

## "TURNKEY" PUBLIC HOUSING FOR THE ELDERLY

Attached is a copy of the Planning Commission staff report to the Portland Housing Authority giving a preliminary evaluation of 20 proposals for "turnkey" housing for the elderly. This is the report referred to on page 104 of your agenda for the meeting of December 2, 1969.

The proposals selected by HAP are those discussed on pages 3, 14, 15, 18 and 23 of the report. It should be noted that of the five proposals selected only one is in agreement with present zoning also only one was recommended by the Planning Commission Staff.

On October 8, 1969 the Housing Authority of Portland advertised for "Proposals for 'Turnkey' Developments." Potential developers were given until November 7 to submit their proposals.

Twenty separate proposals on 18 separate sites were received by the closing date. Upon receipt of the proposals, Mr. Rossman, HAP Executive Director, called the Planning Commission offices and invited comment from the PC staff on the appropriateness of each of the sites.

On November 10, Mr. Rossman, Mr. Landskroner (HAP staff) and Mr. Frost (PC staff) made a field visit to each of the sites and reviewed the broad characteristics of each proposal.

On November 19, the Planning Commission staff delivered written appraisals and recommendations to the Housing Authority board and staff met with HUD officials to review and presumably to select the winning proposals.

On November 26, HAP announced to the press that contracts had been awarded for the building of five apartment structures. (See clipping on following page).

# Housing authority reveals first five turn key projects

Private builders to receive \$3.8 million  
for construction of high rise apartments

By WILLIAM STEWART  
Staff Writer, Daily Journal of Commerce

The Housing Authority of Portland has accepted "turn-key" proposals totaling \$3,806,803 for construction of five high rise apartments for the elderly here, thus meeting a goal called "critical" three years ago.

The five new structures will add an additional 522 units to the Authority's current units and represents the distillation of 20 proposals submitted by nine different developers. All proposals accepted were from northwest developers, including two from Portland and three from Seattle.

"Not only will these units meet our current goal but will be a boon to the local construction industry," Fred Rosenbaum, chairman of the Authority said. He added that construction will begin as soon as possible, depending on each developer's schedule. But completion is due in 1970.

Under turnkey procedures, private developers propose projects to meet broad specifications and needs laid down by the authority. Procurement of land, design, construction and interim financing are all provided by the developer. Upon completion, title is delivered and the developer is paid in full.

#### City wide distribution

Chief advantages claimed for turnkey are full involvement of private enterprise, speed of construction as compared with "conventional" public housing projects and greater creativity in design and construction, Rosenbaum said.

Portland's five new low cost

developments will be built throughout various sections of the city, Gene Rossman, HAP's executive director said. Their respective locations were determined by a report issued in 1966 from a local market research firm which projected public housing needs by 1970 to reach 3900 units, he said. HAP currently has more than 3,378 units owned outright, or leased. In 1966, the figure was 600.

In selecting the final five, HAP studied 20 detailed proposals on 18 sites in the city. Addition of the new units will bring the authority up to its 1970 needs, but still falls short by 400 the number of public housing units which will be needed by 1975, Rossman added.

Distribution of the units is as follows: One each in the northwest, northeast and north sections of the city, and two units in southeast Portland.

HAP officials said their current  
(Continued on Page 3)

## HAP lists turnkey proposal winners

(Continued from Page 1)

rent waiting list is nearly 2,000—up from 300 a year ago. The average income of all applicants is put at \$90 per month.

Locations and developers for the new projects are as follows:

#### Northwest

Developer: Western Mills, Inc., and Balboa Enterprises, Inc.; Architects: Erickson-Hobbie & Associates, AIA, Seattle; Location: 2035-2065 NW Everett St.; Number of units: 101 (66 efficiencies, 34 one-bedroom, 1 two-bedroom); Stories: 9; Estimated cost: \$1,741,000.

#### Southeast

Developer: Ash National, Inc.; Architects: deKanter and Holgate, AIA; Location: SE 17th and Tenino (southeast corner); Number of units: 110; Stories: 12; Estimated cost: \$1,644,200.

Developer: Alpha Development Company, Seattle; Architects: Allen McDonald, Seattle; Location: SE 39th and Holgate; Number of units: 80; Stories: 5; Estimated cost: \$1,409,308.

