds for survey and plans which Resolution stated specific project boundaries; that such project boundaries have now been modified, that the application should be amended to incorporate the modified project boundaries as stated in this Resolution; and

WHEREAS, said Resolution 645 should be amended and said application be approved stating the true estimate for said planning funds as provided in this resolution; and

WHEREAS, under Title I of the Housing Act of 1949, as amended (herein referred to as "Title I"), the Department of Housing and Urban Development Secretary is authorized to extend financial assistance to local public agencies in the elimination and prevention of the spread of their slums and urban blight through the planning and undertakings of urban renewal projects; and

WHEREAS, it is desirable and in the public interest that the Urban Renewal Agency of the City of Portland acting by and through the Portland Development Commission make surveys and prepare plans, presently estimated to cost Two Hundred Twenty-nine Thousand and One Hundred Seventy-three Dollars (\$229,173), in order to undertake and carry out an urban renewal project of the character contemplated by Section 112 of Title I, in that area proposed as an Urban Renewal Area, situated in the City of Portland, County of Multnomah, and State of Oregon, which is described as follows:

Beginning at the intersection of the extension of the west line of North Commercial Court and the south line of North Russell Street, the point of beginning; thence easterly along the south line of North Russell Street to the east line of North Williams Avenue; thence northerly along the east line of North Williams Avenue to the north line of North Stanton Street; thence westerly along the north line of North Stanton Street to the east line of North Vancouver Avenue; thence northerly along the east line of North Vancouver Avenue to the north line of North Morris Street; thence westerly along the north line of North

Morris Street to the east line of North Gantenbein Avenue; thence northerly along the east line of North Gantenbein Avenue to the south line of North Monroe Street; thence easterly along the south line of North Monroe Street to the east line of North Vancouver Avenue; thence northerly along the east line of North Vancouver Avenue to the north line of North Ivy Street; thence westerly along the north line of North Ivy Street to the west line of North Gantenbein Street, said line also being the southeast right of way line of the Oregon State Highway proposed Fremont Interchange Freeway at this point; thence southwesterly along said freeway right of way line to the east line of North Borthwick Avenue; thence southerly along the east line of North Borthwick Avenue 503 feet, more or less, to the northeast right of way line of the Minnesota Freeway; thence southeasterly along the northeast right of way line of the Minnesota Freeway to the north line of North Russell Street; thence easterly along the north line of North Russell Street to the west line of North Commercial Court; thence southerly along an extension of the west line of North Commercial Court to the point of beginning.

WHEREAS, Title VI of the Civil Rights Act of 1964, and the regulations of the Department of Housing and Urban Development effectuating that Title, provide that no person shall, on the ground of race, color, or national origin, be executed from participation in, be denied the benefits of, or be subjected to discrimination in the undertaking and carrying out of urban renewal projects assisted under Title I of the Housing Act of 1949, as amended.

NOW, THEREFORE, BE IT RESOLVED BY the Portland Development Commission:

1. THAT Resolution No. 645 is hereby amended and approved stating the true estimate for said planning funds and the true project boundaries as provided in this Resolution.

2. THAT the proposed Urban Renewal Area described above is a blighted, deteriorated, or deteriorating area appropriate for an urban renewal project, and that the undertaking by the Portland Development Commission of surveys and plans for an urban renewal project of the character contemplated by Section 112 of Title I in the proposed Urban Renewal Area is hereby approved.

3. THAT the financial assistance available under Title I is needed to enable the Portland Development Commission to finance the planning and undertaking of the proposed Project.

4. THAT it is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under Title I, including those relating to (a) the relocation of site occupants; (b) the provision of local grants-in-aid; (c) the prohibition of discrimination because of race, color, creed, or national origin; and (d) the requirement that the locality present to the Department of Housing and Urban Development Secretary, as a prerequisite to approval of the application described below, a Workable Program for community improvement, as set forth in Section 101(c) of Title I for utilizing appropriate public and private resources to eliminate and prevent the development or spread of slums and urban blight.

5. THAT it is the sense of this body (a) that a feasible method for the relocation of families displaced from the urban renewal area, in conformity with the requirements of Title I, can be prepared, and (b) that Local Grants-in-Aid can and will be provided in an amount which will be not less than one-third of the Net Project Cost of the Project and which, together with the Federal Capital Grant, will be generally equal to the difference between gross project cost and the proceeds or value of project land sold, leased, or retained for use in accordance with the Urban Renewal Plan.

