

URBAN RENEWAL PLAN (ND 401)

for

IRVINGTON NEIGHBORHOOD DEVELOPMENT PROJECT

Portland, Oregon

FEB 26 1970

Prepared by the Portland Development Commission,
the Urban Renewal Agency of the City of Portland
1700 S. W. Fourth Avenue
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A. DESCRIPTION OF NDP URBAN RENEWAL AREA - IRVINGTON

Beginning at a point on the West line of N. E. 7th Avenue which is 100 feet Northerly of the North line of N. E. Tillamook Street, said point being 77.68 feet Westerly and 100 feet Northerly of the Southwest corner of Block 119, West Irvington Addition, as measured along the North line of N. E. Tillamook Street and the West line of N. E. 7th Avenue; thence Northerly along said West line of N. E. 7th Avenue to the North line of N. E. Fremont Street; thence Easterly along the North line of N. E. Fremont Street to the East line of N. E. 21st Avenue; thence Southerly along said East line of N. E. 21st Avenue to the South line of N. E. Tillamook Street; thence Westerly along the South line of N. E. Tillamook Street to a point 100 feet West of the West line of N. E. 16th Avenue; thence at right angles Northerly 160 feet to a point; thence Westerly along a line lying 100 feet North of the North line of N. E. Tillamook Street to the West line of N. E. 14th Avenue; thence Northerly along said West line of N. E. 14th Avenue 50 feet; thence at right angles Westerly to the East line of N. E. 12th Avenue; thence Southerly along said East line of N. E. 12th Avenue 50 feet; thence Westerly along a line lying 100 feet North of the North line of N. E. Tillamook Street to the West line of N. E. 7th Avenue, the point of beginning, situate in the City of Portland, County of Multnomah, and State of Oregon.

B. STATEMENT OF DEVELOPMENT OBJECTIVES

The objectives of this Urban Renewal Plan are:

1. To improve the Project Area as a stable and desirable residential neighborhood with a coherent identity and appropriate physical amenities enhancing its wellbeing.
2. To encourage active participation by Area residents, the Irvington Community Association or any other duly recognized citizen organization of the Project Area in all planning and implementation of Project Area improvements, and to provide professional planning assistance acceptable to the duly recognized citizen organization in connection with these undertakings.
3. To foster and encourage cooperative efforts in the Project Area by appropriate City and other public and private agencies.
4. To improve housing through rehabilitation to the standards established by this Plan where economically feasible or through clearance where rehabilitation is not economically feasible, and by providing for new housing units to meet the diversity of needs of the community in terms of cost, size and types of housing, with a minimum of 20% of dwelling units on land disposed of for residential construction or residential rehabilitation to be for low or moderate-income housing.
5. To install new or to improve existing public facilities such as streets, sidewalks, alleys and curbs; to promote new, improved or expanded public facilities such as schools, parks, community centers and libraries; and, to improve public services to the extent necessary to meet the needs of the neighborhood. Consideration shall be given to long-range studies and plans of the City Planning Commission and other appropriate public or private agencies or professional consultants in undertaking these activities.

B. STATEMENT OF DEVELOPMENT OBJECTIVES, Cont'd

6. To establish a continuing program directed at maintaining housing, public facilities and other improvements in accordance with Project standards on a continuing basis.
7. To classify land use groupings in accordance with the needs of the neighborhood and the community and to achieve such classification by eliminating and protecting against incompatible land uses.
8. To encourage elimination of major environmental hazards and deficiencies through the removal or consolidation of overhead utility lines, the improvement of streets, curbs, sidewalks, and alleys, the promotion of a street tree planting program, and other appropriate means.
9. To encourage the development of commercial shopping centers adequate to serve the neighborhood.
10. To encourage good urban design so as to:
 - (a) Provide a visually appealing urban environment.
 - (b) Allow for harmonious blending of adjacent areas.
 - (c) Separate, wherever possible, pedestrian walkways from vehicular trafficways.
 - (d) Conform to the highest level of design principles and practices in the rehabilitation and construction of individual properties as well as for the entire Project Area.
11. To employ area residents in carrying out the Project to the greatest extent possible.

C. GENERAL LAND USE PLAN

1. Land Use Map

The Land Use Map (Exhibit A) shows the predominant land use categories in the Project Area. Supporting or incidental uses which may be permitted or required within these predominant land use categories are not shown. Only the major circulation routes are shown on the Land Use Map. The minor internal circulation routes are not shown and may be subject to modification. The Land Use Map and all other descriptive material contained in this Plan constitute the General Land Use Plan for the Project Area.

2. Predominant Land Use Categories

- a. Residential Uses. The predominant land use within the Project Area is residential. Densities for the Project Area are shown on the Land Use Map and will be (1) low to medium-low (up to 16 dwelling units per acre) and (2) medium-high (up to 43 dwelling units per acre), with an estimated average of three persons per dwelling unit. Density patterns within the Project Area may be varied in the areas indicated through zoning provided density requirements for the Project Area as a whole are maintained.
- b. Public Uses. The public uses shown on the Land Use Map are the Irvington Elementary School and Irving Park. Other public uses serving the Project Area are presently located outside the Project boundary. Public uses including schools, parks, libraries and community centers will be permitted uses within the Project Area. The size and location of such public uses will be determined after further study and consultation with appropriate public agencies and residents with the objective of meeting the criteria and standards established in this Plan.

C. GENERAL LAND USE PLAN, Cont'd

2. c. Commercial Uses. Principal commercial land uses in the Project Area will be located as shown on the Land Use Map. These principal commercial centers exist both within and outside the Project boundaries and serve adjoining areas as well as the Project Area. An estimated .625 acres per 1,000 persons or 25 square feet per person of commercial floor area is desirable to serve the Project Area.

3. Planning Criteria or Standards

Planning criteria or standards to be used to determine the following:

- a. Other Uses Permitted or Required in Predominant Land Use Categories (Accessory or Supporting Uses). Local neighborhood commercial designed to serve the Project Area shall be permitted at locations within the Project Area where such uses are accessory and compatible with the predominant land uses. Conditional uses as permitted by the Planning & Zoning Code of the City of Portland shall be permitted within the Project Area in the same manner and to the same extent as provided therein. Existing non-conforming commercial uses may be permitted in the Project Area where such uses are determined to be compatible with and beneficial to the neighborhood.
- b. Internal Circulation System. The internal circulation system for the Project Area will remain as it presently exists except that through traffic within the residential neighborhood will be discouraged by the installation of street diverters and traffic control signs. Streets may be vacated where necessary in order to consolidate adjacent properties for public uses, development of new housing, or other uses

C. GENERAL LAND USE PLAN, Cont'd

compatible with the Land Use Plan where such vacation will not interfere with the proper functioning of the internal circulation system. All streets within the Project Area will be improved to the standard established by the City of Portland for acceptance for maintenance.

3. c. Public Uses. The predominant public improvements and facilities needed in the Project Area are expansion of the present school site and establishment of a park area to serve the neighborhood.

(1) School. The minimum site size for an elementary school established by the Portland School District is four classrooms per acre for a two-story elementary school in a built-up city area. Based upon this standard, the deficiency in area for the Irvington School is 3.95 acres. The expansion of the Irvington School site to meet this criterion will be undertaken only after further planning and consultation with the Portland School District and with residents of the neighborhood.

(2) Park. The minimum additional park area required to serve the Project Area is ten acres. The Project Area is presently served by Irving Park and by the Irvington School playground. The standards for establishing location and size of neighborhood parks are as follows: (a) joint development with school ground, where possible; (b) location to be central or adjoining school; (c) maximum service area radius - 1/2 mile. The size and location of parks to serve the Project Area will be established only after further planning and consultation with the City Park Bureau, the School District and residents of the neighborhood.

C. GENERAL LAND USE PLAN, Cont'd

3. c. (3) Other. The need, type and location of other public improvements and facilities such as library and community center will be determined after consultation with the appropriate public agencies and residents of the Project Area.

Upon a final determination of the need, type, location and other characteristics of any of the above described public improvements and facilities, this Urban Renewal Plan will be amended or supplemented to indicate such detail. No acquisition of property for any such public improvement will be commenced prior to the adoption of such amendment(s) or supplement(s).

D. URBAN RENEWAL TECHNIQUES TO BE USED TO ACHIEVE PLAN OBJECTIVES

a. All properties not to be acquired under this Plan shall be rehabilitated to comply with the Property Rehabilitation Standards contained in this Plan and the applicable codes and ordinances governing the condition and use of the properties. The initial rehabilitation activities of the Urban Renewal Agency shall generally be restricted to a portion of the Project Area in order to make a substantial impact on the area to be rehabilitated and to avoid conflict with other areas of the Project Area which may be proposed for public improvements. The area selected for initial rehabilitation shall represent a significant portion of the Project Area. After identification of the type and location of public improvements to be provided, the rehabilitation activities shall be extended to the balance of the Project Area provided that in each action year such rehabilitation activities shall be concentrated in order to maximize the impact of rehabilitation. Determination will be made of the economic feasibility of rehabilitating each structure in the Project Area for the purpose of informing the owner as to the advisability of rehabilitating his property and in order to determine the location of properties to be acquired and cleared in order to meet the objectives and requirements of this Plan.

All plans for rehabilitation of properties will be reviewed by the Urban Renewal Agency or its authorized representatives to determine whether such rehabilitation plans are consistent with the requirements, objectives and standards of this Plan. Each property owner shall be notified if the proposed rehabilitation does not meet such requirements, objectives and standards.

D. URBAN RENEWAL TECHNIQUES TO BE USED TO ACHIEVE PLAN OBJECTIVES, Cont'd

1. b. Property designated by the Urban Renewal Agency for rehabilitation may be acquired by the Agency whenever the owner fails to rehabilitate such property to conform to the objectives, requirements and standards of this Plan. The Urban Renewal Agency may thereafter either rehabilitate and sell such property or sell the property to others who will assure the rehabilitation of the property to conform to the rehabilitation standards of this Plan.

c. The residential Property Rehabilitation Standards attached hereto marked Exhibit B are by this reference made a part of this Plan.

All non-residential structures which do not comply with the applicable codes, ordinances and statutes relating to existing structures shall be rehabilitated to comply with such codes, ordinances and statutes.

2. Acquisition and Clearance

a. The Urban Renewal Agency may acquire properties where existing conditions do not permit practical or feasible rehabilitation of the structures and the Agency determines that acquisition of such properties and demolition of the improvements thereon are necessary to remove substandard conditions.

Whenever a property owner agrees to rehabilitate his structure regardless of the economic feasibility thereof or otherwise to redevelop the land to meet the requirements and standards of this Plan, such property shall not be acquired by the Urban Renewal Agency unless the owner fails to complete the rehabilitation or development within a reasonable period of time as determined by the Agency or unless the Agency determines that the acquisition of such property is otherwise necessary to achieve the objectives of this Plan.

D. URBAN RENEWAL TECHNIQUES TO BE USED TO ACHIEVE PLAN OBJECTIVES, Cont'd

2. b. The Urban Renewal Agency may acquire properties where detrimental land uses or conditions such as incompatible uses, structures in mixed use, or adverse influences from noise, smoke or fumes exist, or where there exists overcrowding, excessive dwelling unit density, or conversions to incompatible types of uses, and the Agency determines that acquisition of such properties and demolition of the improvements thereon are necessary to remove blighting influences and to achieve the objectives of this Plan.
- c. The Urban Renewal Agency may acquire properties for purposes of providing needed public improvements and facilities. No acquisition of property for any such public improvement will be commenced prior to the adoption of amendment(s) or supplement(s) to this Plan designating the type, location and other characteristics of such public improvements and facilities.
- d. The Urban Renewal Agency may acquire properties for purposes of providing land for new, multi-family dwellings in order to meet the diverse needs of the community in terms of cost, size and types of housing. The number of properties so acquired shall not exceed 5% of the Project Area (excluding streets or other public ways).

The Urban Renewal Agency may acquire any limited interest (less than fee) in properties which may accomplish any of the above purposes or otherwise achieve the objectives of this Plan.

E. LAND DISPOSITION

1. Specific Land Use Designation and Standards or Controls and Other Restrictions to be Imposed on Land to be Offered for Sale

At the time parcels of property in the Project Area become available for sale, the Urban Renewal Agency shall designate the use and other standards or controls to be applied to the property in its development, which use and controls shall be in accordance with this Plan and with applicable zoning and other code requirements. Redevelopers of such property shall thereafter conform with such requirements in the development of the property. Such obligations will be carried out in the manner hereinafter provided in this Plan.

2. Circulation Requirements

The major streets which are necessary to assure adequate circulation through or on the periphery of the Project Area are shown on the Land Use Map (Exhibit A). The minor internal circulation routes are not shown on the Land Use Map and may be subject to modification, although no major changes are anticipated since the internal circulation system is generally adequate to serve the present and anticipated needs of the Project Area. Any modification, regulation or improvement of the internal system will be carried out in accordance with Subsection 3b of Section C of this Plan and in cooperation with affected redevelopers.

3. Statement of Obligations to be Imposed Upon Developers

The Urban Renewal Agency shall, in accordance with this Plan, make land in the Project Area available for use by private enterprise or public agencies at a value determined by the Urban Renewal Agency to be its fair reuse value in order that it may be developed or rehabilitated for the purposes specified in this Plan.

E. LAND DISPOSITION, Cont'd

To assure that land acquired in the Project Area is used in accordance with this Plan, the Urban Renewal Agency will impose obligations through appropriate covenants or other provisions in disposition documents requiring the purchaser(s) (a) to use the land for the purposes designated in the Urban Renewal Plan; (b) to begin the building of the improvements within a period of time which the Urban Renewal Agency fixes as reasonable; (c) to submit preliminary architectural and site plans, sign plans, landscape plans and final plans and specifications for the construction of improvements on the land to the Urban Renewal Agency for review and approval so that the Agency may determine compliance of such plans and specifications with this Plan and the terms and conditions of the disposition instruments; and, (d) to not discriminate in the sale, lease, use or occupancy of the property upon the basis of race, religion, color, sex or national origin.

4. Proposal to Provide Low and Moderate Cost Housing

The Urban Renewal Agency shall provide for housing units of low and moderate cost on land to be disposed of for residential purposes, either subsidized or unsubsidized, and public or private, in order to meet the diversity of needs of the community in terms of cost, size and types of housing.

5. Urban Design Objectives or Controls

The Urban Renewal Agency may establish, in conjunction with the City Planning Commission, detailed architectural sign and landscape design criteria to assure conformity with the urban design objectives contained in this Plan and may implement these criteria with appropriate provisions in the disposition documents.

Redevelopers will be required to submit to the Urban Renewal Agency architectural plans for construction of improvements, which plans shall be

E. LAND DISPOSITION, Cont'd

reviewed by a consultant or group of consultants qualified in the fields of urban planning, architecture, graphic design or landscape architecture, as may be appropriate. The Urban Renewal Agency shall obtain an opinion or opinions in writing from such consultant(s) concerning the urban design or architectural merit of the plans submitted.

6. Duration of Controls

The provisions and requirements prescribed in this Section E shall be in effect for 30 years from the date of recordation of this Plan except that the non-discrimination provision shall continue in perpetuity.

F. OTHER PROVISIONS NECESSARY TO MEET REQUIREMENTS OF APPLICABLE STATE OR LOCAL LAW

Land uses proposed by this Plan have been established in conformity with the General Plan for the City as a whole. The Plan provides an outline for the development and rehabilitation of the Project Area.

1. The land use requirements set forth in this Plan for both properties to be acquired and those not to be acquired are in accordance with the planning principles, restrictions and objectives of the City. All land that is acquired will be rehabilitated or cleared and redeveloped in accordance with the land use designations set forth in the Land Use Map (Exhibit A). Installation of new and improvement of existing public facilities will be in accordance with the provisions of this Plan and other local provisions and requirements.
2. Streets will be surfaced or resurfaced and curbs and sidewalks constructed or repaired to meet local standards and objectives. The street pattern in the Project Area is adequate for traffic circulation in a residential neighborhood. Traffic conditions will be upgraded and improved in the manner indicated in this Plan. Public transportation and public utilities are adequate to serve the Project Area and any contemplated increases in population density in the Area.
3. The development of a park site and other public improvements and community facilities is in accordance with local plans and objectives for providing adequate recreational and cultural facilities for the Project Area.
4. Proposed land uses, maximum densities and building requirements in the Project Area are provided through this Plan and through applicable zoning provisions.
5. Provision has been made for the temporary and permanent relocation of those persons to be relocated from the Project Area during the execution of this

F. OTHER PROVISIONS NECESSARY TO MEET REQUIREMENTS OF APPLICABLE STATE OR LOCAL LAW, Cont'd

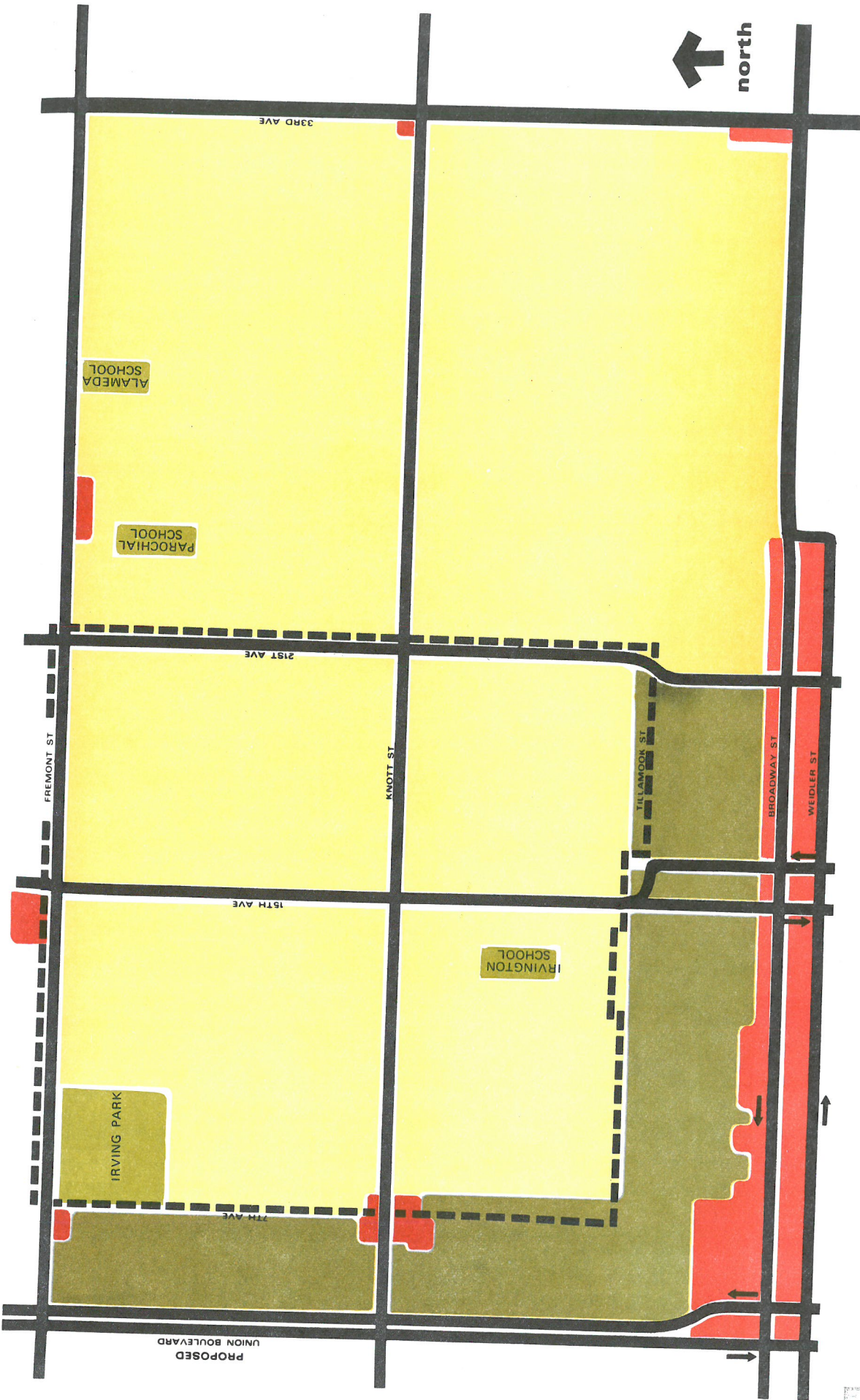
Plan. Decent, safe and sanitary dwellings substantially equivalent to the number of substandard dwellings to be cleared and those where temporary relocation is necessary to complete rehabilitation activities are available within the City of Portland generally. A detailed statement as to: (1) the specific rehousing needs of site residents and (2) the specific housing resources expected to take care of these needs, together with a full discussion of the administration of the relocation process is contained in the Relocation Plan filed in the offices of the Urban Renewal Agency and available for public inspection, which Relocation Plan is incorporated herein and by this reference made a part hereof.

