

Hearing on Urban Renewal Plan for Boise-Humboldt  
Neighborhood Development Project. (ORE. A-5)

JAN <sup>19</sup>~~20~~ 1972

**PLACED ON FILE**

Filed JAN 13 1972

**GEORGE YERKOVICH**

Auditor of the City of Portland

By *Gordon Enroll*

DEPUTY



give notice as provided by the Charter and Ordinances of the City of Portland.

NOTICE IS FURTHER GIVEN that monstrences against said proposed improvement may be filed in writing with the Auditor of said City within twenty (20) days after the date of the first publication of this notice, the date of first publication is January 7, 1972.

Dated at Portland, Oregon, January 6, 1972.

First publication Jan. 7, 1972.

Last publication Jan. 12, 1972.

GEORGE YERKOVICH,  
Auditor of the City of  
Portland. C402-5T

### CITY NOTICES

**NOTICE OF COMPLETION AND PROPOSED APPROVAL OF AS A DISTRICT, N.E. 8TH AVENUE, N.E. MORGAN STREET AND N.E. 7TH AVENUE.**

(Dist. 8 C-8585)

Notice is hereby given that the engineer of the City of Portland, Oregon, has filed in the office of the Auditor of the City of Portland a certificate of completion giving notice that Porter W. Yett Company, contractor for the improvement of E. 8th Avenue, from the center line of N.E. Madrona Street to the center line of N.E. Holland Street to the east; N.E. Morgan Street from approximately 55 feet west of the center line of N.E. 8th Avenue, to the center line of N.E. 8th Avenue; N.E. Dekum Street from the center line of N.E. Bryant Street, District No. 8, to the center line of N.E. Dekum Street, District No. 8, under the provisions of Ordinance No. 132595 has completed said improvement. Said City Engineer's certificate of completion and his approval of said improvement will be considered by the Council at 9:30 o'clock, A.M., Wednesday, January 12, 1972, and objections to the completion and proposed approval of said improvement or any part thereof, may be filed in the office of the Auditor of the City of Portland any time prior thereto.

Date of first publication Jan. 5, 1972.

Date of last publication Jan. 10, 1972.

GEORGE YERKOVICH,  
Auditor of the City of  
Portland. C397-5T

### CITY NOTICES

**ASSESSMENT FOR THE CONSTRUCTION OF A SANITARY SEWER IN N. SWIFT STREET.**

(S-7 C-8560)

Notice is hereby given that the assessment for the construction of a sanitary sewer in N. Swift Street between N. Midway Avenue and N. Burr Avenue, the whole cost of which is \$6,397.60, was declared by Ordinance No. 133805, entitled, "An Ordinance declaring the cost of constructing a Sanitary Sewer in N. Swift Street between N. Midway Avenue and N. Burr Avenue, and assessing the property benefited thereby, declaring such assessment to be a lien on the property, and directing the entry of same in the Docket of City Liens."

The cost of said construction is levied upon all the lots, parts of lots and parcels of land within the boundaries of the district described as follows:

Beginning at the intersection of the east line of N. Burr Avenue and the north line of N. Swift Street, thence north on the east line of N. Burr Avenue 100 feet; thence east parallel to the north line of N. Burr Avenue 326.32 feet to the east line of lot 34, Block 27, East St. Johns, thence south on the east line of said

MERCER, JANUARY 8, 1972

### CITY NOTICES

**FIRST NOTICE PUBLISHED  
FIRST TIME TODAY**

**NOTICE OF PUBLIC HEARING ON URBAN RENEWAL PLAN FOR BOISE - HUMBOLDT NEIGHBORHOOD DEVELOPMENT PROJECT.**

Notice is hereby given that the City Council of the City of Portland, Oregon, will hold a Hearing on January 19, 1972, at 9:30 A.M. in the Council Chamber of the City Hall of the City of Portland on the Boise-Humboldt Neighborhood Development Project to be undertaken by the Portland Development Commission, the duly designated Urban Renewal Agency of the City of Portland, pursuant to an Urban Renewal Plan for the Boise-Humboldt Neighborhood Development Project and which Project Area is identified as follows:

#### BOISE-HUMBOLDT BOUNDARY DESCRIPTION

The project area is situated in the City of Portland, County of Multnomah, State of Oregon, and is described as follows:

Beginning at the intersection of the north line of N. Portland Boulevard with the west line of N. Albina Avenue, the point of beginning; thence southerly along the west line of N. Albina Avenue to the north line of N. Ainsworth Street; thence westerly along the north line of N. Ainsworth Street to the east property line of the Oregon State Highway Minnesota Freeway (I-5); thence southerly along the east property line of the Minnesota Freeway to the south line of N. Fremont Street; thence westerly to the center line of the "WN" line of the East Fremont Bridge interchange (the entrance ramp from N. Commercial Avenue and N. Cook Street to northbound on the Minnesota Freeway (I-5)); thence southeasterly, easterly, and northeasterly along the "WN" line of the East Fremont Bridge interchange to the south line of N. Cook Street; thence easterly along the south line of N. Cook Street to the east line of N. Commercial Avenue; thence northeasterly along a straight line from the intersection of the east line of N. Commercial Avenue and the south line of N. Cook Street to the intersection of the west line of N. Gantenbein Avenue and the south line of the alley in Block 1 of River-view Addition; thence north along the west line of N. Gantenbein Avenue to the north line of N. Ivy Street; thence easterly along the north line of N. Ivy Street and the easterly extension thereof to the east line of N. Vancouver Avenue; thence northerly along the east line of N. Vancouver Avenue to the south line of N. Fremont Street; thence easterly along the south line of N. Fremont Street and N. E. Fremont Street to the southerly extension of the east line of N.E. Garfield Avenue; thence northerly along the east line of N.E. Garfield Avenue and the southerly and northerly extensions thereof to the north line of N.E. Alberta Street; thence westerly along the north line of N.E. Alberta Street to the east line of N.E. Garfield Avenue; thence northerly along the east line of N.E. Garfield Avenue to the south line of N.E. Jessup Street; thence easterly along the south line of N.E. Jessup Street to the east line of the alley in Block 1, Piedmont; thence northerly along the east line of the alley in Block 20 and Block 21, Piedmont, to the north line of N.E. Ainsworth Street; thence westerly along the north line of N.E. Ainsworth Street and N. Ainsworth Street to the east line of N. Kerby Avenue; thence northerly along the east line of N. Kerby Avenue to the north line of N. Portland Boulevard;

The purpose of the meeting is to consider a proposal for the undertaking of said Project to include the area above described pursuant to the provisions of ORS Chapter 457 and Chapter XV of the Charter of the City of Portland with Federal financial assistance under Title I of the Housing Act of 1949, as amended, and to carry out a program of repair and rehabilitation of structures including technical advice and guidance, acquisition of dilapidated structures for clearance, making land available for development, or redevelopment by private enterprise or public agencies as authorized by law, and improvement of public facilities, all of which are needed to preserve the Project Area.

There will be no displacement in this Project Area during the Second Action Year of the Portland Neighborhood Development Program, which extends from July 1, 1971, through June 30, 1972.

Any person or organization desiring to be heard concerning the above

matters will be afforded an opportunity to be heard.

Published Jan. 8 and 15, 1972.

GEORGE YERKOVICH,  
Auditor of the City of  
Portland. C399-2Sa

*Published Jan 8 + 15,  
1972*



NEIGHBORHOOD DEVELOPMENT PROGRAM  
(ORE. A-5)  
Portland, Oregon

SUPPLEMENT NO. 2 TO THE

Application For

SECOND ACTION YEAR

July 1, 1971

to

July 1, 1972

BOISE-HUMBOLDT  
NEIGHBORHOOD DEVELOPMENT PROJECT  
(AREA 4.D)

January 19, 1972

Prepared by  
THE PORTLAND DEVELOPMENT COMMISSION  
1700 S. W. Fourth Avenue  
Portland, Oregon 97201



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U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  NEIGHBORHOOD DEVELOPMENT PROGRAM  <b>NEIGHBORHOOD DEVELOPMENT PROGRAM APPLICATION</b>	LOCALITY Portland, Oregon <hr/> PROGRAM NUMBER A-5 <hr/> POPULATION 382,600 <hr/> DATE RECEIVED (To be filled in by HUD)
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*INSTRUCTIONS: Prepare original and 9 conformed copies for HUD. Place original in Binder No. 1, copies in other binders.*

A. CORPORATE NAME OF APPLICANT

PORTLAND DEVELOPMENT COMMISSION

B. SUBMISSION

Initial application for year from \_\_\_\_\_ to \_\_\_\_\_, for purpose of funding shown in Block C.  
(Month, Day, Year) (Month, Day, Year)

Application for Supplement No. 2 to Second action year from July 1, 1971 to July 1, 1972 for purpose of funding shown in Block C, and:  
(e.g., second, third) (Month, Day, Year) (Month, Day, Year)

Change in boundaries of urban renewal area or areas covered by Neighborhood Development Program, or substantial changes affecting the land use plan provisions of the urban renewal plan. Area number(s) \_\_\_\_\_.

Addition of urban renewal area or areas to Neighborhood Development Program. Area number(s) 4.D  
(Boise-Humboldt)

C. TYPE AND AMOUNT OF FUNDS BEING APPLIED FOR	
TYPE <small>(Check applicable items)</small>	TOTAL AMOUNT
<input checked="" type="checkbox"/> TEMPORARY LOAN	\$ 3,421,208
<input checked="" type="checkbox"/> FEDERAL CAPITAL GRANT, TOTAL	\$ 3,411,208
<input checked="" type="checkbox"/> PROGRAM CAPITAL GRANT <input checked="" type="checkbox"/> 2/3 Basis <input type="checkbox"/> 3/4 Basis <input type="checkbox"/> Municipality with population of 50,000 or less <input type="checkbox"/> In redevelopment area with more than 50,000 population	\$ 2,028,754
<input checked="" type="checkbox"/> RELOCATION GRANT	\$ 472,408
<input checked="" type="checkbox"/> REHABILITATION GRANT	\$ 910,046



D. ESTIMATED FEDERAL CAPITAL GRANT FOR RESERVATION YEAR \$ 4,300,000

E. GENERAL INFORMATION

(Enter information indicated for each separate urban renewal area covered by the Neighborhood Development Program for which funds are being applied for in Block C.)

AREA NUMBER	CATEGORY OF ELIGIBILITY	PREDOMINANT TREATMENT		PERCENT OF AREA IN MODEL CITIES AREA	ESTIMATED PERCENT OF ITEM I EXPENDITURES ALLOCATED BY AREA	URBAN RENEWAL PROJECT NUMBERS PRIOR TO CONVERSION TO NDP
		CLEARANCE REDEVELOPMENT	REHAB			
1.	1.A (Woodlawn)	1	X	100%	45%	N/A
2.	2.B (Irvington)	1	X	100%	27%	N/A
3.	3.C (K-V-S)	1	X	100%	16%	N/A
4.	4.D (B-H)	1	X	100%	12%	N/A
5.						
6.						
7.						
8.						
9.						
10.						
11.						
12.						
13.						
14.						
15.						

F. APPLICATION

The applicant hereby applies to the United States of America for the financial assistance indicated in Block C above, under the provisions of Section 131 of Title I of the Housing Act of 1949, as amended, to aid in financing the program described in this application.

G. SUPPORT DOCUMENTATION

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

H. URBAN RENEWAL AREA BOUNDARIES

The urban renewal areas within the Neighborhood Development Program are as approved by the governing body of the Local Public Agency on \_\_\_\_\_, 19\_\_\_\_.

(With initial application or subsequent application containing a boundary change, describe on attached sheets boundaries of urban renewal areas covered by Neighborhood Development Program and identify each area by same number as shown above in Block E.)

I. EXECUTION

IN WITNESS WHEREOF, the Applicant has caused this application to be executed in its name, and its seal to be hereunto fixed and attested, this 10th day of January, 1972.

1700 S. W. 4th Avenue

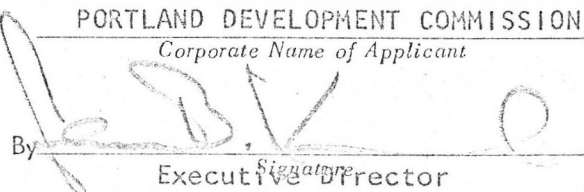
Street Address

Portland, Oregon 97201

City, State, and Zip Code

PORTLAND DEVELOPMENT COMMISSION

Corporate Name of Applicant

By  Executive Director



ND 201 ACTIVITY PROGRAM SUMMARY

A. Form HUD-6271, Activity Program Summary, is attached hereto as Exhibit A.

B. Narrative Statements on Functional Categories

I. Planning and Programming Activities

Action Year: Planning has been underway in Boise-Humboldt since March, 1971 in anticipation of Neighborhood Development Program action activities. With the assistance and guidance of a neighborhood planning consultant and staff from the LPA, a Neighborhood Plan has been developed and priorities for improvement identified. This plan and the neighborhood's priorities were the basis upon which the urban renewal plan was developed. This initial phase of planning was funded through Model Cities Supplemental Grant funds and administered by the Portland Development Commission.

In developing the Neighborhood Plan, other planning studies relating to Boise-Humboldt by other agencies and planners were taken into consideration to avoid future conflicts in program implementation. Improvement proposals have been and will be developed within the context of the Portland Comprehensive Development Plan, the Community Renewal Plan, and the Model Cities Comprehensive Development Plan. In addition, planning guidelines have been derived from a traffic study which has recently been completed in the Model City area. Planning under the Neighborhood Development Program is also being carried out in other Model City neighborhoods (Woodlawn, Irvington, King/Vernon/Sabin), and meetings are held periodically between all



ND 201 ACTIVITY PROGRAM SUMMARY, Cont'd

the neighborhood planning consultants and planning staff from the City Planning Commission, CDA, and Portland Development Commission to coordinate and discuss planning activities throughout the Model City.

Planning for the remainder of this Action Year will deal mainly with housing rehabilitation and action activities for the reservation year.

Reservation Year: Planning in the Reservation Year will deal mainly with developing the detailed plans necessary to carry out proposed action activities in the project area and developing proposals for action activities for subsequent Neighborhood Development Program action years. Further refinement and expansion of the overall Land Use Plan will also be made.

Planning will be coordinated with the various agencies, citizen groups, and other on-going activities mentioned above. In addition, further input into neighborhood planning will be made through a Commercial Land Use Study now underway which will provide an analysis of existing commercial land use in the Model Neighborhoods and make recommendations for future commercial development. Emphasis on planning during the Reservation Year will be geared to neighborhood priorities for action.

2. Real Estate Acquisition Activities

Action Year: Not applicable. No real estate acquisition is anticipated during this Action Year.

ND 201 ACTIVITY PROGRAM SUMMARY, Cont'd

Reservation Year: A limited amount of real estate acquisition will be undertaken during the Reservation Year for spot clearance of structures that are infeasible of rehabilitation. Preliminary estimates indicate that there will be less than 10 properties acquired for spot clearance activities in Boise-Humboldt during the Reservation Year and will most likely occur in an "impact area". Exact figures will be developed in the application for the Third Neighborhood Development Program Action Year.

3. Property Management Activities
4. Relocation Activities
5. Demolition and Site Clearance Activities

Action Year: There will be no property management, relocation or demolition and site clearance activities during the remainder of this Action Year.

Reservation Year: Proposals for activities in these three categories during the Reservation Year will be developed in the application for the Third Neighborhood Development Program Action Year. Such activities will also be limited and will be a reflection of the number of properties that are acquired in the Reservation Year. Preliminary plans indicate that such acquisitions will be less than 10 properties.

6. Project Improvement Activities

Action Year: No project improvement activities will be carried out in this Action Year.



ND 201 ACTIVITY PROGRAM SUMMARY, Cont'd

Reservation Year: Project improvements in the Reservation Year will consist of paving unimproved streets and alleys, development of pedestrian walkways and bicycle paths along existing rights-of-way, and installation of crosswalks and stop signs at selected street corners to improve pedestrian safety. More definite plans will be incorporated into the application for the Third Neighborhood Development Program Action Year.

7. Land Marketing Activities

Action Year: Not applicable. No properties will be acquired during the Action Year, therefore, no land marketing will be accomplished.

Reservation Year: It is anticipated that very little, if any, land marketing activity will be carried out in the Reservation Year. A more precise determination will be developed prior to commencement of the Third NDP Action Year.

8. Rehabilitation Activities

Action Year: Action activities during this Action Year will be limited to housing rehabilitation concentrated in an "impact area". (See Exhibit A, ND 402). Estimates for such activity are as follows:

<u>57</u>	Structures rehabilitated through Section 115 Grants.
<u>5</u>	Structures rehabilitated through Section 312 Loans.
<u>0</u>	Structures rehabilitated to Code Standards.
<u>62</u>	Total structures to be rehabilitated during the remainder of this Second Action Year.

ND 201 ACTIVITY PROGRAM SUMMARY, Cont'd

Building inspectors from the Portland Bureau of Buildings will undertake inspections of structures in the "impact area" to identify deficiencies in structures requiring corrective action. The LPA staff will provide property owners with information regarding the benefits available under the Neighborhood Development Program in rehabilitating their homes, and other services in obtaining these benefits. Absentee owners will be encouraged to participate in meeting the Property Rehabilitation Standards and compliance with codes through code enforcement.

A site office has been established in the Project Area to provide these services.

Reservation Year: The residential rehabilitation program will be expanded during the Reservation Year. The number of structures affected will depend mainly upon the amount of funds that will be available under the Third Neighborhood Development Program Action Year. Exact figures will be developed for the application for Third Action Year funds.

9. Activities of LPA and/or Other Local Agencies in Providing Supporting Facilities

Narrative statements under this item in the Neighborhood Development Application to HUD for the Second Action Year July 1, 1971 to July 1, 1972, discuss this activity relative to other neighborhoods under the NDP, and such statements are still applicable. (See ND 201, page 16, of the NDP Second Action Year Application).



U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
NEIGHBORHOOD DEVELOPMENT PROGRAM

**ACTIVITY PROGRAM SUMMARY**  
(Supplement to NDP 2d Action Year Application)

LOCALITY  
Portland, Oregon

PROGRAM NUMBER

ORE. A-5 (Boise/Humboldt Only)

INSTRUCTIONS: Submit one copy in each binder.

ACTION YEAR: FROM 1 July 1971 TO 1 July 1972

ACTIVITY CLASSIFICATION	ACTIVITY UNITS								COSTS (\$000)			
	PRIOR YEAR ACTUAL (1)	CURRENT YEAR ACTUAL & ESTIMATE (2)	ACTION YEAR ESTIMATE (3)	RESERVATION YEAR ESTIMATE (4)	PRIOR YEAR ACTUAL (5)	CURRENT YEAR ACTUAL & ESTIMATE (6)	ACTION YEAR ESTIMATE (7)	RESERVATION YEAR ESTIMATE (8)				
<b>1. REAL ESTATE ACQUISITION (Parcels)</b>												
Residential	N/A	N/A	-0-		N/A	N/A	-0-		N/A	N/A	-0-	
Commercial			"				"				"	
Industrial			"				"				"	
Institutional			"				"				"	
Total			"				"				"	
Staff Services (Man/Years)			"				"				"	
Contract Services	XXX	XXX	XXX	XXX								
<b>2. PROPERTY MANAGEMENT (Rental Units Under Management)</b>												
Beginning of Period	N/A	N/A	-0-		N/A	N/A			N/A	N/A		
Additions During Period			"				"				"	
Vacates During Period			"				"				"	
End of Period			"				"				"	
Average Under Management			"				"				"	
Staff Services (Man/Years)			"				"				"	
Contract Services	XXX	XXX	XXX	XXX								
<b>3. RELOCATION</b>												
Families	N/A	N/A	-0-		N/A	N/A			N/A	N/A		
Individuals			"				"				"	
Business Concerns			"				"				"	
Total			"				"				"	
Staff Services (Man/Years)			"				"				"	
Contract Services	XXX	XXX	XXX	XXX								

ACTIVITY CLASSIFICATION	ACTIVITY UNITS				COSTS			
	PRIOR YEAR ACTUAL (1)	CURRENT YEAR ACTUAL & ESTIMATE (2)	ACTION YEAR ESTIMATE (3)	RESERVATION YEAR ESTIMATE (4)	PRIOR YEAR ACTUAL (5)	CURRENT YEAR ACTUAL & ESTIMATE (6)	ACTION YEAR ESTIMATE (7)	RESERVATION YEAR ESTIMATE (8)
<b>4. DEMOLITION (Structures)</b>								
Residential	N/A	N/A	-0-		N/A	N/A	-0-	
Nonresidential			"				"	
Total			"				"	
Staff Services (Man/Years)			"				"	
Contract Services	XXX	XXX	XXX	XXX			"	
<b>5. SITE IMPROVEMENTS</b>								
Item 1	XXX	XXX	XXX	XXX	N/A	N/A	-0-	
Staff Services (Man/Years)							"	
Contract Services	XXX	XXX	XXX	XXX			"	
<b>6. LAND MARKETING (Sq. Ft.)</b>								
Low-Rent Public Housing*	N/A	N/A	-0-		N/A	N/A	-0-	
Moderate Cost Housing*			"				"	
Other Housing*			"				"	
Commercial*			"				"	
Institutional*			"				"	
Total*			"				"	
Staff Services (Man/Years)			"				"	
Contract Services	XXX	XXX	XXX	XXX			"	
<b>7. REHABILITATION (Structures)</b>								
Rehabilitation to PRS <sup>1/</sup>	N/A	N/A	62		N/A XXX	N/A XXX	XXX	XXX
Rehabilitation to Code Standards			0		XXX	XXX	XXX	XXX
Total			62		XXX	XXX	XXX	XXX
Rehabilitation Grants			57				\$199,500	
Rehabilitation Loans			5				30,000	
Staff Services (Man/Years)			5.1				63,214	
Contract Services	XXX	XXX	XXX	XXX			14,000	

\*Columns (4) through (8) are actual and estimated land disposition proceeds.