6. THAT the filing of an application by the Portland Development Commission for an advance of funds from the United States of America in an amount not to exceed Two Hundred Twenty-nine Thousand and One Hundred Seventy-three Dollars (\$229,173) for surveys and plans for an urban renewal project in the proposed Urban Renewal Area described above is hereby approved, and that the Executive Director is hereby authorized and directed to execute and file such application with the Department of Housing and Urban Development Secretary, to provide such additional information and to furnish such documents as may be required by the Secretary, and to act as the authorized representative of the Portland Development Commission.

7. THAT the United States of America and the Department of Housing and Urban Development Secretary be, and hereby are, assured of full compliance by Portland Development Commission with regulations of the Department of Housing and Urban Development effectuating Title VI of the Civil Rights Act of 1964; and

BE IT FURTHER RESOLVED that this resolution shall become effective immediately upon its adoption.

Adopted by the Commission on the 25th day of April, 1967.

/s/ IRA C. KELLER
Chairman

/s/ A. V. FONDER
Secretary

RESOLUTION NO. 29987

WHEREAS, the Council, by Resolution No. 29925 adopted February 1, 1967, approved a portion of the Portland Central Albina Area as an urban renewal project and approved an application by the Portland Development Commission for an advancement of Federal funds for surveys and plans which Resolution 29925 stated the estimate for such planning funds to be Two Hundred Ninety-Four Thousand and Seven Hundred Fourteen Dollars (\$294,714), that such planning funds are now estimated to be Two Hundred Twenty-Nine Thousand and One Hundred Seventy-Three Dollars (\$229,173); and

WHEREAS, the Council, by Resolution No. 29925 adopted February 1, 1967, approved a portion of the Portland Central Albina Area as an urban renewal project and approved an application by the Portland Development Commission for an advancement of Federal funds for survey and plans which Resolution stated specific project boundaries, that such project boundaries have now been modified, that the application should be amended to incorporate the modified project boundaries as stated in this Resolution; and

WHEREAS, said Resolution 29925 should be amended and said application be approved stating the true estimate for said planning funds as provided in this Resolution; and

WHEREAS, under Title I of the Housing Act of 1949, as amended (herein referred to as "Title I"), the Department of Housing and Urban Development Secretary is authorized to extend financial assistance to local public agencies in the elimination and prevention of the spread of their slums and urban blight through the planning and undertaking of urban renewal projects; and

WHEREAS, it is desirable and in the public interest that the Portland Development Commission make surveys and prepare plans, presently estimated to cost approximately Two Hundred Twenty-Nine Thousand and One Hundred Seventy-Three Dollars (\$229,173), in order to undertake and carry out an urban renewal project of the character contemplated by Section 112 of Title I, in that area proposed as an urban Renewal Area, situated in the City of Portland, County of Multnomah, and State of Oregon, which is described below:

Beginning at the intersection of the extension of the west line of North Commercial Court and the south line of North Russel Street, the point of beginning; thence easterly along the south line of North Russell Street to the east line of North Williams Avenue; thence northerly along the east line of North Williams Avenue to the north line of North Stanton Street; thence westerly along the north line of North Stanton Street to the east line of North Vancouver Avenue; thence northerly along the east line of North Vancouver Avenue to the north line of North Morris Street; thence westerly along the north line of North Morris Street to the east line of North Gantenbein Avenue; thence northerly along the east line of North Gantenbein Avenue to the south line of North Monroe Street; thence easterly along the south line of North Monroe Street to the east line of North Vancouver Avenue; thence northerly along the east line of North Vancouver Avenue to the north line of

North Ivy Street; thence westerly along the north line of North Ivy Street to the west line of North Gantenbein Street, said line also being the southeast right of way line of the Oregon State Highway proposed Fremont Interchange Freeway at this point; thence southwesterly along said freeway right of way line to the east line of North Borthwick Avenue; thence southerly along the east line of North Borthwick Avenue 503 feet, more or less, to the northeast right of way line of the Minnesota Freeway; thence southeasterly along the northeast right of way line of the Minnesota Freeway to the north line of North Russell Street; thence easterly along the north line of North Russell Street to the west line of North Commercial Court; thence southerly along an extension of the west line of North Commercial Court to the point of beginning.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Portland:

(1) THAT Resolution No. 29925 is hereby amended and approved stating the true estimate for said planning funds and the true project boundaries as provided in this Resolution.

(2) THAT the financial assistance available under Title I is needed to enable the Portland Development Commission to finance the planning and undertaking of the proposed Project.