6. The Urban Renewal Agency shall, in accordance with this Plan, make land available for use by private enterprise or public agencies at its fair reuse value.

G. PROVISIONS FOR AMENDING PLAN

This Plan may be changed, modified or supplemented from time to time by the Urban Renewal Agency. Any proposed change, modification or supplement which will substantially change the Plan as previously approved by the City Council shall similarly be approved and recorded in the same manner as the original Plan. Substantial changes shall be regarded as revisions in Project boundaries, land uses, the major circulation routes, material provisions of the Property Rehabilitation Standards as set forth in this Plan, and other changes which have a general application to the Project Area and to the basic objectives of this Plan.

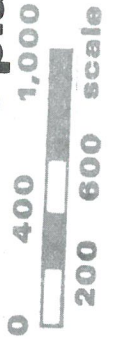
This Plan is to be carried out with Federal financial assistance as a Neighborhood Development Program authorized by the National Housing Act of 1968. Under the Neighborhood Development Program, it is anticipated that this Plan will be changed, modified or supplemented during the undertaking of the Project as development potential and conditions warrant or as local needs dictate.



- medium-low density (maximum of 16 dwelling units per acre)
- medium-high density (maximum of 43 dwelling units per acre)
- commercial development
- schools and parks
- project area boundary

IRVINGTON

land use plan



map by Portland City Planning Commission

EXHIBIT "A"

PROPERTY REHABILITATION STANDARDS

INTRODUCTION

These property rehabilitation standards are adapted to the physical conditions prevailing in the Neighborhood Development Program Areas and serve three basic purposes:

1. They are used as standards in the inspection and evaluation of conditions of residential properties to be considered for rehabilitation.
2. They are part of the criteria for determining whether rehabilitation is feasible for individual residential properties.
3. They serve as minimum standards to which individual residential properties shall be improved if rehabilitation is feasible.

PROPERTY REHABILITATION STANDARDS

CHAPTER I

DEFINITIONS

GENERAL

Definitions given in this chapter are included to provide a basis of understanding the meaning of these terms, phrases and their derivatives wherever used in these standards. These definitions have general consistency with those used throughout the building industry, but are directed to the specific needs of rehabilitation, as covered in this document. None are intended to nullify the provisions of any local code but are furnished to provide maximum understanding of these standards.

DEFINITIONS

Accessory Building: A secondary building, the use of which is incidental to that of the main building and which is located on the same plot.

Addition: Any construction which increases the size of a building or adds to the building, such as a porch or an attached garage or carport.

Alley: A service way providing a secondary public means of access to abutting properties.

Alteration: Construction which may change the floor plan, structural parts, mechanical equipment or location of openings but which does not increase the size of the building.

Area:

Building Area: The total ground area of each building and accessory building but not including uncovered entrance platforms, terraces, and steps.

CHAPTER I

DEFINITIONS (Cont.)

Floor Area: The total area of one story measured within exterior enclosing walls or between exterior walls and firewalls of a building. This area includes bays and dormers but does not include space in garages or carports or in attics.

Attic: Accessible space between top of uppermost ceiling and underside of roof. Inaccessible spaces are considered structural cavities.

Basementless Space (Crawl Space): An unfinished, accessible space below the first floor which is usually less than full story height.

Carport: A roofed space having at least one side open to the weather, primarily designed or used for motor vehicles.

Cellar: That space of a building which is partly or entirely below grade and has more than half of its clear height below the average grade of the adjoining ground.

Dampproofing: A treatment of a surface or structure which retards the passage of water.

Dilapidated: Fallen into partial ruin or decay.

Driveway: A private way for the use of vehicles and pedestrians.

Dwelling: A building designed or used as the living quarters for one or more families.

Detached: A dwelling which is completely surrounded by permanent open spaces.

Multifamily: A building containing three or more living units for families living independently of each other.

CHAPTER I

DEFINITIONS (Cont.)

Dwelling Unit: See Living Unit.

Exit: A continuous and unobstructed way to get from the interior of a building to the outside at grade level. A secondary exit may, under certain conditions, provide only emergency egress to an adjacent building or roof, from which safe travel can be made to grade level.

Family: One or more persons occupying a single living unit. Such persons do not have to be related by birth or marriage to constitute a family unit.

Flashing: Sheet metal or other impervious material used in roof and wall construction to protect a building from seepage of water.

Floor: See Story.

Foundation: Construction, below or partly below grade, which provides support for exterior walls or other structural parts of the building.

Garage: A building or enclosure primarily designed or used for motor vehicles.

Attached: A garage having all or part of one or more walls common to the dwelling or to a covered porch attached to the dwelling.

Detached: A garage which is completely surrounded by open space. A garage connected to the dwelling by an uncovered terrace is defined as a detached garage.

Built-in: A garage located within the exterior walls of a dwelling.

CHAPTER I

DEFINITIONS (Cont.)

Habitable Room: See Room.

Living Unit: A dwelling or portion thereof, providing complete living facilities for one family, including permanent provisions for living, sleeping, eating, cooking and sanitation.

Lot: A parcel of land that is described by references to a recorded plat or by metes and bounds.

Lot Coverage: That percentage of the plot area covered by the building area.

Lot Line: A line bounding the lot as described in the title to the property.

New Construction: (a) Proposed construction or other new structures erected on cleared or vacant land; or (b) New additions to an existing building which enlarge the floor area or height of the building.

Property: A lot or plot, including all buildings and improvements thereon.

Rafters: A series of roof framing members, spaced not more than 30 inches o.c. in roofs having slopes over 3 in 12.

Rehabilitation: The restoration of a reuseable single or group of structures which overcomes deterioration and provides a satisfactorily improved physical condition for residential purposes.

Rehabilitation Construction: Rehabilitation construction includes the following categories:

CHAPTER I

DEFINITIONS (Cont.)

- a. All repairs to or replacement of present elements of an existing building, such as windows, stairs, walls, floors, roof, plumbing, wiring, heating or other equipment.
- b. Rearrangement of rooms by the relocation of partitions or by the installation of new bathrooms and kitchens.
- c. The general replacement of the interior of a building. This replacement may or may not include changes to structural elements such as floor systems, columns or load bearing interior or exterior walls.

Repair: To restore to a sound and acceptable state of operation, servicability or appearance. Repairs shall be expected to last approximately as long as would the replacement by new items.

Replace: To remove an existing item or portion of a system, and to construct or install a new item of similar or improved quality as the existing item when new. Replacement will ordinarily take place where the item is incapable of repair or where repair would be more costly.

Room:

Habitable Room: A space used for living, sleeping, eating or cooking, or combinations thereof, but not including bathrooms, toilet compartments, closets, halls, storage rooms, laundry and utility rooms, basement recreation rooms and similar spaces.

Combined Rooms: Two or more adjacent habitable spaces which by their relationship, planning and openness permit their common use.

CHAPTER I

DEFINITIONS (Cont.)

Shall: Indicates a requirement.

Should: Indicates minimum good practice but is not mandatory.

Space Heater (room heater): A self-contained above-the-floor device for furnishing heated air, through openings in its casing, directly into the space in which the device is located or immediately adjacent to it. The device may be free-standing or recessed in a wall or partition.

Story: That portion of a building between a floor and the next floor above, or roof.

Basement: A space of full story height below the first story, which is partly below grade.

First Story (First Floor): The lowermost story accessible from outside the building at grade with its floor closest to grade and utilized as habitable space.

Half Story: A story, finished as living accommodations, located wholly or partly within the roof frame and having a floor area at least one half as large as the story below. Space with less than 4 feet clear headroom shall not be considered as floor area.

Top Story: The story between the uppermost floor and the ceiling or roof above.

Substandard Building: Any building or portion thereof in which there exist physical conditions serious enough to endanger the life, limb, health, property, safety or welfare of the occupants or of the public.

CHAPTER 1

DEFINITIONS (Cont.)

Ventilation:

Mechanical: Supply and removal of air by power-driven devices.

Natural: Ventilation by openings to outside air through windows, doors or other openings.

Wall:

Bearing Wall: A wall which supports any vertical load in addition to its own weight.

Curtain Wall: A nonbearing exterior wall supported by the structural framework of the building.

Fire Wall: A continuous wall from foundation to roof with designated qualities of fire resistance and structural stability which subdivides a building into fire areas, and which resists the spread of fire.

Non-bearing Wall: A wall which supports no vertical load other than its own weight.

Parapet Wall: That part of any wall entirely above the roof.

Retaining Wall: Any wall used to resist lateral displacement of any material.

CHAPTER II

GENERAL ACCEPTABILITY CRITERIA

A. The requirements identified in these standards shall apply to all residential properties in the Project Area.

B. GENERAL

These general acceptability criteria apply to all existing one through eleven living unit properties in the Project Area.

R201 LOCAL CODES AND REGULATIONS

R201-1 In addition to the minimum standards set forth in the Property Rehabilitation Standards contained herein, the property owner or his builder shall comply with all applicable code requirements of the City of Portland including, but not limited to, the Building Code, Electrical Code, Fire Code, Health and Sanitation Code, Housing Code, Planning and Zoning Code and Plumbing Code, as amended from time to time.

Where the local code, regulation or requirement permits lower standards than required herein, these Property Rehabilitation Standards shall apply. In the event the local code, regulation or requirement precludes compliance with these standards, the property may be ineligible for FHA mortgage insurance unless the stated objectives set forth herein are fully attained by the alternate means proposed.

R202 ACCESS

R202-1 Access to the Building

Walks and steps shall be provided for all weather access to the building and constructed so as to provide safety, reasonable durability and economy of maintenance.

CHAPTER II
GENERAL ACCEPTABILITY CRITERIA (Cont.)

R202-2 Access to Each Living Unit

Access to each living unit shall be provided without passing through any other living unit.

R203 DILAPIDATED OR BLIGHTED STRUCTURES

All dilapidated portions of existing properties or blighted structures which are not economically repairable shall be removed, or, at the owner's option, repaired or replaced with a structure that appropriately serves the property. See R406-1 for exterior appurtenances.

CHAPTER III
SITE CRITERIA

R300 OBJECTIVE

To develop the individual site or group of sites so that obsolescence is overcome, and the development is appropriate and an asset to the neighborhood in which it is located.

R301 OPEN SPACE

Every residential building shall have sufficient open space to permit convenient access for maintenance, fire protection, adequate light and ventilation of habitable rooms and reasonable indoor privacy.

R301-1 Deficient yard dimensions to property lines of existing buildings shall not be made a reason for rejection.

R302 SITE IMPROVEMENTS

The open space of each property shall provide (a) for the immediate diversion of water away from buildings and disposal from the lot, (b) prevent soil saturation detrimental to structures and lot use, and (c) where needed, appropriate walks, parking areas, driveways, exterior steps and landscaping.

CHAPTER IV
BUILDING PLANNING

R400 OBJECTIVE

To assure a living unit which provides for a healthful environment and complete living facilities arranged and equipped for suitable and desirable living conditions commensurate with the type and quality of the property under consideration.

R401 SPACE STANDARDS

R401-1 General

R401-1.1 Provide each living unit with space necessary for suitable living, sleeping, cooking and dining accommodations, storage, laundry and sanitary facilities; also, provide space of such size and dimensions so as to permit placement of furniture and essential equipment.

R401-2 Room Sizes

The size of rooms shown in Table R4-1 shall be minimum for the subdividing of existing spaces. Unremodeled existing rooms where considered of adequate size and arrangement for the intended function by the proper authority are acceptable.

CHAPTER IV
BUILDING PLANNING (Cont.)

TABLE R4-1

ROOM SIZES

Name of Space(1)	Minimum Area (Sq.Ft.) (2)			Least Dimension(3)
	0-BR LU	1 & 2 BR LU	3 or more BR LU	
LR	N/A	140	150	10-0
DR	N/A	80	100	7-8
K	N/A	50	60	5-4
K'ette	20	25	40	3-6
BR (Double)	N/A	110	110	8-8
BR (Single)	N/A	90	90	7-0
LR-DA	N/A	180	200	(3)
LR-DA-K	N/A	220	250	(3)
LR-DA-SL	220	N/A	N/A	(3)
LR-SL	190	N/A	N/A	(3)
K-DA	80	30	110	(3)
K'ette-DA	60	60	90	(3)

- NOTES: (1) Abbreviations:
- | | |
|------------------|----------------------------|
| LU = Living Unit | K'ette = Kitchenette |
| LR = Living Room | BR = Bedroom |
| DR = Dining Room | SL = Sleeping Area |
| DA = Dining Area | N/A = Not Applicable |
| K = Kitchen | 0-BR = No Separate Bedroom |
- (2) Variations to these areas and dimensions may be permitted when existing partitions preclude precise compliance, and the available area or dimensions do not hinder furniture placement and the normal use of the space.
- (3) The least dimension of each room function applies, except for the overlap or double use of space in combination rooms.

CHAPTER IV
BUILDING PLANNING (Cont.)

R401-3 Privacy and Arrangement

R401-3.1 Access to all parts of a living unit shall be possible without passing through a public hall.

R401-3.2 A bathroom shall not be used as a sole passageway to a habitable room, hall, basement, or to the exterior.

R401-3.3 Where the access to an existing bathroom is through a bedroom in living units having more than one bedroom, this planning arrangement shall be accepted if it is judged to be acceptable to the market.

0-401 A bathroom should not be separated from all bedrooms of a living unit by locating it a full story above or below the bedrooms.

A bedroom should not be used as the only means of access to another bedroom or habitable room.

R401-4 Kitchen Facilities

Each living unit shall have a specific kitchen space, which contains a sink with counter work space and has hot and cold running water, adequate space for installing cooking and refrigeration equipment, and for storing cooking utensils.

R401-4.1 Minimum areas of kitchen storage space shall be as follows:

- a. Total shelving in wall and base cabinets - 30 sq. ft.
- b. Drawer area - 5 sq. ft.
- c. Usable storage shelving in cooking range or under sink may be counted in the total shelving needed.

Kitchen storage space of living units having two or more bedrooms should be appropriately increased in total area to accommodate the needs of more occupants.

CHAPTER IV
BUILDING PLANNING (Cont.)

R401-5 Space for Laundry Facilities

Adequate space shall be provided for laundry equipment. Where nearby public commercial laundries are available, consideration may be given as to the extent residents can be expected to use them in determining laundry space needs.

R401-6 Closets and General Storage

Clothes closet space shall be provided within bedrooms or conveniently located nearby. In addition, each living unit shall have a suitable space within the unit or a locked space elsewhere within the building for general storage. The only clothes closet space shall not be located within a kitchen.

R 402 Public Entrance Spaces

Provide either natural ventilation of at least 5 percent of floor area or mechanical ventilation.

R402-1 Ventilation of Structural Spaces

Natural ventilation of spaces such as attics and enclosed basementless spaces shall be provided by openings of sufficient size to overcome dampness and minimize the effect or conditions conducive to decay and deterioration of the structure, and to prevent excessive heat in attics. Exterior ventilation openings shall be effectively screened where needed.

R403 Exterior Doors

Exterior doors shall have safe locks.

R403-1 Interior Doors

Provide a door for each opening to a bedroom, bathroom or toilet compartment; with a locking device on bath and toilet compartment doors.

CHAPTER IV
BUILDING PLANNING (Cont.)

R403-2 Attic and Basementless Spaces

Access to attics shall be provided by means of conveniently located scuttles or a disappearing or permanently installed stairway. For attic and basementless spaces, the minimum access opening shall be 14 x 22 inches. However, if either are to contain mechanical equipment, the access opening shall be of sufficient size to permit the removal and replacement of the equipment.

R404 STAIRWAYS

R404-1 General

All stairways shall provide safety or ascent and descent, and stairs and landings shall be arranged to permit adequate headroom and space for the passage of furniture and equipment.

R405 CORRIDORS AND HALLWAYS

R405-1 General

Corridors and hallways shall provide adequate, safe and unobstructed circulation from living units or other spaces to various means of exit.

R406 EXTERIOR APPURTENANCES

R406-1 All exterior appurtenances or accessory structures which serve no useful purpose, or those in a deteriorated condition which are not economically repairable, shall be removed. Such structures include porches, terraces, entrance platforms, garages, carports, walls, fences, miscellaneous sheds.

