

Date May 1, 1972

TO: The Commissioners

FROM: John B. Kenward

Commission Reports & Documents No. 72-94

SUBJECT: Change Order No. 9  
Park & Mall Development in the Portland  
State University Urban Renewal Project

The concrete bollards in the Park development are equipped with a mercury vapor type light fixture that projects down below the line of the concrete cap to cause an unanticipated and unpleasant glare. The glare is especially bad when one views these bollards from a lower elevation. After considerable study and a test with a cardboard model, a suitable shield has been developed.

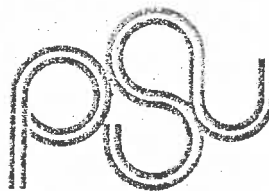
The Contractor has quoted the sum of \$624 to manufacture, paint and install the shields necessary for the 30 lighted bollards in the park. Portland State University has recommended that the shields be installed.

RECOMMENDATION:

Approval of Change Order No. 9 at a cost of \$624.

  
Executive Director

ACTION: Page 72-61. May 1, 1972. Approved.



April 28, 1972

PORTLAND  
STATE  
UNIVERSITY  
p.o. box 751  
portland, oregon  
97207  
503/229-3738

physical plant

Mr. James J. Robertson  
Project Engineer  
Portland Development Commission  
1700 S. W. Fourth Avenue  
Portland, Oregon 97201

Subject: Park & Mall Development in the Portland  
State University Urban Renewal Project

The lighted bollards are equipped with a mercury vapor type light fixture that projects down below the line of the concrete cap to cause an unanticipated and unpleasant glare. The glare is especially bad when one views these bollards from a lower elevation. After considerable study and a test with a cardboard model, a suitable shield has been developed.

The Contractor has quoted the sum of \$624 to manufacture, paint and install the shields necessary for the 30 lighted bollards in the park. We consider the quoted price to be reasonable and recommend that Change Order No. 9 be approved.

A handwritten signature in cursive script, appearing to read 'W. C. Neland'.

William C. Neland  
Director, Physical Plant

WCN-LFA:vm

Date May 1, 1972

TO: The Commissioners

FROM: John B. Kenward

Commission & Documents No. 72-93

SUBJECT: Disposition of Parcel No. D-36-15a in the Albina Neighborhood Improvement Project to Alpha Development & Investment Corporation, an Oregon Corporation

A proposal has been received from Alpha Development & Investment Corporation, an Oregon corporation, hereinafter called the "Redeveloper," for the purchase of the North 45 feet of Lot 15, Block 36, CENTRAL ALBINA, in the City of Portland, County of Multnomah and State of Oregon, in the Albina Neighborhood Improvement Project Area, at the minimum disposal price established by the Commission and concurred in by the Department of Housing and Urban Development for purposes of incorporating the area into the existing complex for open space.

Plans for the proposed improvements of a playground and garden area have been reviewed and approved by the architectural consultant to the Commission.

RECOMMENDATION:

It is recommended that the proposal submitted by Alpha Development & Investment Corporation to purchase the North 45 feet of Lot 15, Block 36, CENTRAL ALBINA, in the Albina Neighborhood Improvement Project be approved and accepted, and that the Commission adopt the resolution authorizing the conveyance thereof under certain terms and conditions.

ACTION: Page 72-61. May 1, 1972.  
Report & Resolution No.  
1580 approved.

  
Executive Director

May 1, 1972

TO: The Commissioners

FROM: John B. Kenward

Commission Reports & Documents No. 72-92

SUBJECT: Forecourt Operational Costs - April, 1972

<u>Tools, Equipment, Supplies &amp; Chemicals</u>		
Equipment	\$20.00	
Supplies	<u>8.40</u>	\$ 28.40
<u>Utilities &amp; Services</u>		
Electric Service	626.20	
Water Service (est.)	125.00	
Garbage Service	<u>41.00</u>	792.20
<u>Personnel</u>		
Forecourt Maintenance Men		<u>725.61</u>
		<u><u>\$1,546.21</u></u>

Recommendation: Motion to approve expenses as listed.

  
Executive Director

ACTION: Page 72-60. May 1, 1972. Approved.

Date May 1, 1972

TO: The Commissioners

FROM: John B. Kenward

Commission Reports & Documents No. 72-91

SUBJECT: Assignment of Interest by American Plaza Co., a Joint Venture, to American Plaza Co., an Oregon corporation, in Parcel C-2 in the South Auditorium Urban Renewal Project, ORE. R-1

The Commission previously entered into an agreement with American Plaza Co., a joint venture of American Condominium Homes, Inc., an Oregon corporation, and W. C. Sivers Co., an Oregon corporation, for development of Parcel 2 of Block C in the South Auditorium Project, which agreement is dated January 11, 1971. With the consent of the Commission, Portland Center Development Co. assigned its interest in the Agreement for the Sale of Land with the Commission, dated April 8, 1963, to American Plaza Co., a joint venture, on February 18, 1971, to purchase and develop said Parcel C-2.

On April 22, 1971, a portion of said Parcel C-2 was conveyed to the joint venture for redevelopment of Phase 1, which improvements are under construction and scheduled for occupancy on or about June 1, 1972.

Pursuant to the terms and conditions of the Agreement and the Deed, the joint venture proposes to assign its interest in said land to American Plaza, an Oregon corporation, and has requested the Commission to consent to the assignment upon compliance with all of the terms and conditions relating to such assignment and conveyance.

RECOMMENDATION:

It is recommended that the Commission approve and consent to the assignment of interest by American Plaza Co., a joint venture, to American Plaza Co., an Oregon corporation, in Parcel C-2 in the South Auditorium Urban Renewal Project; provided, however, to final approval by the Department of Housing and Urban Development of the United States of America, and adopt the resolution authorizing and consenting to such assignment of interest.

  
Executive Director

ACTION: Page 72-60. May 1, 1972. Report and Resolution No. 1579 approved.

Date May 1, 1972

TO: The Commissioners

FROM: John B. Kenward

Commission Reports & Documents No. 72-90

SUBJECT: South Auditorium Area II  
Replacement Trees for Street Areas around Crown Plaza

Earlier this spring several Northern Red Oak trees were replaced on S. W. Market Street because the originally planted trees were dead or dying as a result of excess water conditions under the sidewalk. The trees were replanted and construction of drain wells was included in the replanting with the Development Commission and the Contractor sharing the cost. The survival of several Linden trees on S. W. Second Avenue was in doubt, but it was decided to see if the Linden trees would leaf out this spring.

Three of the Linden trees did not leaf out by April 20th. The trees were removed and there was evidence that the trees were also affected by water standing in tree pits. The water conditions, however, were evidently not as bad as the water conditions on S. W. Market. The landscape consultant felt it was not necessary to construct drain wells for replanted trees if the trees were not watered during the first summer after planting.

The Contractor agreed to replant the three trees if the Development Commission would furnish the trees. The cost of three replacement trees is \$220.41.

RECOMMENDATION:

Approval to purchase three American Linden Trees at a cost of \$220.41.



Executive Director

ACTION: Page 72-60. May 1, 1972. Approved.

Date May 1, 1972

TO: The Commissioners

FROM: John B. Kenward

Commission Reports & Documents No. 72-89

SUBJECT: Site Improvement Report

The status of site improvements as of the present time is as shown on the following outline:

SOUTH AUDITORIUM PROJECT

1. TRAFFIC SIGNALS - Four intersections in Area II complete
2. DEMOLITION - Area II - Clearance of Oregon Laundry Bldg. to be advertised for bids on May 2, 1972.
3. BLOCK 131 - Auction held on April 19th; all equipment to be moved by May 5. Dritsas Parcel (131-3) leased to City Center Parking.
4. CITY PARKING STRUCTURE - Shopping areas partially completed and occupied.
5. SALTZMAN BUILDING - Fifth floor concrete poured. Completion scheduled for October 1972.
6. FIRST NATIONAL BANK - Bank facilities have moved into tower. Cafeteria scheduled to open May 8. East building to be occupied by June 1, 1972. Completion of tenant improvements scheduled for June 1973.
7. CROWN PLAZA - Shops partially occupied.
8. PORTLAND COMMONS - Developer preparing proposal.
9. AMERICAN CONDOMINIUMS - Lincoln Tower topped out. Walks partially poured for parking structure. Grant Tower construction scheduled to start in May 1972. Landscape plans being prepared as required by Commission.
10. MORAN A-5 - Structural steel erected to Third Floor. Concrete poured to street level except for North center sector. Completion scheduled for December 1972.
11. B-4 - Developers continuing to attempt to arrive at feasible proposal. Lease signed for temporary parking lot to be constructed and operated by City Center Parking.

PORTLAND STATE UNIVERSITY PROJECT

	<u>April 10</u>	<u>April 27</u>
1. <u>DEMOLITION</u> - Buildings Cleared.....	68	68
Buildings Under Contract.....	0	0
Buildings Out for Bid.....	0	0
Buildings Acquired & Vacant.....	0	0
Buildings Acquired & Occupied.....	2	2
Buildings Owned/Used for Student Housing.....	10	10
Buildings Owned/Occupied by Portland State.....	6	6
Buildings to be Acquired.....	<u>4</u>	<u>4</u>
	<u>90</u>	<u>90</u>
2. <u>PARKS &amp; MALLS</u> - Concrete work substantially completed. Unusually wet weather conditions have delayed completion of sprinkling system and seeding of grass. Contract approximately 95% completed.		

ALBINA PROJECT

	<u>April 10</u>	<u>April 27</u>
1. <u>DEMOLITION</u> - Buildings Cleared.....	64	64
Buildings Under Contract.....	0	0
Buildings Out for Bid.....	15	15
Buildings Acquired & Vacant.....	2*	3*
Buildings Acquired & Occupied.....	13	15
Buildings to be Acquired.....	<u>49</u>	<u>46</u>
	<u>143</u>	<u>143</u>

(\*) Including 1 held for PDC use.

2. SEWER SYSTEM

Construction scheduled to start in May of 1972.

RECOMMENDATION: For information and file.

ACTION: Page 72-60. May 1, 1972.  
Report ordered filed.

  
Executive Director



April 10, 1972

Date

TO: The Commissioners

FROM: John B. Kenward

Commission Reports & Documents No. 72-88


SUBJECT: Appraisals for Direct Property Loss  
Emanuel Hospital Project

HUD regulations require that payment to business concerns of actual direct loss of property be substantiated by appraisal made by qualified appraisers and the appraisal expense included as a project cost.

Western Food Equipment Co. and Cathay Food Market will be making claims for reimbursement of property loss in the Emanuel Hospital Project area. Both firms are agreeable to the employment of K. W. Fleming, a qualified equipment appraiser, to provide the appraisals necessary to properly document their relocation claims at a cost of \$300.

**Recommendation:**

Motion to approve payment of \$150 each for two equipment appraisals to be made by Mr. K. W. Fleming and charged to Emanuel Hospital Project costs.

  
Executive Director

Action: Page 72-55. April 10, 1972. Approved.

MEMORANDUM

Date: 6 April, 1972

TO: Spence Benfield  
FROM: Stan Jones  
RE: Payment of Costs of Appraisals  
To Document Relocation Claims of Businesses  
Emanuel Hospital Project R-20

Provisions of HUD Handbook 1371.1 for the payment of business concerns for actual direct loss of property and/or substitute equipment require that the value of the property be determined by an appraisal:

Par. 87 e: "Fair Market Value. The fair market value of the property for continued use at its present location prior to displacement shall be ascertained by an appraisal secured either by the claimant or the local agency and concurred in by the other. It shall be made by either a qualified appraiser or valuation consultant."

Par. 87 i: "Cost of Appraisal. The cost of an initial appraisal to determine actual direct loss of property shall be included as a project cost in the same manner and to the same extent as other program or project costs. Once an agency has determined that an appraisal is reasonable and therefore acceptable, the cost of any subsequent appraisal obtained by the claimant shall be borne by the claimant and shall not be reimbursed."

Provisions for payment of Substitute Equipment call for the market value of the equipment rather than the "continued use" value. (Par. 80, a. 1 - Relocation Handbook 1371.1, Chapter 6, Section 5)

Western Food Equipment Co. and Cathay Food Market will be making claims for reimbursement of loss of property and substitute equipment costs in the Emanuel Hospital Project. Through consultation with these businesses it was decided to engage the services of K. W. Flemin, a qualified equipment appraiser, to provide the necessary appraisals.

Accordingly, it is proposed that K. W. Fleming be approved to provide an appraisal of the attached list of equipment on behalf of Western Food Equipment Co. and Cathay Food Market to properly document their relocation claims.

-2-

K. W. Fleming has agreed to provide the necessary information for \$150.00 for each appraisal or a total of \$300.00. It is recommended that approval be granted to provide payment to K. W. Fleming upon satisfactory completion of the job and receipt of his statement.

WSJ:slc

WESTERN FOOD EQUIPMENT CO.

APPRAISAL

Provide, for each of the following listed items, appraisal values as follows:

1. Fair Market Value for Continued Use in Place
  2. Market Value
- 

- 1 Counter cupboard and sink in display room
- 7 Sets of shelves in warehouse
- 2 Sets of shelves on balcony
- 2 Workbenches in shop area
- 2 Sets of shelves in shop area
- 1 Counter cupboard in lunchroom
- 1 Refrigerator in lunch room
- 1 Gas space heater in warehouse
- 1 Air conditioner in display room
- 1 Air conditioner in office area
- 1 Intercom system in office and warehouse
- 1 Plug strip in display room
- 1 200 amp. electrical system in display room
- 4 Power outlets, shop area
- 11 Fluorescent fixtures - strip 8'
- 4 Fluorescent fixtures - 2 x 4'
- 1 Water cooler

CATHAY FOOD MARKET

APPRAISAL

Provide, for each of the following listed items, appraisal values as follows:

1. Fair Market Value for Continued Use in Place
  2. Market Value
- 

40 linear feet of shelving

30 feet of existing counters

Table

One 8' x 10' walk-in cooler

Florescent light fixtures

Date April 10, 1972

TO: The Commissioners

FROM: John B. Kenward

Commission Reports & Documents No. 72-87

SUBJECT: Policy on Use of Meeting Rooms in Various PDC Offices

In accord with recent direction of the Commission, staff has prepared a proposed "Policy on Use of Meeting Rooms in Various PDC Offices", copy of which is attached.

RECOMMENDATION:

That the proposed Policy be adopted by the Commission and the Executive Director be authorized to make meeting rooms available to groups and organizations in accord with such policy, subject to conditions stated therein.



Executive Director

ACTION: Page 72-57. April 10, 1972. Approved.

## PORTLAND DEVELOPMENT COMMISSION

### POLICY ON USE OF MEETING ROOMS IN VARIOUS PDC OFFICES

Regularly scheduled and special meetings of the Portland Development Commission, its staff, and Neighborhood Associations served by the various Neighborhood Development Program Offices and other Site Offices shall have priority in the use of meeting rooms in facilities operated by the Portland Development Commission.

Such meeting rooms, when not in use by the above, shall be available, on a "prior reservation" basis, to other groups and organizations holding meetings for the purpose of furthering the interests of community development through activities related to the program of the Portland Development Commission, including, especially, organizations and groups of existing or potential Urban Renewal and Neighborhood Development Project Areas and of the Model Cities Area.

In accordance with the above policy, use of meeting rooms in Portland Development Commission central and neighborhood offices shall be subject to the following conditions:

1. Requests for use of meeting rooms during regular office hours should be placed with office supervisors as far in advance of requested meeting time as possible. Generally, at least 24 hours notice should be given.
2. Requests for use of meeting rooms at times other than regular office hours should be placed with office supervisors as far in advance of requested meeting time as possible. Such requests must be placed at least 24 hours in advance in order to arrange for a staff person to be available to open and close the office and provide necessary security during the meetings.

Evening meetings normally can be accommodated if sufficient notice is given; approvals for use of meeting rooms on weekends or holidays are subject to the availability of staff persons to provide the necessary security of the offices.

3. An attendance sheet for each meeting must be completed and filed with the office supervisor or other staff person in attendance at the conclusion of each meeting.
4. The Development Commission reserves the right to have a staff person in attendance at all meetings held in any of its meeting rooms.

April 10, 1972

Date

TO: The Commissioners

FROM: John B. Kenward

Commission Reports & Documents No. 72-86

SUBJECT: NAHRO National and Regional Dues

1. National Association of Housing & Redevelopment  
Officials - year ending April 1973

\$1,200.00

APPROVED  
4/10/72

~~2. Pacific Northwest Regional Council of NAHRO  
Dues for year 1972~~

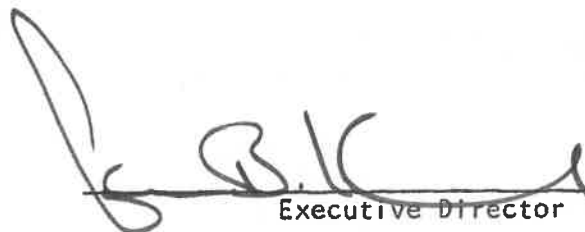
~~105.00~~

~~\$1,305.00~~

~~\$1,200.00~~

Recommendation:

Motion to approve payment of annual NAHRO National and Regional dues  
as above.

  
Executive Director

Action: Page 72-56. April 10, 1972.

Approval of payment of annual NAHRO National Association dues \$1,200  
only - motion by Mrs. Cogan, second by Mr. Riedel, unanimously passed.



April 10, 1972

Date

TO: The Commissioners

FROM: John B. Kenward

Commission Reports & Documents No. 72-85

SUBJECT: Travel Expense - John B. Kenward  
Donald S. Silvey

NAHRO Renewal Committee Executive Meeting and Renewal Workshop  
Washington, D. C., March 21/24, 1972, attended by Mr. Kenward \$714.64

NAHRO Codes/Rehab Workshop, Washington, D. C., March 19/22, 1972  
attended by Mr. Silvey 585.56

Total \$1,290.20

**Recommendation:**

Motion to approve travel expense for approved travel as itemized on the attached expense sheets totaling \$1,290.20.

  
Executive Director

Action: Page 72-55. April 10, 1972.

Travel expenses as itemized approved on motion by Mrs. Cogan, seconded by Mr. Riedel, passed unanimously.

**PORTLAND DEVELOPMENT COMMISSION**

**TRAVEL EXPENSE REPORT**

**NAME:** JOHN B. KENWARD

**TITLE** Executive Director

TRIP			DATE	TIME
FROM	Portland	DEPARTURE	3/20/72	8:20 AM
TO	Washington, D. C., round trip	RETURN	3/24/72	4:30 PM

**EXPENSE INCURRED**

DATES	3/20	3/21	3/22	3/23	3/24			TOTAL
1. Overnight: Room	47.25	47.25	47.25	47.25	10.00			151.75
Meals	See attached							61.21
2. Transport: Hired	Taxi, bus & tips							31.50
Pers. Auto Miles								
@ c Mile								
3. Tel. & Tel.								3.00
4. Parking								
5. Tolls								
6. Handling								
7. Meals NAHRO Workshop registration								70.00
8. Other (Explain) Valet								9.18
<b>TOTAL EXPENSES</b>								326.64

United Airlines, roundtrip Portland to Wash.D.C.

388.00

\$714.64

**EXPLANATION**

NAHRO Workshop 3/21-24/72
Washington Statler-Hilton

**ADJUSTMENT**

<b>TOTAL EXPENSES</b>	326.64
<b>TRAVEL ADVANCE</b>	335.00
<b>DIFFERENCE</b>	8.36

**EMPLOYEE**

Signature
Date of Report

**APPROVED**

Section Chief
Assistant Director

**Instructions**

1. See reverse side for description of Expense Items.
2. Forward Travel Expense Report to Commission Accountant after Section Chief approval.