ND 301 FORM HUD - 6275, EXPENDITURES BUDGET

The budget estimates in this Section ND 301 and in Section ND 302 reflect the most current action program for Portland's NDP Second Action Year. Adjustments to the original Second NDP Action Year Program consist of the deletion and addition of expenses for some action activities for the remainder of the Second NDP Action Year, July 1, 1971 to July 1, 1972, and the inclusion of costs to carry out activities in the Boise-Humboldt Neighborhood which is to be included under the NDP.

In addition to the funds that have already been allocated to the LPA (including carry-over funds) for Second Action Year Activities, Column (d) of Form HUD-6275 also includes an additional \$500,000 which we are applying for to carry out the Second Action Year activities. It is not anticipated that expenditure of the additional \$500,000 will be accomplished by June 30, 1972, but total expenditure of the \$500,000 will be completed by the end of December, 1972.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT NEIGHBORHOOD DEVELOPMENT PROGRAM <b>EXPENDITURES BUDGET</b>	LOCALITY Portland, Oregon <hr/> PROGRAM NUMBER ORE. A-5
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INSTRUCTIONS: Submit original and four copies in Binder No. 1 and one copy in other binders.

ACTION YEAR: From July 1, 1971 to July 1, 1972

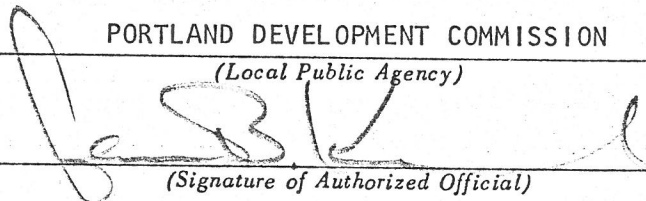
ACTIVITY CLASSIFICATION	January, 1972 Revision TO BE COMPLETED BY LPA					TO BE COMPLETED BY HUD
	APPROVED BUDGET FOR CURRENT YEAR 1970/71 (a)	ACTUAL AND ESTIMATED COSTS TO END OF CURRENT YEAR 1970/71 (b)	ESTIMATED UNLIQUIDATED OBLIGATIONS AT END OF CURRENT YEAR 1970/71 (c)	Revised ESTIMATED COST OF NEW ACTIVITIES DURING ACTION YEAR 1971-72 (d)	Revised BUDGET REQUESTED (c) + (d)  (e)	BUDGET APPROVED  (f)
1. Administrative Costs (1410, 1475)	444,129	461,448	-0-	720,353	720,353	
2. Legal Service (1415.02 through 1415.05)	25,000	25,000	-0-	30,000	30,000	
3. Survey and Planning (1430)	33,660	43,221	-0-	88,600	88,600	
4. Acquisition Expenses (1440.02 through 1440.06)	37,000	21,448	15,552	26,955	42,507	
5A. Temporary Operation of Ac- quired Property (1448)	5,400	7,321	-0-	7,000	7,000	
5B. Amount Included in Line 5A as real estate tax credits (1448.038)	[ -0- ]	[ -0- ]		[ -0- ]	[ -0- ]	[ ]
6. Relocation and Community Organization, excluding Relocation Payments (1443)	5,000	3,565	1,435	-0-	1,435	
7. Site Clearance (1450)	43,200	18,165	25,035	31,500	56,535	
8. Project Improvements (1455)	238,000	226,745	11,255	347,300	358,555	
9. Disposal, Lease, Retention Costs (1445)	6,720	1,054	5,666	6,000	11,666	
10. Rehabilitation, excluding rehabilitation grants (1460)	75,550	54,678	20,872	51,800	72,672	
11. Interest (1420.013, 1420.02)	78,000	71,545	6,455	109,000	115,455	
12. Other Income (-) (1449)	-0-	-(16,170)		-( 5,000)	-(5,000)	
13. Real Estate Purchases (1440.01)	535,764	503,650	32,114	392,500	424,614	
14. Subtotal (Sum of lines 1 through 13, excluding 5B)	1,527,423	1,421,670		1,806,008	1,924,392	
15. Contingencies (not to exceed 15% of line 14)	76,371	47,570		90,300	90,300	
16. Program Inspection (1418)	17,221	17,221		24,062	24,062	
17. Total Program Expenditures (Sum of lines 14, 15 & 16)	1,621,015	1,486,461		1,920,370	2,038,754	

ACTIVITY CLASSIFICATION	TO BE COMPLETED BY LPA					TO BE COMPLETED BY HUD
	APPROVED BUDGET FOR CURRENT YEAR (a)	ACTUAL AND ESTIMATED COSTS TO END OF CURRENT YEAR (b)	ESTIMATED UNLIQUIDATED OBLIGATIONS AT END OF CURRENT YEAR (c)	ESTIMATED COST OF NEW ACTIVITIES DURING ACTION YEAR (d)	BUDGET REQUESTED (c) + (d) (e)	BUDGET APPROVED (f)
18. Relocation Payments (100% reimbursable to LPA) (1501)	181,375	110,967	70,408	402,000	472,408	
19. Rehabilitation Grants (100% reimbursable to LPA) (1502)	511,000	510,954	46	910,000	910,046	

APPROVAL OF THE EXPENDITURES BUDGET IN THE AMOUNTS SHOWN IN COLUMN (e) IS HEREBY REQUESTED.

January 10, 1972  
(Date)

PORTLAND DEVELOPMENT COMMISSION  
(Local Public Agency)



(Signature of Authorized Official)

John B. Kenward  
Executive Director  
(Title)

THE EXPENDITURES BUDGET IS HEREBY APPROVED IN THE AMOUNTS SHOWN IN COLUMN (f).

(Date)

(Signature)

Area Director  
(Title)



(column "d")

SUPPORTING DATA - FORM HUD-6275/- DATA SUPPORTING PROJECT EXPENDITURES BUDGET

NEIGHBORHOOD DEVELOPMENT PROGRAM

Portland, Oregon

1. Administrative costs			\$ 720,353
1410.1475 - Administrative Staff expense and non-expendable furniture and equipment breakdown as follows:			
	<u>M/Y</u>		
Supervisory & Administrative			
Direct )			
Indirect )	10.03	135,326	
Planning	2.60	<u>39,470</u>	174,796
Real Estate Acquisition	.68	9,983	
Property Management	.28	3,543	
Relocation	1.03	12,243	
Demolition	.28	3,991	
Site Improvement	.63	9,070	
Land Marketing	.59	8,696	
Rehab & Community Services	46.60	<u>404,431</u>	451,957
Sub Total			\$626,753
Physical Plant & Misc.			93,600
2. Legal Services			30,000
1415.02 through 1415.05 - 43 parcels (including 36 improved and 7 unimproved), acquisition, condemnation, disposal and operation of acquired property.			
3. Survey and Planning			88,600
1430 - Contracts for:			
Neighborhood Planning Consultants (4 contracts)		\$64,600	
Preliminary Design Plans		24,000	
Woodlawn Park			
Irving Park Improvements			
Alberta Park and Overpass			
4. Acquisition Expenses			26,955
1440.02 Contracts for Acquisition 1st & 2nd Appraisals			
43 parcels x 2 @ \$175 ea.		\$15,050	

4.	Acquisition Expenses Continued		
	12 - 3rd Appraisals @ \$175 ea.		\$2,100
	(Based on appraisals for 39 parcels for Woodlawn Park)		
	1440.04 Title Information and Insurance average based on approved values and latest fee schedules (43 @ \$80.00)		3,440
	1440.05 Sundry Acquisition Costs		
	Recording Fees (43 @ \$5.00)		215
	Escrow Services (43 @ \$50.00)		2,150
	1440.06 Sundry Acquisition Costs		
	Condemnations (8 parcels @ \$500.00)		4,000
5A.	Temporary Operation of Acquired Property (all residential)		\$ 7,000
	1448.01 Income from temp. operation		
	4 units x 1 mo. x \$60 avg. mo. rent/unit	(-) 240	
	12 units x 1 mo. x \$50 avg. mo. rent/unit	(-) 600	
	1448.032 Custodial and Security Services		
	Security		1,500
	Custodial		900
	1448.033 Utilities - 43 units x \$10.00		430
	1448.034 Insurance on acquired properties \$2/1000 on \$392,000		790
	1448.036 Real Estate Tax Payment \$392,000 x 30 mills x 4 mos.		3,920
	1448.04 Losses or Charge-offs - 3 units @ \$100/unit - 10% or 3 units @ \$100/unit		300
5B.	1448.038 Amount incl. in Line 5A as Real Estate Contract		-0-
6.	Relocation and Community Organization Excluding Relocation Payments		-0-
7.	Site Clearance		31,500
	1450 Site Clearance of 36 residential structures and 1 apartment building. Demolition contracts include granular fill in basements and capping of utilities.		
	36 residential structures @ \$800 ea		28,800
	1 apartment building @ \$2,700		
	Woodlawn Pilot Housing		
	Original area 13 res. structures		
	West Ext. area 7 " " , 1 apartment bldg.		
	East Ext. area 9 " "		
	Derelict Structures 7 " "		
8.	Project Improvements		347,300
	1455 Item I Improvements in NDP areas as listed in Project Improvements Supporting Schedule, Form HUD-6220.		

8.	Project Improvements Continued		
	Woodlawn	\$218,700	
	Irvington	98,600	
	King/Vernon/Sabin	30,000	
	Total	<u>\$347,300</u>	
9.	Disposal, Lease, Retention Costs		\$6,000
	1445.01 Marketability study and reuse appraisals for Woodlawn Pilot Housing Project		
10.	Rehabilitation, excluding rehab grants (based on LPA experience in 1st action year)		51,800
	1460.1 Rehabilitation Financing Costs - Misc. fees connected with rehab appl. 560 applications @ \$5.00		\$2,800
	Estimated Breakdown of Applications:		
	<u>#115 Grants</u> <u>#312 Loans</u> <u>Other</u> <u>Total</u>		
	260                      185                      195                      640		
	1460.1a Contract for rehab inspection services including compliance letters and issuing Certificates of Completion, 700 @ \$70 ea		49,000
11.	Interest		109,000
	1420.013 Temporary Loans		
12.	Other Income		(5,000)
	1449 Interest on Investments		
13.	Real Estate Purchases		392,500
	1440.01 Cost of Land and Improvements		
	43 Parcels (37 improved, 6 unimproved)		
	1. Woodlawn Pilot Low-Moderate Income Housing Project		
	Original area                      17 parcels                      \$121,000		
	West Ext. area                      9 parcels                      122,000		
	East Ext. area                      10 parcels                      107,500		
	2. Derelict Structures                      7 parcels                      42,000		
	(locations unspecified)		
14.	Subtotal (sum of Lines 1 through 13)		1,806,008
15.	Contingencies - 5% of Line 14		90,300
16.	Program Inspection		24,062
	1418 Inspection Fee - 0.75% of first 10 million of Lines 14, 15, 18 and 19, Form HUD-6275		
17.	Total Program Expenditures		1,920,370



18. Relocation Payments (100% reimbursable to LPA)	\$ 402,000
1. Increase in relocation payments for period 1/2/71 to 7/1/71 as a result of Univorm Relocation Act.	
1501 Household moving expenses and dislocation allowance, 10 @ \$300 each	\$ 3,000
Add'l relocation payments, 4 @ \$2,750 each	11,000
Replacement housing payment, 6 @ \$6,000 each	<u>36,000</u>
Subtotal	<u>\$ 50,000</u>
2. Relocation payments - Second Action Year period 7/1/71 to 7/1/72	
1501 Household moving expenses and dislocation allowance, 43 @ \$500/each	\$ 21,500
Add'l relocation payments, 19 @ \$3,000/each	66,500
Replacement housing payment, 24 @ \$11,000 each	<u>264,000</u>
Subtotal	<u>\$352,000</u>
19. Rehabilitation Grants (100% reimbursable to LPA)	910,000
1501 Rehabilitation Grants, 260	

## SUPPORTING SCHEDULE

PROJECT IMPROVEMENTS CHARGED AS PROJECT EXPENDITURES  
(July 1, 1971 to July 1, 1972)

IDENTIFICATION IRVINGTON NDP AREA	TO BE COMPLETED BY LPA			TO BE COMPLETED BY HUD	
	TOTAL COST	CHARGE TO PROJECT		%	AMOUNT
		%	AMOUNT		
<u>Neighborhood Traffic Control Improvements</u> (Locations unspecified at this time)	\$		\$		\$
1. Modify 8 intersections (curbs, sidewalks, drainage and land- scape modifications 8 @ \$2,000 each	16,000	100	16,000		
Design & Engineering	<u>1,600</u>	100	<u>1,600</u>		
Subtotal	17,600		17,600		
2. <u>Traffic Control Signs</u> (25 @ \$40.00)	<u>1,000</u>	100	<u>1,000</u>		
Total - All Traffic Control Projects	18,600		18,600		
<u>New Street Lights</u> (Locations unspecified at this time) (20 @ \$800 each)	16,000	100	16,000		
<u>Irving Park Improvements (Phase II)</u>					
Construction	51,000	100	51,000		
Design & Engineering	<u>3,000</u>	100	<u>3,000</u>		
Subtotal	54,000		54,000		
<u>Street Tree Work</u> 400 additional new trees in place @ \$25.00 each	10,000	100	10,000		
TOTAL - ALL IMPROVEMENTS IRVINGTON NDP AREA	98,600	100			
TOTAL PROJECT IMPROVEMENTS TO BE CHARGED TO ITEM 1 OF GROSS PROJECT COST			\$ 98,600		\$

SUPPORTING SCHEDULE

PROJECT IMPROVEMENTS CHARGED AS PROJECT EXPENDITURES

(July 1, 1971 to July 1, 1972)

IDENTIFICATION	TO BE COMPLETED BY LPA			TO BE COMPLETED BY HUD	
	TOTAL COST	CHARGE TO PROJECT		%	AMOUNT
		%	AMOUNT		
KING-VERNON-SABIN NDP AREA					
<u>Installation of Traffic Signals</u> (2 intersections)	\$ 24,000	100	\$ 24,000		\$
<u>Street Tree Work</u>					
300 new street trees in place	<u>6,000</u>	100	<u>6,000</u>		
TOTAL - ALL IMPROVEMENTS FOR KING-VERNON-SABIN NDP AREA	30,000	100			
TOTAL PROJECT IMPROVEMENTS TO BE CHARGED TO ITEM 1 OF GROSS PROJECT COST			\$ 30,000		\$





U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT <b>NEIGHBORHOOD DEVELOPMENT PROGRAM</b> <b>FINANCING PLAN (Jan. 1972 Revision)</b>	PROGRAM LOCALITY Portland, Oregon  PROGRAM NUMBER ORE. A-5
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INSTRUCTIONS: Submit original and two copies in Binder No. 1 and one copy in other binders.

FINANCING PLAN FOR ACTION YEAR FROM July 1, 1971 TO July 1, 1972

**SECTION A. ESTIMATE OF GROSS AND NET PROGRAM COST AND SHARING OF NET PROGRAM COST**

LINE NO.	ITEM	CURRENT YEAR FROM <u>7/1/70</u> TO <u>7/1/71</u>		ACTION YEAR FROM <u>7/1/71</u> TO <u>7/1/72</u>	
		APPROVED FINANCING PLAN (a)	REVISED ESTIMATE OF COLUMN (a) (b)	FINANCING PLAN REQUESTED (c)	TO BE COMPLETED BY HUD FINANCING PLAN APPROVED (d)
A-1	PROGRAM EXPENDITURES <i>(From HUD-6275, Expenditures Budget, Line 17, as follows: COL. (b) from Col. (b); Col. (c) from Col. (e))</i>	1,621,015	1,486,461	2,038,754	
A-2	NON-CASH LOCAL GRANTS-IN-AID <i>(From Part IV, Schedule 1, Summary of Non-Cash Grants-in-Aid)</i>	786,313	719,036	1,014,377	
A-3	GROSS PROGRAM COST <i>(Line A-1 plus Line A-2)</i>	2,407,328	2,205,497	3,053,131	
A-4	LAND PROCEEDS. ACTUAL DISPOSITION PROCEEDS FROM LAND ACQUIRED IN INDICATED YEAR AND DISPOSED OF IN THAT YEAR <i>(Include sold, retained or leased)</i>		-0-		
A-5	ESTIMATED LAND PROCEEDS. <i>(From land acquired or to be acquired in indicated year but not disposed of in that year)</i>		48,390		
A-6	TOTAL ESTIMATED PROCEEDS RECEIVED OR TO BE RECEIVED FOR LAND ACQUIRED AND TO BE ACQUIRED IN INDICATED YEAR. <i>(In Col. (b), enter Line A-1 plus A-5)</i>	48,390	48,390	10,000	
A-7	ADJUSTMENT OF ESTIMATED LAND INVENTORY PROCEEDS <i>(Adjustments in Col. (c) must be justified in Code No. ND506)</i>	-0-	-0-	-0-	
A-8	NET ESTIMATED LAND PROCEEDS <i>(Line A-6 plus or minus Line A-7)</i>	48,390	48,390	10,000	
A-9	NET PROGRAM COST <i>(Line A-3 minus Line A-8)</i>	2,358,938	2,157,107	3,043,131	
A-10	SHARING OF NET PROGRAM COST LOCAL GRANTS-IN-AID: TOTAL REQUIRED <i>(1/3 or 1/4 of Line A-9)</i>	786,313	719,036	1,014,377	
A-11	NON-CASH GRANTS-IN-AID <i>(From Line A-2)</i>	786,313	719,036	1,014,377	
A-12	REAL ESTATE TAX CREDITS <i>(From HUD-6275, Line 5B)</i>	-0-	-0-	-0-	



## SECTION A. (Continued)

LINE NO.	ITEM	7/1/70 to 7/1/71		7/1/71 to 7/1/72	
		Current Year From	to	Action Year From	to
		APPROVED FINANCING PLAN (a)	REVISED ESTIMATE OF COLUMN (a) (b)	FINANCING PLAN REQUESTED (c)	TO BE COMPLETED BY HUD FINANCING PLAN APPROVED (d)
A-13	LOCAL CASH GRANTS-IN-AID, EXCLUDING REAL ESTATE TAX CREDITS. (Line A-10 minus sum of Lines A-11 and A-12) (Sum of Lines A-11, A-12, and A-13 must equal Line A-10)	-0-	-0-	-0-	
A-14	PROGRAM CAPITAL GRANT (2/3 or 3/4 of Line A-9)	1,572,625	1,438,071	2,028,754	
A-15	RELOCATION GRANT (From HUD-6275, Line 18 as follows: Col. (b) from Col. (b); Col. (c) from Col. (e))	181,375	110,967	472,408	
A-16	REHABILITATION GRANT (From HUD-6275, Line 19 as follows: Col. (b) from Col. (b); Col. (c) from Col. (e))	511,000	510,954	910,046	
A-17	TOTAL FEDERAL CAPITAL GRANT (Sum of Lines A-14, A-15 and A-16)	2,265,000	2,059,992	3,411,208	

## SECTION B. MAXIMUM AMOUNT OF TEMPORARY LOAN FOR ACTION YEAR

LINE NO.	ITEM	AMOUNT REQUESTED BY LPA	AMOUNT APPROVED BY HUD
B-1	CASH REQUIRED FOR PROGRAM EXPENDITURES, RELOCATION GRANTS AND REHABILITATION GRANTS (From column (c), sum of Lines A-1, A-15 and A-16)	3,421,208	
B-2	ESTIMATED VALUE OF UNSOLD LAND AT BEGINNING OF ACTION YEAR. (Use disposition values for unsold parcels which were used in calculating the disposition proceeds in the latest approved financing plan)(See Section A, column (a))	-0-	
B-3	TOTAL CASH REQUIREMENTS (Sum of Lines B-1 and B-2)	3,421,208	
B-4	REAL ESTATE TAX CREDITS (From column (c), Line A-12)	-0-	
B-5	CASH GRANTS-IN-AID, EXCLUDING REAL ESTATE TAX CREDITS (From Column (c), Line A-13)	-0-	
B-6	SUBTOTAL (Sum of Lines B-4 and B-5)	-0-	
B-7	MAXIMUM TEMPORARY LOAN THROUGH DIRECT OR PRIVATE FINANCING (Line B-3 minus B-6)	3,421,208	

## SECTION C. SOURCES OF FUNDS FOR REPAYMENT OF TEMPORARY LOAN

LINE NO.	ITEM	AMOUNT REQUESTED BY LPA	AMOUNT APPROVED BY HUD
C-1	TOTAL DISPOSITION PROCEEDS (Sum of Line A-8, Col. (c), and B-2)	10,000	
C-2	PROGRAM GRANT (From Line A-14, col. (c))	2,028,754	
C-3	RELOCATION GRANT (From Line A-15, col. (c))	472,408	
C-4	REHABILITATION GRANT (From Line A-16, col. (c))	910,046	
C-5	TOTAL (Sum of Lines C-1 through C-4; Must equal Line B-7)	3,421,208	

APPROVAL OF THE FINANCING PLAN IN THE AMOUNTS SHOWN IS HEREBY REQUESTED:

January 10, 1972

(Date)

*(Signature of Authorized Official)*

PORTLAND DEVELOPMENT COMMISSION

(Local Public Agency)

John B. Kenward  
Executive Director

(Title)

THE FINANCING PLAN AS SHOWN IN THE APPROPRIATE COLUMNS IS HEREBY APPROVED:

(Date)

(Signature)

(Title)

SUPPORTING SCHEDULE 1. SUMMARY OF NON-CASH GRANTS-IN-AID

PART I - NON-CASH GRANTS-IN-AID SUBMITTED FOR FIRST TIME WITH APPLICATION FOR ACTION YEAR

941,331 TYPE OF LOCAL GRANTS-IN-AID

REQUESTED BY LPA

APPROVED BY HUD

1. DONATIONS OF LAND

2. SITE CLEARANCE

3. PROJECT IMPROVEMENTS

142,369

4. (From \$941,331 John Adams H.S. credit from  
SUPPORTING FACILITIES benefit to KVS NDP  
area)

424,051

5. COMMUNITY-WIDE FACILITIES

6. PUBLIC HOUSING CREDITS

7. SECTION 112 CREDITS

8. TOTAL  
(Sum of Lines 1 through 7)

566,420

9. AMOUNT IN LINE 8 TO BE USED IN ACTION YEAR  
FINANCING PLAN

566,420

PART II - UNUTILIZED NON-CASH GRANT-IN-AID FROM INVENTORY

447,957

(Instructions will be issued at a subsequent date covering the calculation of the amount of unutilized non-cash grants-in-aid which can be utilized as credits for the action year.)