CHAPTER V

FIRE PROTECTION

R500 OBJECTIVE

To assure a high degree of safety to life and property preservation, by the separation of living units and the use of materials which will retard the spread of fire and prevent the passage of flame, smoke and hot gases through open or concealed spaces within the building, and to provide means of egress which will permit persons to leave the building with safety in an emergency, and permit access for fire control personnel.

R501 EXITS

R501.1 Multifamily building, (3 through 6 stories), having not more than 25 living units above the first floor shall have:

At least one of the two required exits shall be a noncombustible stairway having at least a 1 hr. enclosure with Class C doors at all openings with self-closing devices. The second exit shall be one of the following:

- a. An enclosed, noncombustible stairway, or smoke tower,
- b. A horizontal corridor exit with self-closing Class B-1 hr. fire door,
- c. Fire escape direct from each living unit above the first floor.

R501-2 Multifamily building of more than 25 living units above the first floor, or more than six stories, or both, shall have the following:

At least two well separated, noncombustible and enclosed stairways with 2-hr. fire resistance rating of enclosure and with Class B-1 1/2 hr. fire doors at all stairway openings, with self-closing devices. A smoke-tower is an acceptable substitute for one enclosed stairway.

CHAPTER V
FIRE PROTECTION (Cont.)

R502 EXTERIOR FIRE PROTECTION

- 0-502 a. Exterior stairs of combustible materials should be covered and protected from rain and snow.
- b. The treads of exterior stairs should be closed and have a non-slip surface.

CHAPTER VI

MATERIALS AND PRODUCTS

R600

OBJECTIVE

To provide materials of such kind and quality as to assure that the dwelling will provide: (a) appropriate structural strength, (b) adequate resistance to weather and moisture, and (c) reasonable durability and economy of maintenance.

CHAPTER VII

CONSTRUCTION

R700 OBJECTIVE

To assure that the construction of the building will provide:

(a) sufficient structural strength and rigidity, (b) adequate protection from corrosion, decay, insects and other destructive forces, (c) necessary resistance to the elements, (d) reasonable durability and economy of maintenance, and (e) acceptable quality of workmanship.

0-700 Insulation: Where existing exterior walls and top floor do not have insulation, consideration should be given to installing the proper amount to prevent excessive heat loss and to provide comfort for residents.

R701 EXTERIOR WALLS

R701-1 Basement and Foundation Walls

Basement and foundation walls shall prevent the entrance of water or moisture into a basement or crawl space area. Cracks in the walls shall be effectively sealed, and loose or defective mortar joints shall be replaced. Where necessary, the interior or exterior face of the walls shall be dampproofed by bituminous coating and cement parging, or equivalent.

R701-1.1 Any deficiencies in proper grading or paving adjacent to the building shall be corrected to assure surface drainage away from basement walls.

CHAPTER VII
CONSTRUCTION (Cont.)

R702 FLOOR CONSTRUCTION

0-702 Basement or Cellar Floors

The floors of all basement, cellar and furnace rooms SHOULD be paved in accordance with applicable codes and ordinances.

R703 PROTECTION FROM RODENTS, TERMITES OR OTHER INFESTATION

R703-1 Inspection For Decay and Deterioration

An inspection shall be made of both interior and exterior construction for evidence of rot, rust or decay damage or other hazards. Where structural damage to such materials is found to exist, correction shall be provided.

R703-2 Decay

For construction near the soil or otherwise subject to moisture, the replacement of decay damaged lumber or finish materials, if of wood, shall be preservatively treated or be of a naturally resistant species.

CHAPTER VIII

EXTERIOR AND INTERIOR FINISHES

R800 OBJECTIVE

To assure that the building will acceptably: (a) prevent the entrance or penetration of moisture and weather, (b) protect from damage by decay, corrosion, insects and other destructive elements and (c) provide reasonable durability and economy of maintenance.

R801 EXTERIOR FINISH

R801-1 Exterior Wall Covering

Repairs or replacement shall be made to defective exterior wall finish materials. Exterior walls shall be free of holes, cracks and broken or rotted finish materials.

R801-2 Roof Covering

All roofs shall have a suitable, watertight and reasonably durable covering free of holes, cracks, excessively worn surfaces or other defects.

R802 GUTTERS AND DOWNSPOUTS

Each dwelling shall have a controlled method of disposal of water from roofs where necessary to prevent damage to the property, and to avoid causing unsightly staining of walls and windows where adequate roof overhangs are not provided, and provide controlled means of disposal.

R803 FLASHING

To prevent the entrance of water, all critical joints in exterior roof and wall construction which are exposed or partly exposed shall be protected by sheet metal or other suitable flashing material.

CHAPTER VIII
EXTERIOR AND INTERIOR FINISHES (Cont.)

0-803 An inspection should be made of the following locations to determine the effectiveness of present flashing: roof to wall intersections, roof to chimneys, roof valleys, pipe projections through roof, eaves and rake, and parapets.

R804 WINDOWS, DOORS AND OTHER OPENINGS

0-804 Screens should be provided for all windows, doors and other openings except in regions where their use is not customary or needed. Existing screens, and storm sash which are to be continued in use shall be in suitable condition to serve their intended purposes.

R805 INTERIOR WALL AND CEILING FINISH

All interior walls and ceilings shall provide (a) a finish surface suitable for painting or other decoration, (b) a waterproof and hard surface in spaces subject to moisture, (c) reasonable durability and economy of maintenance.

R806 FINISH FLOORS

Finish floors shall be appropriate to the use of the space; be in good condition, provide reasonable ease of maintenance, and an extended service life.

R806-1 Kitchen, Bathroom Floors and Toilet Compartments.

Floors in kitchens, bathrooms and toilet compartments shall be of a durable, waterproof, non-absorptive material, such as asphalt, vinyl-asbestos, vinyl-plastic, rubber or ceramic tiles, or linoleum. Wood finish flooring shall not be used for these rooms.

CHAPTER VIII
EXTERIOR AND INTERIOR FINISHES (Cont.)

R807 PAINING AND DECORATING (Exterior and Interior)

Protective and decorative finish coating or surfacing shall provide (a) adequate resistance to weathering, (b) protection of finish surfaces from moisture or corrosion, (c) reasonable durability.

R807.1 Where painted, wallpaper or other decorative surfaces are in good condition or show evidence that proper maintenance has taken place and the property is between such periods of maintenance, and where the rehabilitation will not disturb that part of the building, painting and redecoration may not be required.

Appropriate cleaning of existing interior and exterior finish surfaces shall be provided regardless of whether or not painting or other decoration work is done.

Plastered walls and ceilings shall be painted or papered. Other wall and ceiling materials shall have an appropriate finish surface.

Kitchens and baths shall be painted or papered to provide a waterproof and washable finish surface.

R808 ALTERATIONS AND REPAIRS

All alterations, repairs and other improvements shall be harmonious and tie in with existing materials to remain in an acceptable manner.

CHAPTER IX

MECHANICAL EQUIPMENT

R900 OBJECTIVE

To provide mechanical equipment for the building and its living units that will meet the needs of the intended occupants and be of a quality and condition which will assure: (a) safety of operation, (b) adequate capacity for its intended use, (c) protection from moisture, corrosion or other destructive elements, (d) reasonable quietness of operation and (e) reasonable durability and economy of maintenance.

R901 GENERAL

R901-1 All mechanical equipment shall be installed so that maintenance and replacement can be performed without the removal of other equipment.

R902 HEATING

Unvented space heaters shall not be permitted.

R903 PLUMBING

R903-1 General

The plumbing system and its appurtenances for each building shall provide satisfactory water supply, drainage, venting and operation of fixtures.

R904 DOMESTIC WATER HEATING AND STORAGE

R904-1 Prohibited Locations

No water heater shall be installed in any room used or designed to be used for sleeping purposes. No gas or oil fired water heater shall be located in a bathroom, clothes closet, under any stairway, or in a confined space with access only to the above locations.

CHAPTER IX
MECHANICAL EQUIPMENT (Cont.)

R905 ELECTRICAL

R905-1 General

All habitable rooms and other appropriate spaces requiring electrical service shall be provided with a system of wiring devices and equipment to safely supply electrical energy for proper illumination, appliances, resident security, and other electrical equipment.

0-905 Existing Wiring and Equipment

Existing wiring and electrical equipment where its continued service is contemplated shall not be a potential source of electrical hazard or ignition of combustible materials, and shall be so determined by the proper authority. Wherever these potential hazards are determined to be present, replacement of existing wiring and equipment shall be made. Existing facilities that are inadequate to meet anticipated demands should be appropriately increased.

VARIATIONS TO STANDARDS

A variation to provisions contained herein may be permitted by the Urban Renewal Agency with the concurrence of the local Federal Housing Administration office for specific cases only when the variation attains the stated objectives contained herein and where practical difficulties, unnecessary hardships or consequences inconsistent with the general purposes of this Plan Amendment may result from the literal interpretation and enforcement of restrictions and limitations imposed by this Plan Amendment. In no instance will adjustments or variances be granted that will alter the land uses or other basic requirements of the Plan Amendment, or where the net result of such adjustments or variances would have or would continue to have either a blighting or deteriorating effect upon the surrounding structures or upon the Project Plan. Variations shall be limited to specific cases and shall not be repetitive in nature or establish precedents for similar acceptance in other cases.

R E L O C A T I O N P L A N

for

IRVINGTON NEIGHBORHOOD DEVELOPMENT PROJECT

Portland, Oregon

FEB 26 1970

Prepared by the Portland Development Commission,
the Urban Renewal Agency of the City of Portland
1700 S. W. Fourth Avenue
Portland, Oregon 97201

ND 507 RELOCATION REPORT

This Relocation Report has been prepared in accordance with the Urban Renewal Handbook, RHA 7212.1, Chapter 2, Section 1, which sets forth the submission requirements for Part I of the Application for Loan and Grant Contract as they relate to the relocation program. Form HUD-6122 has been deleted.

(1) Relocation Report

- (a) The Relocation Program is attached to this report and follows the outline as contained in RHA 7212.1, Chapter 2, Section 1, of the Urban Renewal Handbook.
- (b) Very few of the existing public housing units are to be used as relocation resources for persons displaced from the project area. A copy of a letter from the local Housing Authority is included in the Relocation Program as Exhibit A.
- (c) Proposed Informational Statements for issuance to families and individuals are included in the Relocation Program as Exhibit B; proposed Informational Statement for issuance to business concerns is included in the Relocation Program as Exhibit C.

(2) Cost Estimates for Carrying Out of Relocation Program

Cost estimates for carrying out the Relocation Program, on Form HUD-6280, Financing Plan, are included in Code No. ND-302, Financing Report of this Application for a Neighborhood Development Program, Program Year January 1, 1970 - January 1, 1971.

(3) Estimates of Relocation Payments

Estimates of Relocation Payments, Form HUD-6280, Financing Plan, are included in Code No. ND-302 of this Application for Neighborhood Development Program.

(4) Rent Assistance Program

No rent assistance program, financed by the municipality or another public body, is proposed for displacees.

(1) (a) Relocation Program

A. Administrative Organization

1. Name of Agency which will administer relocation operations:

Relocation operations will be administered by the Portland Development Commission, as the duly authorized Urban Renewal Agency of the City of Portland, Oregon.

2. Description of organization of relocation staff:

The relocation program will be carried out by the relocation staff of the Portland Development Commission with representatives located in the project area. The ratio of 3 Relocation Workers, 1 Management Aide, 2/3 maintenance man per 300 households and 18 businesses will be used to determine staff needs as relocation workload develops.

The Chief of Relocation will supervise the work of the Relocation Workers and Management Aide, manage acquired properties, and coordinate the relocation activities.

The Relocation Worker will:

- a. Inspect housing available for referral;
- b. Refer those dwelling units that meet the relocation standards;
- c. Assist eligible families and individuals in making application to public housing, rent supplement housing, Section 221(d)(3) housing, and 235 housing;
- d. Certify that the permanent quarters into which each family or individual moves are in compliance with the relocation standards;

ND 507 RELOCATION REPORT, Cont'd

- e. Maintain a file of housing available for relocation purposes;
- f. Interview displacees to determine needs for housing and social services;
- g. Refer those who need help to the social agency which offers the required services, and follow up to see that help is offered;
- h. Act as liaison between residents who wish to purchase, and lending institutions and/or real estate agencies;
- i. Maintain records on the relocation of displacees; prepare reports on relocation progress;
- j. Assist displacees in preparing claims for relocation payments, relocation adjustment payments, and small business displacement payments;
- k. See that all eligible displacees receive all the payments for which they qualify;
- l. Trace all displacees who move without notifying the relocation section; inform them of services available; and verify that they are in, or encourage them to move into, standard housing; and
- m. Perform other duties as outlined by the Chief of Relocation.

The Management Aide will make appointments for displacees to see the Relocation Worker; receive rent payments from the tenants of the acquired buildings; set up and maintain files necessary for the relocation of residents and businesses; handle correspondence with residents and business firms; and perform other duties as outlined by the Chief of Relocation and Property Management.

B. Relocation Standards

1. Physical Standards:

The requirements listed in Exhibit D attached hereto, derived from Portland's Housing Code, will be used in evaluating the physical conditions and suitability of relocation housing for families and individuals. These standards are also used in the South Auditorium Project (ORE.R-1), Albina Neighborhood Improvement Project (ORE. R-8), Portland State University Project (ORE. R-16), and Emanuel Hospital Project (ORE. R-20).

2. Standards for Displacee's Ability to Pay:

a. Rent: As a general rule, the displacee will pay 20% of his gross income for rent and utilities. There will be the following exceptions:

(1) Persons moving into Low-Cost Public Housing. These households will pay "25.35% of the net annual income of families without minor dependents, and not less than 20% of the net annual income of families of less than three minor dependents, and not less than 16-2/3% of the net annual income of families of more than three minors, less an exemption of \$100.00 for each minor member of the family other than the family head and his spouse," as authorized by the Housing Authority of Portland (See Exhibit A). Welfare recipients will be charged the Housing Authority of Portland's rates for Welfare rentals, also detailed in Exhibit A;

- (2) Families and individuals who relocate in housing under the federal rent supplement program will pay 20% of their income for rent, under the provisions of the Housing and Urban Development Act of 1965; welfare recipients relocating in Rent Supplement Housing will be charged "not less than the rental allowance which is provided by the welfare agency, nor less than 25% of the household income including assistance";
 - (3) Families and individuals who relocate in housing under the Section 23 Leasing Program, administered by the Housing Authority of Portland, will pay the same rates as those relocating into low-cost public housing (see (1) above). This applies to welfare recipients as well as to other low-income families; and,
 - (4) Welfare recipients will be relocated in standard housing at rents which do not exceed the welfare allocation for housing (see Exhibit E, page 5), except for those covered in paragraphs (1), (2), and (3) above.
- b. Purchase: The criteria of the relocatee's ability to purchase housing will be based on the following FHA guide:
- (1) An estimate of the effective income: the relocatee's dependable, continuing income;
 - (2) An estimate of prospective monthly gross housing expense: what it will cost the relocatee to occupy the property;
 - (3) An estimate of all debts, living costs, and other financial obligations; and

- (4) The monthly housing payment (principal, interest, and taxes) should not exceed 20% of gross monthly income.

3. Location Standards:

The relocation staff will assist displacees in relocating in areas with easy access to their place of employment; and will make referrals to areas whose public utilities and commercial facilities are generally not less desirable than the areas in which they currently reside.

4. Temporary Relocation:

Temporary relocation will be limited to situations in which permanent individual and family relocation cannot be completed immediately, and will be of minimum extent and duration. It may occur when immediate demolition of the structure is necessary, and additional time is required to relocate a family or individual for various reasons: a relocatee may be waiting for a purchase to be completed, or for a low-rent unit of a particular size or location to become available. Housing used for temporary relocation will be in safe and habitable condition, and will not be of less desirable character than the family's or individual's former residence. Temporary relocation of families and individuals will not diminish the obligations of the Urban Renewal Agency to procure suitable relocation housing.

C. Proposals for Obtaining Relocation Housing

1. The following arrangements have been made with sources of existing private and public housing:

- a., b. Notification of Vacancies; Information on Size and Rent of Available Dwelling Units:

The LPA will maintain a file of real estate agencies and brokers

in and near the project area, who deal in property which may be appropriate as relocation resources, and which is available on a non-discriminatory basis.

The Relocation staff will establish a vacancy file before relocation begins. This file will combine listings of available rental vacancies supplied by local real estate offices, the daily newspaper classified section, and rental agencies. This vacancy file will concentrate on living quarters which are of the size and rent ranges needed by displaced families and individuals, and which are located outside areas scheduled for clearance in present or proposed urban renewal or highway project areas.

Additional listings can be expected from information gained through telephone calls and visits from the general public. Experience gained from previous projects indicates that the volume of listings from this source will increase as the project progresses.

Monthly telephone checks of the listings contained in this file will insure that the file is current at all times.

A file of available sales housing from listings supplied by the VA, FHA, Multiple Listing Service, and the daily newspaper classified section will also be maintained. This file will also be geared to the sizes and prices needed by displacees, and will also be kept current.

c. Admission preferences for referred families:

The Housing Authority of Portland indicates that any family or individual displaced by public action will have priority for units in existing and proposed housing projects (see Exhibit A). See Exhibit A for income limits and rent chargeable in housing projects.

2. No newly constructed public or private housing will be required as a relocation resource for families and individuals displaced from the NDP area.
3. No additional standard housing will be needed for low-income families and individuals displaced by the NDP Project. Special attention will be given to rehousing aged displacees and minority groups. Various agencies in the City, such as the Community Council and Public Welfare, have expressed their willingness to cooperate in any way possible, and will be called on for aid in cases involving special rehousing problems.

D. Relations with Site Occupants

1. Informational Program:

The informational program to advise displacees of relocation assistance, designed to maintain good public relations with owners and tenants, will include the following:

- a. The staff will prepare a brochure on individual and family relocation. This pamphlet will include a description of the services available, an explanation of payments for moving costs, and the availability of additional relocation payments and replacement housing payments. It will encourage people to come into the Relocation Office with any questions they may have if they feel their relocation will involve any special problems. This brochure will be mailed to all displacees at the time it is determined which properties will be acquired.

b. Following acquisition of each property, occupants will receive notice that the Portland Development Commission has acquired the property; that the relocation service and payments outlined in the Relocation Brochure are now available to him; and that the Commission will expect the property to be vacated by a date not less than 90 days hence. A copy of the Informational Statement will be included with this letter.