## DESCRIPTION OF EXPENSE ITEMS

### 1. OVERNIGHT TRIP:

Actual and necessary subsistence: Itemize room and meals. Attach receipts. Maximum reimbursement to \$25.00 per day.

### 2. TRANSPORTATION:

a. Hired - Rented car (if previously authorized), local bus, taxi, and inter-city fares. If out-of-pocket payment for inter-city travel is anticipated, Excise Tax Exemption Certificates should be secured from the Commission Accountant. Attach receipts.

b. Personal Auto - Mileage reimbursement per Administrative Memo No. 17.

### 3. TELEPHONE AND TELEGRAPH:

All calls and wires to the Portland office should be placed collect. Receipts are required for all other calls and wires in excess of \$2.00 each.

### 4. PARKING AND TOLLS:

&

5. Necessary parking and bridge tolls as required for the authorized travel.

### 6. HANDLING:

Baggage handling.

### 7. MEALS - NOT OVERNIGHT TRIP:

When in attendance for the convenience of the Agency at an appointment, meeting, conference, or hearing outside of the City, NOT involving an overnight stay but requiring attendance after 6 P.M., an employee may, at the discretion of the Executive Director, receive reimbursement for actual and necessary personal expenditures in an amount not to exceed allowable overnight trip.

### 8. OTHER:

Registration fees, postage, stenographic help, etc. (These items must be explained and receipts are required for each item in excess of \$2.00.)

Attach airline ticket stubs.



CR 729  
**DEPOSIT SLIP**

DEPOSITS ACCEPTED SUBJECT TO THE RULES  
AND REGULATIONS OF THIS BANK

DATE	4-17-72	DOLLARS	CENTS
CURRENCY		8.00	
SILVER			.36
LIST CHECKS			
1			
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4			
5	41124		
6	Trav. Adv. JKK		
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URBAN REDEVELOPMENT FUND  
GENERAL

APR 17 72 3 6 3

8.36 D16

1230001051 0 65008 0

ENTER  
TOTAL  
DEPOSIT

DOLLARS

CENTS

8.36

NAME John B. Kenward

DATE March 20/24, 1972

ITEMIZED EXPENSE ATTACHMENT

EXPENSE FOR MEALS  
(Include Gratuities)

<u>DATE</u>	<u>BREAKFAST</u>	<u>LUNCH</u>	<u>DINNER</u>	<u>TOTAL</u>
<u>3/20/72</u>	<u></u>	<u></u>	<u>\$ 3.40</u>	<u>\$ 3.40</u>
<u>3/21/72</u>	<u>2.50</u>	<u>\$6.50</u>	<u>8.75</u>	<u>17.75</u>
<u>3/22/72</u>	<u>3.08</u>	<u>4.50</u>	<u>9.00</u>	<u>16.58</u>
<u>3/23/72</u>	<u>4.38</u>	<u>5.25</u>	<u>9.60</u>	<u>19.23</u>
<u>3/24/72</u>	<u></u>	<u>4.25</u>	<u></u>	<u>4.25</u>
<u></u>	<u></u>	<u></u>	<u></u>	<u>\$61.21</u>

EXPENSE FOR TRANSPORTATION

<u>DATE</u>	<u>TYPE EXPENSE</u>	<u>AMOUNT</u>
<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>

ATTACHMENT TO PDC "TRAVEL EXPENSE REPORT"

Receipt for Registration fees when validated by NAHRO

Delegate No. \_\_\_\_\_

Date \_\_\_\_\_

Hotel \_\_\_\_\_

\$ \_\_\_\_\_

Amount Paid \_\_\_\_\_

Cashier Validation \_\_\_\_\_

Room No. \_\_\_\_\_

This section to be completed by delegate (Please print firmly)

Name \_\_\_\_\_

Title \_\_\_\_\_

Agency \_\_\_\_\_

No. and Street \_\_\_\_\_

City and State \_\_\_\_\_

national association of housing and redevelopment officials  
The Watergate Building, 2600 Virginia Avenue, N.W., Washington, D.C. 20037

TRANS P BUS & TAXI & TIPS

Portland - Wash - Portland

31<sup>50</sup>

Hotel Bill

163<sup>89</sup>

(1 NIGHT STALLER HILTON  
ROOM 805 - EVANS)

10<sup>00</sup>

MEALS Mar 20 Supper 3<sup>40</sup>

Mar 21 Lunch 6<sup>50</sup>

Dinner 8<sup>75</sup>

Mar 22 Lunch 4<sup>50</sup>

Dinner 9<sup>00</sup>

Mar 23 Lunch 5<sup>25</sup>

Dinner 9<sup>60</sup>

Mar 24 Lunch 4<sup>25</sup>

61<sup>21</sup>

REGISTRATION

70<sup>00</sup>

JBK -

I will need  
your Travel Expenses  
for Wash. D.C.

mg



818 KENWARD JOHN 3-24 1-05 DOSTPET  
 1700 3 4 8TH AVE  
 PORTLAND ORG 97201  
 3-20-72 AD/GEN

*Manger Hay Adams* TEL

Sixteenth & H St., N.W.  
 WASHINGTON, D.C. 20006

D 80472

DATE	REFERENCE	CHARGES	CREDITS	BALANCE	PICK-UP
MAR 20 72	ROOM 818	C * 45.00			
MAR 20 72	TAX 818	C * 2.25		* 47.25 *	A * 47.25
MAR 21 72	RESTR 818	A * 2.50		* 49.75	B * 49.75
MAR 21 72	VALET 818	B * 9.18		* 58.93	C * 58.93
MAR 21 72	ROOM 818	C * 45.00			
MAR 21 72	TAX 818	C * 2.25		* 106.18 *	A * 106.18
MAR 22 72	RESTR 818	A * 3.08		* 109.26	C * 109.26
MAR 22 72	ROOM 818	C * 45.00			
MAR 22 72	TAX 818	C * 2.25		* 156.51 *	A * 156.51
MAR 23 72	RESTR 818	A * 4.38		* 160.89	A * 160.89
MAR 23 72	PHONE 818	A * 3.00		* 163.89	A * 163.89
MAR 23 72	PAID 818		* 163.89	* .00	

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 & Motor Inns*

*Manger - The Friendliest Name in Hotels & Motor Inns*



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in your own home

... see your grocer ... or pick up a pound at any Menger Hotel or Motor Inn.

# PORTLAND DEVELOPMENT COMMISSION

## TRAVEL EXPENSE REPORT

NAME: Don S. Silvey

TITLE Chief, Housing

TRIP			DATE	TIME
FROM	Portland, Oregon	DEPARTURE	3-19-72	8:20 am
TO	Washington, D.C.	RETURN	3-22-72	6:40 pm

### EXPENSE INCURRED

DATES	3-19	3-20	3-21	3-22				TOTAL
1. Overnight: Room				81.90				81.90
Meals	4.75	10.87	18.99	10.80				45.41
2. Transport: Hired	3.50			4.00				7.50
Pers. Auto Miles								
@ c Mile								
3. Tel. & Tel.								
4. Parking								
5. Tolls								
6. Handling	1.00			1.75				2.75
7. Meals								
8. Other (Explain)	60.00							60.00
TOTAL EXPENSES	69.25	10.87	18.99	98.45				197.56

United Airlines, roundtrip to Wash.D.C.

388.00

### EXPLANATION

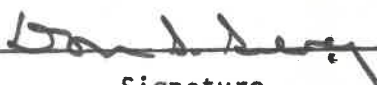
NAHRO Registration Dues

### ADJUSTMENT

\$585.56

TOTAL EXPENSES	197.56
TRAVEL ADVANCE	215.00
DIFFERENCE	17.44

### EMPLOYEE


Signature
Date of Report 4-3-72

### APPROVED

Section Chief
Assistant Director

### Instructions

1. See reverse side for description of Expense Items.
2. Forward Travel Expense Report to Commission Accountant after Section Chief approval.

## DESCRIPTION OF EXPENSE ITEMS

### 1. OVERNIGHT TRIP:

Actual and necessary subsistence: Itemize room and meals. Attach receipts. Maximum reimbursement to \$25.00 per day.

### 2. TRANSPORTATION:

a. Hired - Rented car (if previously authorized), local bus, taxi, and inter-city fares. If out-of-pocket payment for inter-city travel is anticipated, Excise Tax Exemption Certificates should be secured from the Commission Accountant. Attach receipts.

b. Personal Auto - Mileage reimbursement per Administrative Memo No. 17.

### 3. TELEPHONE AND TELEGRAPH:

All calls and wires to the Portland office should be placed collect. Receipts are required for all other calls and wires in excess of \$2.00 each.

### 4. PARKING AND TOLLS:

&

5. Necessary parking and bridge tolls as required for the authorized travel.

### 6. HANDLING:

Baggage handling.

### 7. MEALS - NOT OVERNIGHT TRIP:

When in attendance for the convenience of the Agency at an appointment, meeting, conference, or hearing outside of the City, NOT involving an overnight stay but requiring attendance after 6 P.M., an employee may, at the discretion of the Executive Director, receive reimbursement for actual and necessary personal expenditures in an amount not to exceed allowable overnight trip.

### 8. OTHER:

Registration fees, postage, stenographic help, etc. (These items must be explained and receipts are required for each item in excess of \$2.00.)

Attach airline ticket stubs.

CRD 72-95  
DEPOSIT SLIP

DEPOSITS ACCEPTED SUBJECT TO THE RULES  
AND REGULATIONS OF THIS BANK



DATE	4/18/72	DOLLARS	CENTS
CURRENCY		17	00
SILVER			44
LIST CHECKS			
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14	G 1124		
15	Tra. Adv.		
16	D. Silvey		
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40			

DUPLICATE

The First National Bank of Oregon  
Portland, Oregon

APR 18 1972

URBAN REDEVELOPMENT FUND  
GENERAL

R-5 4-70  
ENTER  
TOTAL  
DEPOSIT

DOLLARS

CENTS

17.44

58772 180 APR 18

17.44-6

1212300010510 0 65008 000

NAME Don S. Silvey

DATE 3-23-72

ITEMIZED EXPENSE ATTACHMENT

EXPENSE FOR MEALS  
(Include Gratuities)

<u>DATE</u>	<u>BREAKFAST</u>	<u>LUNCH</u>	<u>DINNER</u>	<u>TOTAL</u>
<u>3-19-72</u>	<u>.25 (tip)</u>	<u></u>	<u>4.75</u>	<u>4.75</u>
<u>3-20-72</u>	<u>2.67</u>	<u>X</u>	<u>1.00 (tip)</u>	<u>10.87</u>
<u>3-21-72</u>	<u>.25 (tip)</u>	<u>.35 (tip)</u>	<u>6.95</u>	<u>18.99</u>
<u>3-22-72</u>	<u>2.47</u>	<u>2.92</u>	<u>13.00</u>	<u>10.80</u>
<u></u>	<u>2.67</u>	<u>3.23</u>	<u>4.90</u>	<u></u>
<u></u>	<u></u>	<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>	<u></u>	<u>45.41</u>

EXPENSE FOR TRANSPORTATION

<u>DATE</u>	<u>TYPE EXPENSE</u>	<u>AMOUNT</u>
<u></u>	<u>Plane Fare</u>	<u></u>
<u>3-19</u>	<u>Air Porter</u>	<u>3.50</u>
<u>3-22</u>	<u>Taxi</u>	<u>1.00</u>
<u>3-22</u>	<u>Air Porter</u>	<u>3.00</u>
<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u>7.50</u>

ATTACHMENT TO PDC "TRAVEL EXPENSE REPORT"

ROOM	(LAST)	NAME	(FIRST)	(INITIAL)	RATE	OUT DATE
	CITY		STATE			
ROOM CLERK			R.	C.R.	N.R.	

MEMO.		DATE	EXPLANATION	CHARGES	CREDITS	BAL. DUE
	1	MAR 19-72	ROOM c o o o	☆ 26.00		
	2	MAR 19-72	TAX o o o o	☆ 1.30		☆ 27.30
	3	MAR 20-72	ROOM c o o o o	☆ 26.00		
	4	MAR 20-72	TAX c o o o o	☆ 1.30		☆ 54.60
	5	MAR 21-72	ROOM c o o o o	☆ 26.00		
	6	MAR 21-72	TAX c o o o o	☆ 1.30		☆ 81.90
	7	MAR 22-72	PAID		☆ 81.90	☆ 0.00
	8					
	9					
	10					
	11					
	12					
	13					
	14					
	15					
	16					
	17					
	18					
	19					
	20					
	21					
	22					
	23					
	24					

*Thank You For  
Your Patronage*

MONTHLY CARRYING CHARGE OF 1½% ADDED TO PAST DUE ACCOUNTS

**GUEST ACCOUNT**

**THE STATLER HILTON**  
WASHINGTON, D. C.

WE HOPE TO HAVE THE PLEASURE OF SERVING YOU AGAIN HERE, AS WELL AS IN OTHER HILTON HOTELS.

**B 61771**



Ticket for:

*M. D. Silver*

# United

*41* FRIENDSHIP *630*  
*6p*

BUS DEPARTS

12th & K STS., N. W. AT

*5<sup>00</sup>*  
*5p*

SEAT

*3-A*

*56*



# United Air Lines PERSONAL CREDIT CARD APPLICATION

Mail application to: United Air Lines, P.O. Box 1130, Chicago, Illinois 60690

DID YOU APPLY BEFORE  
☐ YES ☐ NO

PLEASE PRINT BELOW

MR. <input type="checkbox"/>	LAST NAME	FIRST	MIDDLE INITIAL	AGE	SPOUSE'S	NUMBER OF DEPENDENTS
MRS. <input type="checkbox"/>						
MISS <input type="checkbox"/>						
PRESENT HOME ADDRESS		STREET	CITY	STATE		
YEARS AT PRESENT ADDRESS		<input type="checkbox"/> OWN	<input type="checkbox"/> RENT	<input type="checkbox"/>		
PREVIOUS HOME ADDRESS (If less than 2 yrs. at present address)		STREET	CITY	STATE		
PRESENT EMPLOYER (If student, give school and full particulars)					NATURE	
EMPLOYER'S BUSINESS ADDRESS		STREET	CITY	STATE	ZIP CODE	YEAR FIRM
ANNUAL EARNINGS		SOURCE AND AMOUNT OF OTHER INCOME				
\$						
PREVIOUS EMPLOYER (If less than 1 yr. at present employer)					NATURE OF BUSINESS	
ADDRESS	STREET	CITY	STATE	ZIP CODE	YEARS WITH FIRM	YOUR POSITION
CREDIT REFERENCES—BANK NAME					KIND OF ACCOUNT—ACCT. NO.	
BANK ADDRESS					<input type="checkbox"/> SAVINGS	
					<input type="checkbox"/> CHECKING <input type="checkbox"/> LOAN	
LOCAL AND NATIONAL CREDIT ACCOUNTS AND ACCOUNT NUMBERS						
NO.				NO.		
NO.				NO.		
NO.				NO.		

**PDX**  
 SEE OTHER SIDE FOR  
 STATEMENT OF LIABILITY  
 25-01-99

PORTLAND

**PDX**  
 SEE OTHER SIDE FOR  
 STATEMENT OF LIABILITY  
 06-40-17

Printed in U.S.A.

## Important information

*If your plans change, please cancel your reservations as soon as possible. Thank you.  
 For better service, United flights are usually available for boarding 10 to 30 minutes before departure time.*

*fly the friendly skies of United*

## INC. CREDIT TERMS

The indebtedness incurred by me shall become immediately due and payable if I fail to perform any of the terms hereof or to make payments when due.

I further agree if this application for a United Personal Credit Card is approved by United: (i) to make payment for all charges incurred by use of such card in accordance with the above agreement; (ii) to inform United promptly of the loss of such card by written notice, addressed to P.O. Box 66100, Chicago, Illinois 60666. It being understood that I am responsible for all charges incurred by use of the card until such notice is received by United; (iii) that such card may be cancelled by United upon notice to me; and (iv) to surrender such card upon demand of United.

**X**

SIGNATURE

DATE

UT2081 Rev. 7-70

# Hertz

Now available... **747** and **\$99** Special Rates for vacations, holidays and weekends—Ask at any Hertz Counter for details.



Renting you a good, clean Ford is just where we begin.

70016

TICKET FOR

016353937271

fly the  
friendly skies  
of  
United

NOTICE OF BAGGAGE LIABILITY LIMITATIONS

Liability for loss, delay, or damage to baggage is limited as follows unless a higher value is declared in advance and additional charges are paid: (1) For most international travel (including domestic portions of international journeys) to approximately \$7.50 per pound (\$16.58 per kilo) for checked baggage and \$330 per passenger for unchecked baggage; (2) For travel wholly between U.S. points, to \$500 per passenger on most carriers (a few have lower limits). Excess valuation may not be declared on certain types of valuable articles. Carriers assume no liability for fragile or perishable articles. Further information may be obtained from the carrier.

LA-068

3 FLIGHT

TI 350

## ADVICE TO INTERNATIONAL PASSENGERS ON LIMITATION OF LIABILITY

Passengers on a journey involving an ultimate destination or a stop in a country other than the country of origin are advised that the provisions of a treaty known as the Warsaw Convention may be applicable to the entire journey, including any portion entirely within the country of origin or destination. For such passengers on a journey, to, from, or with an agreed stopping place in the United States of America, the Convention and special contracts of carriage embodied in applicable tariffs provide that the liability of certain carriers parties to such special contracts for death of or personal injury to passengers is limited in most cases to proven damages not to exceed U.S. \$75,000 per passenger, and that this liability up to such limit shall not depend on negligence on the part of the carrier. For such passengers traveling by a carrier not a party to such special contracts or on a journey not to, from, or having an agreed stopping place in the United States of America, liability of the carrier for death or personal injury to passengers is limited in most cases to approximately U.S. \$8,290 or U.S. \$16,580.

The names of carriers parties to such special contracts are available at all ticket offices of such carriers and may be examined on request.

Additional protection can usually be obtained by purchasing insurance from a private company. Such insurance is not affected by any limitation of the carrier's liability under the Warsaw Convention or such special contracts of carriage. For further information, please consult your airline or insurance company representative.

The limit of liability of seventy-five thousand United States Dollars above is inclusive of legal fees and costs except that in case of a claim brought in a State where provision is made for separate award of legal fees and costs, the limit shall be the sum of fifty-eight thousand United States Dollars exclusive of legal fees and costs.

See Conditions of Contract on Reverse Side of Passenger Coupon.

ISSUED BY **UNITED AIR LINES, INC.**PASSENGER TICKET AND BAGGAGE CHECK  
SUBJECT TO CONDITIONS OF  
CONTRACT ON PASSENGER'S COUPON  
**PASSENGER'S COUPON**  
DATE OF ISSUE

FOR ISSUING OFFICE ONLY

AIRLINE

FORM

SERIAL NUMBER

FROM/TO

CARRIER

FARE CALCULATION

016 353937271

ENDORSEMENTS

NAME OF PASSENGER NOT TRANSFERABLE

ORIGIN

MR. D. SILVEY

DESTINATION

ISSUED IN EXCHANGE FOR

NOT VALID BEFORE

1 2 3

TICKET DESIGNATOR/TOUR CODE

DATE AND PLACE OF ORIGINAL ISSUE

NOT VALID AFTER

1 2 3

NOT GOOD FOR PASSAGE

FARE BASIS

CARRIER

FLIGHT CLASS

DATE

TIME

STATUS

ALLOW.