SUPPORTING SCHEDULE

PROJECT IMPROVEMENTS CHARGED AS PROJECT EXPENDITURES  
(July 1, 1971 to July 1, 1972)

IDENTIFICATION	TO BE COMPLETED BY LPA			TO BE COMPLETED BY HUD	
	TOTAL COST	CHARGE TO PROJECT		%	AMOUNT
		%	AMOUNT		
Woodlawn NDP Area					
<u>Street Reconstruction - Including Necessary Curb Replacement</u>	\$		\$		\$
N. E. Buffalo Street from EL 10th to WL 11th Avenue (200 L.F.)	3,000	60	1,800		
Engineering	<u>250</u>	60	<u>150</u>		
	<u>3,250*</u>		<u>1,950</u>		
*Local Share to be paid from City of Portland Assessment District.					
<u>Woodlawn Park Development</u>					
1. Park Site Topographic Survey and Soils Tests	2,500	100	2,500		
2. Park Development (1st & 2nd Stages) (Northeast area adjacent to school - approximately 3 acres)					
Construction	200,000	100	200,000		
Design and Engineering	<u>14,250</u>	100	<u>14,250</u>		
Total - Park Development (1st & wnd Stage)	214,250		214,250		
TOTAL - ALL IMPROVEMENT WORK WOODLAWN NDP AREA	220,000				
TOTAL PROJECT IMPROVEMENTS TO BE CHARGED TO ITEM 1 OF GROSS PROJECT COST			\$ 218,700		\$

SUPPORTING SCHEDULE 1. (Continued)

PART III - NON-CASH POOLING CREDITS FROM URBAN RENEWAL PROJECTS AND SUBMITTED AS NDP NON-CASH GRANT-IN-AID CREDITS FOR THE ACTION YEAR

SOURCE OF POOLING CREDIT AND ADJUSTMENT TO URBAN RENEWAL PROJECT POOLING CALCULATION

LINE NO.	ITEM	SUM OF COMPLETED URBAN RENEWAL PROJECTS (a)	TRANSFERRED TO NDP FOR ACTION YEAR (b)	ADJUSTED SUM OF COMPLETED URBAN RENEWAL PROJECTS TO BE USED FOR FUTURE POOLING CALCULATIONS COL. (a) MINUS COL. (b) (c)
1.	ITEM 1 - PROJECT EXPENDITURES		XXXXXXXXXX	
2.	ITEM 2 - NON-CASH			
3.	GROSS PROJECT COST		XXXXXXXXXX	
4.	LAND PROCEEDS		XXXXXXXXXX	
5.	NET PROJECT COST		XXXXXXXXXX	
6.	LOCAL GRANTS-IN-AID TOTAL		XXXXXXXXXX	
7.	NON-CASH			
8.	CASH		XXXXXXXXXX	
9.	FEDERAL CAPITAL GRANT		XXXXXXXXXX	
10.	AMOUNT OF NON-CASH GRANT-IN-AID CREDITS TRANSFERRED FROM URBAN RENEWAL PROJECTS POOLING CREDITS TO NDP FOR ACTION YEAR -- \$ (From Line 2, column (b))			

PART IV - TOTAL NON-CASH GRANTS-IN-AID FOR ACTION YEAR

1.	FROM PART I (Line 9)	\$ 566,420
2.	FROM PART II	\$ 447,957
3.	FROM PART III (Line 10)	\$ -0-
4.	TOTAL (Enter this figure in Line A-2, Column (c), of Form HUD-6280.)	1,014,377





U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
NEIGHBORHOOD DEVELOPMENT PROGRAM  
**SUMMARY OF URBAN RENEWAL AREA DATA**

Submission: Initial  Revision

LOCALITY	Portland, Oregon
PROGRAM AND AREA NUMBER	ORE. A-5-4
AREA NAME	Boise-Humboldt
COUNTY(S)	Multnomah
CONGRESSIONAL DISTRICT(S) IN WHICH AREA IS SITUATED	Third

*INSTRUCTIONS: To be completed and submitted with the initial application for each separate urban renewal area covered by the Neighborhood Development Program. To be revised and resubmitted only if the boundaries of the area are changed, or for substantial changes affecting the land use plan provisions of the Urban Renewal Plan.*

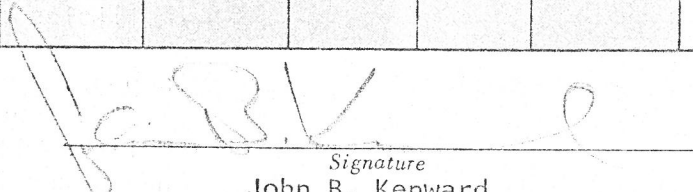
<p><b>1. AREA ELIGIBILITY</b></p> <p>CATEGORY: <u>1</u></p> <p><input type="checkbox"/> Sec. 111 disaster area</p>	<p><b>2. PREDOMINANT TREATMENT</b></p> <p><input type="checkbox"/> Clearance and redevelopment</p> <p><input checked="" type="checkbox"/> Rehabilitation</p>	<p><b>3. RELATION TO APPROVED MODEL CITIES AREA</b></p> <p><input type="checkbox"/> Area is not within model cities area</p> <p><input checked="" type="checkbox"/> Area is entirely within model cities area</p> <p><input type="checkbox"/> Area is partially within model cities area</p> <p>NUMBER OF ACRES WITHIN MODEL CITIES AREA: <u>538.4</u></p>
<p><b>4. PRESENT CHARACTER OF AREA AND CONDITION OF BUILDINGS</b></p> <p><input checked="" type="checkbox"/> Built up</p> <p><input type="checkbox"/> Predominantly open</p> <p><input type="checkbox"/> Open</p>	<p><b>5. CONTEMPLATED LAND USES</b></p> <p><input checked="" type="checkbox"/> Predominantly residential</p> <p><input type="checkbox"/> Not predominantly residential</p>	
<p><i>(Check one below unless area is "Open")</i></p> <p><input checked="" type="checkbox"/> Predominantly residential</p> <p><input type="checkbox"/> Not predominantly residential</p>	<p><b>6. ESTIMATED NUMBER OF DWELLING UNITS</b></p> <p>(a) Total in area: <u>2,834</u></p> <p>(b) Number of buildings with deficiencies: <u>1,308</u></p> <p><b>NOTE: All figures exclude the ANIP</b></p>	

7. ESTIMATED NUMBER OF SITE OCCUPANTS	WHITE <i>Nonminority</i>	NEGRO/ BLACK	AMERICAN INDIAN	ORIENTAL	SPANISH AMERICAN	OTHER MINORITIES	TOTAL
a. Families in area	854	885	N/A	N/A	N/A	N/A	1,739
b. Individuals in area	638	408	N/A	N/A	N/A	N/A	1,046
c. Business concerns (including nonprofit organizations) in area							212

SUBMITTED BY:

January 10, 1972  
Date

Portland Development Commission  
Local Public Agency

  
Signature  
John B. Kenward  
Executive Director  
Title



## DATA ON URBAN RENEWAL AREA

Present Character, Condition of Buildings, and Proposed Land Uses

(Complete this page for each separate urban renewal area covered by the NDP. Areas shall be shown to the nearest acre. Total area within perimeter boundaries of the urban renewal area shall be accounted for, excepting only any interior areas which have been excluded from the urban renewal area. Meanings of terms are identical with those in RHM 7205.1, chapters 1 and 2.)

ITEM	ACREAGE				CONDITION OF BUILDINGS		ACREAGE BY PROPOSED LAND USES
	TOTAL	BY PRESENT CHARACTER			TOTAL BUILDINGS	NUMBER WITH DEFICIENCIES	
		IMPROVED		UNIMPROVED			
		WITH BLDGS OR STREETS	W/OTHER IMPROVEMENTS				
NOTE: All figures exclude the ANIP							
TOTAL	538.4	503.8	16.8	17.8	3,619	2,211	538.4
1. Streets, alleys, public rights-of-way, Total	134.6	134.6		-0-			135.0
2. Residential, Total	280.1	268.7	-0-	11.4	3,261	1,999	308.9
A. Dwelling purposes	278.1	266.7	-0-	11.4	3,259	1,999	308.9
B. Related public or semipublic purposes	2.0	2.0	-0-	-0-	2	-0-	-0-
3. Nonresidential, Total	123.7	100.5	16.8	6.4	358	212	94.5
A. Commercial	31.6	31.6	-0-	2.9	237	142	16.5
B. Industrial	10.5	10.5	-0-	3.5	35	18	-0-
C. Public or semipublic (institutional)	69.9	53.1	16.8	-0-	86	52	78.0
D. Open or unimproved land not included in 3A, B, or C above.	-0-			-0-			

## ENVIRONMENTAL DEFICIENCIES

CONDITION	DESCRIPTION OF EXTENT TO WHICH CONDITION EXISTS (Give source of information. If additional space is required, continue on a plain sheet and attach to this form.) Neighborhood Planning Consultants Survey, 1971; CPR, 1967; 1970 U.S. Census Data
1. Overcrowding or improper location of structures on the land	This is one of the older neighborhoods in Portland and there are scattered instances of overcrowding of structures on the land.
2. Excessive dwelling unit density	N/A
3. Conversions to incompatible types of uses, such as roominghouses among family dwellings	There is a sprinkling of rooming house uses in single family homes throughout the area.
4. Obsolete building types, such as large residences or other buildings which through lack of use or maintenance have a blighting influence	Deteriorated structures exist predominantly in the areas west, east, and south of the ANIP Area. For the entire area approximately 61% of all structures are in need of some repair. There is a high degree of vacant, deteriorated commercial structures.
5. Detrimental land uses or conditions, such as incompatible uses, structures in mixed use, or adverse influences from noise, smoke, or fumes	The area has a high degree of mixed land uses (commercial, as well as light industrial and warehouse uses), especially among its major through streets which affect the residential quality in those areas.
6. Unsafe, congested, poorly designed, or otherwise deficient streets	Traffic signals exist throughout the area at all major intersections of arterials and collector streets, but pedestrian safety controls are inadequate. There are approximately 13 streets and alleys which are in need of repair or improvement.
7. Inadequate public utilities or community facilities contributing to unsatisfactory living conditions or economic decline	There are negative environmental factors adjacent to Boise Elementary School. There is an inadequate amount of open space around schools and the school facilities are inadequate. The utilities are in need of general improvement and repair. Bus service is poor.
8. Other equally significant environmental deficiencies	81.3% of housing built before 1940. High degree of families with female head of household. Commercial and industrial use overzoned and its blighting effect is a detriment to residential quality.

ND 303 AREA ELIGIBILITY DATA

1. PART A. Urban Renewal Area Report

a. Locality Map

Attached hereto is a Locality Map, Exhibit A, which identifies the following:

- (1) Boundaries of NDP.
- (2) Boundaries of other Urban Renewal Areas.
- (3) Central Business District.
- (4) Model Cities Area.
- (5) OEO poverty areas.
- (6) Major thoroughfares.

b. Map of NDP Locality

See Exhibit A, Locality Map.

c. Map of NDP Area and Vicinity

The following items are identified on maps attached as exhibits:

- (1) Boundaries - Exhibit B.
- (2) Existing Land Use - Exhibit B.
- (3) Total and number of buildings, with deficiencies in each block - Exhibit C.
- (4) General distribution of Environmental Deficiencies - Exhibit D.

d. Statement Explaining Selection of Area, Delineation of Boundaries, and Relationship to Local Renewal Objectives.

The Boise-Humboldt Project Area lies totally within the Model Cities Area as do the three other neighborhoods (Woodlawn, Irvington, King-

Vernon-Sabin) that are now included in Portland's NDP. Physical, social, and economic conditions in Boise-Humboldt are similar to conditions in the three other neighborhoods, and its needs for improvement action activities are just as great. The following excerpt from the Community Renewal Program (CRP), dated September, 1967 describes the degree to which deficiencies exist in the Albina-Woodlawn district within which lies the entire Boise-Humboldt Project Area.

"There can be little doubt that the greatest array of residential area problems to be found in Portland are concentrated in the Albina-Woodlawn district. Housing ranges from the worst to be found in any area to that which is quite good, and includes all the shades in between. Most of the features of a substandard urban environment are also to be found in some degree. There are over-crowded schools, substandard school sites, a lack of parks and playgrounds, a plethora of traffic arterials in residential neighborhoods, and mixed commercial-industrial-residential areas.

The social characteristics of the district also run the full range from those traditionally associated with a fully developed slum -- poverty, disease, crime -- to stable middle income areas.

The hard core blight area of lower Albina is tending to spread its deteriorating forces outward through the less heavily blighted areas toward the good areas beyond."



In the Planning Commission's October, 1965 Appraisal of Residential Blight and Other Factors in Portland, the following description is made:

" . . . . almost every block is touched by residential blight, many of the blocks having over 20% of the housing units in substandard condition. Between 75% and 89% of the housing in this zone was built before 1940; home values are lower than those in the section to the north but higher than values in the southern section. There is a high percentage of multiple family structures -- mostly in the two to four unit category. Vacancy rates and crowding are again high, but not as high as those in the Southern section."

Research and observations by neighborhood planning consultants show that the Model Cities Area, of which Boise-Humboldt is a part, has a high rate of fires (22% of all fires in the City) with defective furnaces, children playing with matches, and arson being major causes. This statistic is visible in the form of many burnt-out vacant houses in the neighborhood. The neighborhood has one of the highest rates in the City for first and second class crimes which is more than twice the number of crimes in other neighborhoods.

Further insight of neighborhood deficiencies can be derived from 1970 Census data on the population in Boise-Humboldt. Of all the families in the neighborhood, 15% are husband/wife families. 63% of all households in the neighborhood are headed by females only and 1% by males only.

ND 303 AREA ELIGIBILITY DATA, Cont'd

This indicates a high proportion of broken families in the area. Approximately 45% of all households have other relatives and non-relatives in residence, indicating overcrowded housing conditions. The non-white population in Boise-Humboldt is higher (56.6%) than in the total Model City Area (46.18%) and the City of Portland (5.64%). Although the total population in Boise-Humboldt has decreased by 2.2% over the last 10 years, the non-white population has in fact increased by 42.4% over the same period as compared to .03% for the City. Overall the unemployment rate for the Model City area is about 8.5%.

Much of the blight factors that have influenced the deterioration of the neighborhood has emanated from the commercial and industrial strips in and around the Boise-Humboldt Area. The most viable commercial strip in the area is along Killingsworth Street, but the vacancy factor is 21%. Mississippi Avenue appears to be in the worst condition with a vacancy factor of 54%. This strip is dominated by industrial and semi-industrial uses of various sizes. Union Avenue is also suffering from a high degree of blight due to the frequent occurrence of used car lots, many of which are vacant and non-operational; and vacant stores that have been boarded up.

School facilities are overcrowded and traffic circulation is poor with little consideration given to pedestrian safety.

ND 303 AREA ELIGIBILITY DATA, Cont'd

It seems quite evident that the Boise-Humboldt area, with the exception of the Albina Neighborhood Improvement Project (ANIP), is in need of improvement actions. The Boise and Humboldt Neighborhood Associations have long recognized this need, and have been working with the LPA and a neighborhood planning consultant since March, 1971, in a planning program funded through Model Cities Supplemental Funds to develop a neighborhood plan for improvement which is implementable under the NDP.

Source of Information:

- . 1970 Census
- . Community Renewal Program, Sep., 1967
- . Portland's Residential Area, Oct., 1965
- . Portland City Planning Commission
- . Boise-Humboldt Planning Consultants:
  - Colburn-Sheldon & Kaji, Architects
  - The Office of Robert Perron, Architects
  - Ray Brewer

Delineation of Boundaries:

The Boise-Humboldt Project Area is generally bounded on the North by N. E. Ainsworth Street, on the West by Interstate 5, on the South by N. E. Fremont Street, and on the East by N. E. Garfield Street.

Selection of boundaries was made on the basis of citizen participation and commitment, as well as short and long range planning

objectives for neighborhood improvement without regard to race, color, sex, religion or national origin of residents.

Relationship to Local Renewal Objectives:

Selection of the Boise-Humboldt area for NDP action would provide for improvement activities outside of the existing Albina Neighborhood Improvement Project (ANIP) which lies within the proposed Project Area. Such activities would serve to protect and reinforce the ANIP area against blighting influences, and would be another major step in the City's overall strategy of blight encirclement and elimination of the blight core in Northeast Portland. NDP activities are now being carried out in the Woodlawn and Irvington Neighborhoods, with activities soon to start in the King-Vernon-Sabin Area. With the inclusion of Boise-Humboldt, approximately 75% of the Model Cities Area would be under a physical action improvement program, and the elimination of adverse neighborhood influences throughout Northeast Portland would be well underway.

Activities that are carried out in the neighborhood will reflect the needs and desires of the Boise and Humboldt Neighborhood Associations through the detailed Neighborhood Plan. Such proposals will also conform to the Model Cities Comprehensive Development Plan and the Comprehensive Development Plan for the City of Portland.

A recently completed traffic study and a commercial land use study now underway in the Model City area will provide other guidelines and recommendations for action activities in the Boise-Humboldt NDP area.



e. Evidence Supporting Eligibility of the Boise-Humboldt Urban Renewal Area.

The Boise-Humboldt Area qualifies under Category 1. The area is built up and predominantly residential. (See Land Use Map, Exhibit B). Proposals for this Action Year consist of planning activities and some residential rehabilitation, with essential public improvements after an acceptable urban renewal plan is adopted.

(1) Criteria Developed and Used in Classifying Buildings With Deficiencies.

Criteria used in determining structural conditions in Boise-Humboldt came from the Techniques for Measuring Blight, a method using County Assessment data as a major source of information, developed by the City Planning Commission for the Community Renewal Program (CRP) published in 1967. A copy of Techniques for Measuring Blight is attached as Exhibit L in Section ND 303 in the initial NDP Application for the Action Year July 1, 1970 to July 1, 1971. This report describes criteria used and development of the technique used in rating structures as to condition.

(2) Description of Type of Surveys Made and Date of Surveys.

Techniques for Measuring Blight, developed as a tool to prepare the CRP in 1967, was used in determining building deficiencies in Boise-Humboldt. Such determinations were visually spot-checked by a Neighborhood Planning Consultant in April of 1971. In addition the Planning Consultant, in conjunction with the

ND 303 AREA ELIGIBILITY DATA, Cont'd

current Pre-NDP #2 Planning Program in Boise-Humboldt, in June of 1971 assembled population statistics from the 1970 Census and data pertinent to resident attitudes. They have also at the same time gathered other basic neighborhood data regarding streets, utilities, housing and other physical and environmental conditions from various agencies and departments of the City. Such data has provided an overall view of conditions existing within the area, and will help to determine neighborhood improvement objectives consistent with residents' needs and local planning and renewal objectives.