2. Interviews with Displacees:

As soon as practical after the effective date of the Loan and Grant Contract, all those expected to be displaced will be interviewed to determine their relocation requirements, to discover what other assistance they will require, and to inform them of available relocation services. The relocation staff will again contact the displacees to deliver the letters outlined under "Informational Program", above. Following acquisition of each property, the relocation staff will assist the displacees with their relocation.

Upon acquisition, each tenant in occupancy will be notified of the expected vacate date, which will be not less than ninety (90) days hence.

Tenancy following acquisition of each property will be by lease from the Portland Development Commission on a month-to-month basis. Each tenant will receive information giving the amount of rent, and where and to whom it is payable. Upon acquisition, he will receive a full explanation of his rights under federal regulations, and an offer of assistance from the relocation staff in the solution of his problems.

3. Relocation Office:

Members of the Relocation Staff will be located in a structure within or near the project area and will serve displacees regarding relocation and property management. This staff will be available to residents during regular office hours of 8:30 A.M. to 5:00 P.M., or after hours by appointment.

4. Referrals:

After interviewing the family or individual to be displaced, the relocation worker will:

- a. Determine their housing needs, and make a careful study of any other problems involved;
- b. Refer residents to the suitable accommodations, after determining the kind of housing (sales, rental, public housing, rent supplement housing, etc.) which best fits their interest, needs, and income;
- c. Make referrals to multiple listing brokers and other real estate firms who are interested in selling under Section 221 or other FHA-insured or federally subsidized programs;
- d. Make referrals to VA- or FHA-acquired properties, which are available for sale or rent on an open-occupancy basis;
- e. Establish public housing eligibility for site occupants at the earliest date possible;
- f. Give a full explanation of public housing to eligible site occupants as soon as their eligibility is established, in order to determine their interest. Eligible families and individuals will receive assistance in making application to the local Housing Authority, will have priority on the waiting list, and will be offered the first vacancy which fills their housing needs.

State legislation, passed in 1959, makes it illegal for any person engaged in the business of leasing or selling real property to discriminate on the basis of race, creed, color, or national origin. On January 21, 1965, Mr. Norman O. Nilsen, Commissioner of the Oregon State Bureau of Labor, and Mr. Philip N. Brownstein, Commissioner of the Federal Housing Administration in the then Housing and Home Finance Agency, signed a Memorandum of Understanding on behalf of the State of Oregon and the Federal Government, pursuant to the Presidential Executive Order of November 20, 1962, and the Oregon Revised Statutes on equal opportunity in housing. This joint action was taken to assure compliance and enforcement of Federal and State laws and regulations prohibiting discrimination in housing. The relocation staff will make referrals only through real estate firms who comply with these provisions, and to properties which are available on a non-discriminatory basis.

5. Inspection of Relocation Housing:

All referrals given to families and individuals will be inspected in advance to certify them as decent, safe, and sanitary according to the standards established for relocation housing, with the exception of FHA- and VA-acquired properties and public housing, which need not be so inspected. After a family or individual has moved, a follow-up visit will be made to assure that the new housing meets the needs of the family or individual, and is of standard quality. The experience of the staff from previous local projects suggests that while most families and individuals are open to suggestions, a good proportion of them will find their own quarters, despite staff efforts to show referrals. The staff will

obtain the new address before the move, when possible, and will inspect and certify the new quarters. If the quarters are not standard, the relocation worker will try to dissuade the displacee from moving in, and offer to give him further assistance in locating standard housing. In cases where the displacee has already moved into substandard housing, the relocation worker will offer further assistance in locating standard housing. If the displacee then declines this offer, the Portland Development Commission will refer the matter to the appropriate local code enforcement agency, in order that the property may be brought up to local standards.

6. Tracing of Displacees:

All displacees who have moved without notifying the Relocation staff will be traced through such sources as neighbors, local stores, employers, schools, utility companies, welfare offices and the postoffice. Every effort will be made to contact them before tracing is abandoned. When a lost displacee is located within the Portland city limits, he will be contacted. The relocation staff will follow the same procedures as described above. If his quarters are found to be substandard, further help in locating standard housing will be offered. If the displacee refuses further aid, the Urban Renewal Agency will refer the matter to the local code enforcement agency, so that the dwelling unit may be brought into conformity with the relocation standards.

7. Referral to Social Agencies:

During the initial interview or on subsequent visits, the relocation worker may find a family or individual to have special problems that require professional assistance. The relocation worker will refer these

problems to the proper agency for aid. The Portland Development Commission staff has established contact and working relationships with the following agencies and city departments: United Good Neighbors, Urban League, Multnomah County Welfare, Community Council, Family Counselling Service, Multnomah County Health Bureau, Bureau of Buildings (City Building Inspection Department), and others.

8. Assistance in Obtaining Mortgage Financing or Establishing Priority for Admission to Section 221(d)(3) Rental Housing:

The relocation staff will serve as a liaison between the residents and the lending institutions and/or the real estate brokers. Those who are eligible income-wise and who desire to purchase will be encouraged to avail themselves of this service.

The relocation staff will provide copies of FHA Form 3476, Certificate of Eligibility under Section 221 of the National Housing Act, to prospective home buyers and prospective tenants of Section 221(d)(3) rental housing. The relocation worker will assist eligible persons in preparing these forms, help qualify these applications for loan; advise them regarding lending institutions best suited to their needs, and act as a liaison between the applicant and lending institution to complete the necessary financing. The relocation staff will also assist eligible residents in making application to Section 221(d)(3) housing and 235 housing.

E. Eviction Policy

The LPA will resort to eviction proceedings only as a last resort, after other attempts to relocate the residents have failed, and services outlined under "Interviews with Displacees" (page 10 above) have been exhausted.

ND 507 RELOCATION REPORT, Cont'd

Eviction will be initiated against displacees only under one or more of the following circumstances:

1. Failure to pay rent.
2. Maintenance of a nuisance, or the use of the premises for illegal or immoral purposes.
3. A breach of the Rental Agreement (miscellaneous items such as sanitation, sub-letting, etc.).
4. Unreasonable refusal to consider accommodations which, in the judgment of the relocation staff, meet the standards for relocation housing.
5. Refusal to admit employees of the Portland Development Commission to the premises.
6. Complete refusal to cooperate with the Portland Development Commission.

In all instances of eviction proceedings, the relocation records will show the reason for the proceedings, the date the action was taken, and the final disposition of the matter.

F. Relocation Payments

Payments will be made to all displacees in accordance with regulations governing relocation payments as prescribed by the Urban Renewal Handbook, RHA 7212.1, Chapter 3, Section 1, Appendices 1 and 2.

1. Types of Relocation Payments:

- a. Moving costs.
- b. Settlement costs.
- c. Direct loss of property.

- d. Additional relocation payment.
- e. Small business displacement payment.
- f. Replacement housing payment.

2. General Eligibility Criteria for Payment:

- a. Occupant at time of contract with Federal Government (moving costs).
- b. Occupant at time of acquisition of property (moving costs).
- c. Owner of property at time of acquisition (settlement costs).
- d. Loss of personal property by displacee under certain circumstances (direct loss of property).
- e. Displacee who is over 62, handicapped individual, or low-income family who is unable to get public housing (additional relocation payment).
- f. Owned and occupied house for one year or more prior to negotiation to sell to LPA (replacement housing payment).
- g. A business on site for two years prior to displacement with not more than \$10,000 annual profit nor less than \$1,500 gross receipts with \$500.00 net profit or \$2,500 gross receipts. (Small business displacement payment).

G. Service to Business Concerns and Non-Profit Organizations

- 1. When the Portland Development Commission acquires the property in which a relocatee is doing business, an Informational Statement will be sent to the occupant by certified mail, or personally delivered (See Exhibit C). This statement contains written notice of the requirement for submission of bids, and of the \$3,000 limit for loss of property or combination of loss of property and moving costs.

2. On the initial visit, the Relocation Worker will advise each businessman of his eligibility for relocation payments; explain the Small Business Displacement Payment eligibility requirements; mention referral service to available business properties; and offer the services of the Small Business Administration. The Relocation Worker will be responsible for completing the "Business Interview Register", which will include information to determine the space needs and location preferences of the relocatee. He will stress to the businessman the requirements that:
 - a. A business concern must give the Urban Renewal Agency 30 to 90 days' written notice of its intention to move, and must permit the Agency to inspect the property to be moved, in order to be eligible for relocation payments.
 - b. Claims for relocation payments must be supported by three (3) bids on the move from reputable moving firms.
 - c. Claims in excess of \$10,000 must have approval of the Department of Housing and Urban Development prior to payment.
3. In response to the Portland Development Commission's request, the Portland office of the Small Business Administration has indicated that it will consult with displaced businesses from the area and discuss its program of assistance with them (See Exhibit K). Upon approval of the Loan and Grant Application for the Project, the Portland Development Commission will furnish the local Small Business Administration office with a list giving names, addresses, and types of businesses of all the concerns which will be affected.
4. Each business and non-profit organization will be interviewed to determine their relocation space needs and location preferences.

5. The businesses to be displaced will be provided with listings of property available and will be referred to real estate agencies and brokers who will be able to supply assistance in obtaining the space needed.

H. Additional Relocation Requirements Required by State Law

Section 1 of ORS Chapter 457.150 contains the following language:

"(1) No urban renewal agency will initiate any urban renewal project under this chapter until the governing body of each municipality in which any of the area to be covered by the project is situated has approved an urban renewal plan which conforms to the general plan for the municipality as a whole and which provides an outline for the development, redevelopment, clearance, rehabilitation, or conservation of the area of the project and is sufficiently complete to indicate:

"(d) The method for the temporary or permanent relocation of persons living in such areas.

"(e) The method of providing, unless already available, decent, safe, and sanitary dwellings substantially equal in number to the number of substandard dwellings to be cleared from the area, at rents within the financial reach of the income groups displaced from such substandard dwellings".

These provisions will be met as indicated by this Relocation Report.

(1)(b) Estimated Housing Requirements and Resources for Displaced Families, and Supporting Statements

(1) Basis of the Estimates and Identification of the Sources of the Data Obtained:

The code enforcement activities in the Irvington Area are expected to displace approximately 7 households. This Relocation Plan is presented in order to accommodate anyone who may be displaced as plans which have been made are executed, and as additional plans are formulated.

Those who may be displaced in the Irvington Code Enforcement Area are expected to have incomes well above the poverty levels, therefore, it appears the relocation problems will be relatively minor.

Housing which will be available in a 12-month period is reported on the following tables:

RENTALS

Federally-Aided Housing	0 Bedrooms	1 Bedrooms	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 or More Bedrooms
		419	337	225	80	20

RENTALS

Standard Private Rentals	0 Bedrooms	1 Bedrooms	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 or More Bedrooms
Under \$40.00	49	16				
\$40-49	62	129				
\$50-59	63	248	19			
\$60-69	3	430	46	13	7	
\$70-79	69	447	182	16		
\$80-89	13	370	231	30		
\$90 and Over		761	148	446	95	26

SALES

	1 Bedrooms	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 or More Bedrooms
\$5,000 to 5,999	4				
\$6,000 to 6,999	8	4	2	2	1
\$7,000 to 7,999	1	9	3	2	1
\$8,000 to 8,999	3	12	6	5	
\$9,000 to 9,999	2	15	6	2	
\$10,000 to 11,999	37	24	5		
\$12,000 and Over	4	71	93	26	3

Several things were taken into consideration in establishing the above figures.. The vacancy survey conducted by Portland General Electric Company in February, 1969, showed an over all vacancy in single residential units of 2.08% and 7.53% for apartments.

The same survey showed 3.4% vacancy in single units and 14.5% in apartments in an area bounded by Burnside and Weidler on the south, Vancouver Avenue and Willamette River on the west, Columbia River on the north, 37th and 92nd Avenues on the east. This includes the area in which 95% of the displacees will relocate by choice. In this area, they report a total of 15,084 single residential units, with 484 vacant and 1,820 apartments with 264 vacant.

The units available for purchase were computed by counting those properties listed for sale through the Multiple Listing Service. No turn over was figured into the total, only those listed on March 25, 1969.

The area in the Portland General Electric Company survey to which reference was made above, contains 10% of all housing in the City of Portland; therefore, we computed the total housing available in Portland for the 12-month period of displacement and divided by 10, which probably underestimates the units available in the area most displacees will relocate, due to the fact that there were more vacancies in this area than in the City at large.

(2) Assumptions and Conclusions Which Have Been Reached From an Analysis of the Above Housing Data:

The expected displacement of families and individuals as reported in the NDP Application will be easily accommodated. If additional displacement should take place as plans are formulated, Exhibit G indicates the low-rent housing being built and to be developed in the area.

Anyone being displaced, whether white or non-white, will be given every consideration and aid to relocate any place they desire.

- (3) The criteria that has been set up to evaluate a family's ability to pay is based on the premise that the gross rent should not exceed 20% of the family's income. This general yardstick will be used in relocating the family. In order to properly evaluate each relocatee's needs and problems, each case will be considered individually.

The 20% ratio for families was established for use in the Neighborhood Development Program after careful examination of all available information and resources. It is the ratio currently in use by the Urban Renewal Agency in the South Auditorium Project, Area II, the Portland State University Project, the Albina Neighborhood Improvement Project, and the Emanuel Hospital Project. This standard will be used during relocation, except for families who relocate into Low-Cost Public Housing, Rent Supplement Housing or Section 23 Leased Housing, and for families who receive welfare assistance.

The 20% rent-to-income ratio for individuals was established on the basis of experience with the South Auditorium and Albina Neighborhood Improvement Projects. This ratio will be used in relocating individuals displaced from the Neighborhood Development Program Area, except as outlined below:

Exceptions to this ratio will be the following situations as outlined previously in this report:

- (a) Families and individuals who move into Low-Cost Public Housing will pay the rates authorized by the Housing Authority of Portland (see Exhibit A).

ND 507 RELOCATION REPORT, Cont'd

- (b) Families and individuals who relocate in Rent Supplement Housing will pay 25% of their income for gross rent; welfare recipients who make use of rent-supplement housing will pay the welfare rental allowance of 25% of their household income, as determined by FHA policies.
- (c) Families and individuals who relocate in Section 23 Leased Housing, will pay the rates authorized by the Housing Authority of Portland (See Exhibit A).
- (d) Welfare recipients, except those discussed in paragraphs (1) and (2) above, will be relocated in standard housing at gross rents which do not exceed the welfare housing allocation (See Exhibit E).

The Multnomah County Welfare Commission and other social agencies will be available for consultation in cases needing additional assistance (See Exhibit H).

- (4) During the relocation phase of the project, there will be competing demands for standard housing for families who will be displaced by action of other governmental agencies, as follows:

*State Highway Department	- 393
County Roads	- 20
Code Enforcement	- 7
Port of Portland	- 24
Health Department	- 20
Housing Authority	- 24
U.R. Project, ORE. R-8	- 10
U.R. Project, ORE. R-16	- 260
U.R. Project, ORE. R-20	- 209

*The figures which differ from those in the Workable Program are updated to April 1, 1969 by contact with the agencies involved.

ND 507 RELOCATION REPORT, Cont'd

It is not anticipated that this displacement will cause any problem in relocating in the Neighborhood Development Program Area. The State Highway Department being the largest displacer should not create any problem for the following reasons:

- (a) All of the displacement is more than four (4) miles away from the Neighborhood Development Program Area.
- (b) The experience of the Highway Department as stated by Warren C. Powell, District Relocation Supervisor, shows that people displaced usually do not move more than $1\frac{1}{2}$ miles from the point of displacement. That is our experience also.

The only appreciable displacement which will affect relocation in addition to the planned Neighborhood Development Program activities will be the Emanuel Hospital Project. The housing availability and the expected displacement as shown in this report indicate more than adequate housing for relocation for both projects.

The average income in the Irvington Area will be higher than the average in the Emanuel Hospital Project Area, therefore, they will be seeking housing in a higher cost level.

- (5) No special problems are anticipated relating to minority groups, low-income families, large families, or handicapped or elderly displacees. However, every consideration will be given to these persons as they become part of the relocation workload.
- (6) Individuals will be given the same services as families, as far as the Federal regulations will allow.

(7) The survey made by Portland General Electric Company in February, 1969, indicates there are 484 vacant houses, and 264 vacant apartments in the area most likely to be occupied by those displaced from the Neighborhood Development Program.

(8) It is anticipated that many of the white and non-white families and individuals will purchase homes when they are displaced from the project. Those wishing to purchase homes will have the following types of financing:

(a) Conventional Loans

(b) FHA Programs 220, 221, 221(d), and 203

(c) Private Mortgages

(d) Credit Unions

(e) Private Contracts

In most cases the means of financing is dependent upon income qualifications. The urban renewal agency's Relocation Officer will offer those potential purchasers assistance in determining the most desirable and feasible means in obtaining necessary financing.

(9) A sound working relationship exists between the Portland Development Commission, Portland Housing Authority, and Federal Housing Administration whereby those displaced by urban renewal projects are given the utmost help and consideration in obtaining housing under the Federal Rent Supplement Programs. For instance, the Housing Authority will use every means possible to place under lease a unit which is selected by one of our displacees.

(10) Low-Rent Public Housing is in existence in the City of Portland, as well as a very well managed leased housing program through both the FHA and the Portland Housing Authority. Both of these agencies give entrance priority to anyone displaced by public action.

ND 507 RELOCATION REPORT, Cont'd

- (11) State Law and the enforcement procedures established to create compliance with the law makes us feel that all housing is available on a nondiscriminatory basis; therefore, any steps taken to locate private housing resources is also a step in locating private rehousing resources available on a non-discriminatory basis.
- (12) It is not anticipated that the various projects will proceed at the same time; therefore, the bulk of displacement will not occur at the same time from different projects.

HOUSING AUTHORITY OF PORTLAND, OREGON

4400 N. E. Broadway

Portland, Oregon 97213

Telephone 288-7111

February 25, 1970

Mr. E. R. Wiley
 Chief of Relocation
 and Property Management
 Portland Development Commission
 1700 S. W. Fourth Ave.
 Portland, Oregon 97201

Dear Ernie:

The Letter on Relocation

As you have requested, this letter updates the information enclosed in our letter from Charles Landskroner of this office on June 2, 1969.