#### Northeast

Developer: Riley Pleas, Inc., Seattle; Architects: Dudley & Eckness, Seattle; Location: NE 9-10th Avenue and Schuyler-Hancock; Number of units: 115; Stories: 9; Estimated cost: \$2,012,995.

#### North

Developer: Teeple and Thatcher, Inc.; Architects: Travers/Johnston; Location: N Baltimore and Syracuse; Number of units: 118; Stories: 11; Estimated cost: \$1,999,300.

# PORTLAND CITY PLANNING COMMISSION

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

FRANCIS J. IVANCIE, Commissioner, Department of Public Affairs

RECEIVED  
HOLMAN TRANSFER CO.

November 19, 1969

NOV 21 1969  
A.M. 7:8:9:10:11:12:1:2:3:4:5:6 P.M.

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DALE D. CANNADY, Assistant Director

Mr. Gene Rossman  
Executive Director  
Housing Authority of Portland  
8920 N. Woolsey Avenue  
Portland, Oregon 97203

Dear Mr. Rossman:

Attached are staff reviews of each of the various turnkey proposals you received. Frank Frost on our staff reviewed each of the proposed sites with you and Mr. Landskroner and conferred with our senior staff members before developing these recommendations. Unfortunately the extremely short time available for review has made it impossible to consult with members of the Planning Commission. These, therefore are staff observations only and cannot be considered as fulfilling the statutory requirement for Planning Commission review and recommendation on these projects before final action is taken.

The 20 proposals submitted have been grouped below in two categories, "recommended" and "not recommended". Each of these categories is further divided into two sub-headings, "preferred" and "others" in the recommended category and "potentially acceptable" and "others" in the not recommended group.

## Sites Recommended

### Preferred

1. N. W. 20th and Marshall (Hoffman - 120 units)
2. N. W. 20th Place and Everett (Western Mills)
3. S. W. 12th and Clay (Teeples and Thatcher)
4. N. E. 21st and Multnomah (Alpha - Lotto)
5. N. Fessenden and Gilbert (Conifer Development)

### Others

6. N. Michigan and Simpson (Ross B. Hammond)
7. S. E. 16th and Morrison (Ash National)
8. S. E. 28th and Steele (Chris Berg)

## Sites Not Recommended

## Potentially Acceptable

1. S. E. 39th and Holgate (Alpha - Lotto)
2. N. E. 9th and Hancock (Riley Peas)
3. N. E. 13th and Hancock (Ross B. Hammond)

## Others

4. S. W. 20th and Jefferson (Teeples and Thatcher)
5. S. W. Barbur and Hooker (Ross B. Hammond)
6. S. E. 16th and Hawthorne (Ash National)
7. S. E. 25th and Hawthorne (Ross B. Hammond)
8. S. E. 17th and Tenino (Ash National)
9. S. E. 6th and Pine (Ross B. Hammond)
10. N. W. 20th and Marshall (Hoffman - 204 units)
11. N. W. 20th and Marshall (Hoffman - 240 units)
12. N. Baltimore and Syracuse (Teeples and Thatcher)

It is our recommendation that you make your selection from the recommended group. From among these eight sites an excellent geographic dispersion and more than one building type can be selected thereby greatly enhancing the range of housing choice available to elderly public housing clients.

Although we tried to limit our response primarily to site considerations and only incidentally to the specific development proposed, the two are actually inseparable. We were, in fact, less than enthusiastic about some of the schemes proposed, even though the site itself may have been endorsed. The development proposal, in its entirety, must of necessity be considered by the Planning Commission in its eventual review and recommendation. We would therefore sincerely appreciate the opportunity to confer with the chosen developers while building designs are still in preliminary form. I believe we can be in the position of offering the greatest help and the least obstruction in this manner.

Sincerely,



Dale D. Cannady  
Assistant Planning Director

FNE:ag

cc: Herbert M. Clark, Jr.

Developer: Hoffman Construction Company  
N. W. 20th, Northrup to Marshall (the old Ice Arena),  
72,000 square feet of lot area.

The site is currently zoned C2 but is surrounded on three sides by A0. Zone change from C2 to A0 seems appropriate for the site.