A neighborhood survey by mail was also conducted by the CDA during the early part of 1971 to determine needs and priorities of Model Cities residents which included residents of the Boise-Humboldt area.

(3) Justification for the Inclusion of Any Sizeable Area Not Meeting "Distribution of Deficiencies" Test.

Not Applicable. There is no sizeable area included which does not meet the "Distribution of Deficiencies" Test. Most of the structures in the Albina Neighborhood Improvement Project have been rehabilitated and that area will be excluded. See Exhibit C, Condition of Structures Map.

(4) Criteria Used in Assigning Residential Character to Properties  
In Mixed Use and Vacant Parcels.

(a) Improved parcels used for both residential and non-residential purposes are considered to be of residential character if 51% or more of the floor space is devoted to residential use.

(b) Vacant parcels are considered residential if:

1. They are used for residential accessory purposes (parking, gardens, etc.) or
2. They are mixed in with improved residential parcels or with residential type improvements in areas appropriate for continued residential use.

f. Statement Explaining How the Workable Program for Community Improvement Is of Sufficient Scope and Content to Furnish a Basis for Evaluating The Need for Urban Renewal Activities, How the Area is Identified for Renewal Treatment, and How Proposed NDP Activities are in General Accord with the Workable Program.

The current Workable Program for Community Improvement for the City of Portland was recertified by HUD on February 1, 1970 for the period February 1, 1970 to January 31, 1972. The Comprehensive Development Plan developed by the City Planning Commission in 1966 is a basic element of the Workable Program, and identified the Boise-Humboldt neighborhood as a residential area. Planning studies to update this Comprehensive Development Plan is a continuing function of the Portland

City Planning Commission and its staff. Copies of the 1966 General Plan Map are on file in the Regional Office of the Department of Housing and Urban Development, and copies of all the Planning Commission's study reports relating to the Comprehensive Plan adopted since the 1966 publication of the General Plan Map have been forwarded to the Regional Office of the Department of Housing and Urban Development as a part of the Workable Program recertification submissions. The Planning Commission has recently published a Preliminary Comprehensive Development Plan report for the Model Cities Area which describes recommended land uses and proposals in greater detail than is shown on the 1966 Plan. Such proposals coincide with proposed activities in Boise-Humboldt under the NDP. (A copy of the Model Cities Comprehensive Development Plan report is submitted to HUD Area Office under separate cover).

The City of Portland Planning Commission staff in 1967 completed The Community Renewal Program (CRP) Report. (Submitted to HUD for review and approved in February, 1968). This study provides the City with a thorough assessment of blight throughout the City of Portland and offers recommendations for comprehensive, long-range treatment.

The CRP identifies the Boise-Humboldt Area as part of the Albina-Woodlawn blighted area in Northeast Portland, and proposes a strategy of encirclement and confinement of blight by undertaking



ND 303 AREA ELIGIBILITY DATA, Cont'd

initial treatment of areas around its periphery along with an attack on the lower Albina blight core. With the inclusion of Boise-Humboldt in the NDP, encirclement of the blight core will be complete. It would form the final segment of a circle formed by the three existing NDP neighborhoods (Woodlawn, King-Vernon-Sabin, Irvington), and other blight free areas around the blight core of lower Albina. As NDP action activities progress in these surrounding areas, stronger barriers to the spread of blight from the core will be developed. This will have a catalytic effect on additional public and private improvements in and around the blight core and will set the stage for comprehensive treatment of the blight core itself.

- g. If Required by State or Local Law, Evidence that each Urban Renewal Area As a Whole, or any Identified Clearance and Redevelopment Sections Thereof, Has Been Properly Designated by the Local Planning or Other Agency.

Not Applicable.

- h. If Any Area is to be Excluded from the Urban Renewal Area, Reasons For Exclusion, and Description of Compatability of Uses and Conditions Therein With Surrounding Area.

The Albina Neighborhood Improvement Project Area (ANIP) will be excluded. Rehab and improvement activities under a conventional urban renewal Residential Rehab Project in the ANIP area is nearly complete. Land uses in this area are predominantly residential and

ND 303 AREA ELIGIBILITY DATA, Cont'd

are compatible to the land uses in the overall Boise-Humboldt Area. See Exhibits B and C.

2. PART B. CLEARANCE AND REDEVELOPMENT AREA REPORT.

Not Applicable. No clearance and redevelopment activities are contemplated for this Action Year in the Boise-Humboldt area.

3. PART C. SPOT CLEARANCE REPORT.

Not Applicable at this time. No spot clearance is proposed for this Action Year. A spot clearance report will be submitted to HUD prior to the commencement of such activities which may take place in the 3rd NDP Action Year. Spot clearance parcels are not identified at this time.

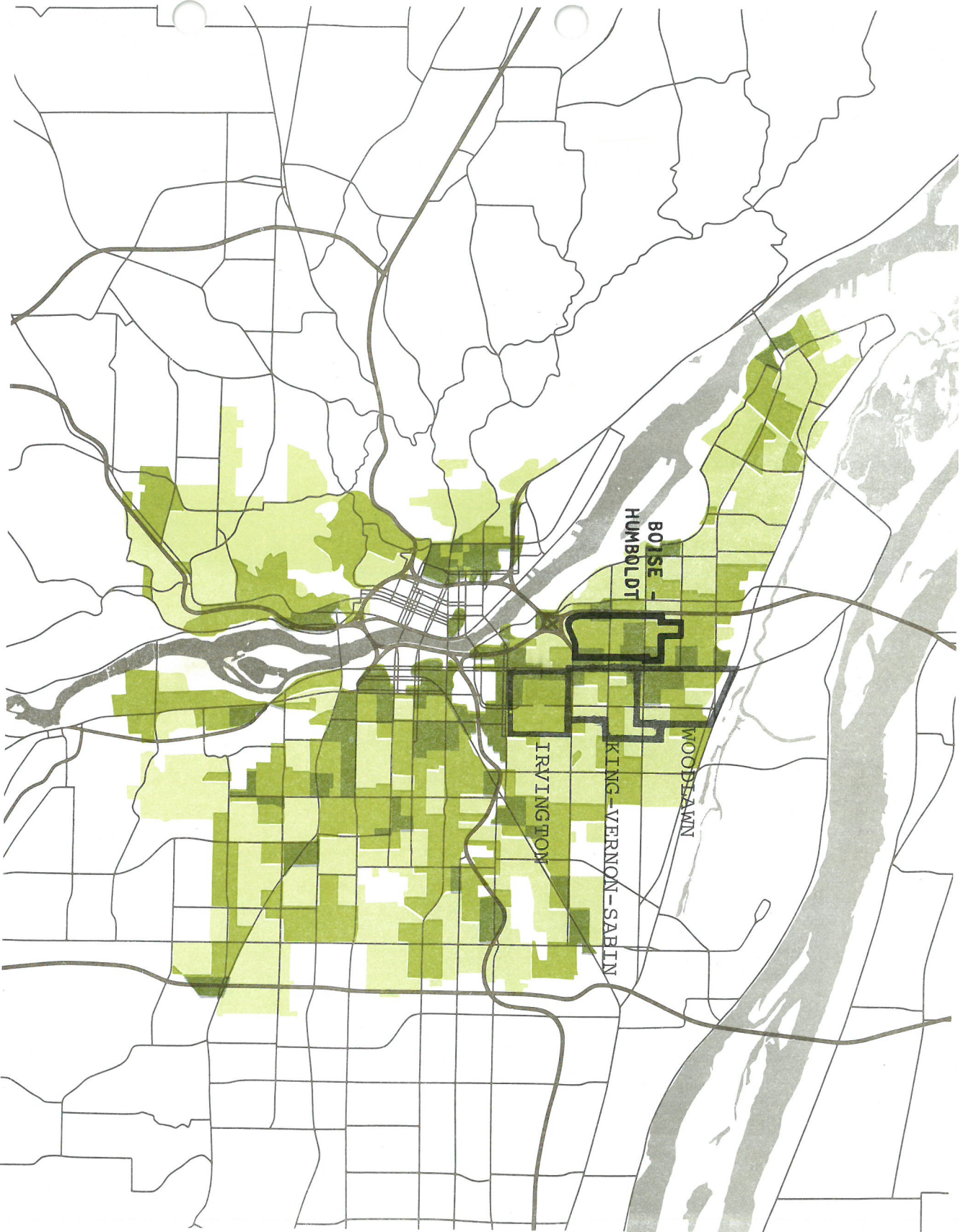
4. PART D. SPECIFIC SUBSTANDARDNESS CRITERIA TO JUSTIFY CLEARANCE.

There will be no clearance activities carried out in this area during the Action Year. However, it is expected that some clearance may be accomplished in this area in later phases of the program. Criteria to be used to justify such clearance will be the same as that being used to qualify clearance in the Woodlawn and Irvington NDP areas A-5-1 and A-5-2. This criteria is described in the initial NDP application for the Action Year July 1, 1970 to July 1, 1971 in Woodlawn and Irvington.

5. SUBMISSION REQUIREMENTS FOR ALTERNATE APPROACH.

Not Applicable.

# environmental conditions



## Explanation of Environmental Conditions Map

Four measurable factors, land use mixture, traffic, accessibility to parks, and accessibility to schools are used in determining environmental conditions shown on this map which was developed in and for Portland's Community Renewal Program. These four factors are all significant to most residents. The good, fair, and poor conditions of the environment are a composite of all the factors.

Experience has shown that blighted districts very often have a high degree of mixed land use. These mixed uses bring about increased traffic, noise, signs, smoke and dust, which eventually destroy the liveability of the residential neighborhood.

Traffic factors are determined by the number of arterial streets that go through a neighborhood. An ideal system is one that places the arterial traffic along the edges of the neighborhood. Heavy traffic within the neighborhood is harmful to residential values. It creates noise, vibration, fumes and danger to pedestrians and children at play.

A necessity for a good neighborhood environment is the accessibility of parks and recreation areas. To determine the park factor on environmental conditions a penalty score was assigned to each residential block based on the walking distance to the nearest park and on the number of traffic arterials or other pedestrian hazards that would be encountered.

The school factor is determined in the same manner as the parks. Each block was assigned a penalty score based upon the walking distance and the number of arterial streets or other hazards to be negotiated between that block and the neighborhood school. An area is considered to have an environmental deficiency if a child cannot walk to school with reasonable ease and safety.





URBAN RENEWAL PLAN  
(ND 401)

for

BOISE-HUMBOLDT NEIGHBORHOOD DEVELOPMENT PROJECT

Portland, Oregon

December 6, 1971

Prepared by the Portland Development Commission,  
the Urban Renewal Agency of the City of Portland

1700 S. W. Fourth Avenue  
Portland, Oregon 97201

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PROPERTY REHABILITATION STANDARDS . . . . .	Exhibit B

ND 401 URBAN RENEWAL PLAN

A. DESCRIPTION OF NDP URBAN RENEWAL AREA

Following is a boundary description of the Boise-Humboldt Urban Renewal Area. The Albina Neighborhood Improvement Urban Renewal Project (ANIP) area lies within the overall Boise-Humboldt Neighborhood Development Project boundary and will be excluded from this program. Treatment in the ANIP has been predominantly residential rehabilitation, and that project is now in its final stages of activity. Close-out of the ANIP is scheduled for December, 1971.

BOISE-HUMBOLDT BOUNDARY DESCRIPTION

The project area is situated in the City of Portland, County of Multnomah, State of Oregon, and is described as follows:

Beginning at the intersection of the north line of N. Portland Boulevard with the west line of N. Albina Avenue, the point of beginning; thence southerly along the west line of N. Albina Avenue to the north line of N. Ainsworth Street; thence westerly along the north line of N. Ainsworth Street to the east property line of the Oregon State Highway Minnesota Freeway (I-5); thence southerly along the east property line of the Minnesota Freeway to the south line of N. Fremont Street; thence westerly to the center line of the "WN" line of the East Fremont Bridge Interchange (the entrance ramp from N. Commercial Avenue and N. Cook Street to northbound on the Minnesota Freeway (I-5)); thence southeasterly, easterly, and northeasterly along the "WN" line of the East Fremont Bridge Interchange to the south line of N. Cook Street; thence easterly along the south line of N. Cook Street to the east line of N. Commercial Avenue; thence northeasterly along a straight line from the intersection of the east line of N. Commercial Avenue and the south line of N. Cook Street to the intersection of the west line of N. Gantenbein Avenue and the south line of the alley in Block I of Riverview Addition; thence north along the west line of N. Gantenbein Avenue to the north line of N. Ivy Street; thence easterly along the north line of N. Ivy Street and the easterly extension thereof to the east line of N. Vancouver Avenue; thence northerly along the east line of N. Vancouver Avenue to the south line of N. Fremont Street; thence easterly along the south line of N. Fremont Street and N. E. Fremont Street to the southerly extension of the east line of N. E. Garfield Avenue; thence northerly along the east line of N. E. Garfield Avenue and the southerly and northerly extensions thereof to the north line of N. E. Alberta Street; thence westerly along the north line of N. E. Alberta Street to the east line of N. E. Garfield Avenue; thence northerly along the east line of N. E. Garfield Avenue to the south line of N. E. Jessup Street; thence easterly along the south line of N. E. Jessup Street to the east line of the alley in Block I, Piedmont; thence northerly along the east line of the alley in Block 20 and Block 21, Piedmont, to the north line of N. E. Ainsworth Street; thence westerly along the north line of N. E. Ainsworth Street and N.



Ainsworth Street to the east line of N. Kerby Avenue; thence northerly along the east line of N. Kerby Avenue to the north line of N. Portland Boulevard; thence westerly along the north line of N. Portland Boulevard to the west line of N. Albina Avenue; to the point of beginning and including all land within said boundary, but excluding that area known as the Albina Neighborhood Improvement Project and the Albina Neighborhood Improvement Project Extension described as follows:

Beginning at the intersection of the south right-of-way line of N. Fremont Street with the east right-of-way line of N. Vancouver Avenue, running thence northerly along said east right-of-way line of N. Vancouver Avenue a distance of 2360 feet, more or less, to the intersection with the north right-of-way line of N. Skidmore Street; thence westerly along said north line of N. Skidmore Street a distance of 1600 feet, more or less, to the southwest corner of Block 6, Central Albina Addition to the City of Portland; thence northerly along the west line of Block 6, Central Albina Addition, a distance of 10 feet to the intersection of the easterly extension of the south line of Block 1, Multnomah Addition, and the west line of Block 6, Central Albina Addition; thence westerly along the extension of the south line of Block 1 a distance of 52 feet to the southeast corner of Block 1; thence westerly along the south line of Block 1 a distance of 115 feet to the west line of an alley lying between N. Albina Avenue and N. Mississippi Avenue; thence southerly along the west line of said alley a distance of 1440 feet to the north line of Block 25, Multnomah Addition; thence westerly along the north line of Block 25 a distance of 100 feet to the northwest corner of said Block; thence southerly along the west line of said Block a distance of 400 feet to the southwest corner of said Block; thence easterly along the south line of said Block a distance of 100 feet to the west line of an alley aforementioned; thence southerly along the west line of said alley a distance of 697.2 feet to the south right-of-way line of N. Fremont Street; thence easterly along said right-of-way line a distance of 127 feet, more or less, thence northeasterly along said right-of-way line a distance of 296.15 feet; thence easterly along the south right-of-way line of N. Fremont Street a distance of 692.65 feet to the intersection with the east right-of-way line of N. Commercial Avenue; thence northerly along the said east right-of-way line a distance of 5.1 feet to the intersection with the south right-of-way line of N. Fremont Street; thence easterly along said south right-of-way line a distance of 655.3 feet to the point of beginning, all situated in the City of Portland, County of Multnomah, State of Oregon.

And beginning at the intersection of the east line of N. Vancouver Avenue and the north line of N. Skidmore Street, running thence westerly along said north line of N. Skidmore Street 1,827 feet, more or less, to the west line of an alley lying between N. Albina Avenue and N. Mississippi Avenue; thence northerly along said alley line 273 feet, more or less, to the south line of N. Prescott Street; thence easterly along said line 145 feet, more or less, to a point; thence northerly along a line lying 100 feet east of the east line of N. Albina Avenue 650 feet, more or less, to a point, said point being 100 feet north of the north line of N. Blandena Street; thence easterly along a line lying 100 feet north of the north line of N. Blandena Street 360 feet, more or less, to the west line of N. Kerby Avenue; thence

ND 401 URBAN RENEWAL PLAN, Cont'd

easterly to a point on the east line of N. Kerby Avenue, 60 feet, more or less, said point being 112.5 feet north of the north line of N. Blandena Street; thence easterly along a line lying 112.5 feet north of the north line of N. Blandena Street 100 feet; thence at right angles southerly 12.5 feet; thence at right angles easterly along a line lying 100 feet north of the north line of N. Blandena Street 1,118 feet, more or less, to the east line of N. Vancouver Avenue; thence southerly along said line 923 feet, more or less, to the point of beginning.

B. STATEMENT OF DEVELOPMENT OBJECTIVES

1. To protect and enhance the residential quality of the Boise-Humboldt Project Area and create a long term stable and desirable neighborhood environment, with appropriate physical amenities enhancing its well-being.
2. To encourage active participation by Area residents, the Boise and Humboldt Community Associations 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 organizations 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 quality 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.

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 classifications 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. The Boise-Humboldt Area Land Use Plan is attached hereto as Exhibit A and identifies the following:

a. Predominant land uses including:

- (1) Residential
- (2) Commercial
- (3) Institutional
- (4) Public

b. Major circulation routes including:

- (1) Major arterials and Freeway
- (2) Collector streets

2. Description of Each Predominant Land Use Category Shown on the Land Use Plan

a. Residential: Land use will be predominantly residential. Supporting and incidental uses are being planned for and will be permitted wherever they are deemed necessary or desirable as a result of continued neighborhood planning for action. In all instances, land use grouping will be controlled to assure compatibility with surrounding uses and traffic circulation patterns.

Dwelling unit densities may vary within the area and will be controlled according to proposed zoning patterns for the Boise-Humboldt Area. Such variation in densities will allow for an orderly mixture of housing types to meet the varied housing needs of residents, and will allow for maintenance of the overall quantity of housing units in Boise-Humboldt. Generally, multi-family densities (A2.5 and A1

zones) will be concentrated along the south and east edges of the area and single family densities (R5 zone) will be maintained and strengthened throughout the rest of the Project Area in accordance with neighborhood plans and priorities.

- b. Commercial: Commercial uses to serve the neighborhood will be concentrated in those areas shown on the Land Use Plan. Locations shown are designed to strengthen the existing commercial strip on Killingsworth Street and to consolidate other scattered commercial uses into centers that are accessible and compatible to the predominant residential use. Development and/or improvement of such commercial areas will be phased over the life of the NDP and will be determined by the availability of funds and neighborhood priorities for action. Commercial use densities will be established according to proposed zoning patterns designed to effectively serve the needs of the surrounding area and eliminate incompatible uses.

A commercial land use study is now underway in the Model Cities Area and will be completed in June, 1972. The results of this study will help to clarify the needs and provide a basis by which commercial land use planning for all the Model Neighborhoods can be more efficiently carried out and implemented.

- c. Institutional: Cascade Community College, Jefferson High School, Humboldt School, Boise School, and a Portland Community College Vocational School are the principal institutional uses in the area. Cascade Community College is presently undertaking activities not under the NDP, to acquire properties and to expand their facilities

in the area adjacent to its present site. Facilities for the Portland Community College Vocational School appear to be adequate to serve the community's needs. The Portland Public School District is presently making adjustments throughout the school system, and adjustments will be made at the Humboldt, Boise, and Jefferson Schools if and when that becomes necessary. Again, the amount of adjustment will be determined after further planning and consultation with the Boise-Humboldt neighborhoods and appropriate agencies, and will be based on standards established by the school district..

- d. Public: Public uses in the area will consist mainly of parks and greenways. Consideration is being given to additional public uses other than what is shown on the Land Use Plan, but size and location has not been determined as yet. Such determination will result from continued planning and consultation with appropriate groups and agencies for implementation of action activities.

3. Planning Criteria or Standards

Planning criteria or standards to be used in determining the following:

- a. Other Uses Permitted or Required in Predominant Land Use Categories (Accessory or Supporting Uses)

Location, type, and intensity of other uses to serve the Project Area will be determined by the following criteria:

- (1) Needs of the neighborhood.
- (2) Conditional use regulations under the Planning and Zoning Code of the City of Portland.
- (3) Accessibility and compatibility of proposed supporting uses to the predominant land uses.

- b. Internal Circulation System: No major changes will be made to the existing circulation system. Improvements will be made to the present system through the uses of traffic control devices and street re-design to increase pedestrian safety, to improve traffic circulation, and to limit the flow of through traffic on residential streets.