1. As of December 31, 1969 the following units are under our management.

<u>Number of Bedrooms</u>	<u>Number of Units Under Lease</u>	<u>Percentage of Turnover</u>
0	549	2%
1	875	2%
2	813	100%
3	441	20%
4	146	20%
5	38	5%
6	8	5%
7	0	0

In all cases we must accept applicants in the chronological order of their application and racial preferences are not shown.

2. We are planning for additional units by the end of 1970 as follows:

<u>Number of Bedrooms</u>	<u>Number of Units Under Lease</u>
0	70
1	550
2	102
3	120
4	135
5	55
6	4
7	3

EXHIBIT A

E. R. Wiley
February 25, 1970

Of these units, 500 are earmarked for the use of the elderly, under our turnkey program and shall be available for occupancy as the turnkey procedure is fully developed. The balance are the units which are authorized under our leasing program and will be filled as additional units are leased during 1970. The same facts with regard to the chronological order system apply under each of these programs.

3. See the attached sheet setting forth the income limit.
4. Minimum rent charge is \$27.00.
5. Tenants shall be selected from the centralized eligible application pool. All applicants shall have freedom of choice regarding the location in which they want to reside. As among eligible applicant families of the size and composition appropriate to available dwelling units, selection shall be made from the following order:
 1. First, families who have received a notice of displacement by public action or have been so displaced within one year prior to date of application.
 2. Second, to families who are actually without housing because of flood, fire, riot or national disaster.
 3. All other applicants will be housed in the exact chronological order in which they applied except if a veteran or serviceman applies exactly at the same time, as an applicant without military service status. The veteran or serviceman shall have the priority.
 4. There will be no discrimination because of race, creed, color or national origin.
 5. In the selection of tenants, there is no discrimination against families otherwise eligible for admission because their incomes are derived in whole or in part from public assistance.

Transfer of a family within a low-rent project or transfer to such a project from any other low-rent project operated by this authority when such family is eligible for continued occupancy in the dwelling to which it is transferred, is not for any purpose deemed

E. R. Wiley
February 25, 1970

to be an admission to the project. When a dwelling unit has been unsuitable to a tenant because of occupancy standards (or in cases of long-term physical disability where the unit occupied would tend to cause an undue health hazard), the tenant shall be required to move to a dwelling of appropriate size when such unit becomes available. Transfers to a larger unit will be made by placing the tenant on the transfer pending list in the chronological order in which he became eligible for the transfer.

Special transfers on medical report, to smaller sizes, or made by direction of The Director of Tenant and Community Services shall be placed at the top of the waiting list in the chronological order in which they are approved. Two transfer offers shall be made to any family which needs a larger or smaller unit. If neither transfer is accepted, the tenant shall be requested to vacate. They have freedom of location. Special transfers not applicable to the general transfer policy may be made at the discretion of the Director of Tenant and Community Services.

6. Attached please find copy of the admission requirements.

It appears that the information furnished above satisfies the requirement of your report. If you need any further information please contact me at your convenience.

Very truly yours,

Gene W. Rossman, Executive Director

/s/ Wm. S. Watney
Wm. S. Watney
Leasing Director

WSM/db

SECTION II. CONDITIONS GOVERNING ELIGIBILITY

A. Eligibility for Admission. There are to be eligible for admission to the HAA-Aided low-rent housing projects operated by this Authority only those applicants:

1. Who qualify as a family;
2. Whose Net Family Income less
 - a. \$100 for each minor member of the family other than the head of the family and his spouse, and
 does not exceed the applicable income limit for admission set forth in Exhibit I;

EXHIBIT I

Schedule of Rents and Income Limits

I. Relation of Rent to Income

The gross rent charged families residing in Columbia Villa shall be 25.53% of the net annual income of families without minor dependents, and not less than 20% of the net annual income of families of less than three minor dependents, and not less than 16-2/3% of the net annual income of families of more than three minors, less an exemption of \$100 for each minor member of the family other than the family head and his spouse with the monthly rent rounded out to the next highest full dollar, except that no family shall pay a rent of less than the established minimum rent set forth on Page 20 and following.

II. Income Limits

A. The maximum net income limits for admission by family composition shall be -

	0	1	2	3	4	5	6	7
1 or 2 elderly persons	3500							
2 non elderly persons	3000	3100						
3 or 4 persons	3800	3900	4000	4100				
5 or more persons	4100	4200	4300	4400	4500	4600	4700	4800

B. The maximum income limits for eligible continued occupancy by family composition shall be -

2 persons	4300	4400						
3 or 4 persons	4675	4775	4875	4975				
5 or more persons	5050	5150	5250	5350	5450	5550	5650	5750

Note: "B" above are income limits used for admission as well as continued occupancy in our Leasing Program.

3. Whose Net Family Assets do not exceed \$3,500 for a non-elderly family, or \$5,000 for an elderly family, except elderly families with assets exceeding \$5,000 may be approved on a case basis by the Executive Director;

4. Who reside within the City of Portland or within 30 miles of the city limits, except this requirement shall not be applicable to elderly families or families of students who are registered to attend school in Portland.

B. Eligibility for Continued Occupancy. There are to be eligible for continued occupancy in the HAA-Aided low-rent projects operated by this Authority only those occupants

1. Who qualify as a family, or who is the remaining member of a tenant family;

2. Whose Net Family Income less

a. \$100 for each minor member of the family other than the head of the family and his spouse, and

does not exceed the applicable income limit for continued occupancy set forth in Exhibit I; and

3. Whose Net Family Assets do not exceed \$3,800 for a non-elderly family, or \$5,300 for an elderly family, except elderly families with assets exceeding \$5,300 may be approved on a case basis by the Executive Director.

1/ Eligibility exemptions must be identical to those included in the Income Limit Proposal, used as the basis for the currently approved income limits. If Income Limits are revised some revision may be necessary here.

SECTION III. INCOME LIMITS

A. Maximum Income Limits for admission and continued occupancy are set forth in Exhibit I. No minimum income limits are established.

SECTION IV. SELECTION OF TENANTS

A. Governing Conditions. Tenants will be selected from the centralized eligible application pool. All applicants shall have freedom of choice regarding the location in which they want to reside. As among eligible applicant families of the size and composition appropriate to available dwelling units, selection will be made in the following order.

1. First to Displaced Families as defined in Section I who have received a Notice of Displacement by public action or have been so displaced within one year prior to date of application.

2. Second to families who are actually without housing because of flood, fire, riot, National disaster or other emergency.

3. All other applicants will be housed in the exact chronological order in which they apply, except if a Veteran or Serviceman applies exactly at the same time as an applicant without military service status, the Veteran or Serviceman shall have priority.

B. No Discrimination Because of Race, Creed, Color or National Origin.

The foregoing order of selection shall be followed without regard to race, creed, color or national origin.

C. No Discrimination Against Public Assistance Recipients.

In the selection of tenants, there is to be no discrimination against families, otherwise eligible for admission, because their incomes are derived in whole or in part from public assistance.

D. Transfer of Tenants.

Transfer of a family within a low-rent project or transfer to such a project from any other low-rent project operated by this Authority, when such family is eligible for continued occupancy in the dwelling to which it is transferred, is not for any purpose deemed to be an admission to the project. When a dwelling unit has become unsuitable to a tenant because of occupancy standards (or in cases of long-term physical disability where the unit occupied would tend to cause an undue health hazard).

PROPOSED INFORMATIONAL STATEMENT FOR
ISSUANCE TO FAMILIES AND INDIVIDUALS

Dear

The Neighborhood Development Program is now underway, following its approval by the City Council and the Federal Government. The purpose of the program is to renew the area by clearance of some structures and rehabilitation of others.

We are writing to you now because the Program will make it necessary for you to move to other living quarters. The house in which you are living has been purchased by the Portland Development Commission, and will be removed to allow redevelopment to take place.

If you are the former owner and the Portland Development Commission has purchased the property where you live, you may continue to live there for up to sixty (60) days rent free while you prepare to move, unless there are reasons to evict you or temporarily relocate you. If you continue to live there more than sixty (60) days after purchase, the Commission will charge you rent beginning on the 60th day.

Rent payments should be made payable to the "Portland Development Commission", and are to be paid at _____, which serves as the Site Office for the Project.

If you have been renting from an owner whose property has been purchased by the Commission, your rent will continue at a figure set by the Commission, and will be prorated to fall due on the first day of the month.

You will not need to move before you have a chance to find other housing, unless one of the two following situations occurs:

1. The Project schedule requires you to move immediately. If this happens, the Relocation Office will help you find temporary space as well as a permanent home.
2. The Relocation Office is forced to evict you for one or more of the following reasons: (a) failure to pay rent; (b) maintaining a nuisance, or using the premises for illegal or immoral purposes; (c) breaking the conditions of the Rental Agreement with the Portland Development Commission; (d) unreasonable refusal to consider housing which the Relocation Office staff considers standard housing; (e) refusal to admit Portland Development Commission staff members into your home at reasonable hours; or, (f) complete refusal to cooperate with the Portland Development Commission.

RELOCATION PROCEDURE

You may find another dwelling without the help of our relocation staff if you prefer to do so, or the Relocation staff members are ready to help you find other living quarters which suit your needs and which you can afford.

It is important that you confer with the Relocation staff regularly concerning your property and your future moving arrangements. There are funds available to help you with the expenses of moving; in many situations there will be other funds available for additional help. It will be to your advantage to cooperate with the Relocation staff as closely as possible.

In order for you to remain eligible for additional financial help, the housing into which you move must conform to the provisions of Portland's Health, Sanitation and Housing Codes. If you move into "substandard" housing which does not meet these codes, the Portland Health Department will require that the substandard conditions be corrected. For you to remain eligible for additional financial aid, these corrections must be made within sixty (60) days, or you must move into Standard Housing within the same length of time. A copy of the Relocation Standards, which agree with Portland's codes, is enclosed for your use. Please keep it on hand.

There are many sources of housing to meet your needs in the Portland area. Described below are: (1) low-cost Public Housing; (2) private rental housing; and, (3) private housing for sale. If you have problems about any living quarters to which the Relocation Office refers you, let us know immediately.

1. Low-Cost Public Housing

The Housing Authority of Portland maintains low-cost housing for those who meet their qualifications. To be admitted you must be disabled, age 62 or over, or a family, and your income must be below certain limits. In addition, your total assets must be below a figure set by the Housing Authority. If you are interested in low-rent public housing, and found to be eligible, you will be given preference for vacancies which meet your needs. The Relocation Office has the full information available. If you wish, the relocation staff will help you in making application, or you may apply at 4400 N.E. Broadway.

If you are accepted by the Housing Authority of Portland, and move to their housing, your moving expenses will be paid by the Portland Development Commission. However, if you appear to qualify and refuse to apply, or if you are accepted and then choose not to move to public housing, you will not be eligible for the additional relocation payment.

2. Private Rental Housing

The Relocation Office has a list of apartment houses or hotels which qualify as standard housing, and you may be eligible for additional aid if you move into one of their apartments or rooms large enough for your needs.

The Relocation Office also has a list of available houses for rent which you may examine, or you may prefer to find your own rental housing.

When you find rental living quarters which you like, contact the Relocation Office immediately to be sure a staff member has inspected it for you and certified it as Standard Housing.

The Portland Development Commission has funds to pay your moving expenses if you move into private rental living quarters, and may be able to give you additional financial help if your new home qualifies as Standard Housing for you.

3. Private Housing for Sale

The Relocation Office has a list of houses for sale in the Portland area which you may consult if you wish. The relocation staff will help you contact the Real Estate agent who is handling the property you like, or you may find and buy a house on your own. A list of the Real Estate agents who handle property in which you might be interested is also available at the Portland Development Commission Office. However, when you find a home which interests you, please contact the Relocation Office to be sure that a relocation worker has inspected the property and certified it as Standard Housing.

The Portland Development Commission also has funds to pay your moving expenses if you purchase a home, and may be able to give you additional financial help if your new home qualifies as Standard Housing for you.

FINANCIAL AID

The Portland Development Commission has funds available to help people who are displaced by Urban Renewal Projects. These funds are of four types: (1) Relocation Payments; (2) Additional Relocation Payments; (3) Settlement Costs; and, (4) Replacement Housing Payments.

1. Relocation Payments

Persons or families displaced by Urban Renewal Projects will have their moving expenses paid up to \$200. If you choose to have a commercial moving company move your belongings, the Portland Development Commission will pay the actual moving bill within the above limit. If you prefer to move yourself by renting a truck or trailer, or by using your own vehicle, the Portland Development Commission will pay your expenses from a fixed scale based on the number of rooms in your present dwelling within the project area. If your expenses include storage charges, loss on property that you cannot use in your new quarters, or costs incidental to transferring your property to the Commission, the Commission can repay you for these expenses within certain limits.

To receive this payment, you must apply for it within six (6) months after you have moved. Application forms (No. 6140) are available at the Relocation Office.

2. Additional Relocation Payments

Since you are being displaced by an Urban Renewal Project, you may be eligible for an Additional Relocation Payment beyond your actual moving expenses.

To receive this additional payment, you will need to meet the following qualifications: you are a family, an elderly individual (age 62 or over); or a handicapped individual; your total income is below certain limits; you are unable to secure

housing in the Housing Authority of Portland's facilities within a reasonable length of time; you are living in "standard" housing when you apply for payment; and, you submit the claim within sixty (60) days after you move.

To apply for this additional financial help, please make an appointment with a relocation worker at the Portland Development Commission Office. He will help you fill out the application forms necessary (Nos. 6141.1, 6141.2, 6141.3). Please bring with you to the Portland Development Commission Office the following information:

- a. Copies of the latest Income Tax returns filed by you and other members of your family, together with any other personal records which relate to your family's income from wages and salaries, business, annuities, pensions, social security, welfare payments, and investments.
- b. The date you moved into your present dwelling.
- c. If you are an elderly individual (age 62 or over), bring your birth certificate or other proof of age.
- d. If disabled, official information regarding disability.

3. Settlement Costs

The Portland Development Commission is authorized to reimburse property owners for their expenses incidental to transferring property ownership to the Commission. Thus, property owners may be eligible to apply for reimbursement for the following types of expenses.

- a. Fees for recording releases of mortgages and other liens against the property (not the cost of paying off such liens).
- b. Penalties for prepaying mortgages or other encumbrances if the note or mortgage contains a legally enforceable penalty clause, or no provision for prepayment, and if the mortgage holder demands in writing the payment of the penalty.

Claim forms for reimbursement for these expenses are available at the Relocation Office.

4. Replacement Housing Payment

This payment may be available to those displacees who owned the home they occupied for at least one year prior to commencement of negotiations to sell to the Portland Development Commission. The displacee must relocate into housing which is standard for him and which he is buying. The payment cannot exceed \$5,000 and is based on the difference between the price paid for his home in the project, and the average cost of standard housing adequate for his needs in the Portland area.

You are welcome to contact the Relocation Office at any time for further information. If, for any reason, you have problems concerning your move to other living quarters, let us know immediately. We wish to keep in close touch with you to help you as much as possible as you find other housing, and to help you receive all the financial assistance for which you are eligible. Remember, we are here to help you.

Very truly yours,

E.R. Wiley, Chief of Relocation &
Property Management

PROPOSED INFORMATIONAL STATEMENT
FOR BUSINESS CONCERNS

Dear

The Neighborhood Development Program, approved by both the City Council and the Federal Government, is now underway with the primary objective of renewing the area by clearance of some structures, and rehabilitation of others.

The Portland Development Commission has acquired the property that you now occupy. It will be demolished in order that redevelopment may take place. This means that it will be necessary for you to move to another location, and we will ask you to notify us in writing 30 to 90 days in advance of the proposed move. If you need help in planning such a location, we invite you to consult with our relocation staff. We want to be of all possible assistance to you.

The Portland Development Commission is authorized to offer several types of financial compensation to pay for the reasonable and necessary expenses of property transfer and relocation. Each business concern is expected to keep the expenses to a minimum, just as if it were paying them out of its own funds.

(a) Moving Expenses

Moving expenses include the cost of dismantling, crating, storing (for a period of one (1) year or less), transporting, insuring, reassembling, reconnecting, and reinstalling of property (including goods or other inventory kept for sale). The cost of any additions, improvements, alterations, or other physical changes in or to any structure in connection with affecting such reassembly, reconnection, or reinstallation cannot be paid by the Commission. Losses sustained as a result of property damaged during the move cannot be paid by the Commission.

If your firm's move to a new site will necessitate storing equipment, furnishings, or goods and inventory, the Portland Development Commission is authorized to pay the storage costs for up to one (1) year. If your move will involve storage charges, the Commission will ask you to notify us in writing of your intention to move between thirty (30) to ninety (90) days before the projected date; and to obtain three (3) bids on storage costs and insurance (stated as \$_____ per month or other period), submitting one (1) copy of each bid to the Commission at least fifteen (15) days before the moving date. The Commission is authorized to pay up to the amount of the low bid in payment or reimbursement of the actual storage expenses.

Three (3) reliable transfer companies, experienced in the type of move you contemplate, should inspect the equipment and supplies which you intend to move to your new location. We ask that you obtain bids in duplicate, and submit a copy of each bid to the Commission at least fifteen (15) days before your moving date. Moving costs estimated at less than \$500.00 do not require bids; under these circumstances, however, payment cannot be made in excess of \$500.00 for moving expenses.

If you wish to pay your own moving costs, subject to reimbursement, you may engage any moving firm desired, but the Commission will pay not more than the lowest of the three bids.

If you wish the Portland Development Commission to pay the moving expense directly, the Commission will select the lowest bidder, and will authorize in writing the move and the method of payment. The winning bidder will send the bill for this move to your firm and then you will mail it to the Commission for payment.

(b) Actual Direct Loss of Property

Actual direct loss of property applies only to fixtures and equipment which cannot be used at the new location. It does not apply to stock kept for sale. Loss of property also occurs when a concern goes out of business, or when equipment has to be physically altered in order to be used at a new location, provided that the alteration results in decreased value.

To determine the actual direct loss of property, you must first establish the fair market value of the property for continued use at its present location by obtaining an appraisal from a qualified appraiser of your firm's type of equipment. Each item should be appraised individually. The Development Commission is not authorized to include the cost of this appraisal as part of the claim. To substantiate the appraisal for the fair market value for continued use, please have the appraiser furnish a copy of the appraisal to the Commission.

You must then dispose of the property through a bonafide sale. If the amount realized from the sale, after deducting ordinary and reasonable expense of the sale (auctioneer's fees, commissions, and advertising costs), is less than the appraised fair market value for continued use, the difference represents the amount of direct loss of property. A bonafide sale is a sale of the highest price offered after reasonable efforts have been made over a reasonable period of time to interested prospective buyers. An auction held after reasonable public notice is a bonafide sale. Full verification of every transaction must be presented in order to justify payment of property loss claim.