PORTLAND

FUA

3/9

8:30

AOK

TO DENVER

FUA

3/9

10:00

AOK

TO (Friendship)

FUA

3/10

6:30

AOK

TO (Washington)

FUA

3/10

6:30

AOK

TO PORTLAND

BAGGAGE

CHECKED

UNCK

WT

PCS

UNCK

WT

PCS

UNCK

WT

PCS

UNCK

WT

PORTLAND

FARE 359.26

TOTAL

CPN.

TICKET NUMBER

016 353937271 2

TAX 28.74

388.00

EQUIV  
AMT PD

FARE

CONJUNCTION TICKET(S) NO. 1

FORM OF PAYMENT

CHK

IC SALE  
MAR 17 72  
PORTLAND  
UAL  
OK 30IT IS UNLAWFUL TO PURCHASE OR RESELL THIS TICKET  
FROM/TO ANY ENTITY OTHER THAN UNITED AIR LINES  
OR ITS AUTHORIZED TRAVEL AGENTS.

PRINTED IN U.S.A. REV. 6-70



## NOTICE

If the passenger's journey involves an ultimate destination or stop in a country other than the country of departure the Warsaw Convention may be applicable and the Convention governs and in most cases limits the liability of carriers for death or personal injury and in respect of loss of or damage to baggage. See also notice headed "Advice to International Passengers on Limitation of Liability."

### CONDITIONS OF CONTRACT

1. As used in this contract "ticket" means this passenger ticket and baggage check, of which these conditions and the notices form part, "carriage" is equivalent to "transportation", "carrier" means all air carriers that carry or undertake to carry the passenger or his baggage hereunder or perform any other service incidental to such air carriage, "WARSAW CONVENTION" means the Convention for the Unification of Certain Rules Relating to International Carriage by Air signed at Warsaw, 12th October 1929, or that Convention as amended at The Hague, 28th September 1955, whichever may be applicable.

2. Carriage hereunder is subject to the rules and limitations relating to liability established by the Warsaw Convention unless such carriage is not "international carriage" as defined by that Convention.

3. To the extent not in conflict with the foregoing carriage and other services performed by each carrier are subject to: (i) provisions contained in this ticket, (ii) applicable tariffs, (iii) carrier's conditions of carriage and related regulations which are made part hereof (and are available on application at the offices of carrier), except in transportation between a place in the United States or Canada and any place outside thereof to which tariffs in force in those countries apply.

4. Carrier's name may be abbreviated in the ticket, the full name and its abbreviation being set forth in carrier's tariffs, conditions of carriage, regulations or timetables; carrier's address shall be the airport of departure shown opposite the first abbreviation of carrier's name in the ticket; the agreed stopping places are those places set forth in this ticket or as shown in carrier's timetables as scheduled stopping places on the passenger's route; carriage to be performed hereunder by several successive carriers is regarded as a single operation.

5. An air carrier issuing a ticket for carriage over the lines of another air carrier does so only as its agent.

CARRIER RESERVES THE RIGHT TO REFUSE CARRIAGE TO ANY PERSON WHO HAS ACQUIRED A

6. Any exclusion or limitation of liability of carrier shall apply to and be for the benefit of agents, servants and representatives of carrier and any person whose aircraft is used by carrier for carriage and its agents, servants and representatives.

7. Checked baggage will be delivered to bearer of the baggage check. In case of damage to baggage moving in international transportation complaint must be made in writing to carrier forthwith after discovery of damage and, at the latest, within 7 days from receipt; in case of delay, complaint must be made within 21 days from date the baggage was delivered. See tariffs or conditions of carriage regarding non-international transportation.

8. This ticket is good for carriage for one year from date of issue, except as otherwise provided in this ticket, in carrier's tariffs, conditions of carriage, or related regulations. The fare for carriage hereunder is subject to change prior to commencement of carriage. Carrier may refuse transportation if the applicable fare has not been paid.

9. Carrier undertakes to use its best efforts to carry the passenger and baggage with reasonable dispatch. Times shown in timetable or elsewhere are not guaranteed and form no part of this contract. Carrier may without notice substitute alternate carriers or aircraft, and may alter or omit stopping places shown on the ticket in case of necessity. Schedules are subject to change without notice. Carrier assumes no responsibility for making connections.

10. Passenger shall comply with Government travel requirements, present exit, entry and other required documents and arrive at airport by time fixed by carrier or, if no time is fixed, early enough to complete departure procedures.

11. No agent, servant or representative of carrier has authority to alter, modify or waive any provision of this contract.

A TICKET IN VIOLATION OF APPLICABLE LAW OR CARRIER'S TARIFFS, RULES OR REGULATIONS  
SOLD SUBJECT TO TARIFF REGULATIONS

Receipt for Registration fees when validated by NAHRO

Delegate No. \_\_\_\_\_

Date \_\_\_\_\_

Hotel \_\_\_\_\_

\$ \_\_\_\_\_  
Amount Paid

Cashier Validation \_\_\_\_\_

Room No. \_\_\_\_\_

This section to be completed by delegate (Please print firmly)

Name \_\_\_\_\_

Title \_\_\_\_\_

Agency \_\_\_\_\_

No. and Street \_\_\_\_\_

City and State \_\_\_\_\_

national association of housing and redevelopment officials  
The Watergate Building, 2600 Virginia Avenue, N.W., Washington, D.C. 20037

# PORTLAND DEVELOPMENT COMMISSION

1700 S.W. FOURTH AVENUE  
PORTLAND, OREGON 97201

Nº 29783 G

DATE March 16, 19 72

PAY TO THE  
ORDER OF

John B. Kenward

\$ 335.00

DOLLARS

THE FIRST NATIONAL BANK OF OREGON  
S.W. Fifth and College Branch  
Portland, Oregon

NON-NEGOTIABLE

Portland Development Commission • 224-4800

DETACH BEFORE DEPOSITING CHECK

DATE	INVOICE OR CONTRACT NOS.	DESCRIPTION	AMOUNT
		Travel advance re NAHRO workshop 3/21-24/72, Washington, D.C. (Statler-Hilton)	\$335.00

## Account Distribution

NO	TITLE	AMOUNT
G1124	A/R - Trav. Adv.	\$335.00

*amw*



# PORTLAND DEVELOPMENT COMMISSION

1700 S.W. FOURTH AVENUE  
PORTLAND, OREGON 97201

Nº 29782 G

PAY TO THE  
ORDER OF

Donald S. Silvey

DATE March 16, 19 72

\$ 215.00

DOLLARS

THE FIRST NATIONAL BANK OF OREGON  
S.W. Fifth and College Branch  
Portland, Oregon

NON-NEGOTIABLE

Portland Development Commission • 224-4800

DETACH BEFORE DEPOSITING CHECK

DATE	INVOICE OR CONTRACT NOS.	DESCRIPTION	AMOUNT
		Travel adv. re NAHRO workshop, 3/19-22/72, Washington, D.C. (Statler-Hilton)	\$215.00

## Account Distribution

NO	TITLE	AMOUNT
G1124	A/R - Trav. Adv.	\$215.00

*mwq*

**PORTLAND DEVELOPMENT COMMISSION**1700 S.W. FOURTH AVENUE  
PORTLAND, OREGON 97201**Nº 29781 G**PAY TO THE  
ORDER OF**United Airlines**DATE March 16, 19 72**\$776.00****DOLLARS****THE FIRST NATIONAL BANK OF OREGON**  
S.W. Fifth and College Branch  
Portland, Oregon**NON - NEGOTIABLE**

Portland Development Commission • 224-4800

DETACH BEFORE DEPOSITING CHECK

DATE	INVOICE OR CONTRACT NOS.	DESCRIPTION	AMOUNT
		Two (2) 1st class round-trip fares to NAHRO workshops, 3/19-24/72, Washington, D.C.	\$776.00
		Kenward 1v 3/20 - 282/632 f.t. - return 3/24 - 217/145 Silvey 3/19 - " 3/22 - 41	

**Account Distribution**

NO	TITLE	AMOUNT
G1124	A/R - Trav Adv (Kenward & Silvey)	\$776.00

*mu well*

3/15/72

TO: Accounting Dept.  
copies to JBK And DSS

FROM: Mary Gorman

RE: Travel

Mr. Kenward will be attending the NAHRO Renewal Committee Executive Meeting, and Renewal Workshop, being held in Washington, D.C. March 21-24, at the Statler Hilton, 16th & K Streets (393-1000). He will be leaving 3/20 at 8:20 a.m., United Flight #282/632, arriving Dulles at 5:05 p.m. He has a return reservation on United leaving Dulles on 3/24 at 4:30 p.m., arriving Portland 8:45 p.m., Flight #217/145 United. First Class. \$388 round trip. (JBK's hotel reservation confirmed for nights of March 20,21,22, and 23)

Don Silvey will be attending the NAHRO Codes/Rehab Workshop, held at the same place, on March 19 thru 22nd. He will be leaving 3/19 on United Flight #282/632 at 8:20 a.m., arriving Dulles 5:05 p.m. He has a return reservation on United leaving Baltimore Airport (Friendship) at 6:30 p.m., Flight #41, arriving Portland 10:02 p.m. on the 22nd. First Class. \$388 round trip. (Don's hotel reservations are confirmed for nights of 3/19-20-21)

\*\*\*\*\*Please make a check to United Airlines for 2 round trip first class fares in the amount of \$776. The tickets will be ready for pick-up at the downtown ticket office on 3/16/72.

++++++Please make a travel advance check to Mr. Kenward in the amount of \$335.

++++++Please make a travel advance check to Don Silvey in the amount of \$215.

Note: JBK just changed his hotel reservation to the Hay Adams HOTEL.

3/15/72

TO: Accounting Dept.  
copies to JBK And DSS

FROM: Mary Gorman

RE: Travel

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\*\*\*\*\*Please make a check to United Airlines for 2 round trip first class fares in the amount of \$776. The tickets will be ready for pick-up at the downtown ticket office on 3/16/72.

++++++Please make a travel advance check to Mr. Kenward in the amount of \$335.

++++++Please make a travel advance check to Don Silvey in the amount of \$215.

Note: JBK just changed his hotel reservation to the Hay Adams HOTEL.

NOTE:

~~JBK did not get to deposit his travel advance, so we cancelled the check, and he will turn in his expenses for reimbursement when he returns.~~

mg

at JRO's request, check  
was cashed and  
refund made

Date April 10, 1972

TO: The Commissioners

FROM: John B. Kenward

Commission Reports & Documents No. 72-84

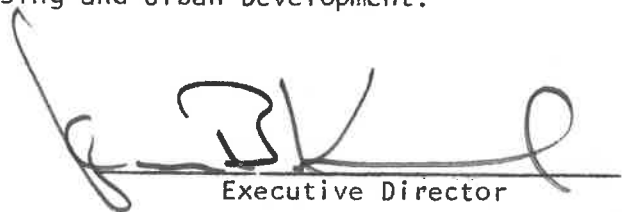
SUBJECT: Purchase of Certain Fixtures  
Parcel No. A-4-1 - 3321 N. Vancouver Avenue  
Josephine Kinkade, Seller  
Emanuel Hospital Urban Renewal Project, ORE, R-20

The Commission, on May 28, 1971, approved a Real Estate Option for the purchase of Parcel No. A-4-1, which Option did not include the purchase of certain trade fixtures. The Seller requested that said trade fixtures located on the premises be appraised and acquired.

In the opinion of Legal Counsel, under the laws of the State of Oregon said fixtures would have to be acquired by the Commission in the event of a condemnation action. Upon the execution of a Bill of Sale, the Seller shall be entitled to the fair market value of said fixtures in the amount of \$4012.90, as concurred in by the Department of Housing and Urban Development.

RECOMMENDATION:

It is recommended that upon receipt of a properly executed Bill of Sale by Seller of Parcel No. A-4-1, the sum of \$4012.90 be paid for certain fixtures as concurred in by the Department of Housing and Urban Development.

  
Executive Director

ACTION: Page 72-55. April 10, 1972. Approved.

Date April 10, 1972

TO: The Commissioners

FROM: John B. Kenward

Commission Reports & Documents No. 72-83

SUBJECT: Approval and Acceptance of Real Estate Options  
Emanuel Hospital Urban Renewal Project, ORE. R-20

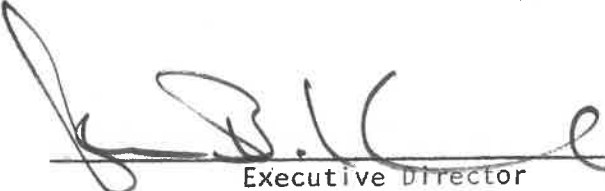
In accordance with Resolution No. 1365, adopted May 10, 1971, authorizing and directing Chief, Real Estate, to commence acquisition of certain property in the Emanuel Hospital Urban Renewal Project, negotiations commenced with property owners and the following options have been received:

Parcel No. A-2-3	Option dated April 5, 1972
Parcel No. E-2-2	Option dated April 4, 1972
Parcel No. R-8-3	Option dated March 30, 1972

The above listed options have been fully reviewed by the Executive Director and Legal Counsel; have been found to be in an amount which does not exceed the established maximum acquisition price as concurred in by the Department of Housing and Urban Development; and said properties have been inspected and found to be substantially in the same condition as when appraised.

RECOMMENDATION:

It is recommended that the Commission approve and accept the above listed options which are in an amount not exceeding the concurred-in price and authorize the staff to proceed in accordance with the established acquisition procedures.

  
Executive Director

ACTION: Page 72-54. April 10, 1972. Approved.

Date April 10, 1972

MEMORANDUM

TO: John B. Kenward, Executive Director

FROM: Harold D. Hand, Real Estate Supervisor

SUBJECT: Transmittal of Real Estate Option with Recommendation  
Parcel No. A-2-3  
Emanuel Hospital Urban Renewal Project, ORE. R-20

Transmitted herewith is Option to purchase subject property for the sum of \$ 5,000.00, which amount does not exceed:

☒ The HUD concurred-in value

☐ The proclaimed fair market value


Special terms of Option, if any:

The following related documents are attached:

1. Title Report No. 500851 from Title Insurance Company
2. Letter of Transmittal and Escrow Instructions to Pioneer National Title Insurance Company
3. Letter to owner notifying him of acceptance of Option.

After careful consideration of the subject Option, it is my opinion that the best interest of the Portland Development Commission will be served by its acceptance; therefore, the following is recommended:

1. That the property be purchased under the terms of the Option and the attached letter of acceptance of Option be sent by certified mail to the owner.
2. That the Auditor be instructed to prepare a warrant made payable to Pioneer National Title Insurance Company in the amount of \$ 5,000.00.

  
Real Estate Supervisor

PDC-RE-3  
5/1/71

Date April 10, 1972

MEMORANDUM

TO: John B. Kenward, Executive Director

FROM: Harold D. Hand, Real Estate Supervisor

SUBJECT: Transmittal of Real Estate Option with Recommendation  
Parcel No. E-2-2  
Emanuel Hospital Urban Renewal Project, ORE. R-20

Transmitted herewith is Option to purchase subject property for the sum of  
\$ 11,000.00, which amount does not exceed:

☒ The HUD concurred-in value

☐ The proclaimed fair market value

Special terms of Option, if any:


Grantor shall deposit the sum of \$200 to subject escrow until the  
Commission authorizes in writing the release of said deposit.

The following related documents are attached:

1. Title Report No. 392098 from Pioneer National Title Insurance Co.
2. Letter of Transmittal and Escrow Instructions to Pioneer National Title Insurance Company
3. Letter to owner notifying him of acceptance of Option.

After careful consideration of the subject Option, it is my opinion that the best  
interest of the Portland Development Commission will be served by its acceptance;  
therefore, the following is recommended:

1. That the property be purchased under the terms of the  
Option and the attached letter of acceptance of Option be  
sent by certified mail to the owner.
2. That the Auditor be instructed to prepare a warrant made payable to  
Pioneer National Title Insurance Company in the amount of \$11,000.00.

  
Real Estate Supervisor

PDC-RE-3  
5/1/71



Date April 10, 1972

MEMORANDUM

TO: John B. Kenward, Executive Director

FROM: Harold D. Hand, Real Estate Supervisor

SUBJECT: Transmittal of Real Estate Option with Recommendation  
Parcel No. R-8-3  
Emanuel Hospital Urban Renewal Project, ORE. R-20

Transmitted herewith is Option to purchase subject property for the sum of \$ 6,500.00, which amount does not exceed:

☒ The HUD concurred-in value

☐ The proclaimed fair market value

Special terms of Option, if any:


Grantor shall deposit the sum of \$200 to subject escrow until the Commission authorizes in writing the release of said deposit.

The following related documents are attached:

1. Title Report No. 41-25367 from Transamerica Title Insurance Co.
2. Letter of Transmittal and Escrow Instructions to Pioneer National Title Insurance Company
3. Letter to owner notifying him of acceptance of Option.

After careful consideration of the subject Option, it is my opinion that the best interest of the Portland Development Commission will be served by its acceptance; therefore, the following is recommended:

1. That the property be purchased under the terms of the Option and the attached letter of acceptance of Option be sent by certified mail to the owner.
2. That the Auditor be instructed to prepare a warrant made payable to Pioneer National Title Insurance Company in the amount of \$ 6,500.00.

  
Real Estate Supervisor

PDC-RE-3  
5/1/71

April 10, 1972

Date

TO: The Commissioners

FROM: John B. Kenward

Commission Reports & Documents No. 72-82

SUBJECT: Emanuel Hospital Progress Report

Recommendation: For information and file.

  
Executive Director

Action: Page 72-54. April 10, 1972. Ordered filed.

## MEMORANDUM

72-82

7 April, 1972

Date

TO: J.B. Kenward  
 FROM: Chas. E. Taft  
 SUBJECT: Emmanuel Progress Report

## ACQUISITION

	Date	Parcels	Acquired	Escrow	Options	Condem-nations	Nego-tiations
Begin Project		135					
Last Report	3/31		87	5	1	11	31
This Report	4/7		89	3	3	11	29

 RELOCATION  
 Households/Businesses

	Date	Units		Vacated		In Process		Continuous Contract		Relo Not Started		Move Outs	
		H*	B*	H	B	H	B	H	B	H	B	H	B
Begin Project		162	34										
Last Report	3/31			112	13	9	10	29	10	5	1	7	0
This Report	4/7			118	16	6	10	28	8	3	0	7	0

## DEMOLITION

	Date	Structures	Cleared	Under Contract	Advertised	Vacant/Not Advertised	Remaining Occupied
Begin Project		145					
Last Report	3/31		62	2	0	8	73
This Report	4/7		64	0	15	1	65
		One structure held for PDC maintenance office staff					

\* H - Households  
 B - Businesses

CET/SHB:bf  
 3/20/72

April 10, 1972  
Date

TO: The Commissioners

FROM: John B. Kenward

Commission Reports & Documents No. 72-81

SUBJECT: Security Services, Woodlawn Neighborhood Development Project

It has been necessary to utilize security and custodial services for structures in the Woodlawn area (Pilot Housing Project and Park) during the period between acquisition and demolition.

Portland Security Patrol having provided satisfactory services in other instances were requested to furnish such needed service beginning February 18th. Further inquiry confirmed the services offered by this firm to be the most advantageous (see letter bids attached).

Recommendation:

Motion to authorize payment for security services by Portland Security Patrol in the Woodlawn Project area for the period February 18th through March 29th, totaling \$2,184.50.



Executive Director

ACTION: Page 72-54. April 10, 1972. Approved.