(3) THAT it is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under Title I, including those relating to (a) the relocation of site occupants, (b) the provision of local grants-in-aid, (c) the prohibition of discrimination because of race, color, creed, or national origin, and (d) the requirement that the locality present to the Department of Housing and Urban Development Secretary, as a prerequisite to approval of the application described below, a workable program for community improvement, as set forth in Section 112 of Title I, for utilizing appropriate public and private resources to eliminate and prevent the development or spread of slums and urban blight.

(4) THAT it is the sense of this body (a) that a feasible method for the relocation of individuals and families displaced from the Urban Renewal Area, in conformity with Title I, can be prepared, and (b) that the local grants-in-aid can and will be provided in an amount which will be not less than one-third of the Net Project Cost of the Project and which, together with the Federal capital grant, will be generally equal to the difference between Gross Project Cost and the proceeds or value of project land sold, leased, or retained for use in accordance with the urban renewal plan.

(5) THAT the filing of an application by the Portland Development Commission for an advance of funds from the United States of America to enable it to defray the cost of the surveys and plans for an urban renewal project in the proposed Urban Renewal Area described above is hereby approved.

Adopted by the Council May 3, 1967.

/s/ Ray Smith
Auditor of the City of Portland

Mayor Schrunk
MCR:rf
May 3, 1967

CERTIFICATE OF RECORDING OFFICER

The undersigned hereby certifies, as follows:

(1) THAT he is the duly qualified and acting Auditor of the City of Portland, a municipal corporation of the State of Oregon, herein called the 'Municipality', and the keeper of its records including the journal of proceedings of the City Council herein called the 'Governing Body';

(2) THAT the attached resolution is a true and correct copy of the resolution as finally adopted at a meeting of the Governing Body held on the 3rd day of May, 1967, and duly recorded in this office;

(3) THAT said meeting was duly convened and held in all respects in accordance with law and to the extent required by law due and proper notice of such meeting was given; that a legal quorum was present throughout the meeting, and a legally sufficient number of members of the Governing Body voted in the proper manner and for the adoption of said resolution; and all other requirements and proceedings under law incident to the proper adoption or passage of said resolution, have been duly fulfilled, carried out, and otherwise observed;

(4) THAT if an impression of the seal has been affixed below, it constitutes the official seal of the Municipality and this certificate is hereby executed under such official seal. If no seal has been affixed below, the Municipality does not have and is not legally required to have an official seal;

(5) THAT the undersigned is duly authorized to execute this certificate. IN WITNESS WHEREOF the undersigned has hereunto set his hand this 3rd day of May, 1967.

/s/ Ray Smith
Auditor of the City of Portland

ATTEST:

Title

R 146 LAND ACQUISITION POLICY STATEMENT

Portland Development Commission Resolution No. 478, adopted on September 10, 1965, comprising the LPA Land Acquisition Policy Statement, as directed by Local Public Agency Letter No. 344, is attached hereto as Exhibit A.

Parcels to be Acquired

Building surveys in the Project Area show that there are a total of 188 structures on 162 parcels that are to be acquired. Many of these parcels are overcrowded with more than one building. A few parcels have as many as four (4) structures, creating an extremely overcrowded condition.

Totals do not include parcels or structures owned by the City of Portland or Emanuel Hospital since they will not be acquired through the LPA.

162 PARCELS TO BE ACQUIRED FOR EMANUEL HOSPITAL PROJECT

| BLOCK NO. | NO. IMPROVED PARCELS | NO. UNIMPROVED PARCELS |
|-----------|-------------------------|---------------------------|
| A-4 | 13 | 1 |
| R-8 | 9 | 2 |
| A-3 | 13 | 0 |
| A-2 | 7 | 0 |
| R-10 | 9 | 1 |
| R-9 | 9 | 0 |
| R-13 | 6 | 2 |
| R-14 | 6 | 0 |
| R-15 | 4 | 0 |
| P-13 | 4 | 2 |
| AB-2 | 3 | 0 |
| AB-3 | 6 | 0 |
| RS-8 | 3 | 0 |
| AB-1 | 1 | 0 |
| RS-2 | 5 | 1 |
| P-15 | 5 | 1 |
| E-2 | 2 | 0 |
| RS-6 | 1 | 1 |
| RS-3 | 9 | 1 |
| E-3 | 7 | 5 |
| E-4 | 8 | 0 |
| RS-5 | 5 | 0 |
| RS-4 | <u>9</u> | <u>1</u> |
| TOTALS | 144 | 18 |