Some street areas may be vacated where feasible to improve traffic conditions, and to accommodate uses for public purposes, and development of new housing or other uses compatible with the Land Use Plan. Such vacations will be made so as not to interfere with the proper functioning of the internal or external circulation system. All streets within the project area will be improved to standards established by the City of Portland.

A recently completed traffic study in the Model Neighborhood will determine future trends relative to transportation routes and traffic volumes throughout the Model Cities Area, and proposes a circulation plan for the next 20 years with recommendations for traffic planning at the neighborhood level. This study has considered plans by the City of Portland and the Oregon State Highway Department for streets and other high volume traffic arterials in the Model Neighborhoods, along with on-going neighborhood plans and the previously mentioned commercial land use study now underway by Planning Consultants. The Portland-Vancouver Metropolitan Area Transportation Study for 1990 (PVMTS), developed by the Columbia Region Association of Governments (CRAG) projects the development



of two arterials (Rose City Freeway and Going Street Expressway) through the Project Area. However, these proposals have not progressed beyond the preliminary concept stage and it appears that these particular arterials will not be developed, if ever, until after 1990. There has been local opposition to these proposals, especially the Rose City Freeway, and studies are now underway by CRAG, the City of Portland and the Oregon State Highway Department to determine the possibilities of alternatives to such proposals.

- c. Public Improvements and Facilities: Principal public improvements will involve street improvements, street lighting and beautification, and development and improvement of pedestrian greenways and parks. Development of pedestrian greenways will occur along existing rights-of-way to facilitate pedestrian safety and provide physical links between parks, schools, commercial centers, and other public places in the area. Surveys of the social and economic needs of area residents indicate a need for a multi-purpose community facility to house the various agencies whose services can provide for assistance in alleviating social and economic needs. School facilities are presently inadequate and are also in need of improvement.

Location and type of improvements will be determined during the ongoing planning phase for action activities, and will be based on needs and priorities of the community. Standards established by the various agencies related to each improvement will also govern size, location, and type of improvement.

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

1. Rehabilitation

- 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.

- 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.

Owners of non-residential structures which do not comply with the applicable codes, ordinances and statutes relating to existing structures will be encouraged to rehabilitate such structures in compliance 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.

- 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 review of such proposed acquisition by the recognized Neighborhood Association and the adoption of amendment(s) or supplement(s) to this Plan in accordance with legal requirements 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 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.

3. Acquisition Approval Procedure

There will be no acquisition under this Section D without prior review and recommendations by the recognized Neighborhood Associations and without further amendments or supplements to this Plan in accordance with legal requirements designating the properties to be acquired.



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. The recognized Neighborhood Organization shall review and make recommendations concerning any such use and controls prior to their adoption. 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 Plan (Exhibit A). The internal circulation routes shown on the Land Use Plan 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.

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 fixed 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 work with the Neighborhood Associations to determine the number of housing units of low and moderate cost to be developed 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 and Controls

The Urban Renewal Agency may establish detailed architectural and landscape design criteria along with sign controls 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 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 Preliminary Comprehensive Plan for Model Cities, and the detailed Neighborhood Plan developed for the Boise-Humboldt Project Area. The Plan provides an outline for the development and rehabilitation of the 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 re-developed in accordance with the land use designations set forth in the Land Use Plan (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 parks 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.

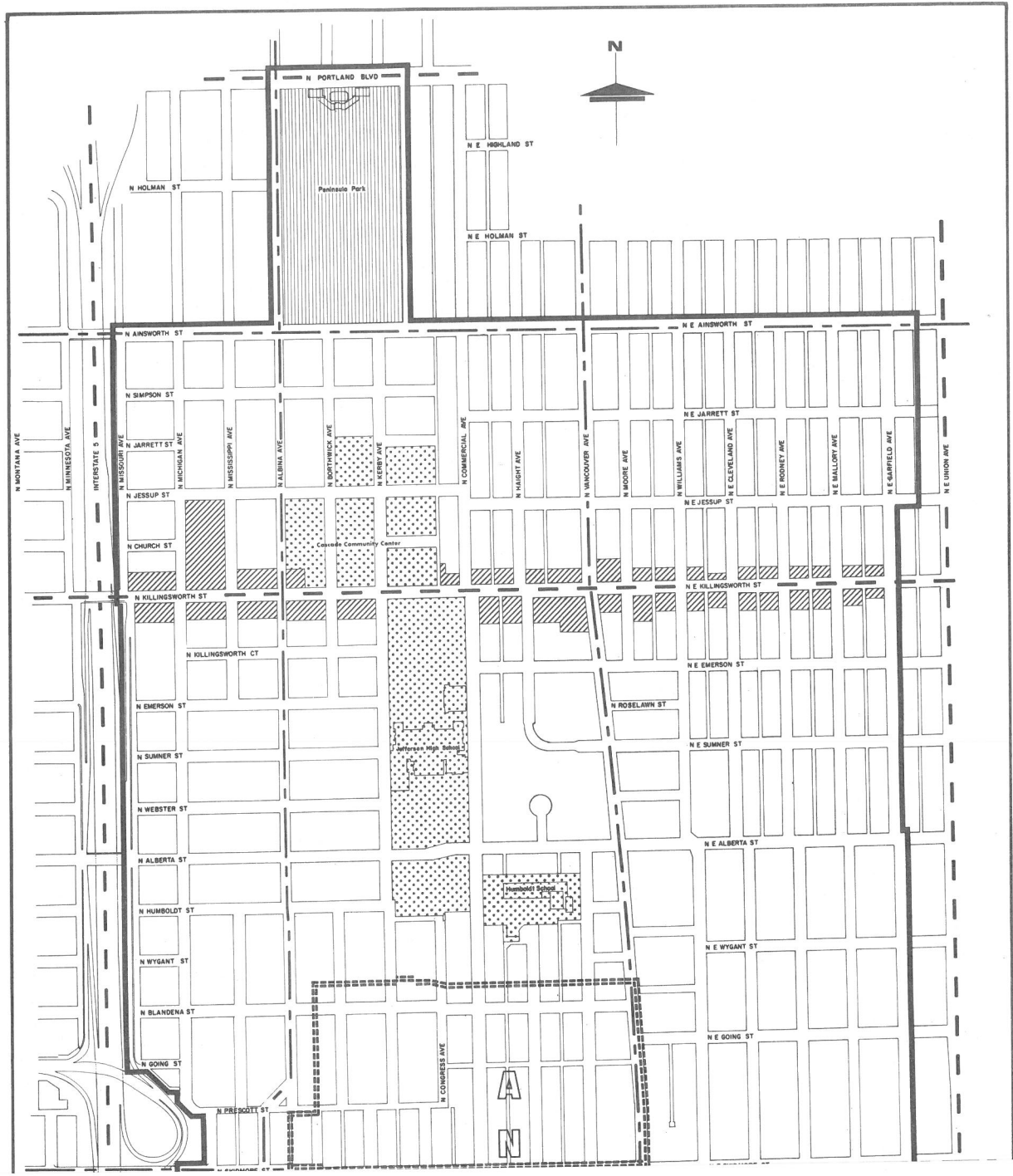
4. Proposed land uses, maximum densities and building requirements in the Project Area are provided through this Plan and through applicable zoning provisions.
5. No relocation activity is anticipated in this Project Area for this Second Action Year under the Neighborhood Development Program, therefore, no relocation program for the Boise-Humboldt Area has been developed. However, at such time when relocation activities are proposed in this Project Area a Relocation Plan will be developed in accordance with regulations set forth under Federal, State and Local laws to provide for the temporary and permanent relocation of these persons to be relocated into decent, safe, and sanitary dwellings.
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 THE PLAN

This Plan may be changed, modified or supplemented from time to time by the Urban Renewal Agency in cooperation with the recognized Neighborhood Association. 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.



## 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 I

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.





PART IV - BOISE-HUMBOLDT NEIGHBORHOOD DEVELOPMENT PROJECT AREAS

1. Report on Urban Renewal Plan

a. Basis for Determining Elements of the Land Use Plan

Elements of the Land Use Plan were determined on the basis of needs for neighborhood improvement. Identification of such needs is the result of input from residents of the area, analysis of data relative to physical, social, and economic conditions, and analysis of planning studies and development proposals by other public agencies or private interests as they affect the Boise-Humboldt Area. Elements of the Land Use Plan have been developed in compliance with City-wide and Model Cities development objectives established under the detailed Boise-Humboldt Neighborhood Plan, the 1966 Comprehensive Development Plan and the Workable Program for the City of Portland, and the Model Cities Comprehensive Physical Development Plan. (The latter Plan is preliminary and is being reviewed by various public agencies in Portland prior to finalization).

(1) Major Land Uses and Proposed Densities

The primary objectives in carrying out the neighborhood improvement program are to rehabilitate existing and develop new housing to the fullest extent possible, and to eliminate blighting influences throughout the Project Area. Major land use categories identified on the Land Use Plan are designed to carry out these objectives and will serve to strengthen the predominantly residential environment of Boise-Humboldt and provide for compatible supporting commercial and other non-residential developments to serve neighborhood needs.



Grouping of land uses were also determined on the basis of existing physical conditions in the area and identifiable trends in land developments due to traffic circulation patterns, population densities, and social and economic factors affecting the neighborhood. Any proposed land use changes will be phased over the life of the NDP and will be determined by the availability of funds and priorities for action set by the recognized neighborhood association. Much of the incompatible and deteriorated land uses are concentrated along existing collector and arterial streets, and it is along these collectors and arterials that most of the proposed land use changes may occur. Densities will vary from section to section of the Project Area to allow for an orderly mixture of housing types. Such densities will be governed by proposed zoning patterns to best accomplish the overall goals of the Plan.

(2) Major Circulation Routes

Major arterials and collector streets are identified on the Land Use Plan and reflect existing and projected traffic volumes in and around the area. These major circulation routes are based on recommendations made by a traffic study recently completed in the Model Cities Area by the firm of DeLeuw, Cather & Company, Consulting Engineers. (A final report of the study is now being prepared by DeLeuw, Cather & Company.)

No major physical changes to the streets will be made in Boise-Humboldt. Recommendations of the traffic study include the widening of Union Avenue outside of the Project Area to allow for higher traffic volumes, and in that way attract most of the through traffic away from the B-H Area. The study also recommends the designation of parts of Mississippi and Albina, all of Vancouver, Killingsworth and Ainsworth and part of Fremont Streets as collector streets. (See Exhibit A, ND 401).

(3) Major Public Facilities

Proposals for the development and improvement of public facilities are based on identified deficiencies in the Boise-Humboldt Area. Existing schools and parks are the principal public facilities. Overcrowded school conditions indicate the need for school facilities expansion, and except for Unthank Park, some emphasis is also needed in improving or creating other recreational spaces.

Consideration is also being given to development of a multi-purpose community facility to provide for accessible social, health, economic, and recreational services to area residents. Although most major intersections are signalled, pedestrian safety is questionable. Development of pedestrian and bicycle pathways will alleviate this problem and at the same time enhance the physical appearance of streets in the Boise-Humboldt Neighborhood.

b. Basis for Planning Criteria to Be Used in Determining:

(1) Specific Land Uses, Densities, and Locations

Specific land uses, densities, and locations will be determined in accordance with the Planning and Zoning Code of the City of Portland and the Boise-Humboldt Neighborhood Plan developed in 1971 by the neighborhood planning consultant and citizens of the Boise and Humboldt Neighborhood Associations. Implementation of improvement and development proposals of the Neighborhood Plan will proceed on the basis of established neighborhood needs and priorities for action.

Elements of the Neighborhood Plan are based on the following which also serve as criteria for determining specific land uses, densities, and locations:

- (a) Model Cities Comprehensive Development Plan. This recently completed Plan is preliminary and is presently being reviewed by various groups and agencies in the City for finalization.
- (b) The 1966 Comprehensive Development Plan for Portland, Oregon.

(2) Specific Characteristics of Internal Circulation System

Adjustments in the internal circulation system will be made in compliance with standards established by the City of Portland. No major adjustments are anticipated. Changes that are made in the system will be guided by the need for traffic control in the area and recommendations developed in a recently completed traffic study in the Model Cities Area by consultants. The primary objective in planning the circulation system is to maximize pedestrian safety and reduce traffic volumes on neighborhood streets without creating conflicts for the flow of through traffic originating outside of Boise-Humboldt.

(3) Need, Type, Location, and Capacity of Public Improvements and Facilities

Development of public facilities and other public improvements will be based upon Project Area needs in the long range effort to reinforce and stabilize the residential quality of the neighborhood. For each public improvement or facility that is developed or improved, appropriate agencies will be consulted besides neighborhood committees in order that proper standards are met and

that such work is accomplished in accord with the Urban Renewal Plan and the needs and priorities established.

c. Statement Which:

(1) Establishes How Urban Renewal Plan Is In Conformity with the General Plan and Workable Program

Development objectives for Boise-Humboldt in the Urban Renewal Plan coincide with community-wide objectives for improved housing and overall neighborhood environmental conditions described in Portland's Workable Program. The 1966 Comprehensive Development Plan for Portland is an element of the Workable Program and identifies the Boise-Humboldt Area as residential in nature. This concept corresponds with the proposed treatment in the Project Area under the Urban Renewal Plan.

(2) Describes Plan's Relationship to Definite and Identified Local Objectives

The Community Renewal Program (CRP) developed by the Portland City Planning Commission in 1967 describes the Project Area as in need of extensive improvement work to correct extreme physical and environmental deficiencies. In addition, the preliminary Comprehensive Development Plan for the Model Cities District of Portland prepared by the Planning Commission in 1971 lists specific goals and objectives for the Model Cities Area. These goals and objectives are too numerous to list here, but they deal with the improvement of housing, transportation and traffic, and other environmental conditions including recreation, community facilities, public utilities,

and other public improvements.

Improvement activity proposals for the Project Area are in conformance with all of these goals which also coincide with the goals set by Boise-Humboldt residents through their respective neighborhood associations. A Neighborhood Plan has been developed to express the needs and desires of the neighborhood, and it will be a guide by which action activities are carried out.

Activity proposals also conform to the Comprehensive Development Plan for the City of Portland.

NDP action in Boise-Humboldt would provide for improvement activities outside of the existing Albina Neighborhood Improvement Project (ANIP) which lies within the proposed Project Area. Such activities would serve to protect and reinforce the ANIP Area against blighting influences, and would be another major step in the City's overall strategy of blight encirclement and elimination of the blight core in Northeast Portland. NDP activities are now being carried out in the Woodlawn and Irvington Neighborhoods, with activities soon to start in the King-Vernon-Sabin Area. With the inclusion of Boise-Humboldt under the NDP approximately 75% of the Model Cities Area would be under a physical action improvement program, and the elimination of adverse neighborhood influences throughout Northeast Portland would be well underway.



(3) Describes Renewal Activities Proposed as They Relate to the Achievement of Social and Economic Objectives of the Plan

Social and economic objectives of the Plan will be achieved as a result of comprehensive neighborhood improvement actions on the physical neighborhood environment. Housing conditions for families of every income level, including low and moderate, will be upgraded as a result of housing rehabilitation activities and development of new housing units throughout the Project Area. Development of public facilities, particularly a multi-use community facility, will allow for the provision of social, health, economic, and recreational services that presently are provided on a limited scale or are not readily accessible to residents of the Project Area. In carrying out project activities, the LPA will employ Project Area residents whenever feasible.

These actions will hopefully create a stable neighborhood environment which would advance the social and economic objectives of the Plan.

d. Flooding, Water or Air Pollution, Airport Noise, Subsoil or Topographic Conditions or Major Highway Location Problems

Flooding, water or air pollution, airport noise, subsoil or topographic conditions do not pose any problems for the Project Area.

The Portland-Vancouver Metropolitan Transportation Study for 1990 (PVMTS), by The Columbia Region Association of Governments (CRAG) shows proposals for an expressway (Going) and a freeway route (Rose City) through the Project Area. However, this plan for the expressway and the freeway

is very preliminary and the LPA has been informed by a letter from the Metropolitan Engineer in the Oregon State Highway Department that these proposals will probably not be built, if ever, until after 1990. Presently they, along with CRAG and the City Traffic Bureau are studying alternatives to the expressway and the freeway through the Project Area. In the meantime existing circulation patterns will continue.

e. Historic or Architecturally Significant Areas or Structures

Not Applicable.

f. Qualification as a Section 112 College, University, or Hospital Project

Not Applicable.

g. Copy of Community's General Plan and Any Amendments or Revisions

Portland's General Plan and any amendments or revisions are submitted periodically to HUD as part of the documentation for certification of the Workable Program. The most current submission was made in December of 1969 for certification between the period February 1, 1970 to January 31, 1972.

Work is currently underway by the City and the LPA to prepare documentation for certification of the Workable Program beyond January 31, 1972.

h. Statement Which Justifies Construction of Temporary Project Improvements

Construction of temporary project improvements is not anticipated during the remainder of this Action Year. However, if such temporary construction is proposed in future action years, such construction will be in accord with neighborhood needs and priorities, and will be developed so as not to conflict with overall goals and objectives under the Urban Renewal Plan.

2. Planning Activity Reports

a. Disposition and Rehabilitation Zoning Proposals

(1) Zoning Map

A zoning map showing existing zoning districts is attached hereto as Exhibit A. No land areas have been identified at this time for land acquisition, therefore there will be no disposition activity during this Action Year. Action activities during the remainder of this <sup>2nd</sup> NDP Action Year will consist only of residential rehabilitation. Eventually, rehab and improvement activities will be carried out throughout the Project Area, but for the remainder of this Action Year such actions will be concentrated within an "impact area" of the neighborhood as shown on the zoning map.

(2) Description of Changes in Zoning Ordinance Which May be Required

Action activities for the Action Year will be concentrated within the "impact area" and no zone changes are required at this time.

However, area-wide studies of neighborhood conditions indicate that some zone changes are desirable in order to eliminate incompatible land uses and other blighting influences. Such zone change proposals will be more specifically determined after review and consultation with City and neighborhood groups that will be affected. Zoning proposals will be developed in accordance with the Urban Renewal Plan and in the context of existing zoning ordinances.

(3) Anticipated Timing of Any Proposed Change

Zone change proposals and timing will be developed jointly by area residents, neighborhood planners, the LPA, and the City Planning

Commission during the course of on-going planning for neighborhood improvement. Zoning modifications most likely will not occur until after the reservation year.

(4) Statement of Acceptance of Zoning by Appropriate Local Body

Any zone change proposals must be approved by the City Planning Commission. In developing such proposals, staff members from the Planning Commission will be directly involved to assure compliance with the General Plan for the City and timely approval by the Planning Commission.

b. Acquisition and Clearance

(1) Basis for Determining that Objectives of the Urban Renewal Plan Cannot be Achieved Through Rehabilitation or More Extensive Rehabilitation of Area or Buildings Designated for Clearance

Objectives of the Urban Renewal Plan will be achieved primarily through rehabilitation of structures throughout the Project Area and development and/or improvement of public facilities. Any clearance that does occur will consist of the removal of derelict structures and incompatible uses that serve as a detriment to neighborhood stability. If other acquisition and clearance is proposed, it will be accomplished only after consultation with the Boise and Humboldt Associations and other affected bodies and carried out in accordance with objectives of the Urban Renewal Plan.

(a), (b) & (c)

No structures will be cleared during this Action Year.

(d) The basic objective of the Urban Renewal Plan is to preserve as many buildings as possible through rehabilitation activities. Clearance will be undertaken only if structures are deteriorated and economically not feasible for rehabilitation, or if such clearance is absolutely essential to carry out the objectives of the Plan.

(e) No properties involving high acquisition costs which are basically sound will be acquired during this Action Year.

(2) Identification of Historic Sites or Structures for Clearance  
Not Applicable.

c. Historic/Architectural Preservation

Not Applicable.

d. Minority Group Considerations

(1) Affirmative Action Taken or to be Taken to Assure Equal Opportunity and Nondiscrimination

The Portland Development Commission will take affirmative action to assure that there will be equal opportunity and nondiscrimination regardless of race, color, creed, sex, or national origin by requiring such a clause to be included in each contract for demolition, construction, or development on any property owned or sold by the Portland Development Commission. Also, such a provision will be inserted in any deed or lease in which the Portland Development Commission is a party. A statement assuring compliance with this policy will also be required of each agency or body generating noncash local grant-in-aid.



(2) Statement Explaining How Plan Proposals and Activities Will Con-  
tribute to a Reduction in the Concentration of Minority Group  
Families and to the Promotion of Equal Opportunity in Housing

The Boise-Humboldt ND Project Area is at the present time an inte-  
grated neighborhood. Experience has shown that neighborhood rehabi-  
litation increases the desirability of the neighborhood to the point  
that integrated neighborhoods are maintained and concentration of  
minorities avoided.