(c) Limitations of Expenses for Moving and Direct Loss of Property

There are certain limitations upon the moving and direct loss of property expenses that may be reimbursed:

1. Actual moving expenses may be paid up to \$25,000. For any expenses over \$10,000, the Portland Development Commission must receive prior approval of the Department of Housing and Urban Development.
2. Any combination of payment for direct loss of property and moving expenses may not exceed \$3,000; however, if moving expenses alone exceed \$3,000, the actual cost may be paid, but no payment for direct loss will be allowed. For example, the business concern may find that its estimated cost of moving would be \$4,000 and the direct loss suffered would be \$2,000. The Development Commission's maximum payment would be the \$4,000 moving costs.

(d) Settlement Costs

The Portland Development Commission is authorized to reimburse property owners for their expenses incidental to transferring the property ownership to the Commission. Thus, property owners may be eligible to apply for reimbursement for the following types of expenses:

1. Fees for recording releases of mortgages and other liens against the property (not the cost of paying off these liens).
2. Penalties for prepaying mortgages or other encumbrances, if the mortgage or note contains a legally enforceable penalty clause, or no provision for prepayment; and if the mortgage holder demands in writing the payment of the penalty.

Claim forms for reimbursement for these expenses will be available at the Portland Development Commission Office.

(e) Small Business Displacement Payment

The Portland Development Commission is also authorized to make a Small Business Displacement Payment of \$2,500 to certain business concerns that move because of urban renewal activities. The payment is in addition to reimbursement for other expenses detailed above. A Small Business Displacement Payment may be made to a business concern if the following eligibility requirements are met:

1. The concern was doing business in the urban renewal area on _____, when the City Council approved the Neighborhood Development Urban Renewal Plans, and on _____, when the Federal Government signed the Contract for Loan and Grant.
2. The concern has completed its move from the site.
3. The concern is not part of an enterprise having two or more establishments outside the urban renewal area.
4. The concern has either (a) average annual gross receipts of over \$1,500, together with average annual net earnings before income taxes of over \$500; or, (b) average annual gross receipts during the two years preceding displacement (or during a representative two-year period if the two years before displacement are not indicative of the average business activity) of over \$2,500.
5. The concern has filed an income tax return with the Internal Revenue Service for the two years preceding displacement if legally required to do so.
6. The concern had average annual net earnings before income taxes of less than \$10,000, including salaries, wages, or other compensation received by an owner of the concern or any member of his household related to him. In this definition, "owner" includes the sole proprietor in an individual business; the principal partners who own 15% or more of the concern in a partnership; or the principal stockholders owning 15% or more of the capital stock in a corporation.

The enclosed copy of Schedule C of Form HUD-6141, Claim for Relocation Payment, indicates the extent and type of information required as a basis for determining eligibility for a Small Business Displacement Payment. Note that Schedule C calls for the same information reported on Federal Income Tax returns. The enclosed copy of Schedule C is for your own information only. You will be furnished another copy on which to complete your claim.

Claims for any applicable payments must be filed within a six (6) month period of time after the expense is incurred. All claim papers become the permanent records of the Portland Development Commission, and will be subject to audit by the Federal Government. In certain cases, payments for moving expenses, storage, settlement costs, and any direct loss of property may be made before the property you vacate has been acquired by the Commission.

The Small Business Administration is also able to assist small businesses affected by urban renewal projects. We therefore suggest that you call this office or the local office of the Small Business Administration (phone 226-3361) to inquire about your rights and privileges.

In order to avoid misunderstandings as to procedure or any other problem, we strongly urge that you visit the Portland Development Commission Office at _____, or call _____ at least thirty (30) days before you move, and discuss your plans with us. At that time we can resolve any questions you may have and explain more fully the procedures for obtaining the various types of relocation payments. The Relocation Office is open from 8:30 a.m. to 5:00 p.m., Monday through Friday, and special appointments can be made at other times, if necessary.

We remain eager to help you relocate your business with the least possible inconvenience. Please contact us any time we can be of assistance to you.

Yours very truly,

E. R. Wiley
Chief of Relocation &
Property Management
Portland Development Commission

INSPECTED BY _____	DATE _____	MET	NOT MET
NAME _____	PHONE _____		
ADDRESS _____			
HOUSE _____	DUPLEX _____		
APT _____	SR _____		
HK _____			
NO. OF ROOMS _____	COMP FURN _____		
PART FURN _____	UNFURN _____		
NO. OF ROOMS ACCESSIBLE BY STAIRS _____	BY ELEVATOR _____		
MANAGER _____	OWNER _____		
RENT _____	INCL HEAT _____		
WATER _____	GAS _____		
GAR _____	ELEC _____		
NO. BRS _____	SIZE #1 _____		
#2 _____	#3 _____		
#4 _____			

DWELLING UNIT INSPECTION SHEET, PDCR-6, 9/66

GENERAL REQUIREMENTS:

- | | | |
|--|--|--|
| 1. House must be weatherproof. (8-601.6) | | |
| 2. Floors, porches, walls, ceilings and stairs must be in sound and good repair. (8-1001a) | | |
| 3. Doors and hatchways must be in good repair. (18-816) | | |
| 4. Multiple dwellings with more than 50 occupants must have two means of exit. (7.3302c) | | |
| 5. Exits must have direct access to outside or public corridor. (7-3303g) | | |
| 6. Hallways must be lighted adequately -- at least 2' candle power. (8-504d) | | |
| 7. Hallway ventilation must be by windows, doors, outside skylights, ventilation ducts, or mechanical ventilation 5x/hr. (8-504d) | | |
| 8. Premises must be free of vermin, rodents, filth, debris, garbage. (8-1001a) | | |
| 9. Heating equipment must be able to maintain 70° at 3' above floor. (8-701a) | | |
| 10. There may be no unvented or open flame gas heaters. (8-701a) | | |
| 11. Habitable rooms must have window area of 12 sq.ft. or 1/8th of floor area. (8-504a) | | |
| 12. Every habitable room must have openable area of 6 sq.ft. or 1/16th of floor area OR mechanical ventilation changing air, 4x/hr. (8-504e) | | |
| 13. Dwelling unit must have at least 220 sq.ft. (8-503b) | | |

	MET	NOT MET
14. Electrical equipment, wiring and appliances must be installed and maintained in a safe manner, with two outlets or one light fixture and one outlet per room. (8-701b)		
15. Water must be heated to not less than 120°F. (8-401y)		
16. Ceiling height in hotels and apartments must be 8'; in dwelling and service rooms 7½'. (8-503a)		
17. Habitable rooms must have width of 7' in any dimension; water closets 30" in width and at least 2½' in front of the water closet. (8-503c)		
EFFICIENCY UNITS:		
18. Foyer must open from public area. (8-503b.2)		
19. There must be 220 sq.ft., plus 100 sq.ft. for each person in excess of two. (8-503b.5)		
20. A kitchenette must be 3x5 or more with doors and fan or window. (8-503b.4)		
21. A dressing closet must afford privacy with adequate circulation and storage. (8-503b.3)		
22. There must be a separate bathroom accessible from foyer or dressing closet only. (8-503b.5)		
LIVING AREA:		
23. There must be two rooms, one of which must be at least 150 sq.ft. (8-503b)*		
24. Rooms for cooking and living, or for living and sleeping, must have at least 150 sq.ft. (8-503b)*		
BEDROOMS:		
25. Bedrooms must be at least 90 sq.ft. (8-503b)*		
26. There must be 50 sq.ft. additional for each occupant in excess of two (8-503b)* No.brs. _____ Size: #1 _____ #2 _____ #3 _____ #4 _____ #5 _____		
KITCHEN:		
27. Plumbing fixtures, including sink, must be of nonabsorbent material with hot and cold running water, properly installed, and in good working condition. (8-505d,c)		
28. A kitchen must have not less than 35 sq.ft. (8-503b)		

	MET	NOT MET
--	-----	---------

BATHROOM:

- | | | |
|---|--|--|
| 29. Bathrooms must have at least one electric light fixture. (8-701b) | | |
| 30. Bathrooms must not open directly off the kitchen. (8-505f) | | |
| 31. Bathrooms and toilet rooms must afford privacy. (8-505g) | | |
| 32. Dwelling unit must contain at least one bathroom with sink, toilet, wash basin, tub or shower properly connected to both hot and cold waterlines with air change once every 5 minutes (8-505a) OR | | |
| 33. In buildings with sleeping rooms there must be toilet facilities, or one toilet, lavatory, tub or shower for every 10 of each sex, accessible from a public hall. | | |
| 34. Plumbing fixtures must be of nonabsorbent material, properly installed, and in good working condition. (8-505d,c) | | |
| 35. Water closet compartments must be of approved nonabsorbent material. (8-505e) | | |

BASEMENT:

- | | | |
|--|--|--|
| 36. Basement areas more than 50% below grade cannot be used for habitation. (8-401,L) and (8-504a) | | |
| 37. Basement areas must be dry and well drained. | | |

SPACE REQUIREMENTS FOR STANDARD HOUSING

- | | | |
|--|--|--|
| 1. Opposite sex children may not share a bedroom if over six (6) years of age. | | |
| 2. Husband and wife should not share a bedroom with a child over three (3) years of age. | | |
| 3. *Chart of bedrooms needed: | | |

No. of Bdrms.	By Bedroom		No. of Persons:	By Number of Persons	
	Min.	Max.		Min.	Max.
0	1	2	1	1	1
1	1	3	2	1	2
2	2	4	3	1	2
3	4	6	4	2	3
4	6	8	5	3	3
5	8	10	6	3	4
			7	4	4
			8	4	5
			9	5	5
			10	5	6

* Indicates exceptions regarding efficiency units.

MULTNOMAH COUNTY PUBLIC WELFARE COMMISSION
506 S. W. Mill Street
Portland, Oregon 97207

January 14, 1970

Mr. E. R. Wiley
Chief of Relocation and
Property Management
Portland Development Commission
1700 S. W. 4 Avenue
Portland, Oregon 97201

Dear Mr. Wiley:

The Multnomah County Public Welfare Commission will cooperate in any way that it can in the relocation of public assistance recipients presently residing within the bounds of the Neighborhood Development Project.

Sincerely,

/s/ Gordon Gilbertson

Gordon Gilbertson
Administrator

GG:SG

STANDARD ALLOWANCES

1. Combined Allowances for food, clothing, and personal incidentals for OAA, AB, AD, and ADC in housekeeping or family situations.

No. of Persons in HH	Alone	2-3	4	5-6	7-9	10 or more
AB (child or adult)	\$51.00	\$51.00	\$51.00	\$51.00	\$51.00	\$51.00
OAA recipient	44.75	44.75	44.75	44.75	44.75	44.75
Adult in OAA HH, not recipient		40.00	40.00	40.00	40.00	40.00
ADC, AD--						
1 adult in HH	44.75	40.75	38.25	35.75	35.25	34.25
2 or more adults in HH, each		40.00	37.50	35.00	34.50	33.50
*CHILDREN						
13-20 years		40.00	37.50	34.75	34.25	33.50
10-12 years		33.75	31.50	29.25	28.75	28.25
7-9 years		29.75	28.00	26.00	25.75	25.25
4-6 years		23.75	22.25	20.75	20.25	19.75
Thru 3 years		21.50	20.25	18.75	18.50	18.25

2. Detailed Standard Allowances - OAA, AB, AD, and ADC in housekeeping or family situations.

<u>Food</u>						
No. of Persons in HH	Alone	2-3	4	5-6	7-9	10 or more
AB (child or adult)	\$36.00	\$36.00	\$36.00	\$36.00	\$36.00	\$36.00
OAA recipient	32.00	32.00	32.00	32.00	32.00	32.00
Adult in OAA HH, not recipient	28.00	28.00	28.00	28.00	28.00	28.00
Adult (ADC, AD)	32.00	28.00	25.50	23.00	22.50	21.50
*CHILDREN						
13-20 years		29.75	27.25	24.50	24.00	23.25
10-12 years		24.75	22.50	20.25	19.75	19.25
7-9 years		20.75	19.00	17.00	16.75	16.25
4-6 years		17.50	16.00	14.50	14.00	13.50
Thru 3 years		15.25	14.00	12.50	12.25	12.00
Clothing						
Adult	\$6.00	Personal incidentals				
AB	8.00	AB				\$7.00
		OAA recipient or 1 adult in HH				6.75
		OAA other adult or				
		2 or more adults in HH, each				6.00
*CHILDREN						
13-20 years	6.75					
10-12 years	5.75	*CHILDREN				
7-9 years	5.75	13-20 years				3.50
4-6 years	4.00	10-12 years				3.25
Thru 3 years	4.00	7-9 years				3.25
		4-6 years				2.25
		Thru 3 years				2.25

*Standards for blind child same as blind adult
 HH-Household

3. Detailed Employment Allowances for OAA, AD, ADC, and persons other than blind or aged recipient whose needs are included in an AB or OAA grant unless earnings are under the Economic Opportunity Act.

Allowances to be increased	Amount of Monthly Earnings				
	\$1-\$25	\$26-\$50	\$51-\$75	\$76-\$100	\$100 & UP
Food	4.00	5.00	6.00	7.00	9.00
Clothing	3.00	4.00	4.00	5.00	6.00
Personal Incidentals	3.00	9.00	12.00	14.00	15.00
TOTAL	\$15.00	\$18.00	\$22.00	\$26.00	\$30.00

Plus allowances for necessary expenses; e.g., 1) tools, equipment, union dues; 2) child care for working mothers; 3) transportation to and from work.

4. Household Supplies and Replacements

(Provided when the A/R is maintaining or sharing in the maintenance of household, when he lives in furnished housekeeping room or is required to furnish own household linen).

AB----- \$5.00
 Each adult in grant \$2.50
 Each child in grant \$.75

5. AB Transportation unless in home for the aged or nursing home, \$5.00.
6. Clothing and Personal Incidental Allowances for persons in boarding care, homes for the aged, and nursing homes. OAA, AB, AD, ADC, and GA.

Type of Home	Assist. Category	Clo.	Pers. Inc.	Total
Boarding Care	OAA, AD, ADC	\$6.00	\$6.00	\$12.00
	AB	8.00	7.00	15.00
	GA	As needed, see Section 2201.2		
Homes for the Aged	OAA, AB, AD	6.00	6.00	12.00
	GA	As needed, see Section 2201.2		
Nursing Homes	OAA, AB, AD, GA	1.00	1.00	2.00
		1.00	3.00	4.00
		3.00	1.00	4.00
		3.00	4.00	7.00

SPWC STATEWIDE SHELTER ALLOWANCES

These allowances will be used in OAA, AB, AD, ADC, GA continuing cash grants, and to determine eligibility in all GA cases, unless an exception has been approved as indicated in Section 2204.3. General upkeep allowances are in addition to the above standards. See form PA-403B instructions.

OAA, ADC, AD, GA (Eligibility and Continuing Cash Grants)

Persons	1 or 2	3	4	5 thru 7	8 or more
Allowance #1	\$65.00	\$70.00	\$75.00	\$80.00	\$85.00
Allowance #2					
Allowance #3	\$25.00	\$25.00	\$30.00	\$35.00	\$35.00

Allowance #1 is intended to cover all housing costs except major home repairs and delinquent taxes and for the following situations:

- (1) Buying or renting house or apartment and paying for one or more utilities separately.
- (2) Buying or renting trailer or houseboat and paying for parking or moorage, whether or not paying for utilities.

Allowance #2 is intended primarily to cover costs of house or trailer payments and rental but not utilities or trailer space in the following situations:

- (1) Buying or renting house or apartment and not paying for any utilities separately or not paying for utilities at all.
- (2) Buying or renting trailer or houseboat but not paying for parking or moorage, whether or not paying for utilities.
- (3) Owning trailer or houseboat but paying for parking or moorage, whether or not paying for utilities.

Allowance #3 is intended to provide fuel, utilities, and water in the following situations:

- (1) Provide with free shelter, has life estate, or owns home and pays for utilities.
- (2) Owns trailer or houseboat but does not pay for parking or moorage and pays for utilities.

SPWC Statewide Shelter Allowances, Cont'd

No Monthly Allowance: (For this group, current taxes, insurance, and special assessments may be paid but will not exceed Allowance #1 on an annual basis).

- (1) Has life estate or owns home and does not pay for utilities.
- (2) Owns trailer or houseboat but does not pay for parking or moorage or for utilities.

NOTE: See form PA-403B instructions in the Appendix to Vol. 11. Major home repairs and delinquent taxes are not included in the standard shelter allowances.

See Manual Vol. 11, Section 2204, for Shelter Standards.