The location is well situated in so far as availability of neighborhood services is concerned. All kinds of commercial facilities and personal services are located along NW 21st, within 100 feet or so of the site. There is considerable activity in the area, often a major attraction to elderly persons of limited mobility. Medical facilities and services are highly concentrated in the general vicinity of the site.

The site, about 1 2/3 acres in area, should be adequate to provide outdoor sitting, congregating and activity space as well as automobile parking and landscaping.

The only obvious shortcoming of the site is the lack of any public park within reasonable walking distance. Fortunately the site is large enough to provide, within itself, useful outdoor open space.

There are actually three separate proposals (by the same developer) submitted for this site. The instructions of the Housing Authority when advertising for proposals were that projects were to be of no fewer than 80 none more

than 120 units. Nevertheless the developer submitted schemes for 120, 203 and 240 unit projects.

The 120 unit scheme naturally entails the lowest amount of lot coverage and therefore the greatest amount of open-space. Consequently it must be preferred. The other two plans must be dismissed not only because they violate the established criteria but also because the greater densities can only be justified on the basis of land cost - many of the sites proposed by other developers could also conceivably be developed with far more than 120 units.

The site within the 120 unit development scheme is recommended. This site has been previously approved for public housing by the Planning Commission.

Developer: Western Mills Inc. & Balboa Enterprises, Inc.  
N. W. Everett Street at 20th Place. Lot area 26,100  
square feet. 101 units proposed in a 10 story building.

The present zoning is AO. The site is located in the relatively dense northwest apartment district and as such shares the advantages (and disadvantages) of the area. Shopping and personal services are readily accessible - the Fred Meyer Uptown store is in the adjoining block from Northwest Tower, the existing public housing for the elderly project in this section of the City. Such proximity is perhaps a violation of the Housing Authority's stated objective of scattering such projects in all sections of the City, however, there are obvious advantages. Administration, maintenance and the various services provided for residents can conceivably be more efficiently rendered while the district and separate nature of the two locations should prevent any massive project characteristic that has often been the failing of large complexes elsewhere.

The site must be recommended as a reasonable alternate to the Ice Arena proposal.

Developer: Teeples and Thatcher Inc.  
S. W. 20th at Jefferson Street. Lot area 67,000 square feet. 120 units proposed in two buildings, one a 10 story tower, the other of three stories.

This is, in many ways, the most intriguing proposal submitted. Briefly, the site is the sloping piece of ground just south of Jefferson Street on which the historic Kamm house is situated. The proposal is to retain the Kamm house as a community center building. The 10 story tower is to be located at the low end of the property north of the house and the low-rise building will be at the south end of the property against the hill. Both buildings will connect to the house with covered walkways. The resulting complex provides a group of buildings with visual variety and interest unmatched by any single structure.

The site, although having considerable development potential, appears to be less than ideally situated for the proposed purpose. It is near the cultural, activity, commercial, and service advantages of the City center yet not close enough to make them truly accessible, particularly to people of diminishing mobility. It is roughly a one-half mile walk to the central business district perimeter. There are currently no convenience shopping facilities (grocery store, drug store, etc.) within many blocks although the developer proposes to construct a small grocery at a location contiguous to the project, but not as part of the project.

Further compounding the "proximity yet isolation" situation is the fact that the nearest bus line is also nearly a one-half mile walk.

The site is zoned C2 which permits apartments at a density of 1000 sq. ft. of lot area per unit. The proposed density is 558 sq. ft. per unit. A zone change would therefore be necessary and for the purpose proposed would seem unadvisable. This site is not recommended.

Developer: Teeples and Thatcher Inc.  
SW 12th and Clay Street. Lot area 22,000 square feet.  
128 units proposed in a 12 story building.

The site is located at the perimeter of the Central Business District, and within the southwest apartment house district. The wide range of downtown cultural, activity, service and commercial facilities are readily available within a few blocks. A large Safeway market is but a block and one-half to the north. The Southwest Park Blocks are only two blocks to the east. A bus line passes the property.

For the segment of the elderly population that prefers the advantages of proximity to the City Center this appears to be an excellent location.

Zoning on the property is presently C2. It is, however, surrounded on three sides by AO and a change to AO seems appropriate. The site is recommended.