- (a) The effect of the proposed activities upon minority group con-  
centration within the community at large will be minimal while  
at the same time maintaining the integrated nature of the Boise-  
Humboldt Project Area.
- (b) No families will be displaced in the remainder of this 2nd  
Action Year Program. Families that are displaced as a result  
of subsequent action activities will be given free choice and  
relocation assistance to locate where they desire. The Housing  
Authority has leased housing in all parts of the City and  
those displaced will be encouraged and given assistance to  
relocate into any part of the City they desire, in public or  
private housing.
- (c) As indicated above, the area after rehabilitation will tend to  
avoid concentration of minority groups and maintain the neigh-  
borhood as an integrated area.
- (d) Since the racial characteristics of the neighborhood will remain  
generally unchanged by Project activities, schools and other

public facilities serving families living in the Area will not be affected by such activities. The Portland School District does have an affirmative policy to weaken concentration of minority groups in particular schools and is presently considering further action to achieve racial balance in the schools.

(3) Statement of Overriding Considerations that Dictate Undertaking of Activities

Plan proposals and activities will contribute to an integrated neighborhood and avoid concentration of minority groups which is an overriding consideration in the proposed activities.

(4) Statement on Substantial Reduction in Supply of Housing to Minority Group Families and Proposals for Provision of Standard Housing Elsewhere in the Locality

During the life of the project there will not be a reduction in the supply of housing for minority group families. The overall quantity of housing units in the Project Area will be maintained by clearance of substandard and incompatible structures and redevelopment of new housing units. In fact, total housing may increase as a result of residential rehabilitation activities and development of other new housing. Densities may vary in different sections of the Project Area to allow for an orderly mixture of housing types and ~~development~~ <sup>improvement and</sup> development of essential non-residential uses to serve neighborhood needs.

(5) Description of Consultation With and Participation by Minority Group Representatives in Planning and Other Activities

The citizen groups and working committees who prepared the proposals forming a basis for this Plan are from the Boise-Humboldt ND Project Area and from the community at large and include minority group representatives.





1. Rehabilitation Activity Report

a. Rehabilitation Activity Program

(1) Rehabilitation activities for this Action Year will be concentrated within an "impact area" of the Project Area. (See Exhibit A, ND 402). Due to the limited time remaining and funds available from the total NDP budget for use in this activity in the Boise-Humboldt Area, it is projected that 57 grants and 5 loans will be processed for rehabilitation activities. Each property owner will be contacted by Community Services staff from the LPA to inform them of assistance that is available through the NDP and to arrange a time for City Building Inspectors to make an inspection of the property to identify deficiencies that need to be corrected. After the building inspection, staff from the Finance Section of the LPA will meet with the property owner to discuss the cost of rehab work needed and to determine the owner's eligibility for a loan and/or grant. Subsequently, a Rehab Advisor will provide whatever assistance and counseling is necessary in obtaining a loan and/or grant to rehabilitate the structure. Such services will include the processing of necessary applications, arranging for architectural services, and obtaining a contractor to do the rehab work. After the work is completed, building inspectors will inspect the property for certification of work completed to Property Rehabilitation Standards.

Following is an estimate of costs for staff time for rehabilitation activities in the Boise-Humboldt Project Area:

ND 505 REHABILITATION ACTIVITY REPORT, Cont'd

Rehab Section	
4 Rehab Advisors @ \$950/mo. (100% for 5 mo.)	\$19,000
2 Secretaries @ \$600 (100% for 5 mo.)	6,000
Finance Section	
2 Finance Advisors @ \$980 (100% for 5 mo.)	9,800
Community Services	
2 Com. Ser. Supervisors @ \$1100 (20% for 5 mo.)	2,200
2 Com. Inf. Spec. @ \$685 (100% for 5 mo.)	6,850
2 Secretaries @ \$600 (80% for 5 mo.)	4,800
General Supervision @ \$1078/mo. (20% for 5 mo.)	<u>1,078</u>
SUB-TOTAL	\$49,728
Add 13 $\frac{1}{2}$ % for vacations, holidays, sick leave	<u>6,713</u>
SUB-TOTAL	\$56,441
Add 12% for payroll taxes, deductions, etc.	<u>6,773</u>
TOTAL	<u><u>\$63,214</u></u>

(2) Estimate of Rehabilitation Grants Required:

57 grants @ \$3,500 = \$199,500

b. Basis for Property Rehabilitation Standards

The property rehabilitation standards that have been incorporated into the redevelopment plan are based on and include criteria contained in applicable codes and ordinances of the City of Portland. These include building codes, housing codes, zoning codes, plumbing and electrical codes, fire prevention standards and other local laws related to the preservation of health, safety and welfare of occupants. In addition to the local codes and ordinances, additional requirements have been added to insure the upgrading of the property to a longer life consistent with the goals and objectives of the plan. The additional requirements



are patterned after the "Rehabilitation Guide for Residential Properties" published by the Dept. of Housing and Urban Development and code numbered HUD PG-50, January 1968. Select portions of this Guide were used where it was determined to be applicable. Every care was taken to develop the standards to such a level as to not cause hardship which might result in extensive replacement.

A joint meeting was held in October, 1969, to prepare the Property Renewal Standards for the NDP areas of Portland. Representatives of the Codes Division of HUD, FHA, Bureau of Buildings and the Portland Development Commission were in attendance. These Property Rehabilitation Standards have been submitted to the Codes Division of HUD and approved as of December 30, 1969.

c. Finding of Physical and Financial Feasibility of Rehabilitation

Studies of available data and visual surveys of structural conditions in the Project Area indicate that approximately 41% of the residential structures require rehabilitation and approximately 20% may require demolition because of deterioration not economically feasible to rehabilitate. Following are the sources of information used in determining the above:

- (1) City of Portland Planning Commission CRP Studies
- (2) City of Portland Building Department
- (3) 1970 U.S. Census of Housing
- (4) Multnomah County Assessor's Records
- (5) Visual Surveys by the staff of the Portland Development Commission and the Neighborhood Planning Consultant.

During the life of the program a complete inspection of each structure will be made to determine what elements of a structure need to be rehabilitated, and a complete analysis of each property owner's financial capability will be made to determine his ability to finance a rehab loan or determine his eligibility for a grant. These factors will be considered in determining financial feasibility.

d. Improvement, by the LPA Using NDP Funds, of Individual or Groups of Properties Prior to Resale.

The LPA will not undertake any activities in this Action Year to improve properties using NDP funds prior to resale.

e. Proposals for Encouraging Non-Profit, Limited Dividend, and Profit Sponsors to Undertake Rehabilitation Activities.

The Portland Development Commission will work in close cooperation with the Model Cities Agency to promote, establish and assist in the organization of non-profit housing corporations whenever feasible in order to construct and rehabilitate housing for low and moderate income persons in the Model Cities Area. Both rental and sale housing would be developed utilizing all Federal programs available to non-profit sponsors. The specific Federal programs proposed to be used are 221(d)(3) and the 221(h) as well as the Sections 235(j) and 236 under the Housing Act of 1968. Although there has been some utilization of the 221(d)(3) and 221(h) programs in the community, their use has been limited. This has apparently been due to the fact that, (1) there has been little active promotion of the programs; (2) pre-construction or "seed" money has not



been readily available; and, (3) there has been a lack of technical assistance readily available to assist in carrying out the programs. This program is designed to overcome these difficulties, provide broad involvement of the community in organizing and carrying out these activities, and permit citizens' review of the policies and procedures of the non-profit sponsors. If, during the process of studying the feasibility of rehabilitation with a particular property owner, it is discovered that rehabilitation would be financially impossible for the owner, the Agency will work with these non-profit sponsors in buying the property from the owner for a fair value. The Agency will then assist the sponsor in obtaining necessary financing to accomplish rehabilitation. The Agency will also work in every case to try to relocate the original owner back into his home if possible. The Agency does not intend to work with profit sponsors until the tenants and owners of other property slated for acquisition have had the first opportunity to purchase structures for rehabilitation.

f. Rat Control Measures.

Rat control will result from the general clean-up activities that are carried out by neighborhood activities at periodic intervals. Such clean-up programs are aimed at removing refuse and garbage from vacant lots, alleys, streets and buildings which would result in the elimination of rat harborages. These activities are coordinated through the NDP neighborhood offices in conjunction with the various neighborhood groups concerned and other volunteer agencies or people.

2. Property Rehabilitation Standards (PRS)

- a. Definitions.
- b. Consultation with FHA and Local Code Officials.
- c. Criteria - PRS shall be:

Note: For Items a., b., and c., above refer to ND 401, Exhibit B, Property Rehabilitation Standards.

d. Special Conditions Under Which Properties Not Conforming to the PRS And Objectives of the Urban Renewal Plan May Be Acquired.

- (1) In individual cases where prevailing conditions do not permit practical or reasonable reclamation of the structure, or, the property owner neglects, refuses, or is unable to meet Property Rehabilitation Standards, the Urban Renewal Agency may determine acquisition of such property is necessary and acquire such property by purchase or condemnation and thereafter demolish or rehabilitate the structure to remove blighting influences and to meet the standards established by this Plan.
  - (2) PRS Section of Urban Renewal Plan: ND 401 Exhibit B was prepared in accordance with the criteria set forth in Section ND 505 1.b. titled "Basis for Property Rehabilitation Standards". These standards will be used as a basis for Renewal in all NDP areas.
  - (3) Special Conditions Under Which the LPA Will Acquire Properties for Rehabilitation: Properties may be acquired to illustrate to the property owner the kinds and methods of rehabilitation that are practical.
- e. HUD PG-50, Basis for Property Rehabilitation Standards.  
HUD PG-50 was used as a guide in developing the Property Rehabilitation Standards attached to ND 401 as Exhibit B.







1. With the Initial Application Only:

- a. A description of arrangements made to fulfill requirements for citizen involvement in the preparation of the Urban Renewal Plan

A planning program, financed by Model Cities Supplemental Grant funds and administered by the Portland Development Commission, has been underway in Boise-Humboldt since early March of 1971. Boise-Humboldt area residents have been involved in this planning effort from the start and, with the help of a neighborhood planning consultant and staff from the LPA, have developed a Neighborhood Plan in anticipation of action activities under the NDP. This plan which reflects neighborhood needs and desires, along with the citizens' expressed goals and objectives for neighborhood improvement have been the bases upon which the Urban Renewal Plan was developed.

Citizens from each neighborhood, with assistance from the LPA Community Services staff, have organized into neighborhood associations and have met regularly to discuss their concerns and needs for neighborhood improvement. These concerns are then presented by five representatives from each neighborhood at a coordinating committee meeting to the neighborhood planning consultant and planning staff from the LPA. This interchange provides the basis by which the planning consultant and LPA staff develop improvement proposals. Subsequently plan proposals are reviewed and approved by residents of Boise and Humboldt before they are incorporated into the Urban Renewal Plan.

The Urban Renewal Plan itself is reviewed and approved by each neighborhood association, the Model Cities Physical Environment and Housing Working Committee, and the Model Cities Citizens Planning Board before

approved by the Planning Board prior to submission to the City Council and HUD for approval and funding. The LPA has been working closely with the CDA and the Model Cities Citizens Planning Board and will continue to do so.

The LPA provides extensive services to the PAC and a Neighborhood Development Office has been established in Boise-Humboldt area to facilitate the coordination and administration of these services. Following is an estimate of those expenses for the remainder of this 2nd NDP Action Year.

Staff	\$ 58,397
Office, equipment & supplies	<u>11,700</u>
TOTAL	\$ 70,097

LLOYD E. ANDERSON  
CITY COMMISSIONER



DEPARTMENT OF PUBLIC WORKS  
OFFICE OF CITY ENGINEER

JAMES L. APPERSON  
CITY ENGINEER

1220 S.W. 5TH AVENUE  
PHONE 228-6141

CITY OF PORTLAND  
OREGON

January 19, 1972

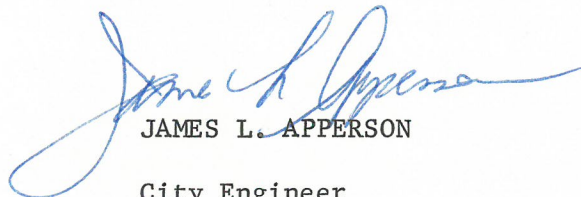
TO THE CITY COUNCIL:

With regard to Council Calendar Numbers 136 and 137, of Wednesday, January 19, 1972, on Urban Renewal Plan for Boise-Humboldt Neighborhood Development Project (ORE. A-5), your City Engineer wishes to report that we have recommended that preliminary engineering be conducted on the extension of Going Street over the Minnesota Freeway to the vicinity of Union Avenue, and that preliminary engineering also be conducted on the Union Avenue connection to the Fremont Bridge.

These recommendations were presented in detail to staff and Council members on Monday, January 17, 1972.

These projects are identified on the Portland-Vancouver Metropolitan Area Transportation Study, and are a part of the Federal Urban Aid System. We, therefore, have recommended that Federal Urban Aid Funds be programmed for this preliminary engineering.

If the City Council agrees with this recommendation, it is respectfully requested that the Council acknowledge our recommendation for preliminary engineering on these projects in conjunction with the resolution for approval of the Urban Renewal Plan.

  
JAMES L. APPERSON  
City Engineer

JLA:j

CITY OF PORTLAND, OREGON  
OFFICE OF THE CITY AUDITOR

PROOF OF PUBLICATION AFFIDAVIT

JAN 21 1972 19.....

I hereby certify that, in pursuance of the provisions of the Charter of the City of Portland, the following notice was given by me for publication the full number of times required by law, to "Daily Journal of Commerce," a daily newspaper published in the City of Portland, Multnomah County, State of Oregon, and having a bona fide circulation therein, said paper being the official newspaper of the City of Portland.

*George Yerkovich*

AUDITOR OF THE CITY OF PORTLAND

By *Edna Corvora* Deputy



**NOTICE OF PUBLIC HEARING ON  
URBAN RENEWAL PLAN FOR  
BOISE - HUMBOLDT NEIGHBOR-  
HOOD DEVELOPMENT PROJECT.**

Notice is hereby given that the City Council of the City of Portland, Oregon, will hold a Hearing on January 19, 1972, at 9:30 A.M. in the Council Chamber of the City Hall of the City of Portland on the Boise-Humboldt Neighborhood Development Project to be undertaken by the Portland Development Commission, the duly designated Urban Renewal Agency of the City of Portland, pursuant to an Urban Renewal Plan for the Boise-Humboldt Neighborhood Development Project and which Project Area is identified as follows:

**BOISE-HUMBOLDT BOUNDARY  
DESCRIPTION**

The project area is situated in the City of Portland, County of Multnomah, State of Oregon, and is described as follows:

Beginning at the intersection of the north line of N. Portland Boulevard with the west line of N. Albina Avenue, the point of beginning; thence southerly along the west line of N. Albina Avenue to the north line of N. Ainsworth Street; thence westerly along the north line of N. Ainsworth Street to the east property line of the Oregon State Highway Minnesota Freeway (I-5); thence southerly along the east property line of the Minnesota Freeway to the south line of N. Fremont Street; thence westerly to the center line of the "WN" line of the East Fremont Bridge interchange (the entrance ramp from N. Commercial Avenue and N. Cook Street to northbound on the Minnesota Freeway (I-5)); thence southeasterly, easterly, and northeasterly along the "WN" line of the East Fremont Bridge interchange to the south line of N. Cook Street; thence easterly along the south line of N. Cook Street to the east line of N. Commercial Avenue; thence northeasterly along a straight line from the intersection of the east line of N. Commercial Avenue and the south line of N. Cook Street to the intersection of the west line of N. Gantenbein Avenue and the south line of the alley in Block 1 of River-view Addition; thence north along the west line of N. Gantenbein Avenue to the north line of N. Ivy Street; thence easterly along the north line of N. Ivy Street and the easterly extension thereof to the east line of N. Vancouver Avenue; thence northerly along the east line of N. Vancouver Avenue to the south line of N. Fremont Street; thence easterly along the south line of N. Fremont Street and N. E. Fremont Street to the southerly extension of the east line of N.E. Garfield Avenue; thence northerly along the east line of N.E. Garfield Avenue and the southerly and northerly extensions thereof to the north line of N.E. Alberta Street; thence westerly along the north line of N.E. Alberta Street to the east line of N.E. Garfield Avenue; thence northerly along the east line of N.E. Garfield Avenue to the south line of N.E. Jessup Street; thence easterly along the south line of N.E. Jessup Street to the east line of the alley in Block 1, Piedmont; thence northerly along the east line of the alley in Block 20 and Block 21, Piedmont, to the north line of N.E. Ainsworth Street; thence westerly along the north line of N.E. Ainsworth Street and N. Ainsworth Street to the east line of N. Kerby Avenue; thence northerly along the east line of N. Kerby Avenue to the north line of N. Portland Boulevard; thence westerly along the north line of N. Portland Boulevard to the west line of N. Albina Avenue; to the point of beginning and including all land within said boundary but excluding the area known as the Albina Neighborhood Improvement Project and the Albina Neighborhood Improvement Project Extension described as follows:

Beginning at the intersection of the south right-of-way line of N. Fremont Street with the east right-of-way line of N. Vancouver Avenue, running thence northerly along said east right-of-way line of N. Vancouver Avenue a distance of 2360 feet, more or less, to the intersection with the north right-of-way line of N. Skidmore Street; thence westerly along said north line of N. Skidmore Street a distance of 1600 feet, more or less, to the southwest corner of Block 6, Central Albina Addition to the City of Portland; thence northerly along the west line of Block 6, Central Albina Addition, a distance of 10 feet to the intersection of the easterly extension of the south line of Block 1, Multnomah Addition, and the west line of Block 6, Central Albina Addition; thence westerly along the extension of the south line of Block 1 a distance of 52 feet to the southeast corner of Block 1; thence westerly along the south line of Block 1 a distance of 115 feet to the west line of an alley lying between N. Albina Avenue and N. Mississippi Avenue; thence southerly along the west line of said alley a distance of 1440 feet to the north line of Block 25, Multnomah Addition; thence westerly along the north line of Block 25 a distance of 100 feet to the northwest corner of said Block; thence southerly along the west line of said Block a distance of 400 feet to the southwest corner of said Block; thence easterly along the south line of said Block a distance of 100 feet to the west line of an alley aforementioned; thence southerly along the west line of said alley a distance of 697.2 feet to the south right-of-way line of N. Fremont Street; thence easterly along said right-of-way line a distance of 127 feet, more or less, thence northeasterly along said right-of-way line a distance of 296.15 feet; thence easterly along the south right-of-way line of N. Fremont Street a distance of 692.65 feet to the intersection with the east right-of-way line of N. Commercial Avenue; thence northerly along the said east right-of-way line a distance of 5.1 feet to the intersection with the south right-of-way line of N. Fremont Street; thence easterly along said south right-of-way line a distance of 655.3 feet to the point of beginning, all situated in the City of Portland, County of Multnomah, State of Oregon.

And beginning at the intersection of the east line of N. Vancouver Avenue and the north line of N. Skidmore Street, running thence westerly along said north line of N. Skidmore Street 1,327 feet, more or less, to the west line of an alley lying between N. Albina Avenue and N. Mississippi Avenue; thence northerly along said alley line 273 feet, more or less, to the south line of N. Prescott Street; thence easterly along said line 145 feet, more or less, to a point; thence northerly along a line lying 100 feet east of the east line of N. Albina Avenue 650 feet, more or less, to a point, said point being 100 feet north of the north line of N. Blandena Street; thence easterly along a line lying 100 feet north of the north line of N. Blandena Street 360 feet, more or less, to the west line of N. Kerby Avenue; thence easterly to a point on the east line of N. Kerby Avenue, 60 feet, more or less, said point being 112.5 feet north of the north line of N. Blandena Street; thence easterly along a line lying 112.5 feet north of the north line of N. Blandena Street 100 feet; thence at right angles southerly 12.5 feet; thence at right angles easterly along a line lying 100 feet north of the north line of N. Blandena Street 1,118 feet, more or less, to the east line of N. Vancouver Avenue; thence southerly along said line 923 feet, more or less, to the point of beginning.

The purpose of the meeting is to consider a proposal for the undertaking of said Project to include the area above described pursuant to the provisions of ORS Chapter 457 and Chapter XV of the Charter of the City of Portland with Federal financial assistance under Title I of the Housing Act of 1949, as amended, and to carry out a program of repair and rehabilitation of structures including technical advice and guidance, acquisition of dilapidated structures for clearance, making land available for development, or redevelopment by private enterprise or public agencies as authorized by law, and improvement of public facilities, all of which are needed to preserve the Project Area.

There will be no displacement in this Project Area during the Second Action Year of the Portland Neighborhood Development Program, which extends from July 1, 1971, through June 30, 1972.

Any person or organization desiring to be heard concerning the above matters will be afforded an opportunity to be heard.

Published Jan. 8 and 15, 1972.  
GEORGE YERKOVICH,  
Auditor of the City of  
Portland, C399-2SA

2452 x 2 = 91.63

STATE OF OREGON

County of Multnomah,

} ss.