NAME _____ RESIDENTIAL RELOCATION RECORD, PROJECT NO. _____ PARCEL NO. _____

ADDRESS _____ APT. _____ PHONE _____ DATE INITIAL INTERVIEW _____

FAMILY COMPOSITION: U.S. Citizen _____ Alien _____ Veteran _____ Serviceman _____

NAME	Relationship	Age	Income	Name and Address of Employer or Other Source of Income

RENT ON SITE
 Contract rent _____
 Utilities _____
 Gross Rent _____
 Furnished _____
 Unfurnished _____
 No. Bdrms. _____
 Electricity supplied by _____

Garbage _____
 Heat _____
 Gas _____
 Elect. _____

Former Owner _____
 Tenant _____
 Sub-tenant _____

Name of Case Worker _____
 Notify in case of accident:
 (Name) _____
 (Address) _____
 (Phone) _____

Garbage Service by _____

221 CERTIFICATE OF ELIGIBILITY: Date Delivered _____ By _____

ELIGIBILITY FOR PUBLIC HOUSING	Yes	No
Over age 62 if single	_____	_____
Disabled by Soc. Security definition	_____	_____
Income below limits	_____	_____
Total assets below limits	_____	_____

ELIGIBLE _____ NOT ELIGIBLE _____ Date Eligibility Determined _____
 Date Applied _____
 Date Unit Assigned _____ No unit available _____

RELOCATION REQUESTS BY RELOCATEE:
 Public Housing _____ Furnished _____ Unfurnished _____
 Purchase _____ No. Bdrms. _____
 Rent _____ Max. monthly rent or payment \$ _____
 Undecided _____ Location preferred _____
 Special requirements: _____

PROPERTY MANAGEMENT FACTORS:
 Information Statement and Notice to Move given to _____ on _____ by _____
 Extended on _____ by _____ to _____
 Extended on _____ by _____ to _____
 Extended on _____ by _____ to _____

Notice to Terminate Tenancy served on (name) _____
 at _____ Time _____ Date _____ By _____ Effective _____
 Confirming copies mailed to _____ and _____
 at _____ Time _____ Date _____ By _____ Where mailed _____

FEDERAL HOUSING ADMINISTRATION PROGRAMS
IN AND AROUND THE CITY OF PORTLAND

RENT SUPPLEMENT PROJECTS

<u>COMPLETED</u>	<u>0</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>
	<u>BR</u>	<u>BR</u>	<u>BR</u>	<u>BR</u>	<u>BR</u>
Powell Plaza #1	24	42			
Powell Plaza #2					
13320 S. E. Powell Blvd.					
Alpha King Terrace	0	18	9	1	
N. Fremont & Vancouver					
Avenue Plaza	4	18			
N. E. 8th & Alberta					
Minerva Plaza	2	13			
6633 N. Oberlin Street					
Brandt Terrace	0	56	8		
1510 Brandt Road					
Vancouver, Washington					
<u>UNDER CONSTRUCTION</u>					
Alpha King Phase #2	0	7	7	4	
Albina, Fremont, Haight & Shaver					
Rollins House	0	9	1		
N. E. 46th near Sandy Blvd.					
<u>COMMITMENTS ISSUED</u>					
Estates Apartment Court	0	5	4		
N. E. Killingsworth & 14th					
Powell Court Villa	0	36	4		
12540 S. E. Powell Blvd.					
<u>UNDER DISCUSSION</u>					
Healy & Whitely Apartments	0	19	6		
S. E. 148th & Stark Street					
Powell Court Villa	0	36	4		
12540 S. E. Powell Blvd.					
Bridgeview Apartments	0	14			
6210 N. Edison Street					
Marwood Plaza	8	32			
S. E. 72nd & Woodstock					

FHA SECTION 221 LOW- OR MODERATE-INCOME FAMILY HOUSING

<u>Apartment Name and Location</u>	<u>Total Units</u>	<u>Approximate Rental Rates</u>
<u>PORTLAND</u>		
The Tamaracks 9209 N. Chautauqua Blvd.	120	48 one-bedroom: \$103 per month 60 two-bedroom: \$121 per month 12 three-bedroom: \$137 per month
Ace Court Apartments 9333 N. Lombard Street	29	21 one-bedroom: \$ 87 per month 8 two-bedroom: \$110 per month
Multnomah Manor 1010 N. E. 91st Avenue	54	24 one-bedroom: \$ 87 per month 18 two-bedroom: \$ 97 per month 12 three-bedroom: \$110 per month
The Galaxy 5300 N. E. Cully Blvd.	88	34 one-bedroom: \$ 87 per month 54 two-bedroom: \$ 97 per month
Satellite Apartments 10612 N. E. Wygant Street	94	9 efficiencies: \$ 83 per month 32 one-bedroom: \$ 97 per month 37 two-bedroom: \$115 per month 16 three-bedroom: \$132 per month
Alexandra Court 125 N. W. 20th Place	75	53 efficiencies: \$ 85 per month 22 one-bedroom: \$100 per month
MacCleay Park 1905 N. W. 29th Avenue	43	23 one-bedroom: \$ 95 per month 20 two-bedroom: \$110 per month
Lark Plaza 4916 S. W. 56th Avenue	44	22 one-bedroom: \$ 93 per month 22 two-bedroom: \$110 per month
Hillsdale Apartments 6416 S. W. 30th Avenue	61	2 efficiencies: \$ 95 per month 22 one-bedroom: \$115 per month 31 two-bedroom: \$140 per month 6 three-bedroom: \$160 per month
Raleigh Scholls 5100 S. W. Scholls Ferry Road	155	10 efficiencies: \$107 per month 66 one-bedroom: \$145 per month 59 two-bedroom: \$175 per month 20 three-bedroom: \$210 per month (Rents include heat and all utilities)
<u>MILWAUKIE</u>		
The Bluffs 12601 S. E. River Road	68	15 one-bedroom: \$115 per month 47 two-bedroom: \$137 to 152 per month 6 three-bedroom: \$170 to 185 per month

FHA SECTION 221 LOW- OR MODERATE-INCOME FAMILY HOUSING, Cont'd

<u>Apartment Name and Location</u>	<u>Total Units</u>	<u>Approximate Rental Rates</u>					
<u>TIGARD</u>							
Plaza Garden Apartments 11624 S. W. Lomita Street	38	13 one-bedroom:	\$100	per month			
		12 two-bedroom:	\$120	per month			
		13 three-bedroom:	\$140	per month			
Lujon Park 9685 S. W. Johnson Street	38	8 one-bedroom:	\$ 90	per month			
		21 two-bedroom:	\$115	per month			
		10 three-bedroom:	\$135	per month			
<u>VANCOUVER, WASHINGTON</u>							
The Lamplighter 300 Garden Street	47	8 one-bedroom:	\$ 83	per month			
		29 two-bedroom:	\$ 93	per month			
		10 three-bedroom:	\$113	per month			
The Highlands 7401 Delaware Lane	41	5 one-bedroom:	\$ 83	per month			
		28 two-bedroom:	\$ 93	per month			
		8 three-bedroom:	\$113	per month			
The Highlands North 7401 Delaware Lane	58	42 two-bedroom:	\$ 87	per month			
		16 three-bedroom:	\$102	per month			
Maple Court E. Eighth and "X" Streets	24	16 one-bedroom:	\$ 88	per month			
		8 two-bedroom:	\$ 98	per month			
<u>UNDER CONSTRUCTION</u>							
			<u>0</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>
			<u>BR</u>	<u>BR</u>	<u>BR</u>	<u>BR</u>	<u>BR</u>
Tenino Terrace S. E. 23rd Avenue & Umatilla Street			0	23	71		
Taylor Street Apartments 1330 S. E. Taylor Street			0	4	6		

SECTION 221-H - LOW INCOME REHABILITATION HOUSING

This program provides for a non-profit group to buy and rehabilitate four or more houses, and to sell to low-income families with special low interest rate and small down payments.

LAURELHURST ACTION PROGRAM

(Laurelhurst United Presbyterian Church)
337 N. E. 47th Avenue
Portland, Oregon

Houses in Process 6

EASTER DAWN PROPERTIES

1533 N. E. Alberta Street
Portland, Oregon

Houses Completed 5
Houses in Process 8

EAST CENTRAL CHURCH - Non-profit
(Centenary Wilber Methodist Church)
215 S. E. 9th Avenue
Portland, Oregon

Houses Completed 6
Houses in Process 7

HOTELS KNOWN TO HAVE STANDARD ACCOMMODATIONS

\$35-45

NAME	ADDRESS	MONTHLY RENTAL	PHONE
Wiltshire Apartments	2155 N. W. Everett	\$30-40	
Stratford Agency	2169 N. W. Everett	\$25-32	228-7747
Gallagher's	320 N. W. 17th Avenue	\$40	227-0357
Dean's Apartments	115 N. W. 22nd Place	\$30-35-45	227-5046
Finney Apartments	2155 N. W. Everett	\$35	
Happer's Apartments	1723 S. W. Taylor	\$35-65	223-4708
Daniel's	0235 S. W. Whitaker	\$36	228-5633
Carius	1402 S. W. 12th Avenue	\$43-80	246-1856 227-5984
George Apartments	823 S. W. 14th Avenue	\$40-47.50	227-8055
Maxwell Apartments	919 S. W. 14th Avenue	\$25-45	227-8730
Lincoln Apartments	925 S. W. 14th Avenue	\$45-64	228-4091
Arbor Court	1329 S. W. 14th Avenue	\$36.50-50	227-9051
Brown Apartments	428 N. Alberta	\$40	228-2935
Farrell Apartments	843 N. Knott	\$45	
Webster Court	837 N. E. Grand	\$34.50	
Muura Apartments	2135 N. E. Pacific	\$45-75	
Lufkin Apartments	2170 N. W. Northrup	\$40-50	227-6976
Marwill Apartments	1315 S. W. Tenth	\$40	223-1343

TRI-COUNTY
COMMUNITY COUNCIL

718 West Burnside Street, Portland, Oregon 97209, Telephone 228-9131

January 28, 1970

John B. Kenward, Executive Director
Portland Development Commission
2000 S. W. 1st Avenue
Portland, Oregon 97201

Dear John:

In response to your request as to the extent to which community organizations are prepared to assist people with special problems who are displaced by renewal programs, you may be assured that the health and welfare agencies in Portland can be counted on to cooperate to the best of their ability. The Tri-County Community Council, with which most of these agencies are affiliated, stands ready to assist and to encourage our members to provide this help within the limits of their budgets and personnel.

There are, of course, several organizations located in northeast Portland that are particularly concerned with housing. Both the Albina Citizens War on Poverty Committee and the Model Cities Planning Board have staff who are continually working with housing and other problems that might be faced by families who are having to relocate.

Mrs. Helen Catlin, director of the Community Council's Information Service, would be happy to discuss with you any particularly difficult situations that come to your attention when you get into the actual relocation of families living in the Neighborhood Development Program area. She will be prepared to make preliminary inquiries to appropriate agencies about specific cases to determine which are in the best position to help and could assist in making actual referrals when this is necessary.

Please feel free to contact us at any time.

Sincerely yours,

/s/ Carl V. Sandoz

Carl V. Sandoz
Executive Director

CVS/dgs

EXHIBIT H

Square Foot Areas available in Portland vicinity per category listed below.

	<u>OFFICE SPACE</u>	<u>RETAIL STORES</u>	<u>SHOPS</u>	<u>SERVICES COMMERCIAL & WAREHOUSES</u>	<u>GARAGE</u>
Bullier & Bullier Realtors	40,000	30,000	20,000	100,000	-0-
Commerce Investment Co.	-0-	-0-	-0-	-0-	-0-
The Simms Co.	6,000	5,000	-0-	-0-	5,000
Norris Beggs & Simpson	85,000	30,000	-0-	200,000	-0-
Metzger Parker Co.	11,400	-0-	1,400	-0-	-0-
Dudley Jones Co.	100,000	-0-	100,000	150,000	-0-
Norris & Stevens	55,000	27,000	14,500	152,000	49,000
Pittock Block	50,000	12,000	-0-	-0-	-0-
Oregonian Building	1,200	-0-	-0-	-0-	-0-
	<u>348,600</u>	<u>104,000</u>	<u>135,900</u>	<u>602,000</u>	<u>54,000</u>

U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

FIXED RELOCATION PAYMENTS SCHEDULE

PROJECT LOCALITY

PORTLAND, OREGON

PROJECT NAME(S)

South Auditorium
Alb. Neigh. Imp. Proj.
Portland State College
Emanuel Hospital
NDP - Woodlawn Area
NDP - Irvington Area

PROJECT NUMBER(S)

ORE. R-1
ORE. R-8
ORE. R-16
ORE. R-20
ORE. A-5-1
ORE. A-5-2

INSTRUCTIONS: Prepare original and 3 copies for HUD if the Schedule is proposed for only one project. Prepare an additional copy for each additional project.

A. TYPE OF SUBMISSION AND APPLICABILITY OF SCHEDULE

This is the original Schedule and is proposed to apply to the project(s) identified above.

This is an amended Schedule (amending the one approved by HUD on April 10, 1969) for the purpose of:

Revising the fixed amounts of relocation payments.

Adding additional project(s) to those covered by the previous Schedule. Such new project(s) is (are) numbered

Other (Explain):

B. REQUEST AND SCHEDULE

Approval is requested to pay to eligible individuals and families the fixed amounts of relocation payments indicated in the Schedule below. The amounts indicated in the Schedule have been developed, and the payments will be made, in accordance with the Regulations Governing Relocation Payments. Eligible individuals and families will be given the option to claim the applicable approved fixed amounts or reimbursement for actual moving expense and any direct loss of property.

SCHEDULE

ITEM	INDIVIDUALS AND FAMILIES OWNING FURNITURE AND OCCUPYING:							INDIVIDUALS NOT OWNING FURNITURE	FAMILIES NOT OWNING FURNITURE
	1 ROOM (a)	2 ROOMS (b)	3 ROOMS (c)	4 ROOMS (d)	5 ROOMS (e)	6 ROOMS (f)	7 ROOMS ¹ (g)		
1. Proposed fixed amount of relocation payment	\$ 30.00	\$ 50.00	\$ 64.00	\$ 80.00	\$104.00	\$ 122.00	\$142.00	\$ 5.00	\$ 10.00
2. Lowest normally available moving cost per hour	\$ 20.10	\$ 20.10	\$ 20.10	\$ 20.10	\$ 20.10	\$ 20.10	\$ 20.10		
3. Average (i.e., median) number of hours required	1.5	2.5	3.2	4	5.2	6.1	7.1		

¹ Attach separate sheet and continue Schedule if provision is to be made for individuals and families occupying more than 7 rooms.

U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

FIXED RELOCATION PAYMENTS SCHEDULE

PROJECT LOCALITY

PORTLAND, OREGON

PROJECT NAME(S)

South Auditorium
Alb. Neigh. Imp. Proj.
Portland State College
Emanuel Hospital
NDP - Woodlawn Area
NDP - Irvington Area

PROJECT NUMBER(S)

ORE. R-1
ORE. R-8
ORE. R-16
ORE. R-20
ORE. A-5-1
ORE. A-5-2

INSTRUCTIONS: Prepare original and 3 copies for HUD if the Schedule is proposed for only one project. Prepare an additional copy for each additional project.

A. TYPE OF SUBMISSION AND APPLICABILITY OF SCHEDULE

This is the original Schedule and is proposed to apply to the project(s) identified above.

This is an amended Schedule (amending the one approved by HUD on _____ (Date)) for the purpose of:

Revising the fixed amounts of relocation payments.

Adding additional project(s) to those covered by the previous Schedule. Such new project(s) is (are) numbered _____

Other (Explain) _____

B. REQUEST AND SCHEDULE

Approval is requested to pay to eligible individuals and families the fixed amounts of relocation payments indicated in the Schedule below. The amounts indicated in the Schedule have been developed, and the payments will be made, in accordance with the Regulations Governing Relocation Payments. Eligible individuals and families will be given the option to claim the applicable approved fixed amounts or reimbursement for actual moving expense and any direct loss of property.

SCHEDULE

ITEM	INDIVIDUALS AND FAMILIES OWNING FURNITURE AND OCCUPYING:							INDIVIDUALS NOT OWNING FURNITURE	FAMILIES NOT OWNING FURNITURE
	1 ROOM (a)	2 ROOMS (b)	3 ROOMS (c)	4 ROOMS (d)	5 ROOMS (e)	6 ROOMS (f)	8 ROOMS ¹ (g)		
1. Proposed fixed amount of relocation payment	\$	\$	\$	\$	\$	\$	\$ 162.00	\$	\$
2. Lowest normally available moving cost per hour	\$	\$	\$	\$	\$	\$	\$ 20.10		
3. Average (i.e., median) number of hours required							8.1		

¹ Attach separate sheet and continue Schedule if provision is to be made for individuals and families occupying more than 7 rooms.

BASIS FOR PROPOSED FIXED PAYMENTS (Explain in sufficient detail to justify how the amounts proposed in the Schedule were determined, including the source of the amounts for lowest normally available moving cost per hour and the basis for the estimated average number of hours required. Use additional sheets if needed.)

Fixed payments were arrived at by applying the new tariff schedule of \$20.10 per hour which was granted by the Public Utility Commissioner of the State of Oregon on January 15, 1969 to the previously established average time required to move from each size residential unit.

You will note line item 1 does not always equal the average time required multiplied by the rate; this is because we rounded off the amount of the payment to the next lower dollar as previously instructed.

1 ROOM	2 ROOMS	3 ROOMS	4 ROOMS	5 ROOMS	6 ROOMS	7 ROOMS	COMMITTEE CHAIRMAN	COMMITTEE MEMBER
INDIVIDUALS AND FAMILIES OWNING FURNITURE AND APPLIANCES							INDIVIDUAL	FAMILY

SCHEDULE

Submitted by:

February 26, 1970

(Date)

/s/ JOHN B. KENWARD

(Signature of authorized officer)

PORTLAND DEVELOPMENT COMMISSION

(Local Agency)

Executive Director

(Title)

SPACE BELOW FOR USE OF HUD

D. APPROVAL

Approval is granted to the local agency identified above to pay, in accordance with the Regulations Governing Relocation Payments and on the basis indicated in Block B, the fixed amounts of relocation payments indicated in Line 1 of the Schedule for expenses and losses incurred on or after the date of this approval for the project(s) identified above, except as provided for below:

SECRETARY OF HOUSING AND URBAN DEVELOPMENT

By _____

_____, Region
 Title of official authorized to sign

EXHIBIT J

United States Government
SMALL BUSINESS ADMINISTRATION
Pittcock Block
921 S.W. Washington Street
Portland, Oregon 97205

January 14, 1970

Mr. John Kenward, Executive Director
Attn: Mr. Wiley
Portland Development Commission
1700 S. W. 4th St.
Portland, Oregon - 97201

Dear Mr. Kenward:

The Small Business Administration is very much interested in cooperating with you. If the Neighborhood Development Program is approved, this office will cooperate fully with your Agency in providing any assistance possible under the Displaced Business Loan Program.