Developer: Ross B. Hammond  
S. W. Barbur Boulevard, Hooker, 3rd and Meade. Lot  
area 34,000 square feet. 126 units are proposed in  
a 10 story building.

This site is a full block located one block south  
of the South Auditorium urban renewal project. Lair Hill  
Park is in the adjoining block to the south and offers  
such attractions as art and craft classes and the junior  
museum. The Neighborhood House (a settlement house type  
of facility) is three blocks from the site. With respect  
to these kinds of cultural-recreational facilities this  
site is probably located better than any of those submitted.  
The bus lines travel Barbur Blvd. at the edge of the site.

In other respects however, this site is perhaps not  
so well suited for elderly occupancy. There are no com-  
mercial shopping or personal service facilities within  
reasonable walking distance - a serious defect. The  
site would seem better suited to student or family housing.

The property is zoned A1 although there is AO within  
a few blocks.

The site is not recommended.

Developer: Ross B. Hammond  
SE Pine, Ash, 6th and 7th. Lot area 40,000 sq. ft.  
126 units proposed in a 10 story building.

The site is situated well within an intense industrial district with few neighborhood amenities to make it an advantageous place to live. The zone is currently M2 which does not permit the construction of new housing. The City policy for many years has been to discourage housing in this industrial district. This site cannot be recommended.

Developer: Ash National Inc.  
SE 16th and Hawthorne. Site area 20,000 sq. ft.  
108 units in a 10 story building are proposed.

This site, on the north side of Hawthorne was zoned AO some time back to permit the construction of a high-rise apartment building. This construction has not taken place. The Planning Commission has taken a position of recommending favorably on AO proposals in this general area (as far east as approximately 16th). Zoning is therefore not at issue.

There is, on the other hand, little to commend this site other than present zoning and transportation (two bus lines run down Hawthorne Blvd.). There is no park or other public area within walking distance nor is the site large enough to provide much in the way of outdoor sitting and congregating space.

Surprisingly, although the site is located on Hawthorne Blvd., convenience shopping and personal service facilities are extremely limited in this particular area. The presence of a grocery store is of particular importance and the nearest one seems to be many blocks removed.

The site cannot be recommended.

Developer: Ash National Inc.  
SE 16th and Morrison Street. Site area 20,000 sq. ft.  
108 units in a 10 story building.

This site is presently zoned A1 but a change to A0 would seem to be within the Planning Commission policy of approving such requests in the near Southeast. A lot of similar size just one block northwest of the site has been rezoned A0 in recent years. The site has fair locational advantages. It is one block from a large food market. The Mt. Tabor bus runs on Morrison and Belmont Streets. Col. Owen Summers Park is two blocks from the site.

Although the site itself is too small to offer much in the way of amenities beyond the building, the neighborhood facilities noted above along with many other activity and interest features in the general area make it an acceptable site. Additional site area, however, is recommended.

Developer: Ross B. Hammond  
SE 25th and Hawthorne St. Site area 38,100 sq. ft.  
132 units in a 10 story building are proposed.

The site is the western portion of the Holman Mortuary property. The property is currently zoned C2 and C2B. A variance was recently granted on this site to permit the construction of an office building with entrance through the "B" zone from Clay Street. The office building has not been constructed.

From the point of view of the potential occupants this site has a number of advantages. It is within easy walking distance of good convenience shopping. Two bus lines run along Hawthorne Blvd. The property itself is large enough (nearly two acres) to permit attractive outdoor amenities to be developed on site. If the occupants were the only concern this site could be heartily recommended.

From the point of view of zoning and land use policy, however, the situation is not nearly so clear. Previous land use policy established by the Planning Commission has been to consider AO zoning as unnecessary this far east in this section of the City. In fact, the residential area immediately south, Colonial Heights, is probably the most stable, well-maintained, close-in single-family area on the east side of the river. This condition is partially due to the protection offered by zoning. There is no high or even moderate density zoning (or development) south of Hawthorne in this area.

Hawthorne Blvd. itself is basically a C2 commercial strip serving both Colonial Heights to the south and Sunnyside to the north. It is our opinion that the precedent set by instituting a spot of AO on the south side of Hawthorne would make extremely difficult the continued protection of the unique single-family area adjoining. We recommend that this site be rejected.