DAYS CALL  
663-5028

NIGHTS CALL  
224-3565  
CAR 41

**PORTLAND**



**SECURITY PATROL  
INDUSTRIAL GUARDS**

253-4841

LICENSED AND APPROVED BY CITY AND COUNTY LAW ENFORCEMENT DEPARTMENTS  
P.O. BOX 20084 - PORTLAND, OREGON 97220

March 1, 1972

Mr. Wiley  
Portland Development Commission  
235 North Monroe Street  
Portland, Oregon

Dear Mr. Wiley:

This letter is to introduce to you, the security services offered at Portland Security Patrol and Industrial Guards.

All security police officers hired by this agency are uniformed, armed, and police commissioned. When hired all officers must pass a rigid investigation and must be neat appearing, and be physically capable of handling any arrest or situation that might arise while on duty. Portland Security has been in business for over fifteen years as a mobil police patrol, security guards and alarm service.

In placing an officer on a ten hour shift using his automobile we charge \$4.25 per hour. A break down of this would be; \$3.75 per hour for the officer and .50¢ per hour for his automobile expenses.

We hope this answers a few of the questions that you may be concerned with. Since this letter is just an outline of our services please feel free to contact our office day or night for further information.

Thank you for your consideration.

Sincerely yours,

*Bill G. Admire*  
Bill G. Admire  
Director

*Security is our Business*

Commercial  
Residential  
Patrol

Radio Equipped  
Uniformed  
Armed



## JONES SECURITY POLICE

Commissioned Police Officer by City of Portland  
LICENSED INSURED

P. O. BOX 16156

PORTLAND, OREGON 97216

PHONE 227-4140

Portland, Oregon  
February 26th 1972

Portland Development Commission  
Emanuel Project Office  
235 N Monroe St.  
Portland, Oregon

Mr. Wiley:


As per request the following is an outline of our services to be preformed on location at the residence's owned by P.D.C.

We will place a security guard patrol on all locations, keeping unauthorized person's from entering buildings. We will check all buildings a minimum of once every 45 minutes, recording any saftey or fire hazards on our daily report.

For this service we will charge an hourly fee of \$5.05 plus 55¢ per hour for auto expenses, making a total of \$5.60 per hour.

Please contact us for further information.

Yours truly,

  
Robert Jones  
Jones Security

REJ:kn

SECURITY IS OUR BUSINESS

# Portland Protective Patrol

*Night Watch Service*

340 S. W. 144th

— Phone: 227-7111 —

Beaverton, Ore. 97005

MR. E. R. WILEY  
PORTLAND DEVELOPMENT COMMISSION  
CITY OF PORTLAND  
PORTLAND, OREGON

Dear sir;

Per request we are submitting a bid for one security officer to patrol an approximate four square block area within the woodlawn district of portland, Oregon; five dollars and fives cents (\$5.05) per man hour including automobile expense.

Our firm has been established in this area for over twenty years supplying uniformed officers which are trained and qualified.

Please feel free to call me personally at any time, if you have any questions.

sincerely,

CHARLES GANNETT  
PRESIDENT

*Charles Gannett*

April 10, 1972  
Date

TO: The Commissioners

FROM: John B. Kenward

Commission Reports & Documents No. 72-80

SUBJECT: Electrical and Plumbing Survey Inspection

A Commission responsibility under the federally assisted urban renewal program is to carry on a comprehensive inspection program for structures in the NDP area to determine whether they meet HUD's property rehabilitation standards. This program includes plumbing and electrical survey inspections which, in the past, have been made by employees of the Portland Bureau of Buildings.

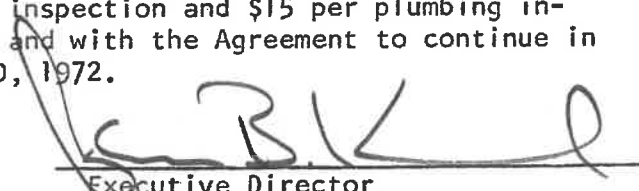
The Bureau's plumbing and electrical departments are unable to continue to supply this service in a timely and adequate manner with their present staffs because of an expanding workload. In order to serve the needs of the Commission in addition to its own, the Bureau would like to incur an annual expense of \$35,718.00 by paying for the full-time yearly services of two additional inspectors. Because of the Bureau's limited budget, this entire cost would have to be borne by the Commission, even though the Commission would neither need nor receive the full benefit of these services.

It has been determined that the Commission can save money and eliminate serious delays in processing applications by contracting to have the inspections done by a private firm on a fixed-fee basis, rather than by underwriting the Bureau's annual expense in hiring additional personnel. By contracting for the services of a private engineering firm, the Commission can be assured that these services will be performed promptly as needed, and only to the extent required by the rehabilitation program.

For the reasons given above, it is essential to the success of the comprehensive inspection program that the Commission contract with a private contractor for its plumbing and electrical inspection work. MacKenzie Engineering Incorporated, a Portland-based company, has submitted a reasonable proposal to accomplish this work, and has assured the Commission that the men assigned to make the inspections will be experienced and well qualified.

Recommendation:

It is recommended that approval be given to enter into an Agreement with MacKenzie Engineering Incorporated for plumbing and electrical survey inspections at a cost of \$15 per electrical inspection and \$15 per plumbing inspection for a total of \$30 per unit, and with the Agreement to continue in force from time of signing to June 30, 1972.

  
Executive Director

ACTION: Page 72-52. April 10, 1972. Report & Resolution No. 1571 approved.



April 10, 1972

Date

TO: The Commissioners

FROM: John B. Kenward

Commission Reports & Documents No. 72-79

SUBJECT: Engineering Structure Studies - Woodlawn Park Site

In accordance with HUD regulations structural analyses as the basis for 307 Findings must be made to determine feasibility of demolition of blighted structures encountered during systematic housing inspections in NDP areas. The attached billing from Albert R. Kenney, Jr., Consulting Engineer, is for such structural inspections of two properties in the Woodlawn Park area. Cost of the two inspections is \$70.

Recommendation:

Motion to approve payment of structural inspections as billed.

  
Executive Director

Action: Page 72-52. April 10, 1972. Approved.

Date April 10, 1972

TO: The Commissioners

FROM: John B. Kenward

Commission Reports & Documents No. 72-78

SUBJECT: Agreement with Property Owner for Removal and Demolition of Substandard Structure on Parcel No. W-FA1-3 in the Woodlawn Neighborhood Development Project, ORE. A-5-1

There exists in the Woodlawn Neighborhood Development Project Area a substandard structure located on Lot 3, Block 1, FARRELLS ADDITION, addressed as 1104 N. E. Stafford Street, and owned by C. A. and Miriam R. Morrison, which constitutes a hazard and blight on the neighborhood and is of no economical value or use. It has been determined that the property cannot be feasibly rehabilitated in accordance with the Urban Renewal Plan for said Project.

The property owner has executed a Real Estate Option and requested that the Commission remove and demolish the substandard structure at no cost to the owner.

RECOMMENDATION:

It is recommended that, since it has been determined by the Commission that the structure located on Lot 3, Block 1, FARRELLS ADDITION, in the Woodlawn Neighborhood Development Project cannot be feasibly rehabilitated in accordance with the Urban Renewal Plan for said Project and the property owner has executed a Real Estate Option as to the improvements only on said property and requested the Commission remove and demolish said structure, Resolution authorizing the Executive Director to enter into an agreement, in form approved by Legal Counsel, with the property owner for removal and demolition of substandard structure as described above at no cost to the owner be adopted.

  
Executive Director

ACTION: Page 72-52. April 10, 1972. Report & Resolution No. 1570 approved.

Date April 10, 1972

TO: The Commissioners

FROM: John B. Kenward

Commission Reports & Documents No. 72-77

SUBJECT: Approval and Acceptance of Real Estate Option  
Woodlawn Neighborhood Development Project, ORE. A-5-1

In accordance with Resolution adopted this date authorizing and directing Chief of Real Estate to commence acquisition of certain properties where existing conditions do not permit practical or feasible rehabilitation of the structures, the following option has been obtained, which option has been fully reviewed by the Executive Director and Legal Counsel; has been found to be in an amount which does not exceed the fair market value as proclaimed in accordance with the Department of Housing and Urban Development proclaimer procedures; and, after having inspected said property, found it to be substantially in the same condition as when appraised:

Parcel No. W-L1-16

Option dated April 6, 1972

RECOMMENDATION:

It is recommended that the Commission approve and accept the above listed option which is in an amount not exceeding the fair market value as proclaimed in accordance with the Department of Housing and Urban Development proclaimer procedures; and authorize the staff to proceed in accordance with the established acquisition procedures.

  
Executive Director

ACTION: Page 72-52. April 10, 1972. Approved.

Date April 10, 1972

MEMORANDUM

TO: John B. Kenward, Executive Director  
FROM: Harold D. Hand, Real Estate Supervisor  
SUBJECT: Transmittal of Real Estate Option with Recommendation  
Parcel No. W-L1-16  
Woodlawn Neighborhood Development Project, ORE, A-5-1

Transmitted herewith is Option to purchase subject property for the sum of \$ 8,200.00, which amount does not exceed:

☐ The HUD concurred-in value

☒ The proclaimed fair market value

Special terms of Option, if any:

Grantor shall deposit the sum of \$200 to subject escrow until the Commission authorizes in writing the release of said deposit.

The following related documents are attached:

1. Title Report No. 392452 from Pioneer National Title Insurance Co.
2. Letter of Transmittal and Escrow Instructions to Pioneer National Title Insurance Company
3. Letter to owner notifying him of acceptance of Option.

After careful consideration of the subject Option, it is my opinion that the best interest of the Portland Development Commission will be served by its acceptance; therefore, the following is recommended:

1. That the property be purchased under the terms of the Option and the attached letter of acceptance of Option be sent by certified mail to the owner.
2. That the Auditor be instructed to prepare a warrant made payable to Pioneer National Title Insurance Company in the amount of \$8,200.00.

  
\_\_\_\_\_  
Real Estate Supervisor

Date April 10, 1972

TO: The Commissioners

FROM: John B. Kenward

Commission Reports & Documents No. 72-76

SUBJECT: Acquisition of Certain Demo Properties in the Woodlawn Neighborhood Development Project, ORE. A-5-1, and the Irvington Neighborhood Development Project, ORE. A-5-2

Pursuant to an approved Urban Renewal Plan, as amended from time to time, for the Woodlawn and Irvington Neighborhood Development Projects, the Portland Development Commission, as the duly designated Urban Renewal Agency of the City of Portland, is undertaking a neighborhood development program in said Project Areas. Said Urban Renewal Plans provide for the acquisition of properties where existing conditions do not permit practical or feasible rehabilitation of the structures and the Commission determines that acquisition of such properties and demolition of the improvements thereon is necessary to remove substandard conditions.

The following properties in the Woodlawn Neighborhood Development Project have been inspected by the Bureau of Buildings of the City of Portland, Albert R. Kenney, Jr., registered professional engineer, and staff Rehabilitation Advisors and have been found to be in such a condition that the property cannot be feasibly rehabilitated in accordance with the Urban Renewal Plan. A report of such inspections has been filed in the Commission records for each of the parcels:

<u>Parcel No.</u>	(Sq.Ft.) <u>Area</u>	<u>Legal Description</u>	<u>Address</u>
W-L1-16	6,250	Lot 16, Block 1, LOWELL ADDITION	1635 N.E. Bryant St.
W-FAL-3	-0-	As to the improvements only located 1104 N.E. Stafford St. on Lots 3 and 5, Block 1, FARRELLS ADDITION	

The following property in the Irvington Neighborhood Development Project has been inspected by the Bureau of Buildings of the City of Portland, Albert R. Kenney, Jr., registered professional engineer, and a staff Rehabilitation Advisor, and has been found to be in such a condition that the property cannot be feasibly rehabilitated in accordance with the Urban Renewal Plan. A report of such inspections has been filed in the Commission records for said parcel:

<u>Parcel No.</u>	(Sq.Ft.) <u>Area</u>	<u>Legal Description</u>	<u>Address</u>
I-90-8	5,000	Lot 8, Block 90, IRVINGTON	2323 N.E. 12th Avenue

The Commission has obtained the necessary appraisals and has proclaimed the fair market value in accordance with the proclaimer procedures of the Department of Housing and Urban Development.

**RECOMMENDATION:**

It is recommended that, since inspections have been completed and it has been determined that the above described properties cannot be feasibly rehabilitated, the Chief of Real Estate be directed to commence acquisition of said properties by obtaining a real estate option to purchase said parcels of property at a price not to exceed the established maximum acquisition price as proclaimed in accordance with procedures by the Department of Housing and Urban Development.

  
Executive Director

**ACTION:** Page 72-52. April 10, 1972. Report and Resolution No. 1569 approved.

Date April 10, 1972

TO: The Commissioners

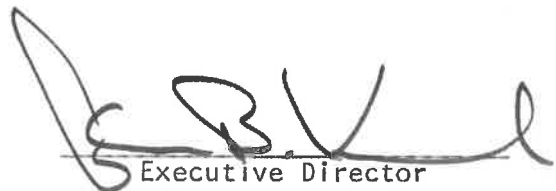
FROM: John B. Kenward

Commission Reports & Documents No. 72-75

SUBJECT: Neighborhood Development Program

For information and file.

Recommendation: For information and file.

  
Executive Director

ACTION: Page 72-51. April 10, 1972. Approved for filing.

NDP  
WEEKLY PROGRESS REPORT  
Woodlawn/Irvington/KVS  
March 31, 1972

		3/17	3/24	3/31	4/7	4/14	4/21	4/28
INSPECTIONS COMPLETED	A	575	593	613				
LOAN & GRANT ELIGIBILITY CONFIRMED	G	240	249	259	268	277	286	296
	A	295	298	298				
312 LOANS & 115 GRANTS PACKETS SUBMITTED FOR FUNDING	G	213	222	231	240	249	259	268
	A	210	217	225				
JOBS UNDERWAY	G	199	208	217	225	234	242	250
312 LOANS & 115 GRANTS	A	182	194	201				
JOBS COMPLETED	G	164	173	181	190	199	208	217
312 LOANS & 115 GRANTS	A	101	110	115*16				

RECAP OF STRUCTURES  
CERTIFIED TO STANDARDS

115/312 Program

All Other Finance

Code Enforcement Com-  
plete

Total

Cum. Total AY-1 & AY-2

AY2	AY1
115	246
120	88
6	4
241	338

\*Indicates jobs waiting final certificates.

72-75



WOODLAWN/IRVINGTON/KVS  
WEEKLY PROGRESS REPORT

WEEK ENDING 3-31-72

FINANCIAL DETERMINATION

	Detail	Total	312 Loans	115 Grants	312/115 Comb/d	Undetermined
Field Surveys	13					
Office Processing						
1 to 14 days	17					
14 to 21 days	1					
Over 21 days	11					
Qualified & Unassigned to Rehabilitation	20	62	17	2	1	42
<u>DISQUALIFIED OR UNWILLING APPLICANTS</u>						
Unresolved Cumulative Code Enforcement - Bureau of Buildings	140					
Submitted for Acq/Demo	8					
Certified to Standards (Code Enforcement)-B of B *	6	154	-0-	-0-	-0-	154
<u>JOB PREPARATION</u>						
Unassigned	6					
Plans & Specs Write-up	49					
Bids Received-Owner Negotiation						
1 to 14 days	-0-					
14 to 21 days	-0-					
Over 21 days	-0-					
Bids Accepted - Final Processing by Finance	6					
In-Transit for Funding	16	77	51	16	10	-0-
<u>JOB UNDERWAY (ON SCHEDULE)</u>	69					
Complete: Certificates Not Issued	17					
Complete: Except Ext.Paint	-0-	86	50	28	8	-0-
<u>JOB COMPLETED</u>						
115/312 Program	*	115	56	54	5	-0-
<u>TOTAL COMPLIANCE LETTERS</u>		494	174	100	24	196

STRUCTURES CERTIFIED TO  
STANDARDS - Exclusive of  
115/312 Assistance - FHA/HAP \*

RECAP OF STRUCTURES  
CERTIFIED TO STANDARDS

	AY-2	AY-1
115/312 Program	115	246
All Other Fin. Sources	120	88
Code Enforcement Com- pletions	6	4
TOTAL*	241	338

CUMULATIVE TOTAL STRUCTURES CERTIFIED TO STDS. AY-1 & AY-2

ACCUMULATED

PROGRESS REPORT

Project Oregon A-5

Week Ending March 31, 1972

By J. Ramon Keefer

Action Year 1

Jobs Started

<u>MINORITY CONTRACTORS</u>	<u>JOBS</u>	<u>AMOUNT</u>
Inside Model Cities	62	\$ 278,191
Outside Model Cities	<u>19</u>	<u>80,010</u>
<u>Totals</u>	81	358,201
 <u>WHITE CONTRACTORS</u>		
Inside Model Cities	53	278,855
Outside Model Cities	<u>112</u>	<u>534,598</u>
<u>Totals</u>	165	813,453
 <u>TOTALS ACTION YEAR 1</u>	246	1,171,654

---

Action Year 2

<u>MINORITY CONTRACTORS</u>		
Inside Model Cities	23	94,280
Outside Model Cities	<u>5</u>	<u>17,500</u>
<u>Totals</u>	28	111,780
 <u>WHITE CONTRACTORS</u>		
Inside Model Cities	57	244,150
Outside Model Cities	<u>115</u>	<u>519,559</u>
<u>Totals</u>	172	763,709
 <u>TOTALS ACTION YEAR 2</u>	200	875,489
 <u>ACCUMULATED TOTALS</u>	446	2,047,143

FINANCE CORRELATIVE

PROGRESS REPORT

(page 2)

Project Oregon A-5

Week Ending March 31, 1972

WORK UNDERWAY AND/OR COMPLETED

Action Year 1

PROPERTIES REHABILITATED

Woodlawn	92	404,006
Irvington	<u>154</u>	<u>767,648</u>
<u>Totals</u>	246	1,171,654

FINANCING ISSUED

	<u>#</u>	<u>Loans</u>	<u>#</u>	<u>Grants</u>		
Woodlawn	35	179,300	67	224,706		
Irvington	87	481,400	84	286,248		
	<u>122</u>	<u>660,700</u>	<u>151</u>	<u>510,954</u>	273	1,171,654
COMBOS		(Cost included above)			<u>-27</u>	included
To Balance		(Properties)			246	-0-

Action Year 2

Woodlawn	27	103,050	77	254,199		
Irvington	72	390,450	37	127,790		
K/V/S/						
<u>Totals</u>	99	493,500	114	381,989	213	875,489
COMBOS		(Costs included above)			<u>-13</u>	included
		(Properties)			<u>200</u>	
<u>IN TRANSIT</u>						
13 Loan		76,100				
7 Grant		23,851			20	99,951
COMBOS		(Costs included above)			<u>-4</u>	
		(Properties)			<u>16</u>	
CUMULATIVE	234	Loans		1,230,300		
	272	Grants		916,794		
	<u>-44</u>	Combos		<u>-0-</u>		
	462	Properties				2,147,094

Date March 31, 1972

TO: The Commissioners

FROM: John B. Kenward

SUBJECT: Progress Report - Model Cities Housing Repair Program  
48th Week Ending March 31, 1972

Applications

Total applications received for HRP assistance		371
Applications disqualified for financial, ownership & area reasons	-	88
Applications disqualified for structural reasons	-	73
Appeals approved by Model Cities Citizens Review Committee	+	60
Total applications eligible for processing	=	270
Total jobs committed or underway	-	197
Applications remaining to be processed	=	73

Funds

HRP Grant Funds Committed	\$188,173.40
Estimated HRP Grant Funds Remaining for Action Year 2	4,964.60

COMMUNITY SERVICES  
Bi-Weekly Report  
March 16-31, 1972

General

Representatives from all eight neighborhood associations in the Model Neighborhood and the Buckman Community Association participated in the March 27th Commission meeting where plans and activities in each project area were reviewed.