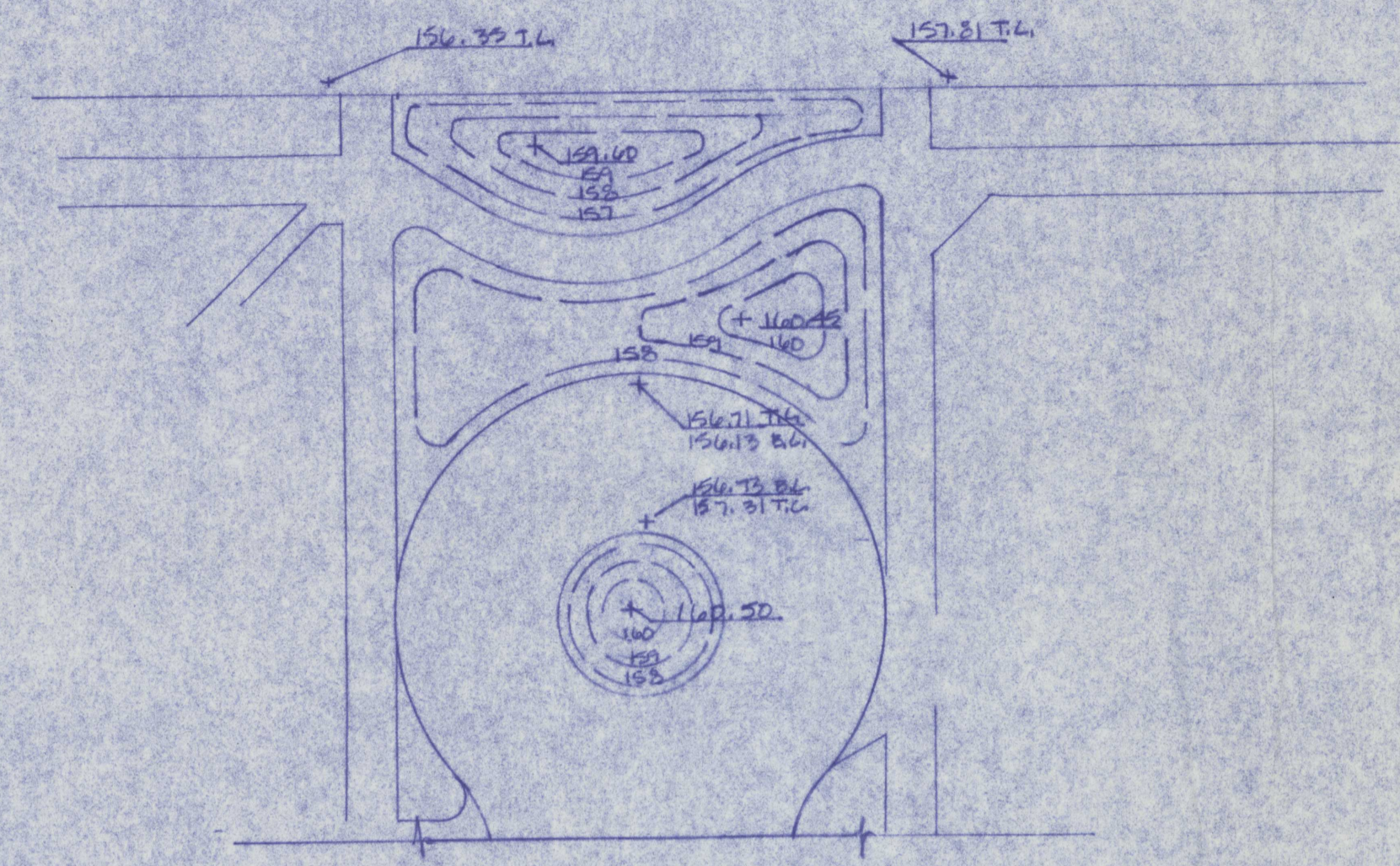
It would be greatly appreciated if you would keep this office advised of the progress of the project.

Sincerely,

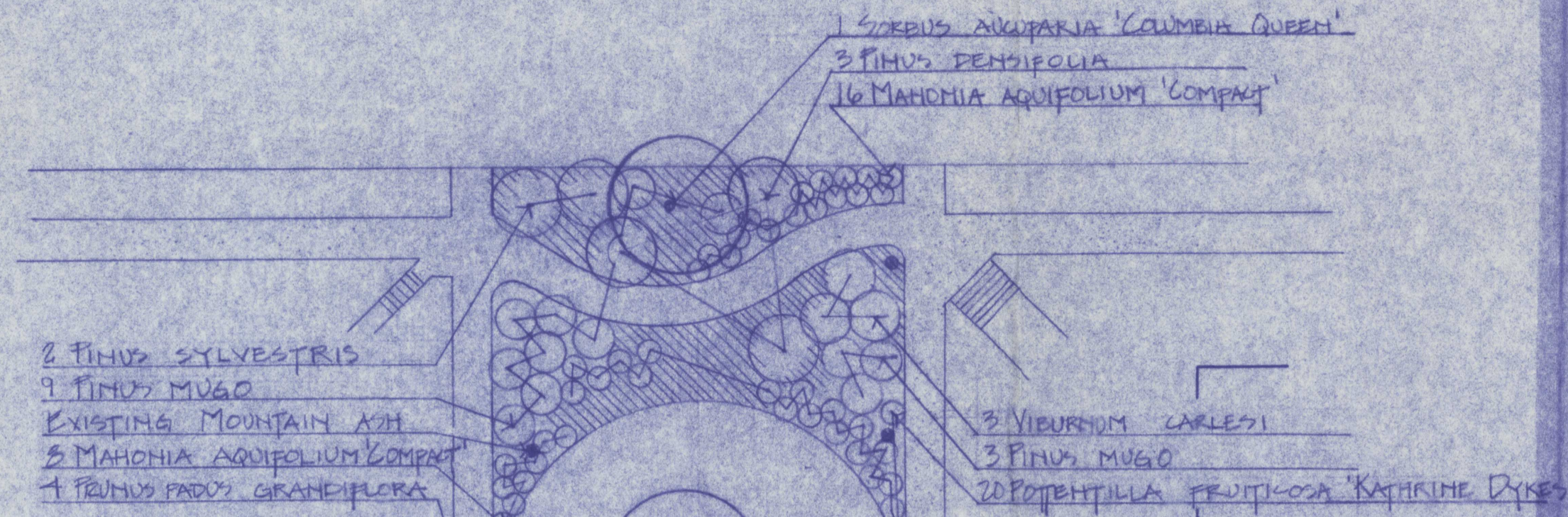
/s/ A. E. Lofstrand

A. E. LOFSTRAND
District Director

EXHIBIT K



GRADING PLAN
SCALE 1"=20'0"



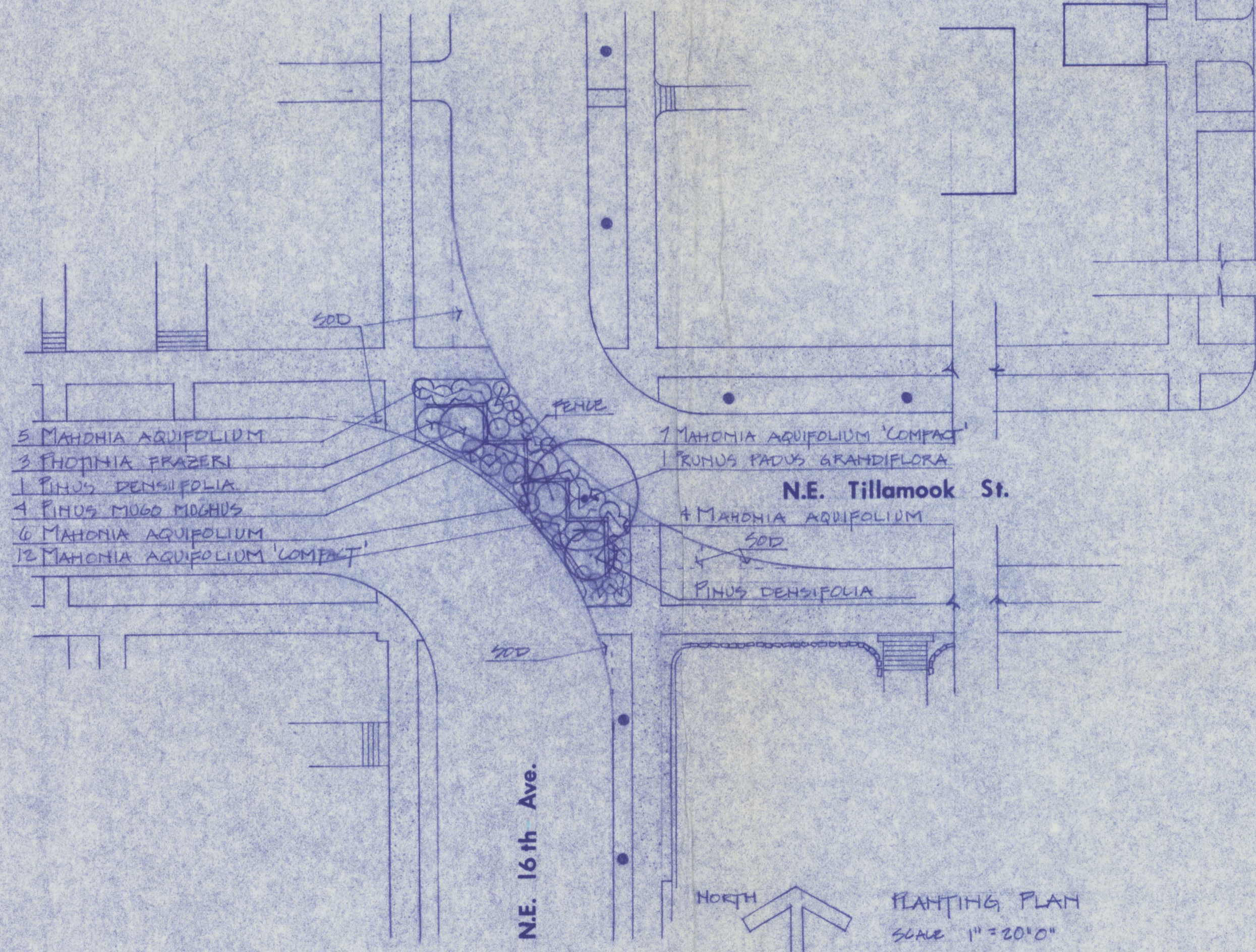
- 2 PINUS SYLVESTRIS
- 9 PINUS MUGO
- EXISTING MOUNTAIN ASH
- 5 MAHONIA AQUIFOLIUM 'COMPACT'
- 1 PRUNUS PADUS GRANDIFLORA

- 1 STREBUS ANQUIPIA 'COLUMBIA QUEEN'
- 3 PINUS DENSIFOLIA
- 16 MAHONIA AQUIFOLIUM 'COMPACT'

- 3 VIBURNUM CARLESII
- 3 PINUS MUGO
- 20 POTENTILLA FRUTICOSA 'KATHRINE DYKES'

- 1 QUERCUS PAUCIFLORA

GROUND COVER:
ARCTOSTAPHYLOS UVA-URSI

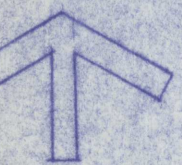


- 5 MAHONIA AQUIFOLIUM
- 3 THORNIA FRAZERI
- 1 PINUS DENSIFOLIA
- 4 PINUS MUGO MOCHUS
- 6 MAHONIA AQUIFOLIUM
- 12 MAHONIA AQUIFOLIUM 'COMPACT'

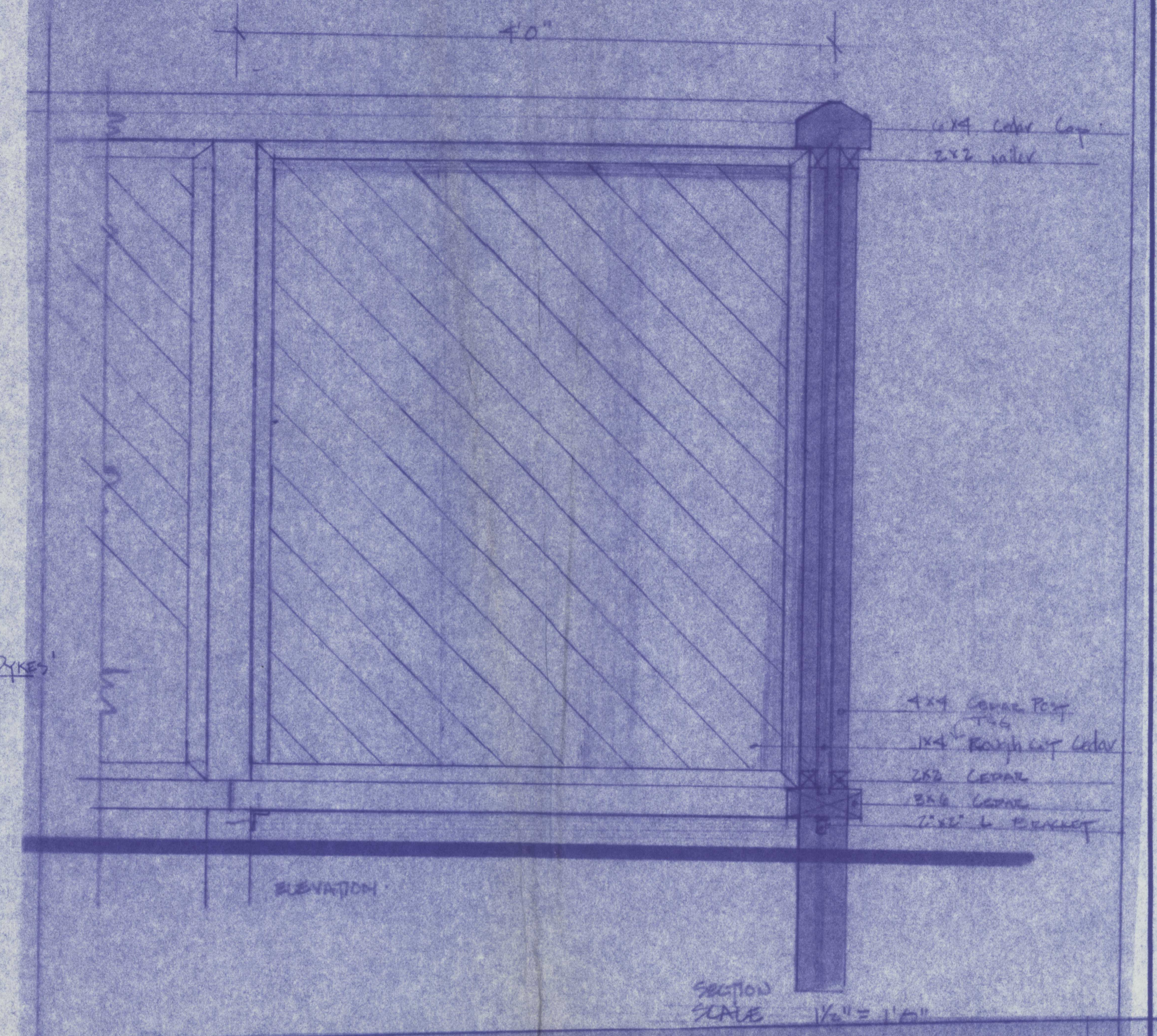
- 1 MAHONIA AQUIFOLIUM 'COMPACT'
- 1 PRUNUS PADUS GRANDIFLORA
- 4 MAHONIA AQUIFOLIUM
- 1 PINUS DENSIFOLIA

N.E. 16th Ave.

N.E. 17th Ave.



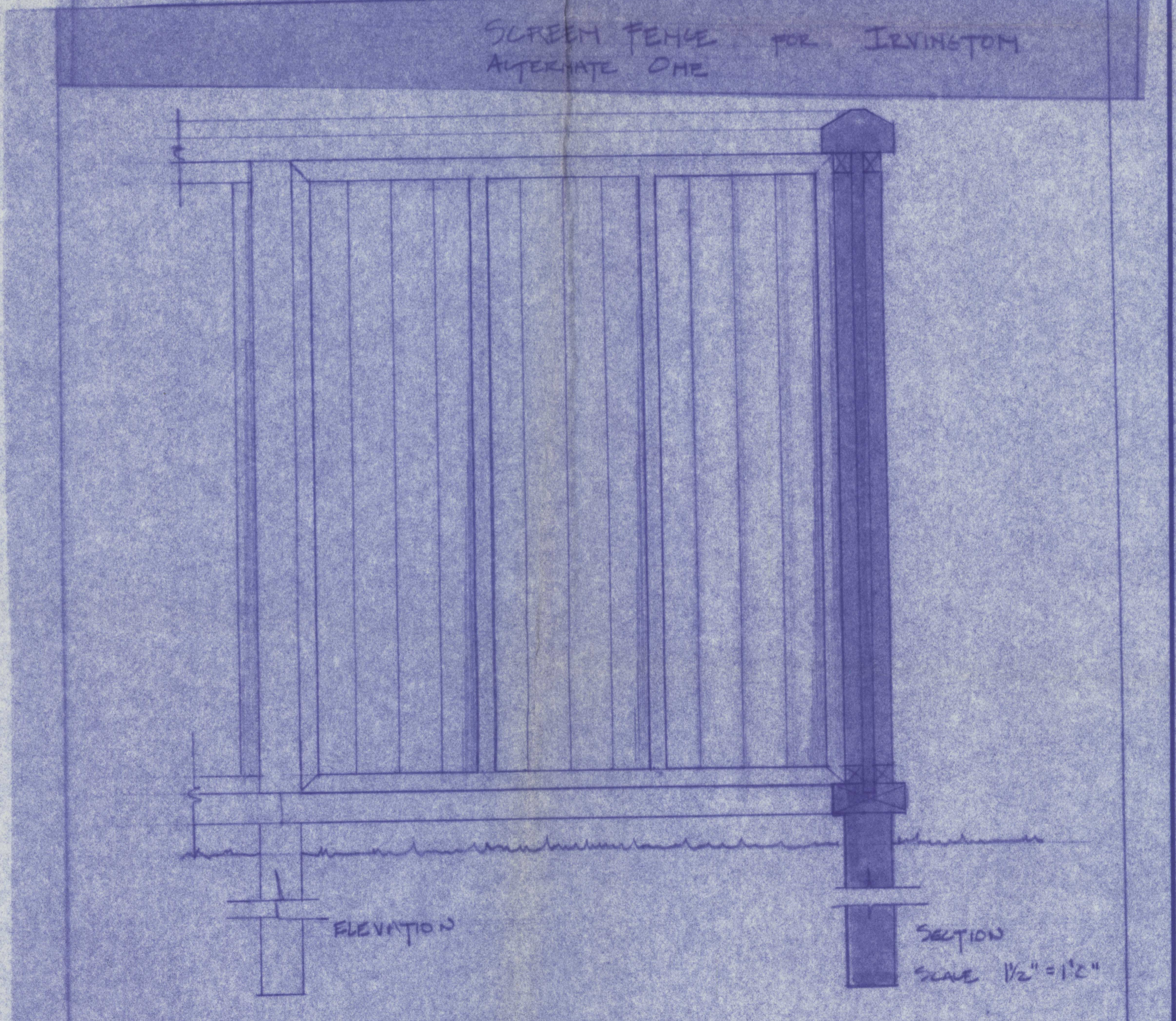
PLANTING PLAN
SCALE 1"=20'0"



ELEVATION

SECTION
SCALE 1/2"=1'0"

SCREEN FENCE FOR IRVINGTON
AUTECHATE ONE



ELEVATION

SECTION
SCALE 1/2"=1'0"

SCREEN FENCE FOR IRVINGTON
AUTECHATE TWO