R 146 LAND ACQUISITION POLICY STATEMENT, Cont'd

DISPOSITION

The City of Portland and Emanuel Hospital will purchase 1,119,720 sq.ft. of land within the project boundaries for redevelopment. This total includes 244,602 sq.ft. of streets and alleys that will be vacated to conform with Emanuel Hospital's redevelopment plan. Emanuel Hospital anticipates the purchase of areas within the project boundaries, including the streets and alleys to be vacated, from the LPA to meet the needs of their redevelopment plan. The City of Portland will purchase the remainder for expansion and improvement of their present maintenance shop facilities.

EMANUEL HOSPITAL PROJECT LAND SUMMARY

| | <u>SQ.FT.</u> | <u>ACRES</u> | <u>SQ.FT.</u> | <u>ACRES</u> |
|--|---------------|--------------|------------------|--------------|
| Total land area less streets and alleys | | | 1,827,630 | 41.9 |
| Less area owned by Emanuel Hospital | 799,795 | 18.4 | | |
| Less area owned by City of Portland | 152,717 | 3.5 | | |
| Total area to be purchased by LPA | | | 875,118 | 20.1 |
| Land parcels to be purchased by Emanuel Hospital | | | 644,060 | 14.8 |
| Vacated streets and alleys to be purchased by Emanuel Hospital | | | <u>244,602</u> | <u>5.6</u> |
| Total land to be purchased by Emanuel Hospital | | | 888,662 | 20.4 |
| Land to be purchased by City of Portland | | | <u>231,058</u> | <u>5.3</u> |
| TOTAL LAND & STREET AREA TO BE SOLD BY LPA TO THE DEVELOPERS | | | 1,119,720 | 25.7 |
| Area owned by Emanuel Hospital | | | 799,795 | 18.4 |
| Area owned by City of Portland | | | 152,717 | 3.5 |
| Streets and Alleys not be vacated | | | <u>1,254,926</u> | <u>28.8</u> |
| TOTAL AREA IN PROJECT | | | <u>3,327,158</u> | <u>76.4</u> |

PORTLAND DEVELOPMENT COMMISSION
Portland, Oregon

RESOLUTION NO. 478

RESOLUTION AFFIRMING COMPLIANCE OF LAND ACQUISITION POLICIES
ESTABLISHED PURSUANT TO SECTION 402 OF THE FEDERAL HOUSING
ACT OF 1965

WHEREAS, the Portland Development Commission, as the duly designated urban renewal agency for the City of Portland, is undertaking and proposes to undertake in the future urban renewal projects in the City of Portland with the financial assistance of the United States of America; and

WHEREAS, Section 402 of the Housing Act of 1965, as a condition of eligibility for federal assistance under Title I under the Housing Act of 1949, requires that an Agency receiving such assistance satisfy the Administrator, that it will follow certain prescribed policies in any acquisition of real property by eminent domain; and

WHEREAS, the Commission agrees to comply with the requirements of such policy and by this resolution affirms its willingness to comply; now, therefore, be it

RESOLVED, that the Portland Development Commission hereby states and affirms that in the acquisition of real property for all urban renewal projects undertaken by it with the financial assistance of the United States of America for which Loan and Grant Contracts are executed after August 10, 1965, the Commission will:

1. Make every reasonable effort to acquire each property by negotiated purchase before instituting eminent domain proceedings against the property.
2. Not require any owner to surrender the right to possession of his property until the Portland Development Commission pays, or causes to be paid to owner:
 - (a) The agreed purchase price arrived at by negotiation; or
 - (b) In any case where only the amount of the payment to the owner is in dispute, not less than 75 percent of the appraised fair value as approved by the Portland Development Commission and concurred in by HHFA.
3. Not require any person lawfully occupying property to surrender possession without at least 90 days' written notice from the Portland Development Commission of the date on which possession will be required.

and, be it

FURTHER RESOLVED, that the Executive Director is hereby authorized and directed to execute and transmit such statements on behalf of the Commission affirming such policy in accordance with the requirements of Section 402 of the Federal Housing Act of 1965 and with the rules and regulations of the United States of America implementing; and, be it

FURTHER RESOLVED, that this resolution shall become effective immediately upon its adoption.

Adopted by the Commission this 10th day of September, 1965.

/s/ IRA C. KELLER

Chairman

/s/ A. V. FONDER

Secretary