NDO 1 (5630 N. E. Union Avenue)

Woodlawn

Seven home inspections were completed during this period on which the City Building Inspector was accompanied by a staff member. Three inspections were set for future dates.

717 Woodlawn residents were personally contacted to explain the Neighborhood Development Program and to encourage participation in Woodlawn Association meetings and activities. Included in this number are consultations with ten residents on N.E. Oneonta by the office supervisor and the neighborhood planning consultant to explain the possible closing of N.E. Dekum in the proposed development of a Salvation Army Community Center.

All members of the Woodlawn Association Executive Board were contacted by written notice and follow-up telephone calls as reminders of the special March 22nd board meeting held at NDO 1, where Third Action Year priorities were discussed. Fourteen residents and four PDC staff were present.

Written notices and follow-up telephone calls were also made to board members for the March 28th board meeting held at 6:30 p.m. at NDO 1 immediately prior to the special general membership meeting. A rearrangement of Third Action Year priorities to place extension of the Pilot Housing Project ahead of the development of the Salvation Army Community Center was discussed and approved to be recommended to the general membership.

Flyers were distributed door-to-door and to neighborhood businesses and churches to publicize the March 28th special general membership meeting at NDO 1 where the board's recommendation to rearrange association priorities was approved. Also, City Commissioner Neil Goldschmidt was present to discuss his views on consolidation of some city agencies. There were forty-nine residents and twelve Commission staff present.

At the request of the Engineering Section at central office, NDO 1 staff has begun retying and retaping trees planted in phases I and II of the Neighborhood Street Tree Program that have come unfastened from the stakes since planted. A survey of the condition of all trees planted in the neighborhood is underway.

Community Services Bi-Weekly Report  
March 16-31, 1972  
Page two

Woodlawn (cont'd)

There were several home rehabilitation informational requests from other neighborhoods during this period: five persons in the King/Vernon/Sabin area were referred to NDO 2, and six requests for rehabilitation information were referred to NDO 4. A Woodlawn resident with a question about the recent rehabilitation work completed on his home was referred to the Rehabilitation Supervisor at NDO 1, and a resident of the Model Neighborhood was referred to the Housing Authority of Portland for assistance in locating subsidized housing.

Thirty-two Woodlawn residents were contacted in the neighborhood street improvement program to impart information about additional financial assistance available to families on limited incomes.

Community workers assisted NDO's 3 and 4 with flyer delivery during this period.

NDO 2 (3605 N. E. 15th Avenue)

General

An NDP Open House for this office is being planned with the cooperation of the King, Vernon, Sabin and Irvington Associations. Preparation committees have been named with representatives from each neighborhood on each of the four committees. The Open House is scheduled for April 21, 1972.

Several persons were referred to various agencies and departments during this period. Eight persons were referred to Operation Step-Up for assistance in employment upgrading; three persons were referred to Community Care to supplement their larders; one person was referred to the LIFE Center for emergency clothing assistance; and two persons were referred to the Home Repair Program personnel in the Rehabilitation Section.

Flyers were reproduced for all neighborhood offices during this period. Community workers assisted NDO 1 with flyer distribution.

Irvington

Nine home inspections were completed in Irvington during this period. Three appointments were scheduled for future dates. The Building Inspector was accompanied on all inspections.

Twenty-three residents called the office requesting trees in the Street Tree Program. They will be included in phase II.

The Irving Park Committee met once during this period at NDO 2. Principal committee action entailed approval of a Big Toy for Irving Park. Ten residents and two staff were present.

Community Services Bi-Weekly Report  
March 16-31, 1972  
page three

King/Vernon/Sabin

Members of the KVS Coordinating Committee were contacted by mail and telephone relative to the March 22nd committee meeting at NDO 2. Third Action Year priorities were finalized and approved. Fourteen residents and three staff were in attendance.

Forty-four home inspections were completed during this bi-weekly period on which staff accompanied the City Building Inspector. Thirty-one additional inspections were scheduled for future dates.

Flyers were distributed door-to-door publicizing the King Association general membership meeting of March 23 at Highland Center. Concern about the area between Union and Grand, greenways, the neighborhood demonstration block, and the neighborhood facility were discussed. Thirty-five residents and one staff person were in attendance.

NDO 3 (10 N. E. Graham)

Eliot

Ninety-seven door-to-door contacts were made in this period explaining the planning program and encouraging participation in the meetings and activities of the Eliot Association.

Flyers were distributed throughout the Eliot neighborhood publicizing the general membership meeting of March 22, held at Dishman Center. The membership approved the construction of an apartment complex on the corner of Rodney and Knott. Thirty residents, one Model Cities staff, and one Commission staff member were present.

An Eliot resident was referred to the Home Repair Program personnel.

NDO 4 (4000 N. Mississippi)

Boise/Humboldt

Written notices were mailed and follow-up telephone calls made as reminders of the Humboldt Executive Board meeting of March 16, held at NDO 4, where a neighborhood clean-up campaign was discussed. Nine citizens and one staff person were present.

Notices were mailed and telephone calls made to Boise Association board members relative to the board meeting at NDO 4 on March 23. Eleven citizens and one staff member were in attendance.

Flyers were distributed throughout the entire Boise neighborhood advertising the March 28th general membership meeting. School relocation, crime prevention, and the proposal for an apartment development in the Boise neighborhood sponsored by the N.A.A.C.P. were discussed. Twenty-seven residents and three PDC staff persons were in attendance.

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Boise/Humboldt (cont'd)

Many residents called the office requesting information about the neighborhood home rehabilitation program. Nine residents with emergency problems were referred to the Home Repair Program personnel.

Staff is involved in a project with residents to locate and report all abandoned automobiles in the Boise and ANIP neighborhoods. Forty autos have been located and reported to the Police Community Relations Office and the City Police Department. Follow-up is planned to assure that these abandoned autos will be removed. None have been removed as yet.

A tentative date of May 27, 1972, has been set for a Humboldt neighborhood clean-up campaign. The Humboldt board has given its approval for the clean-up and the proposal will now go before the general membership at its April meeting.

Community workers surveyed the Boise/Humboldt planning area to record information about vacant structures, rental properties, multi-family structures, and commercial buildings on office maps of the area. Staff also photographed some of the visually poorest housing in the area for possible slide presentations to residents in the future.

There were several referrals and individual assistance given during this period: five residents with questions about redevelopment plans for Cascade Center were referred to the center itself; two senior citizens needing minor repair assistance were referred to the Model Cities Senior Citizens office; assistance was given in securing a hospital bed for a resident who is bed-ridden at home; six residents complaining at this office about the increase in their property taxes were referred to the Multnomah County Tax Assessor's Office; three residents were assisted in locating rental housing.

Assistance was given to the Boise Association in organizing a Boise Crime Prevention Committee. Letters of invitation to each committee member to the initial meeting set for April 3 were mailed from NDO 4.

SE UPLIFT (4316 S. E. Hawthorne)

SE UPLIFT

184 residents in the Southeast area were personally contacted to encourage participation in Southeast neighborhood meetings and activities.

Notices were mailed and telephone calls made to all members of the SEUL Advisory Committee as reminders of the March 29th meeting held in the SEUL Office. Minutes, agendas, informational materials, and correspondence were prepared and distributed. Principal discussion was concerned with the Latchkey program, the Mt. Hood Freeway, and zoning requests. Forty-nine residents and two PDC staff members were present.



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SE UPLIFT (cont'd)

Notices were mailed and telephone calls were made relative to the Buckman Coordinating Committee meeting of March 23 at one of the committee member's homes. Agendas, minutes, and correspondence were prepared and distributed. Encouraging participation in Buckman meetings, goals of the association, and preparation for the April general membership meeting were discussed. Eleven residents and two staff persons were present.

The Buckman Citizens Participation Committee met twice during this period to organize a voter registration drive and plan for future general meetings. Twenty-three residents in total and one PDC staff member were present at both meetings.

Staff met with the Bridger School PTA to encourage participation of the members at an April 6th meeting for the purpose of forming a Montavilla Improvement Association. Eighteen residents and one Commission staff member were present.

The following referrals were handled by the SEUL office: an elderly SE resident seeking assistance in picking up rubbish and needing transportation to a physician was referred to MCCA; a Richmond resident not wanting to take part in the tree planting program was referred to the Park Bureau; a SE resident seeking employment was referred to the State Employment Office; and a Brooklyn resident concerned about neighborhood litter was referred to the Brooklyn-Abernethy Association Chairman.

During this reporting period, the Franklin Babe Ruth baseball group met twice in the SEUL office.

TELEPHONE AND VISITORS LOG - MARCH 16-31, 1972

	<u>Telephone</u>	<u>Visitors</u>
<u>NDO 1</u>		
Community Services	265	80
Finance	15	0
Rehabilitation	<u>708</u>	<u>250</u>
TOTAL	988	330
 <u>NDO 2</u>		
Community Services	687	198
Finance	<u>595</u>	<u>163</u>
TOTAL	1282	361
 <u>NDO 3</u>	176	38
 <u>NDO 4</u>	417	148
 <u>SEUL</u>		
Community Services	80	87
Rehabilitation	<u>57</u>	<u>7</u>
TOTAL	137	94

MEETING SCHEDULEMARCH 16-31, 1972

DATE	ORGANIZATION	PURPOSE	PLACE	ATTENDANCE
------	--------------	---------	-------	------------

PDC-RELATED MEETINGS

3/16	Irving Park Committee	Park Design	NDO 2	10 (2)
3/16	Humboldt Neigh. Imp. Org.	Board Meeting	NDO 4	9 (1)
3/18	Neigh. Facilities Task Force	NF Planning		5 (1)
3/21	Buckman Association	Citizens Part. Com.		12 (1)
3/22	Woodlawn Improvement Assn.	Board Meeting	NDO 1	14 (4)
3/22	Eliot Neigh. Program Assn.	General Membership	Dishman Center	31 (1)
3/23	Buckman Association	Coordinating Committee		11 (2)
3/23	King Improvement Assn.	General Membership	Highland Center	35 (1)
3/23	Boise Citizens Imp. Assn.	Board Meeting	NDO 4	11 (1)
3/28	Bridger PTA	Discuss Montavilla Assn.	Bridger School	18 (1)
3/28	Woodlawn Improvement Assn.	Board Meeting	NDO 1	15 (4)
3/28	Woodlawn Improvement Assn.	General Membership	NDO 1	47 (12)
3/28	Boise Citizens Imp. Assn.	General Membership	Boise School	28 (2)
3/29	KVS Coord. Committee	Neighborhood Planning	NDO 2	14 (3)
3/29	SEUL Advisory Committee	Regular Meeting	SEUL Office	49 (2)
3/30	Neigh. Facilities Task Force	NF Planning	NDO 2	4 (1)
3/30	Buckman Association	Citizens Part. Com.		11 (1)

TOTAL NUMBER OF MEETINGS: 17

ATTENDANCE: 324

OTHER MEETINGS

3/16	Citizens Planning Board	Meet on Goldschmidt Proposal	Model Cities	17 (1)
3/20	Citizens Planning Board	Restructuring Sub-Com.	N. Branch Library	4 (1)
3/21	Citizens Planning Board	Regular Meeting	Cascade Center	47 (2)
3/27	Citizens Planning Board	Restructuring Sub-Com.	Albina Library	5 (1)
3/27	Law & Justice Work. Com.	Regular Meeting	NDO 1	16 (1)
3/29	Citizens Planning Board	Special Meeting	Model Cities	19 (2)

TOTAL NUMBER OF MEETINGS: 6

ATTENDANCE: 108

## TOTAL NUMBER OF PDC-RELATED MEETINGS

FROM JANUARY 1, 1972-MARCH 31, 1972: 141

ATTENDANCE: 2963

## TOTAL NUMBER OF OTHER MEETINGS FROM

JANUARY 1, 1972-MARCH 31, 1972: 39

ATTENDANCE: 990

# PRODUCTION TALLY

DATE March 16 through March 31, 1972

DATE	NUMBER OF PAGES	NUMBER OF COPIES		AREA	OTHER
		NDP	Pre-NDP		
16	1				90 B/H
	1	300		Rehab	
	4	6000		Finance	
	1		65	Eliot	
17	1		2500	Eliot -Flier	
	1		30	Eliot	
	2	1030		Woodlawn	
20	3		255		255 B/H
	1		500	Eliot	
21	1				35 B/H
	1	2500		King-Flier	
	1	1000		CS	
22	2				80 B/H
	2				180 B/H
	1	515		Rehab.	
	1	3000		Woodlawn-Flier	
	1				3500 B/H - Flier
	3	195		Woodlawn	
23	1	500		CS	
	1	65		CS	
	1	75		King	
	1	500		Finance	
24	1				45 B/H
	1	65		Woodlawn	
	1	90		Finance	
	1				90 B/H
	1	45		King	
27	2				80 B/H
	1				25 B/H
28	1	500		Rehab	
	1	2500		M.C.	
29	1	60		KVS	
30	4				360 SEUL
	1	115		Finance	
	1	165		Finance	
	1	115		Finance	
	1				5000 SEUL-Flier
31	1		65	Eliot	515 B/H
	1		115	Eliot	
	1	55		CS	
	17	1850		KVS Minutes	
	1			Montevilla	3000 - Flier
TOTALS.....		21,240	3,530		13,255
GRAND TOTAL.....					38,025

April 10, 1972

TO: John B. Kenward

FROM: Harold D. Hand

SUBJECT: Report on Woodlawn and Irvington Neighborhood  
Development Projects Acquisition Progress

TOTAL PARCELS TO BE ACQUIRED IN WOODLAWN:

	<u>Previous Report 3/24/72</u>	<u>Current Report</u>
Park Site	39	39
Park Site Ext. & Housing Site	17	17
Added Demos	10	12
Improvements only	<u>4</u>	<u>5</u> 73
Parcels acquired to date	62	62
Options obtained outstanding	1	2
Parcels in condemnation	<u>0</u>	<u>1</u> 65
Parcels to be negotiated	<u>7</u>	<u>8</u>

TOTAL PARCELS TO BE ACQUIRED IN IRVINGTON:

Irvington School Playground	10	10
Added Demo	<u>1</u>	<u>1</u> 11
Parcels acquired to date	<u>10</u>	<u>10</u>
Parcels to be negotiated	<u>1</u>	<u>1</u>

MEMORANDUM

April 10, 1972

TO: John B. Kenward  
FROM: Benjamin C. Webb  
SUBJECT: Relocation Report - NDP

<u>WOODLAWN</u>	<u>Park Site</u>	<u>Outside Park</u>
Households relocated	44	13
Households in acquired property	1	0
Households in property to be acquired	<u>1</u>	<u>4</u>
Total Woodlawn	<u>46</u>	<u>17</u>

(Above now includes final count of households in Pilot Housing Site)

<u>IRVINGTON</u>		<u>Temporary Code Enforcement</u>
Households relocated	14	1
Households in acquired property	0	0
Households in property to be acquired	<u>0</u>	<u>0</u>
Total Irvington	<u>14</u>	<u>1</u>

April 7, 1972

TO: John B. Kenward  
 FROM: James J. Robertson  
 SUBJECT: NDP Site Improvement Report

The NDP First Action Year Site Improvements status is as follows:

	<u>BUDGETED</u>	<u>UNDER CONTRACT</u>	<u>CONTRACT COMPLETION</u>
<u>Woodlawn</u>			
Street Improvements (assessment districts)	\$159,126	\$143,000*	100%
Bus Shelters	4,600	-	-
Street Trees	28,593	28,593	100%
Traffic Signals		8,500	100%
Subtotals	<u>\$192,319</u>	<u>\$179,955</u>	
<u>Irvington</u>			
Street Improvements (contract)	\$ 30,000	\$ 23,713	100%
Traffic Signals	1,000	-	-
Street Trees	10,000	9,578**	80%
Decorative Benches	4,681	-	-
Subtotals	<u>\$ 45,681</u>	<u>\$ 23,713</u>	
TOTALS	<u>\$238,000</u>	<u>\$213,246</u>	

\* Does not include \$662 additional cost of assessment help to property owners with grants.

\*\* Carry over

The NDP Second Action Year Site Improvements status is as follows:

	<u>BUDGETED</u>	<u>UNDER CONTRACT</u>	<u>CONTRACT COMPLETION</u>
<u>Woodlawn</u>			
Street Improvements	\$ 1,950		
Park Improvements	216,750		
Subtotals	<u>\$218,700</u>		
<u>Irvington</u>			
Traffic Controls	\$ 18,600		
Street Lights	16,000		
Street Trees, Phase I & II	10,000	\$ 14,186	100%
Irvington Park Improvements	54,000		
Subtotals	<u>\$ 98,600</u>	<u>\$ 14,186</u>	
<u>King-Vernon-Sabin</u>			
Traffic Signals	\$ 24,000		
Trees	6,000		
Subtotals	<u>\$ 30,000</u>		
TOTALS	<u>\$347,500</u>	<u>\$ 14,186</u>	

DEMOLITION

Woodlawn

	<u>Mar 23, 1972</u>	<u>Apr. 7, 7, 1972</u>
Buildings Cleared.....	37	37
Buildings Under Contract.....	8	8
Buildings Advertised for Bids.....	0	0
Buildings Sold and Moved.....	5	5
Buildings Acquired and Vacant.....	0	4
Buildings Acquired and Occupied.....	3	0
Buildings to be Acquired in Park Extension and Housing Site.....	<u>4</u>	<u>3</u>
TOTAL	<u>57</u>	<u>57</u>

Irvington

Buildings Cleared.....	10	10
Buildings Under Contract.....	0	0
Buildings Out for Bid.....	0	0
Buildings Acquired and Vacant.....	<u>0</u>	<u>0</u>
TOTAL	<u>10</u>	<u>10</u>

N.E. 13th Avenue between N. E. Thompson Street and N.E. Brazee Street  
to be demolished early in May.

JJR/ms



Date April 10, 1972

TO: The Commissioners

FROM: John B. Kenward

Commission Reports & Documents No. 72-74

SUBJECT: Offer to Purchase Parcel Nos. D-4-6, D-5-6, D-C16-5 and D-28-4  
Albina Neighborhood Improvement Project ORE. R-8 by  
Reao R. Herold, and Individual

A proposal has been received from Reao R. Herold, an individual, herein-after called the "Redeveloper", for the purchase of the following described properties, in the Albina Neighborhood Improvement Project Area, at the minimum disposal price established by the Commission as concurred in by the Department of Housing and Urban Development for redevelopment of four single family residences to be made available for sale under F.H.A. Section 235:

<u>Parcel No.</u>	<u>Legal Description</u>	<u>Purchase Price</u>
D-4-6	Lot 6, Block 4, CENTRAL ALBINA, in the City of Portland, County of Multnomah, and State of Oregon	\$1,500
D-5-6	Lot 6, Block 5, CENTRAL ALBINA, in the City of Portland, County of Multnomah and State of Oregon	\$1,500
D-C16-5	Lot 5, Block 16, CLIFFORD ADDITION, in the City of Portland, County of Multnomah, and State of Oregon	\$1,500
D-28-4	Lot 4, Block 28, CENTRAL ALBINA, in the City of Portland, County of Multnomah and State of Oregon	\$1,500

Plans and specifications for the proposed improvements to be constructed on the land have been reviewed and approved by the architectural consultant to the Commission and have been found to provide for the use of the land in accordance with the Urban Renewal Plan.