I, DEWITT C. PEETS being first duly sworn, say that I am the foreman of the printer of "Daily Journal of Commerce," which is a daily newspaper published in the City of Portland, Multnomah County, State of Oregon, and which has a bona fide circulation therein; that said newspaper was designated by ordinance as the City official newspaper to do the printing for said City; that the attached advertisement was published in said Daily Journal of Commerce Newspaper.....two.....consecutive insertions, the first publication thereof being in the issue of Jan. 8 1972, and the last publication in the issue of January 15 1972; that during all of said times said newspaper was regularly circulated in the City of Portland among its subscribers and that \$91.63 is the charge actually made and to be collected for said publication.

*[Handwritten signature]*

Subscribed and sworn to before me this 21st day of January 1972

*[Handwritten signature]*  
Notary Public for Oregon.

My commission expires Dec 4, 1973



**PROOF OF PUBLICATION  
AFFIDAVIT**

*Notice of hearing on*

*Bowie - Humboldt*

*U. B. plan*

Filed JAN 21 1972 19

*George Yerkauch*

AUDITOR OF THE CITY OF PORTLAND

By *Edna Casper*  
Deputy.

Era C. Keller  
Chairman

Harold Halvorsen  
Secretary

Vincent Raschio

Edward H. Look

John S. Griffith

## PORTLAND DEVELOPMENT COMMISSION

1700 S.W. FOURTH AVENUE • PORTLAND, OREGON 97201 • 224-4800

January 12, 1972

John B. Kenward  
Executive Director

Honorable Francis J. Ivancie  
Commissioner of Public Affairs  
City Hall  
Portland, Oregon 97204

Attention: Mr. Earl Bradfish

Dear Commissioner Ivancie:

On Wednesday, January 19, 1972 at 9:30 A.M., the City Council is scheduled to consider the Urban Renewal Plan for the Boise-Humboldt Neighborhood Development Project and the authorizing of the filing of a revised Neighborhood Development Program Application.

Enclosed are the following:

1. Seven copies of the revised NDP Application (entitled Supplement No. 2 to the Application for Second Action Year Neighborhood Development Program). The Urban Renewal Plan is a part of the Application.
2. Five copies of a "Brief Description of the Boise-Humboldt Urban Renewal Plan".
3. One copy of the proposed City Council Resolution Title.
4. Twenty five copies of proposed City Council Resolution.

Will you please see to the proper distribution of the above items to the City Commissioners, City Auditor, and City Attorney? The materials are in complete form except for one map (currently being prepared) and the legal section, containing the appropriate resolutions or communications of approval from the governmental agencies and citizens groups, plus our attorney's opinions (currently being compiled). Also, the Project Rehabilitation Standards may be slightly revised as a result of talks presently taking place between representatives of the Portland Development Commission and the Department of Housing and Urban Development.

Except for Sections ND 301 (Expenditures Budget) and ND 302 (Financing Report), this Supplement is concerned solely with the addition of the Boise-Humboldt Area to the Neighborhood Development Program.

The Urban Renewal Plan for the Boise-Humboldt Area is found in Section ND 401 and has been approved by the Portland Development Commission, Portland City Planning Commission, Model Cities Citizens Planning Board, Boise Citizens Improvement Association, Humboldt Neighborhood Improvement Organization, and Boise-Humboldt Coordinating Committee.



Commissioner Ivancie  
Page 2

January 12, 1972

Sections ND 301 (Expenditures Budget) and ND 302 (Financing Report) are amendments to the existing Second Action Year NDP, and reflect an additional \$500,000 grant from the Department of Housing and Urban Development for which the Portland Development Commission is now applying. They also reflect a reprogramming of some of the funds previously granted by HUD to respond to changes and requirements that have arisen during the year.

We respectfully request that the City Council approve the Boise-Humboldt Urban Renewal Plan and authorize the filing of this revised Application, Supplement No. 2 to the Application for Second Action Year, Neighborhood Development Program, at the Hearing on Wednesday, January 19.

Sincerely yours,

John B. Kenward  
Executive Director

JBK:ON:gc  
Enclosures

cc: Mr. George Yerkovich, City Auditor  
Attn: Mr. Gordon Croell

RESOLUTION APPROVING URBAN RENEWAL PLAN FOR THE  
BOISE-HUMBOLDT NEIGHBORHOOD DEVELOPMENT PROJECT  
AND AUTHORIZING THE FILING OF A REVISED NEIGH-  
BORHOOD DEVELOPMENT PROGRAM APPLICATION FOR  
PROGRAM NO. ORE. A-5

# PORTLAND CITY PLANNING COMMISSION

424 S.W. MAIN STREET  
PORTLAND, OREGON 97204  
228-6141 EXT. 296

FRANCIS J. IVANCIE, Commissioner, Department of Public Affairs

C. RALPH WALSTROM, Chairman  
MILDRED A. SCHWAB, Vice Chairman  
HERBERT M. CLARK, JR.  
DALE R. COWEN  
HAROLD M. GOWING  
HERBERT C. HARDY  
ROWLAND S. ROSE  
MARVIN WITT, JR.

10 January 1972

LLOYD T. KEEFE, Planning Director  
DALE D. CANNADY, Assistant Director

City Council  
Portland, Oregon

SUBJECT: Boise-Humboldt Urban Renewal Plan

Members of Council:

At its January 4, 1972 meeting, the Planning Commission conditionally approved the Urban Renewal Plan for the Boise-Humboldt Neighborhood Development Project (NDP) in the Model Cities District and certifies, therefore, that such Plan generally conforms to the General Plan for the City of Portland.

The Planning Commission approved the Plan with the condition that there be continuous coordination between the Planning Commission, the Building Bureau, the Development Commission and the representative neighborhood groups and their consultant in the preparation and implementation of a detailed physical improvement program for this NDP area, particularly with regard to any proposals for change of zoning.

Sincerely,

*Lloyd T. Keefe*  
Lloyd T. Keefe  
Planning Director

DC/RB:bn

BY   
GEORGE YERKO, AUDITOR  
CITY OF PORTLAND, ORE.  
JAN 11 11 23 AM 1972  
RECEIVED

Ira C. Keller  
Chairman

Harold Halvorsen  
Secretary

Vincent Raschio  
Edward H. Look  
John S. Griffith

# PORTLAND DEVELOPMENT COMMISSION

1700 S. W. FOURTH AVENUE • PORTLAND, OREGON 97201 • 224-4800

January 6, 1972

John B. Kenward  
Executive Director

RECEIVED

JAN 7 9 04 AM 1972

GEORGE YERKOVICH, AUDITOR  
CITY OF PORTLAND, ORE.

BY llw

Mr. George Yerkovich, City Auditor  
City Hall  
Portland, Oregon 97204

Attention: Mr. Gordon Croell

Dear Mr. Yerkovich:

On January 5, 1972, a copy of a letter was sent you which transmitted to the DAILY JOURNAL OF COMMERCE copy of Notice of Public Hearing in connection with the proposed Urban Renewal Plan for Boise-Humboldt Neighborhood Development Project. This Notice is to be published on Saturday, January 8, and a second time on Saturday, January 15, 1972.

Early next week we shall send you two copies of the Supplement No. 2 to the Application for Second Action Year, Neighborhood Development Program (which includes the Boise-Humboldt Urban Renewal Plan in Section ND 401). We shall also, at that time, prepare and transmit to your office the form of Resolution approving the Plan and authorizing the filing of the Supplement, to be adopted by the Council following the Hearing set for January 19. We shall also prepare and transmit to your office the title for the official Council Calendar.

Five copies of the Supplement No. 2 (including the Plan) will be sent early next week to Commissioner Ivancie's office for distribution to the other City Commissioners.

If you desire any further information concerning the Hearing please give us a call. Thank you for your assistance and cooperation in this matter.

Very truly yours,

  
John B. Kenward  
Executive Director

JBK:ON:gc

cc: Commissioner Ivancie (Bradfish)

oc: CEO  
HGH  
JK  
OIN  
ES





NOTICE OF PUBLIC HEARING ON URBAN RENEWAL PLAN FOR  
BOISE-HUMBOLDT NEIGHBORHOOD DEVELOPMENT PROJECT

Notice is hereby given that the City Council of the City of Portland, Oregon, will hold a Hearing on January 19, 1972, at 9:30 A.M. in the Council Chamber of the City Hall of the City of Portland on the Boise-Humboldt Neighborhood Development Project to be undertaken by the Portland Development Commission, the duly designated Urban Renewal Agency of the City of Portland, pursuant to an Urban Renewal Plan for the Boise-Humboldt Neighborhood Development Project and which Project Area is identified as follows:

(See sheets attached)

The purpose of the meeting is to consider a proposal for the undertaking of said Project to include the area above described pursuant to the provisions of ORS Chapter 457 and Chapter XV of the Charter of the City of Portland with Federal financial assistance under Title I of the Housing Act of 1949, as amended, and to carry out a program of repair and rehabilitation of structures including technical advice and guidance, acquisition of dilapidated structures for clearance, making land available for development or redevelopment by private enterprise or public agencies as authorized by law, and improvement of public facilities, all of which are needed to preserve the Project Area.

There will be no displacement in this Project Area during the Second Action Year of the Portland Neighborhood Development Program, which extends from July 1, 1971, through June 30, 1972.

Any person or organization desiring to be heard concerning the above matters will be afforded an opportunity to be heard.

Published January 8 and 15, 1972.

GEORGE YERKOVICH  
Auditor of the City of  
Portland

### BOISE-HUMBOLDT BOUNDARY DESCRIPTION

The project area is situated in the City of Portland, County of Multnomah, State of Oregon, and is described as follows:

Beginning at the intersection of the north line of N. Portland Boulevard with the west line of N. Albina Avenue, the point of beginning; thence southerly along the west line of N. Albina Avenue to the north line of N. Ainsworth Street; thence westerly along the north line of N. Ainsworth Street to the east property line of the Oregon State Highway Minnesota Freeway (I-5); thence southerly along the east property line of the Minnesota Freeway to the south line of N. Fremont Street; thence westerly to the center line of the "WN" line of the East Fremont Bridge interchange (the entrance ramp from N. Commercial Avenue and N. Cook Street to northbound on the Minnesota Freeway (I-5)); thence southeasterly, easterly, and northeasterly along the "WN" line of the East Fremont Bridge interchange to the south line of N. Cook Street; thence easterly along the south line of N. Cook Street to the east line of N. Commercial Avenue; thence northeasterly along a straight line from the intersection of the east line of N. Commercial Avenue and the south line of N. Cook Street to the intersection of the west line of N. Gantenbein Avenue and the south line of the alley in Block I of Riverview Addition; thence north along the west line of N. Gantenbein Avenue to the north line of N. Ivy Street; thence easterly along the north line of N. Ivy Street and the easterly extension thereof to the east line of N. Vancouver Avenue; thence northerly along the east line of N. Vancouver Avenue to the south line of N. Fremont Street; thence easterly along the south line of N. Fremont Street and N. E. Fremont Street to the southerly extension of the east line of N. E. Garfield Avenue; thence northerly along the east line of N. E. Garfield Avenue and the southerly and northerly extensions thereof to the north line of N. E. Alberta Street; thence westerly along the north line of N. E. Alberta Street to the east line of N. E. Garfield Avenue; thence northerly along the east line of N. E. Garfield Avenue to the south line of N. E. Jessup Street; thence easterly along the south line of N. E. Jessup Street to the east line of the alley in Block I, Piedmont; thence northerly along the east line of the alley in Block 20 and Block 21, Piedmont, to the north line of N. E. Ainsworth Street; thence westerly along the north line of N. E. Ainsworth

Street and N. Ainsworth Street to the east line of N. Kerby Avenue; thence northerly along the east line of N. Kerby Avenue to the north line of N. Portland Boulevard; thence westerly along the north line of N. Portland Boulevard to the west line of N. Albina Avenue; to the point of beginning and including all land within said boundary, ~~but~~ excluding that area known as the Albina Neighborhood Improvement Project and the Albina Neighborhood Improvement Project Extension described as follows:

Beginning at the intersection of the south right-of-way line of N. Fremont Street with the east right-of-way line of N. Vancouver Avenue, running thence northerly along said east right-of-way line of N. Vancouver Avenue a distance of 2360 feet, more or less, to the intersection with the north right-of-way line of N. Skidmore Street; thence westerly along said north line of N. Skidmore Street a distance of 1600 feet, more or less, to the southwest corner of Block 6, Central Albina Addition to the City of Portland; thence northerly along the west line of Block 6, Central Albina Addition, a distance of 10 feet to the intersection of the easterly extension of the south line of Block 1, Multnomah Addition, and the west line of Block 6, Central Albina Addition; thence westerly along the extension of the south line of Block 1 a distance of 52 feet to the southeast corner of Block 1; thence westerly along the south line of Block 1 a distance of 115 feet to the west line of an alley lying between N. Albina Avenue and N. Mississippi Avenue; thence southerly along the west line of said alley a distance of ~~1440 feet to the north~~ line of Block 25, Multnomah Addition; thence westerly along the north line of Block 25 a distance of 100 feet to the northwest corner of said Block; thence southerly along the west line of said Block a distance of 400 feet to the southwest corner of said Block; thence easterly along the south line of said Block a distance of 100 feet to the west line of an alley aforementioned; thence southerly along the west line of said alley a distance of 697.2 feet to the south right-of-way line of N. Fremont Street; thence easterly along said right-of-way line a distance of 127 feet, more or less, thence northeasterly along said right-of-way line a distance of 296.15 feet; thence easterly along the south right-of-way line of N. Fremont Street a distance of 692.65 feet to the intersection with the east right-of-way line of N. Commercial Avenue; thence northerly along the said east right-of-way line a distance of 5.1 feet to the intersection with the south right-of-way line of N. Fremont Street; thence easterly along said south right-of-way line a distance of 655.3 feet to the point of beginning, all situated in the City of Portland, County of Multnomah, State of Oregon.

And beginning at the intersection of the east line of N. Vancouver Avenue and the north line of N. Skidmore Street, running thence westerly along said north line of N. Skidmore Street 1,827 feet, more or less, to the west line of an alley lying between N. Albina Avenue and N. Mississippi Avenue; thence northerly along said alley line 273 feet, more or less, to the south line of N. Prescott Street; thence easterly along said line 145 feet, more or less, to a point; thence northerly along a line lying 100 feet east of the east line of N. Albina Avenue 650 feet, more or less, to a point, said



point being 100 feet north of the north line of N. Blandena Street; thence easterly along a line lying 100 feet north of the north line of N. Blandena Street 360 feet, more or less, to the west line of N. Kerby Avenue; thence easterly to a point on the east line of N. Kerby Avenue, 60 feet, more or less, said point being 112.5 feet north of the north line of N. Blandena Street; thence easterly along a line lying 112.5 feet north of the north line of N. Blandena Street 100 feet; thence at right angles southerly 12.5 feet; thence at right angles easterly along a line lying 100 feet north of the north line of N. Blandena Street 1,118 feet, more or less, to the east line of N. Vancouver Avenue; thence southerly along said line 923 feet, more or less, to the point of beginning.

PORTLAND DEVELOPMENT COMMISSION  
Portland, Oregon

RESOLUTION NO. 1514

RESOLUTION APPROVING AMENDMENT TO URBAN RENEWAL PLAN FOR BOISE-HUMBOLDT NEIGHBORHOOD DEVELOPMENT PROJECT (PROGRAM NO. A-5-4) BY DELETING PROPERTY REHABILITATION STANDARDS CONTAINED IN PREVIOUSLY APPROVED PLAN AND SUBSTITUTING REVISED PROPERTY REHABILITATION STANDARDS

WHEREAS, the Portland Development Commission, the duly designated urban renewal agency of the City of Portland, proposes to undertake a Neighborhood Development Project known as the Boise-Humboldt Neighborhood Development Project (Program No. A-5-4) pursuant to an approved Urban Renewal Plan; and,

WHEREAS, said Urban Renewal Plan for said Project has previously been reviewed and approved by the City Planning Commission and by the City Council by Resolution No. 31006 adopted January 19, 1972; and,

WHEREAS, the Department of Housing and Urban Development has proposed certain revisions to the Property Rehabilitation Standards contained in said Urban Renewal Plan for purposes of clarification and for eliminating certain standards which are adequately covered by Codes of the City of Portland; and,

WHEREAS, the revised Property Rehabilitation Standards will not materially vary from the substantive provisions presently contained in the Property Rehabilitation Standards and such modification to the Urban Renewal Plan will not constitute a substantial change in the Plan; and,

WHEREAS, the Commission finds it necessary and desirable to amend the Urban Renewal Plan by deleting the Property Rehabilitation Standards presently contained in said Plan and substituting the revised Property Rehabilitation Standards in accordance with the recommendations of the Department of Housing and Urban Development; now, therefore, be it

RESOLVED, by the Portland Development Commission, as follows:

1. The Amendment to the Urban Renewal Plan for the Boise-Humboldt Neighborhood Development Project (Program No. A-5-4), dated January 31, 1972, attached to the original only of this Resolution, marked Exhibit "A" and by this reference made a part hereof, which Amendment provides for the deletion of the Property Rehabilitation Standards presently contained in the Urban Renewal Plan and substitutes revised Property Rehabilitation Standards dated January 24, 1972, is hereby authorized and approved;

2. It is hereby found and determined that the substantive provisions of the revised Property Rehabilitation Standards dated January 24, 1972, do not materially vary from those in the previously approved Urban Renewal Plan and that this Amendment to the Urban Renewal Plan does not constitute a substantial change in such Plan.

3. This Resolution shall become effective immediately upon its adoption.

Adopted by the Commission JAN 31 1972

JOHN S. GRIFFITH  
Chairman

VINCENT RASCHIO  
Acting Secretary

AMENDMENT TO URBAN RENEWAL PLAN  
for  
BOISE-HUMBOLDT NEIGHBORHOOD DEVELOPMENT PROJECT

EXHIBIT "A"

Program No. ORE. A-5-4, Portland, Oregon

January 31, 1972

The Urban Renewal Plan for the Boise-Humboldt Neighborhood Development Project (Program No. ORE. A-5-4), approved by the City Council of the City of Portland by Resolution No. 31006 adopted on January 19, 1972, is hereby amended by deleting the Property Rehabilitation Standards which is Exhibit "B" to said Urban Renewal Plan and substituting therefor the revised Property Rehabilitation Standards attached hereto dated January 24, 1972 as Exhibit "B" to said Urban Renewal Plan.



PROPERTY REHABILITATION STANDARDS

for

BOISE-HUMBOLDT NEIGHBORHOOD DEVELOPMENT PROJECT

Neighborhood Development Program No. ORE A-5-4

Portland, Oregon

January 24, 1972

EXHIBIT "B"

PROPERTY REHABILITATION STANDARDS

I. CODE STANDARDS

A. All properties in the Boise/Humboldt Neighborhood Development Project Area shall comply with the standards set forth in all applicable statutes, codes, and ordinances as amended from time to time relating to the use, maintenance, facilities, and occupancy of property including but not limited to the following listed regulations of the Municipal Code of the City of Portland:

Title 24, Building Regulations  
Title 25, Plumbing Regulations  
Title 26, Electrical Regulations  
Title 29, Housing Regulations  
Title 31, Fire Regulations

B. The above code standards are hereby incorporated by reference and made a part of these Property Rehabilitation Standards. Should The City of Portland revise its statutes, codes, or ordinances before this project is completed or otherwise closed out such revisions shall apply to this project except that revisions which constitute a lowering, or relaxing, of the code standards shall not apply to this project without prior written approval of the Department of Housing and Urban Development Area Director.

C. Notwithstanding the provisions of Title 29, Housing Regulations of the Municipal Code of the City of Portland:

1. No automatic variances shall be granted.
2. No cellar shall be occupied as a habitable space.
3. The provisions of Chapter 29.28 shall apply.

4. The use of paint containing more than 1 per centum lead by weight (calculated as lead metal in the total non-volatile content of liquid paints) is prohibited.
- D. In addition to compliance with the above code standards, all properties in the Boise/Humboldt Neighborhood Development Project Area devoted in whole or in part to residential uses shall conform to the following Rehabilitation Requirements:

## II. REHABILITATION REQUIREMENTS

### A. ACCESS

#### 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. At least one hand rail shall be provided for each exterior or interior stairway containing 3 or more risers. Railings shall be provided for porches, platforms, and terraces 24" or more above adjacent grade or floor.

#### 2. Access to Each Living Unit

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

### B. DILAPIDATED OR BLIGHTED STRUCTURES

All dilapidated portions of existing properties or blighted structures, including exterior appurtenances or accessory structures, shall be repaired or removed. Such structures shall include: porches, terraces, entrance platforms, garages, carports, walls, fences and miscellaneous sheds.

C. 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 paved walks, parking areas, drive-ways, exterior steps and landscaping.

D. SPACE STANDARDS

1. Room Sizes

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

TABLE T-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	
LR	N/A	140	150	10-0	
DR	N/A	80	100	7-8	
K	N/A	50	60	7-0	
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	80	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.