Columbia Mortgage Co., by letter, dated April 5, 1972, advises they are prepared to extend financing to the redeveloper for construction of F.H.A. 235 homes.

RECOMMENDATION:

It is recommended that the Commission adopt the resolution authorizing the acceptance of offer to purchase Parcel Nos. D-4-6, D-5-6, D-C16-5 and D-28-4 by Redeveloper, approving construction plans for redevelopment, determining financial ability of Redeveloper, authorizing execution of Agreement for the Sale of Land under certain terms and conditions, and authorizing the execution and delivery of Deeds under certain conditions.



Executive Director

ACTION: Page 72-51. April 10, 1972. Report and Resolution No. 1568 approved.

Date April 10, 1972

TO: The Commissioners

FROM: John B. Kenward

Commission & Documents No. 72-73

SUBJECT: Acceptance of Offer to Purchase Parcel No. D-36-15a by Alpha Development & Investment Corporation, an Oregon Corporation, in the Albina Neighborhood Improvement Project

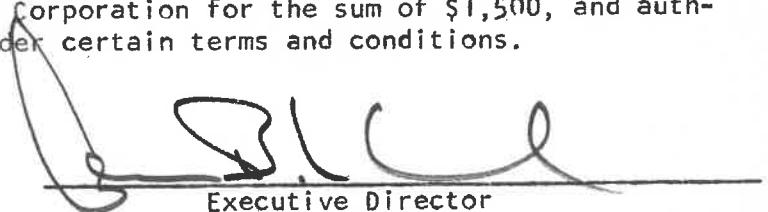
A proposal has been received from Alpha Development & Investment Corporation, an Oregon corporation, hereinafter called the "Redeveloper," for the purchase of the North 45 feet of Lot 15, Block 36, CENTRAL ALBINA, in the City of Portland, County of Multnomah and State of Oregon, in the Albina Neighborhood Improvement Project Area, at the minimum disposal price established by the Commission and concurred in by the Department of Housing and Urban Development for purposes of incorporating the area into the existing complex for open space.

Plans for the proposed improvements of a playground and garden area have been reviewed and approved by the architectural consultant to the Commission.

The offer to purchase said property has been received, together with a deposit of \$500 and agreement of payment in the amount of \$50 per month until the total purchase price in the sum of \$1,500 is paid in full. Said conveyance shall be subject to all requirements of the Urban Renewal Plan.

RECOMMENDATION:

It is recommended that the Commission adopt the resolution authorizing acceptance of offer to purchase the North 45 feet of Lot 15, Block 36, CENTRAL ALBINA (Parcel No. D-36-15a), in the Albina Neighborhood Improvement Project by Alpha Development & Investment Corporation for the sum of \$1,500, and authorizing the conveyance thereof under certain terms and conditions.



Executive Director

ACTION: Page 72-51. April 10, 1972. NOT APPROVED.

Commission decision was not to accept this offer of purchase since it has not been the practice of the Commission in the past to make contract sales. Resolution was tabled.

April 10, 1972

Date

TO: The Commissioners

FROM: John B. Kenward

Commission Reports & Documents No. 72-72

SUBJECT: Auditorium Forecourt Operational Costs - March, 1972

Tools, Equipment, Supplies & Chemicals		
Equipment	\$ 10.40	
Chemicals	<u>7.65</u>	\$ 18.05
Utilities & Services		
Electric Service	599.43	
Water Service (estimated)	135.00	
Garbage Service	<u>41.00</u>	775.43
<u>Personnel</u>		
Forecourt Maintenance Men		<u>725.61</u>

Recommendation:

\$1,519.09

Motion to approve payment of expenses as listed.

  
Executive Director

Action: Page 72-50. April 10, 1972. Approved.

Date April 10, 1972

TO: The Commissioners

FROM: John B. Kenward

Commission Reports & Documents No. 72-71

SUBJECT: Site Improvement Report

The status of site improvements as of the present time is as shown on the following outline:

SOUTH AUDITORIUM PROJECT

1. TRAFFIC SIGNALS - Four intersections in Area II complete
2. DEMOLITION - Area II - Complete, excepting Oregon Laundry property.
3. BLOCK 131 - Oregon Laundry moving; retail outlet to remain until equipment is prepared and auction held. Auction scheduled for April 19, 1972. Dritsas Parcel (131-3) leased to City Center Parking.
4. CITY PARKING STRUCTURE - Shopping areas partially completed and occupied.
5. SALTZMAN BUILDING - Fourth floor concrete poured. Completion scheduled for October 1972.
6. FIRST NATIONAL BANK - Buildings closed in. Street trees planted. Initial completion scheduled for June 1972. Completion of tenant improvements scheduled for June 1973.
7. CROWN PLAZA - Shops partially occupied.
8. PORTLAND COMMONS - Developer preparing proposal.
9. AMERICAN CONDOMINIUMS - Lincoln Tower topped out. Footings poured for parking structure. Grant Tower construction scheduled to start in April 1972.
10. MORAN A-5 - Structural steel erected to Upper Plaza level. Concrete poured to street level except for North center sector. Completion scheduled for December 1972.
11. B-4 - Developers continuing to attempt to develop feasible proposal.
12. STEAM LINE - All dead trees (over the steam line on Harrison St. and the Third Avenue Mall) have been replaced by Pacific Power & Light Company.
13. STREET TREES - Northern Red Oak trees planted on south side of Auditorium.

PORTLAND STATE UNIVERSITY PROJECT

	<u>Mar. 24</u>	<u>April 10</u>
1. DEMOLITION - Buildings Cleared.....	67	68
Buildings Under Contract.....	1	0
Buildings Out for Bid.....	0	0
Buildings Acquired & Vacant.....	0	0
Buildings Acquired & Occupied.....	2	2
Buildings Owned/Used for Student Housing <sup>10</sup>	10	10
Buildings Owned & Occupied by Portland State.....	6	6
Buildings to be Acquired.....	<u>4</u>	<u>4</u>
	<u>90</u>	<u>90</u>
2. PARKS & MALLS - Concrete work substantially completed; contract approximately 93% completed.		

ALBINA PROJECT

1. DEMOLITION - Completed

EMANUEL HOSPITAL PROJECT

	<u>Mar. 24</u>	<u>April 10</u>
1. <u>DEMOLITION</u> - Buildings Cleared.....	59	64
Buildings Under Contract.....	3	0
Buildings Out for Bid.....	2	15
Buildings Acquired & Vacant.....	9*	2*
Buildings Acquired & Occupied.....	20	13
Buildings to be Acquired.....	<u>50</u>	<u>49</u>
TOTAL	<u>143</u>	<u>143</u>

(\*) Including 1 held for PDC use.

2. SEWER SYSTEM

Construction scheduled to start in May of 1972.

RECOMMENDATION: For information and file.

ACTION: Page 72-50. April 10, 1972.  
Report ordered filed.

  
Executive Director

March 27, 1972

Date

TO: The Commissioners

FROM: John B. Kenward

Commission Reports & Documents No. 72-70

SUBJECT: Meeting Expense

Commission meeting March 13, 1972 -- Dale's Catering Service	\$39.00
Commission meeting March 27, 1972 -- Dale's Catering Service	33.00
Coffee Service @ \$2.00 per meeting	<u>4.00</u>
Total - - - -	\$76.00

Recommendation: Motion to approve payment.

  
Executive Director

Action: Page 72-48. March 27, 1972. Approved.

March 27, 1972

TO: The Commissioners

FROM: John B. Kenward

Commission Reports & Documents No. 72-69

SUBJECT: Electronic Calculators

In the past it has been necessary for the Planning Section to borrow calculators from other departments to accomplish its budget planning and monitoring duties.

Due to increased activities in the Neighborhood Development Program and other areas, such as Northwest, it is not practicable nor efficient to depend on the use of a borrowed machine, therefore, it is proposed that a new calculator be purchased for the use of the Planning Section. (See attached memo for detail of review of need and suitable machines which has been made.)

Recommendation:

Motion to approve purchase of a Unicom 1110 at a cost of \$395 for use in the Planning Section.

  
Executive Director

ACTION: Page 72-48. March 27, 1972. Approved.



MEMORANDUM

Date March 24, 1972

TO: Chuck Olson

FROM: Mulvey Johnson

SUBJECT: Request for Purchase of Electronic Calculator for Planning Section.

Several months ago it became apparent that this section needed an efficient compact electronic calculator as we are almost continuously engaged in budget planning and monitoring activities as well as other calculating work connected with our planning activities. We had been borrowing the old Marchant Mechanical machine which malfunctioned often and has limited speed and versatility. It has a trade-in value of \$20.

The basic features, advantages, and cost justification of electronic calculators have been thoroughly documented in previous requests for electronic calculators by the Engineering and Purchasing Sections and apply equally as well to this Section.

For the past 3 months we have tried out the following electronic calculators suitable for our needs:

	<u>Cost W/O</u> <u>Trade-in</u>
1. Marchant 414 (14 digit-partial memory)	\$535
2. Sharpe 212 (16 digit - 1 indep. memory)	\$470
3. Unicom 1610 (16 digit - 1 indep. memory)	\$395

The Unicom 1610 is recommended for purchase at \$395 (w/o trade-in). The following criteria was used for arriving at this selection. The Unicom 1610 ranked highest or was equal to the others in these categories :

- a. Operating Features: Functional capacity, versatility, ease in operation, decimal system, zero suppression capability.
- b. Design Features: Read- out display, keyboard design, portability (size and weight), maintenance requirements.
- c. Cost.

While this calculator would be assigned to the Planning Section, it is understood that it would also be shared with the Purchasing, Relocation and other offices who have occasional use for such a calculator.

MSJ:gc

O/L *Clw*  
*EST*

Date March 27, 1972

TO: The Commissioners

FROM: John B. Kenward

Commission Reports & Documents No. 72-68

SUBJECT: Map and Drawing Files

Because of the increased number of urban renewal projects, and the variety of project improvement proposals within them, the Engineering Section and the Planning Section are faced with the need for filing many maps, plans, and other graphic materials in a manner providing for both maximum protection and rapid retrieval. In addition, there is a pressing need for consolidation of space. These needs can best be met by obtaining two additional map storage units consisting of fifteen drawers each. Comparison shopping shows that such units, matching existing files, are available for a cost of \$893.25 each.

RECOMMENDATION:

Authorization to purchase two map storage components as above for a cost not to exceed \$1800.

  
Executive Director

ACTION: Page 72-48. March 27, 1972. Approved.

MEMORANDUM

March 24, 1972

Date

TO: J.B. Kenward  
FROM: Chas. E. Taft  
SUBJECT: Emmanuel Progress Report

Commission Reports & Documents No. 72-67

ACQUISITION

	Date	Parcels	Acquired	Escrow	Options	Condem-nations	Nego-tiations
Begin Project		135	-----	-----	-----	-----	-----
Last Report	3/10		87	2	2	12	32
This Report	3/24		87	4	0	16	28

RELOCATION  
Households/Businesses

	Date	Units	Vacated	In Process	Continuous Cont act	Relo Not Started	Move Outs
		H*   B*	H   B	H   B	H   B	H   B	H   B
Begin Project		*162*   34	-----	-----	-----	-----	-----
Last Report	3/17		108   11	13   12	28   9	5   2	7   0
This Report	3/24		112   11	9   12	29   9	5   2	7   0

\*---\* Change in number of total households from 161 represents people that have moved on site into unacquired properties from which displacees were previously relocated.

DEMOLITION

	Date	Structures	Cleared	Under Contract	Advertised	Vacant/Not Advertised	Remaining Occupied
Begin Project		145	-----	-----	-----	-----	-----
Last Report	3/17		51	11	2	8	73
This Report	3/24		59	3	2	8	73
		One structure held for PDC maintenance office staff					

\* H - Households  
B - Businesses

  
Executive Director

CET/SHB:bf  
3/20/72

ACTION: Page 72-45. March 27, 1972. Due to lack of time, this report was not considered at the meeting. However, since it had been mailed to the Commissioners prior to the meeting, it was decided the report should be filed.

March 27, 1972

TO: The Commissioners

FROM: John B. Kenward

Commission Reports & Documents No. 72-66

SUBJECT: Rehab. Feasibility Survey Contract, King-Vernon-Sabin NDP Area

The firm of Nero & Associates, Inc., has been selected to conduct a structural survey of residential structures in the K-V-S NDP area. This selection was made because:

- 1) the "Nero" staff is well qualified to conduct this survey;
- 2) the proposed contract price is competitive with that of other firms offering similar services; and
- 3) "Nero" is a minority organization located in the Model Cities area, and one of the goals of the Model Cities Program is to use the services of area firms wherever possible in carrying out activities.

It is the concerted opinion of the Rehabilitation, Planning, and Community Services Departments that it will be in the best interests of the Commission to contract with this locally based firm to conduct such a survey, which is needed to determine if structures are physically feasible of rehabilitation.

Recommendation: Motion to adopt report and resolution authorizing preparation and execution of a contract with Nero & Associates, Inc., to perform a structural survey of 75 residential structures in the K-V-S NDP Area for a total compensation of \$7,462.50.



Executive Director

ACTION: Page 72-44. March 27, 1972. Approved, and Resolution No. 1556 adopted.

March 27, 1972

Date


TO: The Commissioners

FROM: John B. Kenward

Commission Reports & Documents No. 72-65

SUBJECT: NDP Progress Report

Recommendation: For information and file.

  
Executive Director

Action: Page 72-42. March 27, 1972. Due to lack of time, this report was not considered at the meeting. However, since it had been mailed to the Commissioners prior to the meeting, it was decided the report should be filed.

72-65

NDP  
WEEKLY PROGRESS REPORT  
Woodlawn/Irvington/KVS  
March 17, 1972

		3/3	3/10	3/17	3/24	3/31	4/7	4/14
INSPECTIONS COMPLETED	A	541	559	575				
LOAN & GRANT ELIGIBILITY CONFIRMED	G A	242 277	250 289	258 295	267	276	284	292
312 LOANS & 115 GRANTS PACKETS SUBMITTED	G A	198 192	206 198	213 210	222	231	240	249
JOBS UNDERWAY 312 LOANS & 115 GRANTS	G A	181 169	190 178	199 182	208	217	225	234
JOBS COMPLETED 312 LOANS & 115 GRANTS	G A	148 91	157 97	164 101*15	173	181	190	199

RECAP OF STRUCTURES  
CERTIFIED TO STANDARDS

115/312 Program  
All Other Finance Sources  
Code Enforcement Complete  
Total

AY2	AY1
101	246
100	88
6	4
207	338

Cum. Total AY-1 & AY-2

545

\* Indicates jobs waiting final certificates.

WOODLAWN/IRVINGTON/KVS  
WEEKLY PROGRESS REPORT

WEEK ENDING 3-17-72

FINANCIAL DETERMINATION

Field Surveys  
Office Processing  
1 to 14 days  
14 to 21 days  
Over 21 days  
Qualified & Unassigned  
to Rehabilitation

Detail	Total	312 Loans	115 Grants	312/115 Comb/d	Undetermined
15					
8					
1					
11					
25	60	23	1	1	35

DISQUALIFIED OR  
UNWILLING APPLICANTS

Unresolved Cumulative  
Code Enforcement -  
Bureau of Buildings  
Submitted for Acq/Demo  
Certified to Standards  
(Code Enforcement)-B of B \*

129					
6					
6	141	-0-	-0-	-0-	141

JOB PREPARATION

Unassigned  
Plans & Specs Write-up  
Bids Received-Owner  
Negotiation  
1 to 14 days  
14 to 21 days  
Over 21 days

13					
46					
-0-					
-0-					
-0-					

Bids Accepted - Final  
Processing by Finance  
In-Transit for Funding

5					
24	88	55	16	17	-0-

JOBS UNDERWAY (ON SCHEDULE)

Complete: Certificates Not  
Issued  
Complete: Except Ext.Paint

66					
15					
-0-	81	41	32	8	-0-

JOBS COMPLETED  
115/312 Program

*	101	52	46	3	-0-
---	-----	----	----	---	-----

TOTAL COMPLIANCE LETTERS

	471	171	95	29	176
--	-----	-----	----	----	-----

STRUCTURES CERTIFIED TO  
STANDARDS - Exclusive of  
115/312 Assistance - FHA/HAP \*

	100				
--	-----	--	--	--	--

RECAP OF STRUCTURES  
CERTIFIED TO STANDARDS

	AY-2	AY-1
115/312 Program	101	246
All Other Fin. Sources	100	88
Code Enforcement Com- pletions	6	4
TOTAL*	207	338

CUMULATIVE TOTAL STRUCTURES CERTIFIED TO STDS. AY-1 & AY-2

FINANCE CUMULATIVE

PROGRESS REPORT

Project Oregon A-5

Week Ending March 17, 1972

By J. Ramon Keefer

Action Year 1

Jobs Started

MINORITY CONTRACTORS

JOBS

AMOUNT

Inside Model Cities  
Outside Model Cities

62  
19

\$ 278,191  
80,010

Totals

81

358,201

WHITE CONTRACTORS

Inside Model Cities  
Outside Model Cities

53  
112

278,855  
534,598

Totals

165

813,453

TOTALS ACTION YEAR 1

246

1,171,654

Action Year 2

MINORITY CONTRACTORS

Inside Model Cities  
Outside Model Cities

20  
5

82,697  
17,500

Totals

25

100,197

WHITE CONTRACTORS

Inside Model Cities  
Outside Model Cities

52  
104

230,000  
458,409

Totals

156

688,409

TOTALS ACTION YEAR 2

181

788,606

ACCUMULATED TOTALS

427

1,960,260



FINANCE CUMULATIVEPROGRESS REPORT

(page 2)

Project Oregon A-5Week Ending March 17, 1972WORK UNDERWAY AND/OR COMPLETEDAction Year 1PROPERTIES REHABILITATED

Woodlawn	92	404,006
Irvington	<u>154</u>	<u>767,648</u>
<u>Totals</u>	246	1,171,654

FINANCING ISSUED

	<u>#</u>	<u>Loans</u>	<u>#</u>	<u>Grants</u>		
Woodlawn	35	179,300	67	224,706		
Irvington	87	481,400	84	286,248		
	<u>122</u>	<u>660,700</u>	<u>151</u>	<u>510,954</u>	273	1,171,654
COMBOS		(Cost included above)			<u>-27</u>	Included
To Balance		(Properties)			246	-0-

Action Year 2

Woodlawn	26	99,600	74	243,699		
Irvington	58	328,300	34	117,290		
K/V/S/						
	<u>84</u>	<u>427,900</u>	<u>108</u>	<u>360,989</u>	192	788,889
<u>Totals</u>						
COMBOS		(Costs included above)			<u>-11</u>	Included
		(Properties)			<u>181</u>	
<u>IN TRANSIT</u>						
21 Loan		102,950				
6 Grant		21,000			27	123,950
COMBOS		(Costs included above)			<u>-3</u>	
		(Properties)			<u>24</u>	
CUMULATIVE	227	Loans		1,191,550		
	265	Grants		892,943		
	<u>-41</u>	Combos		-0-		
	451	Properties				2,084,493

Date March 27, 1972

TO: The Commissioners  
FROM: John B. Kenward  
SUBJECT: Progress Report - Model Cities Housing Repair Program  
46th Week Ending March 17, 1972

Applications

Total applications received for HRP Assistance		369
Applications disqualified for financial, ownership & area reasons	-	88
Applications disqualified for structural reasons	-	73
Appeals approved by Model Citizens Review Committee	+	60
Total applications eligible for processing	=	268
Total jobs committed or underway	-	195
Applications remaining to be processed	=	73

Funds

HRP Grant Funds Committed	\$187,273.40
Estimated HRP Grant Funds remaining for Action Year 2	\$ 5,864.60

COMMUNITY SERVICES  
Bi-Weekly Report  
March 1-15, 1972

General

The Portland Development Commission and the Model Cities Consumer Protection Program co-sponsored a Home Ownership Workshop for the Boise/Humboldt and Woodlawn neighborhoods on March 4, from 10:00 a.m. to 1:30 p.m. at Cascade Center, for the purpose of discussing purchase contracts in general and the NDP Home Rehabilitation Program in specific.

The morning session was concerned with a presentation by Consumer Protection personnel on practical suggestions involving the signing of various types of purchase contracts. The afternoon session dealt with a detailed explanation of the NDP Home Rehabilitation Program by Commission Finance Section personnel. Residents of the Boise/Humboldt and Woodlawn neighborhoods served as moderators for the workshop. Forty-eight residents, six PDC staff members, and three Consumer Protection personnel were in attendance.

Preparations are being made for a Model Cities Home Repair and Maintenance Workshop tentatively scheduled for May 6, at Cascade Center. (See Attachment A for details.)

Representatives from neighborhood associations, Model Cities Working Committees (Economic Development, Employment, and Housing & Physical Environment), and various financial institutions are serving as an ad hoc committee to give citizen input to an Economic Development Study funded by Model Cities with the Portland Development Commission serving as the operating agency. The committee held its initial meeting on Thursday, March 9, at NDO 1 for a progress report from the planning consultants involved in the study, Daniel, Mann, Johnson & Mendenhall (DMJM) and Cornell, Howland, Hayes, Merryfield/Hill (CH2M). The purpose of the study is to study the development of commercial and industrial possibilities in the Model Neighborhood. Seven committee members, four PDC staff members, and five staff members from the planning consultants were present for this meeting.

Central office staff met with the Commission Chairman, University of Portland officials, Roosevelt High School Principal, and the Chairman of the Planning Commission on Wednesday, March 15 to discuss possible arrangements for the Commission staff assisting St. Johns residents in planning for their community.

The Coordinator attended a HUD Seminar in Seattle on March 8-9. (See Attachment B for details.)

Community Services Supervisors are meeting weekly to discuss mutual concerns and coordinate efforts.

NDO 1 (5630 N. E. Union Avenue)

Woodlawn

Eleven home inspections were completed during this period on which the City Building Inspector was accompanied by an Information Specialist. Three inspections were set for future dates.

Woodlawn (cont'd)

274 Woodlawn residents were personally contacted in this reporting period to encourage participation in Woodlawn neighborhood meetings and activities. At the request of the Association's Housing and Physical Development Committee, twenty-one residents on Dean Street between Durham and Dekum were contacted relative to the closure of Dekum Street between Durham and Dean in light of the proposed development of a Salvation Army Community Center

Flyers were distributed door-to-door and to neighborhood businesses and churches publicizing the Home Ownership Workshop on March 4 at Cascade Center. A final planning session for this workshop was held on March 1 at NDO 1 with the representatives of the Model Cities Consumer Protection Program.

All members of the Woodlawn Housing and Physical Planning Subcommittee were contacted by written notice and follow-up telephone calls as reminders of the March 1 meeting held at NDO 1. A HUD representative was present to discuss FHA 236 rent subsidy and programs that might be considered for Woodlawn's Pilot Housing Project. Ten residents and three staff members were in attendance.

At the request of the Association's Executive Board, members of the Board and the Housing and Physical Planning Committee were contacted by mail and telephone to encourage attendance at the March 7th meetings of the City Planning Commission and the Citizens Planning Board where the Woodlawn Master Plan, Park Plan, and neighborhood zone changes were presented. All these facets of the neighborhood plan were approved by the Citizens Planning Board at its evening meeting, but tabled by the Planning Commission at its afternoon meeting pending CPB approval. NDO 1 staff provided transportation for residents to attend both meetings.

Flyers were also distributed throughout the entire neighborhood advertising the March 14th general membership meeting at NDO 1. The proposed closure of Dekum and a progress report on the plans for the Salvation Army Community Center were discussed. There were forty-eight residents and six staff members present.

At the suggestion of staff, the families along Liberty Street requesting improvement of their street attended the WIA general membership meeting to make their request known to the general body. The Association voted to investigate the possibility of improving Liberty Street in the continuing neighborhood street improvement program. Of those families reported in the February 16-29 Bi-Weekly with complaints about street improvements and trees along Eighth Avenue, the Engineering Section reports the following:

- 1) One complaint concerned a street tree between the complainant's driveway and the neighbor's driveway. The tree had been hit by a motor vehicle and the resident thought it should be removed. After discussion it was agreed that the tree and stake will be straightened and the resident will retain the tree unless it is again hit and damaged by a vehicle.
- 2) A complaint was received concerning a slight discrepancy between the new curb and sidewalk grades in front of a resident's property. This discrepancy is being checked out with the City Engineer's office.

Woodlawn (cont'd)

- 3) A resident who had complained about the street improvements has subsequently passed away and the widow reports she is happy with the street improvements.
- 4) A resident reported that the contractor had removed a broken stocked concrete wall which had been in the street right-of-way. The bank at the property line is approximately one foot high and eighty feet long. The resident has asked that material about eighty feet by twelve feet by one foot deep be removed from the property or that a wall be installed at the property line. The normal procedure in such cases is for the property owner to slope from the property down to the back of the sidewalk. The street improvement contractor has completed his contract.

There were several referrals during this bi-weekly period: (1) ten residents of the Vernon area requesting information about home rehabilitation were referred to NDO 2; (2) twenty Boise/Humboldt area residents with questions about the home rehabilitation program were referred to NDO 4; (3) two Portland Community College students who had questions about the Eliot area were referred to NDO 3; (4) assistance was given two Portland State University students looking for available rental housing in the Model Cities area by securing a list from the FHA of all FHA 236 apartment complexes in the city; (5) a resident along Dekum Street who will be affected by the proposed closure of Dekum was referred to the Relocation Section at central office, who made an appointment to explain the relocation benefits available if she is forced to move because of the development of a Salvation Army Community Center; (6) several residents interested in either building new homes or purchasing property in the Woodlawn area were referred to the Rehab Supervisor at NDO 1.

Thirty residents were contacted relative to further financial assistance available to families on limited incomes in the street improvement program. Two additional residents with questions about additional street assessment assistance were referred to the Finance Section at NDO 2.

Community workers assisted NDO 2 with flyer delivery during this period.

NDO 2 (3605 N. E. 15th Avenue)

General

Flyers, agendas, minutes and correspondence were reproduced for all site offices during this period. An office staff meeting was held for all NDO 2 Community Services staff.

Twelve posters were designed for the Northeast Little League at the request of the Irvington Community Association Chairman.

Community Services Bi-Weekly Report  
March 1-15, 1972  
page four

General (cont'd)

Referrals during this period include: (1) four residents with questions about plans for the Eliot area to NDO 3; (2) eight residents of the Boise/Humboldt area interested in home rehabilitation to NDO 4; (3) three resident inquiries into the Home Repair Program to the project personnel at the Kerby Street office; (4) three area residents with questions about the status of their rehabilitation applications to the Finance Section.

Irvington

There were five home inspections completed during this period on which staff accompanied the City Building Inspector. Two appointments were set for future dates.

Written notices were mailed to Irvington Board members as reminders of the March 2nd Board of Directors meeting at Augustana Church. Items of discussion included the neighborhood street lighting program, Irving Park plans, traffic diverter plans, plans for development of the Irvington School playground expansion site, and Board reorganization. There were sixteen residents and three staff persons present.

Flyers were distributed door-to-door throughout the neighborhood publicizing the March 9th Irvington General Membership meeting held at Irvington School. Third Action Year priorities were approved at this meeting. There were forty-six residents and four PDC staff in attendance.

King/Vernon/Sabin

The KVS Coordinating Committee met on March 1 at NDO 2 to decide on improvements needed in the planning area. Committee members were reminded of the meeting by written notice and telephone. There were nine residents and one staff member present at the meeting.

The Coordinating Committee and Neighborhood Facility Task Force met together on March 15 at NDO 2 to discuss federal relocation benefits with the Chief of Relocation. There were twenty-four residents and three Commission staff present.

There were twenty-three home inspections completed with two set for future dates. The City Building Inspector was accompanied by staff on these inspections.

The Vernon Community Association Executive Board met on March 1 at Vernon School to discuss plans for Alberta Park and Third Action Year priorities. There were twelve residents and one staff member present at this meeting. Flyers were distributed door-to-door publicizing the general membership meeting of March 15 at Vernon School. This meeting was held in conjunction with the KVS Coordinating Committee to discuss third action year priorities and review neighborhood planning past and present. There were twenty-seven residents and two staff in attendance.

Members of the Sabin Association Board met on March 2 at 3204 N. E. 16th. All Board members were notified of this meeting by mail and telephone. Discussion items included plans for a neighborhood facility, reallocation of funds earmarked for street trees to home rehabilitation, and general association business. There were six residents and one PDC staff person in attendance.

Community Services Bi-Weekly Report  
March 1-15, 1972  
page five

King/Vernon/Sabin (cont'd)

Flyers were delivered throughout the neighborhood to publicize the Sabin general membership meeting of March 15 at NDO 2, where Portland crime prevention programs, the neighborhood facility and the improvement of Skidmore Street were discussed. There were twenty-four residents and two staff members present.

The King Association did not meet during this period.

NDO 3 (10 N. E. Graham)

Eliot

A workshop was held on March 4 at Matt Dishman Center on behalf of the Eliot Neighborhood Program Association to discuss with the residents preliminary Eliot neighborhood plans, home rehabilitation possibilities for the area, relocation benefits available, and planning implementation. A major portion of the discussion with the Eliot residents was concerned with available relocation benefits in a federally funded urban renewal area in light of the improbability of major home rehabilitation in the Eliot neighborhood. There were thirty-five residents, four PDC staff personnel, two Model Cities staff, and one Planning Commission staff present.

There were 213 door-to-door contacts during this period urging participation in the Eliot Association meetings and activities.

Flyers were distributed throughout the entire Eliot neighborhood, door-to-door businesses, and churches, publicizing the Eliot Association general membership meeting of March 8, held at Dishman Center. Telephone calls were made to all Board members to remind them of this meeting. The Association voted to request that the Development Commission submit an application for NDP funds for the entire neighborhood, with the southwest section of the neighborhood designated as the Impact Area. Twenty-seven residents, four PDC staff, two Model Cities staff, two neighborhood consultants, and two Police-Community Relations Officers were in attendance.

Written notices were mailed and follow-up telephone calls made to remind members of the Eliot Association Board meetings on March 1 and 15 at NDO 3. The main item of discussion at the March 1 meeting was concerned with the Morningstar Baptist Church's proposal to build a major neighborhood facility next to the church on Rodney and Ivy. No decision was reached on the proposal and it was tabled for further consideration. Nine residents, two neighborhood consultants and one PDC staff member were present. The Board met on March 15 to discuss matters of general membership concern. Ten residents and three Commission staff were present. The Board received a second preliminary report from the neighborhood consultants during this period.

Community Services Bi-Weekly Report  
March 1-15, 1972  
page six

NDO 4 (4000 N. Mississippi)

Boise/Humboldt

The Boise/Humboldt Coordinating Committee met three times during this reporting period to discuss plans for the area and arrange for a tour of the neighborhood. On each occasion members of the committee were notified by mail and letter of the meetings, secretarial assistance given, and transportation provided.

Arrangements were made for a visual car tour of the total Boise/Humboldt planning area for coordinating committee members on March 14. Contact with the Community Care Association and Model Cities produced two vans for transportation on the two-and-one-half-hour tour.

Staff accompanied the neighborhood consultant on inspections of all the properties involved in the proposed Commercial Beautification Project.

Flyers were distributed door-to-door in the Humboldt neighborhood publicizing the March 13th Humboldt general membership meeting at Humboldt School. Agenda items included election of officers, neighborhood business report, and home rehabilitation information. There were thirty-nine residents and three PDC staff in attendance.

Assistance was given the Humboldt Organization Nominating Committee in preparing for officer elections at the March 13th general membership meeting.

Several requests for emergency housing assistance were referred to the Home Repair Program personnel in the Rehab Section.

ANIC

The Albina Neighborhood Improvement Committee met at NDO 4 on March 14. Eight residents and one staff person were present. It was agreed that the following services will continue to be provided for the ANIC by the Boise/Humboldt Neighborhood Development Office:

- 1) Provide meeting facilities at NDO 4, making all necessary arrangements, such as transportation to and from meetings, written and telephone meeting reminders, arranging for resource persons, etc.
- 2) Provide staff services for monthly executive board and general membership meetings.
- 3) Provide secretarial assistance, such as Minutes, Agendas, and Correspondence.
- 4) Refer Home Repair Program requests to appropriate Rehabilitation Section staff.
- 5) Report needed requests for City services to proper City departments.



Community Services Bi-Weekly Report  
March 1-15, 1972  
page seven

ANIC (cont'd)

- 6) Provide referral services to other local, state, and federal (public and private) agencies and services, as requested.
- 7) Provide technical assistance and resources as needed.

These responsibilities will be simultaneously met along with all other services to the entire Boise/Humboldt neighborhood.

SE UPLIFT (4316 S. E. Hawthorne)

SE UPLIFT

All members of the Southeast Uplift Advisory Committee were contacted by mail and telephone to encourage their attendance at the March 6th meeting at the SE UL Office. Discussion centered around the committee's decision to request that the State Highway Division hold regularly scheduled open meetings relative to the proposed Mt. Hood Freeway, available services for Southeast residents, and zoning concerns. There were twenty-one residents and three PDC staff present. Minutes of the previous meeting were prepared and distributed by office staff.

The Buckman Association Coordinating Committee met at the office on March 9 to discuss the request made to PDC for a neighborhood planner, organization of the neighborhood for a voter registration drive, and their opposition to the Mt. Hood Freeway. Present were twenty-two residents and two PDC staff members. Minutes, agendas, informational packets and meeting notices were prepared and distributed by office staff.

Notices were mailed and telephone calls made to remind residents of the Brooklyn-Abernethy Association general membership meeting of March 13 at the SE UL office. The following matters were discussed: (1) a community center for the area; (2) the Mt. Hood Freeway; (3) a brief discussion with Commissioner Goldschmidt on nuisance problems in the city. Thirteen residents and one PDC staff attended.

The SURGE public meeting was held on March 14 at the VFW Hall with fourteen residents and one staff present. Zoning was the principal item of discussion. At the request of the SURGE Chairman, correspondence was duplicated to be mailed to area churches urging community participation and interest in the organization.

An additional eighty-one Brooklyn residents were contacted relative to the tree planting program sponsored by the SE UL Committee. 200 trees have been planted by the City Park Bureau.

At the request of Montavilla area residents and businessmen, staff has met with a small group of citizens interested in forming a neighborhood improvement association. Similar assistance has been given to the Youngson, Atkinson and Kellogg neighborhoods at their request.

Community Services Bi-Weekly Report  
 March 1-15, 1972  
 page eight

SE UL (cont'd)

The State Highway Division requested a list of all southeast neighborhood associations, association boundaries, meeting times, and names and addresses of officers for the purpose of contacting all neighborhoods affected by the Mt. Hood Freeway.

The following referrals were handled during this period: (1) referred two SE residents seeking area maps to the City Planning Commission; (2) referred a Brooklyn resident interested in a neighborhood youth center to the Brooklyn-Abernethy Association Chairman; (3) provided MCCA staff with a listing of southeast physicians who accept low-income emergency cases.

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TELEPHONE AND VISITORS LOG - MARCH 1-15, 1972

	<u>Telephone</u>	<u>Visitors</u>
<u>NDO 1</u>		
Community Services	378	114
Finance	19	
Rehab	901	387
TOTAL	1298	501
<u>NDO 2</u>		
Community Services	606	149
Finance	498	117
TOTAL	1104	266
<u>NDO 3</u>	215	47
<u>NDO 4</u>	389	124
<u>SE UL</u>		
Community Services	51	36
Rehab	38	4
TOTAL	89	40

MEETING SCHEDULE - MARCH 1-15, 1972

DATE	ORGANIZATION	PURPOSE	PLACE	ATTENDANCE
<u>PDC-RELATED MEETINGS</u>				
3/1	KVS Coord. Com.	Physical Planning	NDO 2	11 (2)
3/1	Vernon Community Assn.	Executive Board	Vernon School	13 (1)
3/1	WIA Housing & Phy. Plan. Com.	Physical Planning	NDO 1	13 (3)
3/1	BH Coord. Com.	Physical Planning	NDO 4	16 (2)
3/1	Eliot Neigh. Program Assn.	Executive Board	NDO 3	12 (3)
3/2	Sabin Community Assn.	Executive Board	3204 NE 16th	7 (1)
3/2	Irvington Community Assn.	Executive Board	Augustana Church	19 (3)
3/4	Home Ownership Workshop		Cascade Center	57 (6)
3/4	Eliot Planning Workshop		Dishman Center	42 (7)
3/6	Humboldt Neigh. Imp. Org.	Nominating Committee	NDO 4	6 (1)
3/6	SE Uplift Advisory Com.	Regular Meeting	SE UL	26 (2)
3/7	Woodlawn Imp. Assn.	Neigh. Plan.	Plan. Commission	25 (3)
3/8	Neigh. Facilities Task Force	Neigh. Planning	Model Cities Conf. Rm	4 (1)
3/8	KVS Coord. Com.	Physical Planning	NDO 2	4 (1)
3/8	Eliot Neigh. Program Assn.	General Membership	Dishman Center	39 (4)
3/9	Buckman Coord. Com.	Regular Meeting	Central Catholic	26 (2)
3/9	Irvington Community Assn.	Regular Meeting	Irvington School	50 (4)
3/9	Economic Develop. Study Com.	Consultants' Progress Report	NDO 1	16 (9)
3/11	BH Coord. Com.	Tour of BH Area	BH Neighborhood	15 (3)
3/12	Humboldt Neigh. Imp. Org.	General Membership	Humboldt School	42 (3)
3/13	Brooklyn-Abernethy	General Membership	Sacred Heart	13 (1)
3/14	SURGE	Regular Meeting	VFW Hall	14 (1)
3/14	Neigh. Facility Task Force	TF Planning	Mc Conf. Rm.	26 (2)
3/14	Albina Neigh. Imp. Com.	Regular Meeting	NDO 4	9 (1)
3/14	Woodlawn Imp. Assn.	General Membership	NDO 1	54 (6)
3/15	BH Coord. Com.	Regular Meeting	NDO 4	15 (1)
3/15	Sabin Community Assn.	General Membership	NDO 2	26 (2)
3/15	KVS Coord. Com.	Neigh. Planning	NDO 2	27 (3)
3/15	Vernon Community Assn.	General Membership	Vernon School	29 (2)
<u>TOTAL NUMBER OF MEETINGS: 29</u>			<u>ATTENDANCE:</u>	<u>656</u>

MEETING SCHEDULE (page 2)