2. Privacy and Arrangement

- a. Access to all parts of a living unit shall be possible without passing through a public hall.
- b. Every water closet, bathtub or shower of a living unit shall be installed in a bathroom or toilet compartment which will afford privacy to the occupant.
- c. A bathroom shall not be used as a passageway to a habitable room, hall, basement or to the exterior.

3. Kitchen Facilities

- a. 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.
- b. Minimum areas of kitchen storage space shall be as follows for every two bedroom dwelling unit:
  - 1) Total shelving in wall and base cabinets - 30 sq. ft.
  - 2) Drawer area - 5 sq.ft.
  - 3) Usable storage shelving in cooking range or under sink may be counted in the total shelving needs.
  - 4) Counter top coverings shall be impervious to moisture and in good condition.

In addition, 15 sq.ft. of shelving in wall and base cabinets and 2.5 sq.ft. of drawer area shall be added per bedroom beyond two.

4. Bath Facilities

Provide an adequate flow of hot water to the tub or shower stall and lavatory, and cold water to all fixtures. Arrangement of fixtures shall provide for the comfortable use of each fixture and permit at least a 90° door swing. Wall space shall be available for a mirror or medicine cabinet and for towel bars.

5. Space for Laundry Facilities

At least 25 sq.ft. of space shall be provided for laundry equipment within each living unit, off of a public corridor, or in a basement or other suitable space for the use of all occupants of a building.

6. Closets and General Storage

At least 6 sq. ft. per bedroom of clothes closet space shall be provided within bedrooms or conveniently located nearby. In addition, a minimum volume of locked general storage space for each living unit up to two bedrooms shall be 100 cu.ft. and shall be increased at the rate of 50 cu.ft. per bedroom beyond two.

E. LIGHT AND VENTILATION

1. Public Spaces

Artificial light shall be provided in all public spaces.

2. Ventilation of Utility Spaces

Utility spaces which contain heat producing, air conditioning and other equipment shall be ventilated to the outer air, and air from such spaces shall not be recirculated to other parts of the building.

3. 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 of conditions conducive to decay and deterioration of the structure, and to prevent excessive heat in attics. Exterior ventilation openings shall be effectively screened.

F. DOORS AND ACCESS OPENINGS

1. Exterior Doors

Exterior doors shall have safe locks.

Exterior doors shall be at least the following sizes:

	<u>Width</u>	<u>Height</u>
a. Main entrance door	3'0" *	6'6"
b. Service doors	2'6"	6'6"
c. Garage doors, 1 car	8'0"	6'4" clear opening
d. Garage doors, 2 car	12'0"	6'4" clear opening

\*where serving 12 or more living units = 3'4".

2. Interior Doors

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

Interior doors shall be at least the following size:

- a. Habitable rooms, 2'6" wide.
- b. Bathrooms, toilet compartments and closets other than linen and broom, 2'0" wide.
- c. Service stair doors, 2'6" wide.
- d. Cased openings, 2'6" wide.
- e. To public stairway entrances, single door = 3'0" wide; double - 2'4" wide.
- f. Height of all interior doors, 6'6".

3. 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.

G. STAIRWAYS

All stairways shall have a minimum of 6'6" head clearance.

H. TRASH AND GARBAGE DISPOSAL

Every dwelling and multifamily building shall be supplied with a means of disposal or removal of trash and garbage. Where disposal will not take place promptly there should be a convenient and appropriate temporary and sanitary storage for trash and garbage provided, which is inaccessible to rodents.

I. FIRE PROTECTION

1. Exits

- a. One and two family dwellings of 1, 2 or 3 stories, and 1 or 2 story multifamily buildings having not more than 6 living units above the first floor shall have the following two means of egress:
  - 1) One exit which is a doorway, a protected passage or a stairway, and
  - 2) An exit as provided in 1) above, or a secondary exit such as a fire escape or openable window.
- b. Access to required exits shall not necessitate passage through another living unit, nor shall either exit be subject to locking by any device that would impede or prohibit ready egress.



Every living unit in multifamily buildings of three or more stories shall have access to at least two exits, except as provided below. Such exits may use common or communicating corridors or hallways, but the two means of egress from any living unit shall not be by a common stairway.

- c. In three or four story multifamily buildings with not more than 4 living units per floor, a single exit is acceptable under the following conditions:
  - 1) The stairway, or any other floor openings, shall be protected by enclosures having a fire resistance rating of not less than 3/4 hour, and all stairway enclosure openings protected by Class C fire doors or solid core doors of flush type not less than 1-3/4 in. thick.
  - 2) Where the stairway does not have at least a 3/4 hour enclosure and stairway openings are not protected as given in 1) above, the stairway shall be protected with an approved automatic sprinkler system and alarm device, appropriately installed at each floor level and landing.
- d. Every below grade living unit shall have direct and convenient access to the outside of the building at grade level.

2. Exterior Stairways

An exterior stairway conforming to the design requirements of interior stairs as to width, handrails, tread and riser dimensions, etc. may be acceptable as a required exit, provided that their use is not impaired by ice or snow.

3. Fire Protection Equipment

Fire Alarm System

Buildings more than 3 stories in height, except those with fire resistive and protected noncombustible construction, having twelve or more living units per floor shall be equipped with either an automatic fire detection or manually operated fire alarm system.

J. QUALITY OF MATERIALS AND PRODUCTS

All materials and products used as replacements or additions in rehabilitation construction shall be of good quality conforming to generally accepted good practice. Second-hand materials which meet the standards for new materials may be used when approved by the proper local authority. The suitability of special materials and products not conforming to a national standard shall be determined by proper authority, after an evaluation of its properties and performance characteristics.

K. EXTERIOR WALLS

1. General

Foundations and exterior walls shall provide safe and adequate support for all loads upon them, and prevent the entrance of water or excessive moisture. Serious defects shall be repaired and cracks effectively sealed, or replaced.

2. Basement and Foundation Walls

a. Cracks in basement and foundation walls shall be effectively sealed. Where necessary, the interior or exterior face of the walls shall be dampproofed by bituminous coating and cement parging.

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

L. PARTITIONS, COLUMNS AND POSTS

Partitions and other vertical supports which are to be continued in use shall be free of splits, excessive lean, buckling or other defects.

II. FLOOR CONSTRUCTION

1. General

All floor construction shall provide safe and adequate support for all existing or probable loads and shall be reasonably free of objectionable vibration. A suitable surface for finish flooring shall exist or be provided.

2. Basement or Cellar Floors

The floors of all basement or cellar furnace rooms, or basements containing habitable space shall be paved in an acceptable manner.

N. CHIMNEYS, INCINERATORS AND VENTS

Chimneys and vents shall be structurally safe, durable, smoketight and capable of withstanding the action of flue gases.

O. PROTECTION FROM RODENTS, TERMITES AND OTHER INFESTATION

Each building and all exterior appurtenances on the site shall be effectively protected against rodents, termites or other vermin infestation.

P. 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.

Q. EXTERIOR AND INTERIOR FINISHES

1. Exterior Wall Covering

Repairs or replacement shall be made to defective exterior wall finish materials.

2. Roof Covering

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

3. Windows, Doors and Other Openings

a. Existing windows, where needed for ventilation, and doors, including their hardware, shall operate satisfactorily and give evidence of acceptable service. Defective glass or locking mechanisms shall be replaced or corrected.

b. Existing screens, and storm sash which are to be continued in use shall be in suitable condition to serve their intended purposes.

4. Interior Wall and Ceiling Finish

All interior walls and ceilings shall provide (a) a finish surface without noticeable irregularities or cracking, (b) a water-proof and hard surface in spaces subject to moisture, (c) a suitable base for painting or other decoration and (c) reasonable durability and economy of maintenance.

5. 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.

6. Painting and Decoration

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

7. Alterations and Repairs

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

R. MECHANICAL EQUIPMENT

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

S. HEATING

1. Each heating system or device in a multifamily building shall have a recognized approval for safety and shall be capable of maintaining a temperature of at least 70 degrees F. within the living units, corridors, public spaces and utility spaces when the outside temperature is at the design temperature.
2. No open-flame radiant type space heaters shall be permitted.
3. Unvented space heaters shall not be permitted.

T. PLUMBING

1. General

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



2. Condition of Existing Plumbing

- a. Plumbing systems include building sewers shall operate free of fouling and clogging, and not have cross connections which permit contamination of water supply or back-siphonage between fixtures.
- b. Chipped, worn or cracked plumbing fixtures shall be repaired, removed or replaced.

U. DOMESTIC WATER HEATING AND STORAGE

- 1. Each building and living unit within a building shall have domestic hot water in quantities specified in Table T-2 or the equivalent recovery rate.

TABLE T-2

Water Heater Capacities

Storage and Tankless Type Domestic Water Heaters

Number of bathrooms	1-1½			2-2½			3-3½				
Number of bedrooms	2	3	4	3	4	5	3	4	5	6	
Storage Type--Gas and Oil Fired											
Storage gallons	30	30	40	40	40	50	40	50	50	50	
1000 Btuh input	30	30	30	33	33	35	33	35	35	35	
Storage Type--Electric											
Storage gallons	52	52	66	66	66	80	66	80	80	80	
Input in Kilowatts	Upper element	1.5	1.5	2.0	2.0	2.0	2.5	2.0	2.5	2.5	2.5
	Lower element	1.0	1.0	1.25	1.25	1.25	1.5	1.25	1.5	1.5	1.5
	Single element	2.5	2.5	3.0	3.0	3.0	4.0	3.0	4.0	4.0	4.0

2. Prohibited Locations

No fuel burning 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.

V. ELECTRICAL WIRING AND EQUIPMENT

Existing wiring and electrical equipment, which are inadequate to meet current or anticipated demands, shall be appropriately increased. Not less than two general lighting circuits (15 amp.) and one appliance circuit (20 amp.) shall be provided for each living unit. For new electrical work the appropriate provisions of the National Electrical Code shall be used as a guide for design layout and installation. Heavy duty equipment shall have individual branch circuits, as required by the National Electrical Code.

III. VARIATIONS TO STANDARDS

A variation to provisions contained herein may be permitted by the Urban Renewal Agency 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 acceptances in other cases.

#### IV. OBJECTIVES

##### A. Open Space

All weather parking areas and driveways should be provided.

##### B. Parking Structures

Parking structures that are economically infeasible for rehabilitation or do not meet the space requirements of modern transportation should be replaced with a parking structure no greater than 10 feet in width and 20 feet in depth.

##### C. Fences

Fences should be provided suitable to the property.

##### D. Insulation

Where existing walls and top floors do not have insulation, consideration should be given to installing the proper amount to prevent excessive loss and to provide comfort for residents.

##### E. Windows, Doors and Other Openings

Screens and storm windows should be provided for all doors, windows and other openings.

##### F. Privacy and Arrangement

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

CC136

RECEIVED

MAY 8 9 42 AM 1972

GEORGE YERKOVICH, AUDITOR  
CITY OF PORTLAND, ORE.

BY ew

CERTIFICATE OF RECORDING OFFICER

The undersigned hereby certifies that:

1. He is the duly qualified and acting Secretary of the Portland Development Commission (hereinafter called the "Local Public Agency") and the custodian of the records of the Local Public Agency, including the minutes of the proceedings of the Commission (hereinafter called the "Governing Body"); and is duly authorized to execute this certificate.

2. Attached hereto is a true and correct copy of Resolution No. 1514 <sup>B/H</sup> including the WHEREAS clauses, adopted at a meeting of the Governing Body held on January 31, 1972.

3. Said resolution has been duly recorded in the minutes of said meeting and is now in full force and effect.

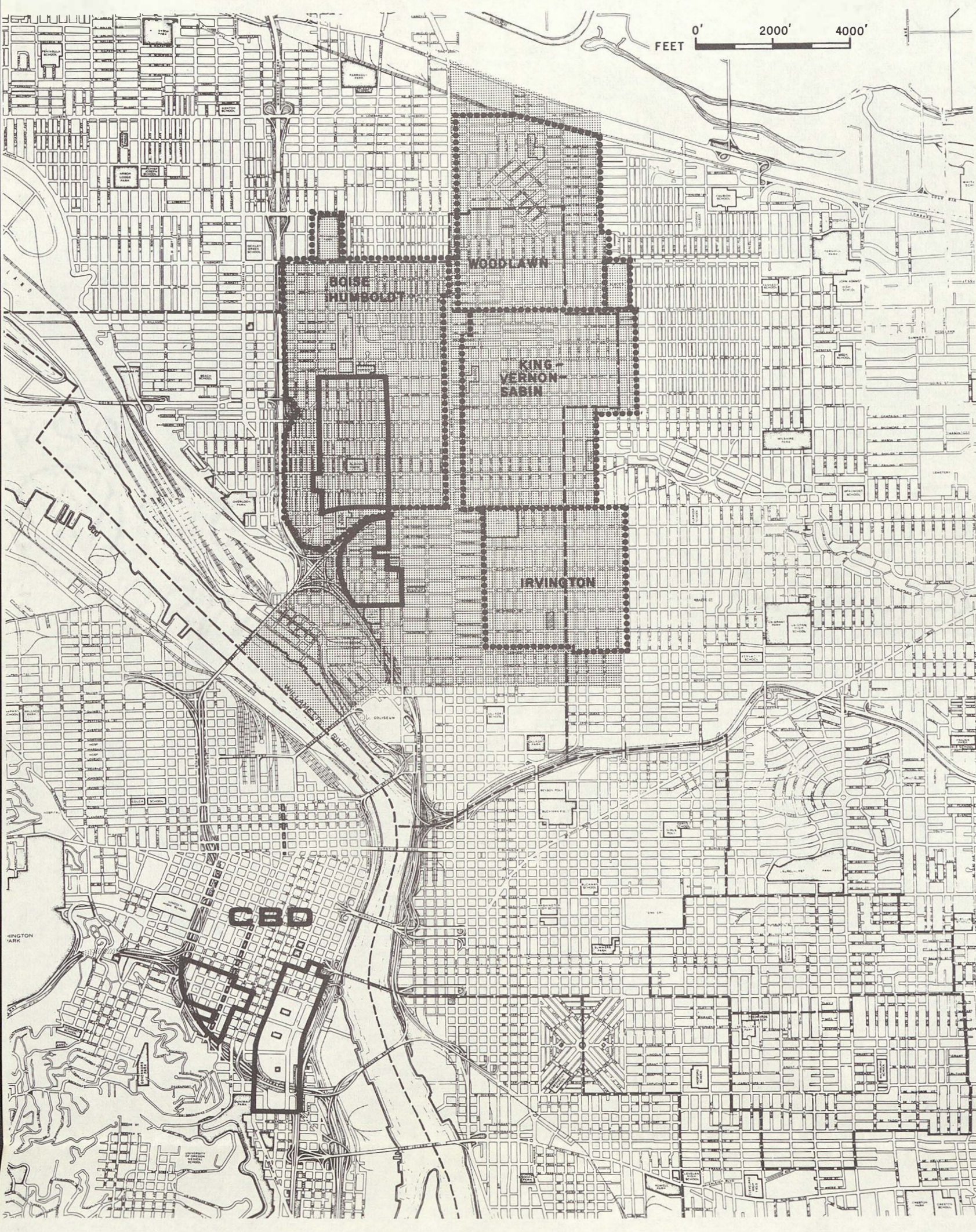
4. Said meeting was duly convened and held in all respects in accordance with law and the bylaws of the Local Public Agency. To the extent required by law and said bylaws, due and proper notice of said meeting was given. A legal quorum of members of the Governing Body was present throughout said meeting, and a legally sufficient number of members of the Governing Body voted in the proper manner for the adoption of said resolution. All other requirements and proceedings under applicable law, said bylaws, or otherwise, incident to the proper adoption of said resolution, including any publication, if required by law, have been duly fulfilled, carried out, and other otherwise observed.

5. If a seal appears below, it constitutes the official seal of the Local Public Agency and was duly affixed by the undersigned at the time this certificate was executed. If no seal appears below, the Local Public Agency does not have and is not legally required to have an official seal.


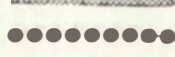


IN WITNESS WHEREOF, the undersigned has hereunto set his hand Jan. 31, 1972.

Severino Paschis  
Acting Secretary



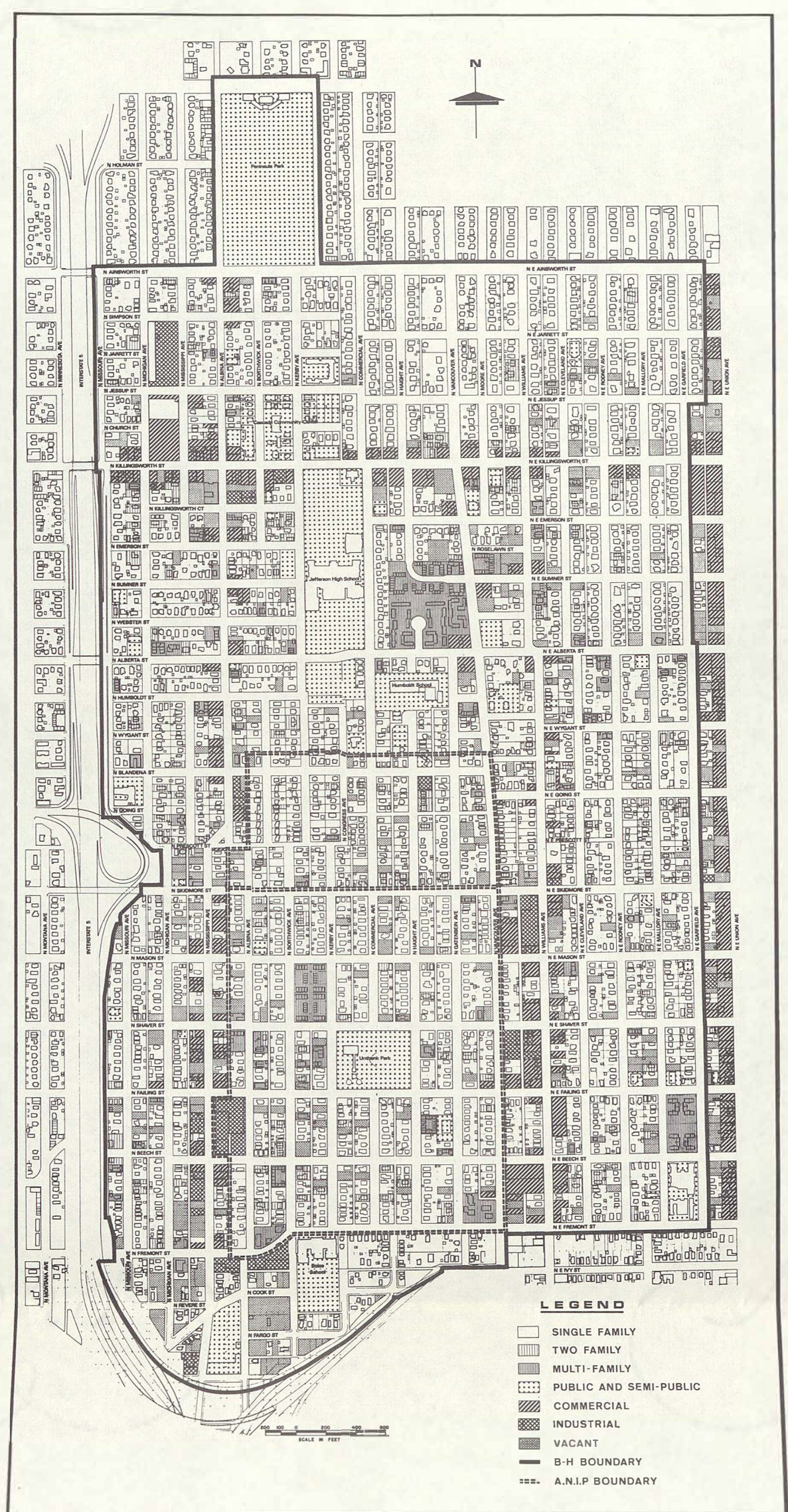


NEIGHBORHOOD DEVELOPMENT PROGRAM










-  MODEL CITIES AREA
-  NDP AREAS
-  OEO POVERTY AREAS
-  EXISTING URBAN RENEWAL PROJECTS

ND.303  
EXHIBIT A  
LOCALITY MAP





**LEGEND**

-  SINGLE FAMILY
-  TWO FAMILY
-  MULTI-FAMILY
-  PUBLIC AND SEMI-PUBLIC
-  COMMERCIAL
-  INDUSTRIAL
-  VACANT
-  B-H BOUNDARY
-  A.N.I.P BOUNDARY

SCALE IN FEET

BOISE - HUMBOLDT AREA  
Neighborhood Development Program  
PORTLAND DEVELOPMENT COMMISSION  
PORTLAND, OREGON  
MAY 1972

**EXISTING LAND USE**  
JANUARY 1972

ND 303  
EXHIBIT B



# Residential Structure Conditions

PERCENT SUBSTANDARD

- 1-9
- 10-19
- 20-49
- 50+

Source: 1967 Community Renewal Program report  
by Portland City Planning Commission.

**— BOISE-HUMBOLDT  
NDP BOUNDARY**

## PRELIMINARY