DATE	ORGANIZATION	PURPOSE	PLACE	ATTENDANCE
<u>OTHER MEETINGS</u>				
3/1	Desegregation Institute		NDO 2	6 (1)
3/3	Model Cities Cit. Plan. Bd.	Exec. Committee	Mc Conf. Rm.	7 (1)
3/6	Model Cities Hous. & PE W.C.	Regular Meeting	MC Conf. Rm.	15 (2)
3/7	Model Cities Cit. Plan. Bd.	Regular Meeting	Cascade Center	79 (4)
3/8	Albina Contractors Assn.		NDO 1	8 (1)
3/8	SE UL Mt. Hood Freeway Com.	Special Meeting	SE UL	10 (1)
3/9	Model Cities Ed. Work. Com.		NDO 2	27 (1)
3/9	Econ. Study Com.		Augustana Church	18 (1)
3/13	Law & Justice Work. Com.		NDO 1	18 (1)
3/13	Model Cities Cit. Plan. Bd.	Orientation of new members	MC Conf. Rm.	11 (2)
3/14	CPB Ex. Com./PMSC Bd.	Discuss Goldschmidt Proposal	Mayors Conf. Rm.	21 (1)
<u>TOTAL NUMBER OF MEETINGS: 11</u>			<u>ATTENDANCE:</u>	<u>220</u>
TOTAL NUMBER OF PDC-RELATED MEETINGS FROM JANUARY 1, 1972-MARCH 15, 1972:		124	ATTENDANCE:	2639
TOTAL NUMBER OF OTHER MEETINGS FROM JANUARY 1, 1972-MARCH 15, 1972:		33	ATTENDANCE:	882

# MIMEOGRAPH TALLEY SHEET

MONTH March 1 thru March 15, 197

DATE	NO. OF PAGES	NUMBER OF COPIES:			(Specify)
		NDP	PRE-NDP	OTHER	
3/1	1			2500	Boise Flier
	1	3000			Woodlawn Flier
	1	500			CS
	2			80	B/H
	1			40	B/H
	1			50	B/H
	1	150			Woodlawn
3/2	3			270	SEUL
	1			95	Boise
	1			90	SEUL
	3	135			CS
3/3	1	65			CS
	1		65		Eliot
	1		1000		Eliot
	1	65			CS
3/6	2			80	B/H
	1			65	ANIP
	1		2000		Eliot
	1	300			Irv.
3/7	1			35	B/H
	3	7500			KVS ) Flier-mailed
	3	1700			KVS ) (Same Flier)
	3	3000			Irv.) Flier
3/8	3	6000			Irv.) Flier
	1		65		Eliot

## MIMEOGRAPH TALLEY SHEET

MONTH March 1 thru March 15, 1972

DATE	NO. OF PAGES	NUMBER OF COPIES:			(Specify)
		NDP	PRE-NDP	OTHER	
3/9	1			90	B/H
	3	1500			KVS - minutes
	1			3500	B/H Flier
	2	1000			Fin.
	1	3000			Woodlawn Flier
	1	2500			Sabin Flier
	2	600			ICA
	1	90			ICA
	2	130			Woodlawn
	2	110			Vernon
3/10	2	200			Fin.
	1	75			KVS
	1	25			KVS-NF
	1	515			Rehab
	1	65			Woodlawn
3/13	1	200			Fin.
	2		140		Eliot
	1	25			CS
	1			35	B/H
	1	300			Fin.
	1	200			Fin.
3/14	3	195			Woodlawn
	1	2000			Vernon Flier
3/15	4			360	SEUL
	1	200			Fin.

MIMEOGRAPH TALLEY SHEET

MONTH March 1 thru March 15, 197

[illegible]

MODEL CITIES HOME REPAIR & MAINTENANCE WORKSHOP

May 6, 1972 - Cascade College

The following workshops will be run simutainiously from 9:00 am to 11:00 am and again from 12:30 pm to 2:30pm:

BASIC CONSTRUCTION MAINTENANCE EXTERIOR

The proper maintenance and repair of doors, windows, screens, roof and siding. Methods of glazing (?) window glass, insulating and weatherstripping.

BASIC CONSTRUCTION MAINTENANCE INTERIOR

Methods of repair and maintenance of ceilings, walls and floor coverings. Finishing and painting of interior surfaces.

BASIC PLUMBING CONSTRUCTION AND REPAIR

Repair and maintenance of leaking faucets, toilets, and clogged drains, including understanding of shut-off location and dwelling layout of plumbing.

BASIC ELECTRICAL CONSTRUCTION AND REPAIR

Understanding of dwelling electrical layout, masterpanel and fusing. Dangers of overloading circuits. Minor repairs of outlets, fixtures, and appliances.

BASIC LANDSCAPING TECHNIQUES

The basic principals of grading, rolling and planting of lawns. Yard and lawn maintenance. Pruning of trees and shrubs.

BASIC HANDTOOLS

Choosing the right tool for the job. Specific techniques in use in use of each tool. Correct maintenance of hand tools.

Instructors are members of a local U. S. Coast Guard Reserve Unit in Portland.



(ATTACHMENT B)

HUMAN SERVICES SEMINAR  
Seattle, Washington  
March 8-9, 1972

The HUD Area Community Services Advisor, Cortlandt Cambric, coordinated the conference. Participants included Al Pitts, Community Services Advisor of Central Office; Oscar Pederson, Regional Administrator; Kay Walker, Regional Relocation Advisor and other HUD staff, as well as staff from HEW, University of Oregon and the Oregon State Board of Higher Education.

The key issue related to urban renewal was that all relocation plans and amendatories must have a plan for family counseling submitted by the time the contract is signed. We were referred to the HUD Relocation Handbook, Chapter 2, Section 12, SOCIAL SERVICES:

- a. Services to be Provided. All families and individuals shall be provided with ready, facilitated access to needed social services and counseling both prior to, and subsequent to relocation. Necessary services and counseling shall also be made available to those residents who do not move, whenever the need exists. The local agency shall provide, or have provided, all necessary job, financial, educational, health, and other services and counseling needed and shall follow up to determine whether the services have been provided and adequately utilized. The local agency shall take whatever steps may be necessary to assure the provision and utilization of the services.
- b. By Whom Provided. The local agency may hire staff or contract with consultants or appropriate agencies to coordinate the provision of social services and counseling to displaced families and individuals, and referrals to public and private agencies for aid. Advisory assistance is available from the Community Service Advisor in the HUD Area Office.

We were advised that family counseling services could be provided either by subcontracting with another agency or providing the services by qualified staff. It was suggested that all relocation field staff be oriented to the family counseling program so that they may refer clients, but that they not be used as counselors.

Some of the points emphasized were that counseling could be done on a group basis but should also include one-to-one counseling; that the entire family should be counseled; that it should not just be in times of crisis but on-going with follow-up; that areas should include but not be limited to maintenance, finance, budget, legal, homemaking, consumer protection; that the agency should use all resources from existing agencies to provide services.

March 24, 1972

TO: John B. Kenward  
FROM: Harold D. Hand  
SUBJECT: Report on Woodlawn and Irvington Neighborhood  
Development Projects Acquisition Progress

TOTAL PARCELS TO BE ACQUIRED IN WOODLAWN:

	<u>Previous Report 3/13/72</u>	<u>Current Report</u>
Park Site	39	39
Park Site Ext. & Housing Site	17	17
Added Demos	10	10
Improvements only	<u>4</u>	<u>4</u>
	70	70
Parcels acquired to date	61	62
Options obtained outstanding	2	1
Parcels in condemnation	<u>0</u>	<u>0</u>
	63	63
Parcels to be negotiated	<u>7</u>	<u>7</u>

TOTAL PARCELS TO BE ACQUIRED IN IRVINGTON:

Irvington School Playground	10	10
Added Demo	<u>1</u>	<u>1</u>
	11	11
Parcels acquired to date	<u>10</u>	<u>10</u>
Parcels to be negotiated	<u>1</u>	<u>1</u>

MEMORANDUM

March 24, 1972

To: John B. Kenward  
 From: Benjamin C. Webb  
 Subject: Relocation Report - NDP

<u>WOODLAWN</u>	<u>Park Site</u>	<u>Outside Park</u>
Households relocated	44	13
Households in acquired property	1	0
Households in property to be acquired	1	4
Total Woodlawn	<u>46</u>	<u>17</u>

(Above now includes final count of households in Pilot Housing Site.)

<u>IRVINGTON</u>		<u>Temporary Code Enforcement</u>
Households relocated	14	1
Households in acquired property	0	0
Households in property to be acquired	0	0
Total Irvington	<u>14</u>	<u>1</u>

March 23, 1972

To: John B. Kenward  
From James J. Robertson  
Subject: NDP Site Improvement Report

The NDP First Action Year Site Improvements status is as follows:

	<u>BUDGETED</u>	<u>UNDER CONTRACT</u>	<u>CONTRACT COMPLETION</u>
<u>Woodlawn</u>			
Street Improvements (assessment districts)	\$159,126	\$143,000*	100%
Bus Shelters	4,600	-	-
Street Trees	28,593	28,593	100%
Traffic Signals		8,500	100%
Subtotals	<u>\$192,319</u>	<u>\$179,955</u>	
<u>Irvington</u>			
Street Improvements (contract)	\$ 30,000	\$ 23,713	100%
Traffic Signals	1,000	-	-
Street Trees	10,000	9,578**	50%
Decorative Benches	4,681	-	-
Subtotals	<u>\$ 45,681</u>	<u>\$ 23,713</u>	
TOTALS	<u>\$238,000</u>	<u>\$213,246</u>	

\*Does not include \$662 additional cost of assessment help to property owners with grants.

\*\*Carry over

The NDP Second Action Year Site Improvements status is as follows:

	<u>BUDGETED</u>	<u>UNDER CONTRACT</u>	<u>CONTRACT COMPLETION</u>
<u>Woodlawn</u>			
Street Improvements	\$ 1,950		
Park Improvements	216,750		
	<u>\$218,700</u>		
<u>Irvington</u>			
Traffic Controls	\$ 18,600		
Street Lights	16,000		
Street Trees, Phase I & II	10,000	\$ 14,186	90%
Irvington Park Improvements	54,000		
	<u>\$ 98,600</u>	<u>\$ 14,186</u>	
<u>King-Vernon-Sabin</u>			
Traffic Signals	\$ 24,000		
Trees	\$ 6,000		
	<u>\$ 30,000</u>		
TOTALS	<u>\$347,500</u>	<u>\$ 14,186</u>	

DEMOLITION

Woodlawn

	<u>Mar. 13, 1972</u>	<u>Mar. 23, 1972</u>
Buildings Cleared.....	37	37
Buildings Under Contract.....	0	8
Buildings Advertised for Bids.....	8	0
Buildings Sold and Moved.....	5	5
Buildings Acquired and Vacant.....	0	0
Buildings Acquired and Occupied.....	3	3
Buildings to be Acquired in Park Extension and Housing Site.....	<u>4</u>	<u>4</u>
TOTAL	<u>57</u>	<u>57</u>

Irvington

Buildings Cleared.....	10	10
Buildings Under Contract.....	0	0
Buildings Out for Bid.....	0	0
Buildings Acquired and Vacant.....	<u>0</u>	<u>0</u>
TOTAL	<u>10</u>	<u>10</u>

JJR/ms

Date March 27, 1972

TO: The Commissioners

FROM: John B. Kenward

Commission Reports & Documents No. 72-64

SUBJECT: Execution and Delivery of Deed to the State Board of Higher  
Education on Behalf of Portland State University  
Portland State University Urban Renewal Project, ORE. R-16

The Portland Development Commission, on January 13, 1969, entered into a "Disposition Agreement for Land for Redevelopment in the Portland State College Urban Renewal Project" with the State of Oregon, acting by and through the State Board of Higher Education on behalf of Portland State University (hereinafter called the "State Board"), which Agreement was amended September 23, 1969, and March 25, 1970, for the purposes of conveyance and redevelopment of property in the Portland State University Project.

The Commission, by Resolution No. 955, adopted January 27, 1969, authorized the execution and delivery of deeds to the State Board in accordance with the terms and conditions of the Agreement, in a form approved by Legal Counsel, as property in the Project Area becomes available.

RECOMMENDATION:

It is recommended that the Commission authorize the Chairman and Secretary to execute a deed, in a form approved by Legal Counsel, to certain property in the Portland State University Project as outlined on the attached detailed settlement statement.



Executive Director

ACTION: Page 72-64. March 27, 1972. Approved.

DETAILED SETTLEMENT STATEMENT FOR TRANSFER TO  
PORTLAND STATE COLLEGE

<u>PARCEL NO.</u>	(Sq. Ft.) <u>PARCEL AREA</u>	<u>PARCEL PRICE</u>	(Sq. Ft.) <u>VAC. ST. AREA</u>	<u>STREET AREA PRICE</u>	(Sq.Ft.) <u>TOTAL AREA</u>	<u>TOTAL PRICE</u>
M-1 (B-2 & 5)	45,065	\$331,860	---	---	45,065	\$331,860

Deed to be dated ~~xxx~~  
~~xxxxxxxxxxxxxxxxxxxxxxxxxxxx~~ Approximately March 27, 1972  
 tax proratations effective

<u>PARCEL NO.</u>	<u>CURRENT YEAR TAXES</u>	<u>BUYERS PRORATA SHARE</u>
	NONTAXABLE	

March 27, 1972

Date

TO: The Commissioners

FROM: John B. Kenward

Commission Reports & Documents No. 72-63

SUBJECT: 200 Market Street Plans

Plans submitted March 10, 1972, for the entire development included architectural working drawings and structural plans which have been submitted to the Bureau of Buildings for permit purposes.

Supplementary materials, including drawings and letter dated March 10, 1972 together with material samples, were submitted at the same time to provide information relative to proposed modifications in architectural working drawings and describing planned exterior finishes and landscape design.

These materials have been reviewed by the Commission staff and Design Council including Walter Gordon, Pietro Belluschi, Paul Kirk and Arthur Erickson and landscape consultant William Roth. Walter Gordon's memorandum of March 25, 1972, summarizes the findings of the Design Council and makes the following recommendations:

Approval of exterior finishes submitted March 10th and approval of concept for south entrance from Pettygrove Park.

Disapprove landscaping proposal on grounds of inadequacy; require professional study and presentation.

Continue review of design elements as project progresses.

A staff review noted that due to variations from typical South Auditorium standards for tree planting in sidewalk areas and street light placements, all plans for improvements in public areas should be closely coordinated with the Development Commission.

Mr. Roth's review of landscape proposals brought out the need for coordinating landscaping on private property with mall and sidewalk landscaping treatment and felt that developer's selection of certain tree species was inappropriate due to their growth characteristics and conflict with trees in mall and sidewalk areas.

Plans for this development were last approved by the Commission April 16, 1971, on the basis of which the land was conveyed. Present plans vary significantly from those plans. The previous plans called for a main access from Pettygrove Park to the terrace level, whereas the major entrances are now solely to the lobby level, thus limiting public access to terrace level. This change and the related rationale have been reviewed by the staff and members of the Design Council. It is felt that the change is acceptable if the terrace level can be well landscaped; if a tenant for the terrace level can be found which will give that level the distinctiveness and liveliness needed; and, if the lobby level can be made to relate well to the surrounding mall and park systems.



It should also be noted that the proposed access from Pettygrove Park is to be constructed partially within the park area. This additional space was needed to give the building an adequately scaled entry down to the lobby level and is felt to be an acceptable approach, contingent upon the approval of the City Bureau of Parks.

Recommendation:

Approvals concerning plans received March 10, 1972:

1. Exterior finishes;
2. Concept for the south entrance from Pettygrove Park contingent upon the approval of the City Bureau of Parks;
3. Concept for use of railings as opposed to planting strips at the outer edges of the decks;
4. Concept for the change in Pettygrove Park access from the terrace to the lobby level.

Disapprove landscape plans. Require further presentation following professional study and close coordination with the Development Commission regarding improvements within and directly adjacent to public areas.

Continue the review of design elements as the project progresses.

Authorize the Executive Director to approve issuance of building permits for the development as proposed in plans and supplementary materials received March 10, 1972. Such approval not to include landscaping, improvements in public areas, and any exterior elements for which plans have not yet been received and approved.



Executive Director

ACTION: Page 72-63. March 27, 1972. Approved.

Date March 27, 1972

TO: The Commissioners

FROM: John B. Kenward

Commission Reports & Documents No. 72-62

SUBJECT: Site Improvement Report

The status of site improvements as of the present time is as shown on the following outline:

SOUTH AUDITORIUM PROJECT

1. TRAFFIC SIGNALS - Four intersections in Area II complete.
2. DEMOLITION - Area II - Complete, excepting Oregon Laundry property.
3. BLOCK 131 - Oregon Laundry moving; retail outlet to remain until equipment is prepared and auction held. Auction scheduled for April 20, 1972. Dritsas Parcel (131-3) leased to City Center Parking.
4. CITY PARKING STRUCTURE - Shopping areas partially completed and occupied.
5. SALTZMAN BUILDING - Concrete poured up to 4th Floor. Completion scheduled for October 1972.
6. FIRST NATIONAL BANK - East building partially closed in. West building partially closed in. Initial completion scheduled for June 1972. Completion of tenant improvements scheduled for June 1973.
7. CROWN PLAZA - Shops partially occupied.
8. PORTLAND COMMONS - Plans being prepared for submission. Construction scheduled to start in Fall of 1972.
9. AMERICAN CONDOMINIUMS - Lincoln Tower topped out. Footings poured for parking structure. Grant Tower construction scheduled to start in March 1972.
10. MORAN A-5 - Structural steel erected to Upper Plaza level. Concrete poured to street level on east and west sides of building. Completion scheduled for December 1972.
11. B-4 - Developers continuing to attempt to develop feasible proposal.
12. STEAM LINE - All dead trees (over the steam line on Harrison St. and the Third Avenue Mall) except one have been replaced by Pacific Power & Light Company.

PORTLAND STATE UNIVERSITY PROJECT

		<u>Mar. 13</u>	<u>Mar. 24</u>
1. <u>DEMOLITION</u>	-		
	Buildings Cleared.....	67	67
	Buildings Under Contract.....	1	1
	Buildings Out for Bid.....	0	0
	Buildings Acquired & Vacant....	0	0
	Buildings Acquired & Occupied.....	2	2
	Buildings Owned & Used for Student Housing.....	10	10
	Buildings Owned & Occupied by Portland State.....	6	6
	Buildings to be Acquired.....	<u>4</u>	<u>4</u>
		<u>90</u>	<u>90</u>
2. <u>PARKS &amp; MALLS</u>	-		
	Concrete work substantially completed; contract approximately 93% completed.		

ALBINA PROJECT

		<u>Mar. 13</u>	<u>Mar. 24</u>
1. <u>DEMOLITION</u>	-		
	Buildings Under Contract.....	0	2
	Buildings Out for Bid.....	4	0
	Buildings Acquired and Vacant.....	0	0
	Buildings Acquired and Occupied.....	0	0

EMANUEL HOSPITAL PROJECT

		<u>Mar. 13</u>	<u>Mar. 24</u>
1. <u>DEMOLITION</u>	-		
	Buildings Cleared.....	51	59
	Buildings Under Contract.....	11	3
	Buildings Out for Bid.....	2	2
	Buildings Acquired & Vacant.....	9*	9*
	Buildings Acquired & Occupied.....	21	21
	Buildings to be Acquired.....	<u>51</u>	<u>51</u>
	TOTAL	<u>145</u>	<u>145</u>

(\*) Including 1 held for PDC use

2. SEWER SYSTEM

Construction scheduled to start in May of 1972.

RECOMMENDATION:

For information and file.

  
Executive Director

ACTION: Page 72-42. March 27, 1972. Approved.