Developer: Chris Berg, Inc.  
SE 28th and Steele Street. Site area 38,540 sq. ft.  
96 units proposed in a 7 story building.

This site has a somewhat unique location on the border between an industrial and a growing residential area and near two major institutions, Reed College and Portland Osteopathic Hospital.

This site is well removed, both in distance and in character from relatively dense central portion of the City where most of the proposals are located. It has none of the readily accessible cultural-recreational advantages of a close-in location, yet there can be little doubt that a location at the edge of the relatively open institutional campuses and at the edge of a new apartment complex could be attractive to many people.

The site, because of its location at the line of demarkation between an industrial area and an extensive apartment area (under development), represents one of the rare locations away from the central City where little adverse impact can be anticipated from a spot of AO zoning. The property is presently in zone C2.

The greatest obvious shortcoming of the site, the lack of any nearby convenience shopping will be rectified with the completion of development on the former Lambert Gardens. In addition to well over 500 apartment units there will be support commercial operations developed at the corner of 28th and Steele.

The site is recommended.

Developer: Ash National, Inc.  
SE 17th and Tenino Street. Site area 22,500 sq. ft.  
110 units in a 12 story building are proposed.

The site seems to have little to recommend it either from an occupant's point of view or from the viewpoint of zoning and land use. From the occupant's position, there is nothing particularly wrong, there is adequate, near-by shopping; it is on a bus line; but there are no great, positive qualities pointing to the desirability of changing the land use and zoning policy in this area. Current policy is to maintain and preserve the low and moderate density pattern that exists in Sellwood. The surrounding residential areas are zoned either R5 or A2.5. The property is presently zoned C2. A tower building on a small site in the heart of this area seems contrary to the best interests of the neighborhood.

We recommend against the selection of this site.

Developer: Alpha - Lotto  
SE 39th and Holgate Blvd. Site area 59,781 square feet.  
80 units in a five story building are proposed.

The site is an "L" shaped parcel immediately north of a large Albertson's store. Shopping is therefore excellent. There is a bus line at the site.

Being nearly 1½ acres in size, this site has good development potential, with the possibility of on-site outdoor sitting and congregating space to make up for the lack of such facilities in the immediate neighborhood.

There is a good neighborhood of single-family houses with moderate density apartments along both 39th and Holgate. The property is zoned C2 which would permit apartments at A1 density. The character of apartment development in this area is well established, most such construction is recent, and there would seem to be no economic justification for instituting the totally different concept of AO zoning.

If this proposal could meet, or even approach, the requirements of A1 (particularly the maximum 3 story building height) we would strongly endorse this site. As proposed we cannot.

Developer: Alpha - Lotto  
NE 21st and Multnomah Street. Site area 30,000 sq. ft.  
99 units in a 9 story building.

This site is located in the AO zone area east of the  
Lloyd Center. Zoning is not at issue.

From the point of view of the occupant this location  
should be attractive. The Lloyd Center is about four  
blocks walk to the west, there is grocery shopping three  
blocks from the site, and bus routes are nearby.

This would seem an excellent site and we recommend  
its selection.

Developer: Ross B. Hammond Company  
NE 13th, 14th, Hancock and Schuyler Streets. Lot area  
30,000 square feet. 126 units in a 10 story building  
are proposed.

Two thirds of this site is presently zoned AO, the re-  
maining one third along with the surrounding area is zoned  
A1. Zoning is nevertheless something of an issue. This  
particular site is the only spot of AO zoning in the area  
north of Broadway. It was so zoned in 1962 over the  
adverse recommendation of the Planning Commission. All of  
the remainder of the area, as far north as Tillamook Street  
from 8th on the west to 22nd on the east, is a compact  
apartment district of approximately A1 density.

There are certainly advantages to the occupant in  
this location but without a full review of the established  
Planning Commission policy regarding this area (which time  
has not permitted) we cannot recommend favorably on this site.

Developer: Riley Pleas, Inc.  
NE 9th, 10th, Hancock and Schuyler Streets. Lot area  
40,000 square feet. 115 units in a 9 story building  
are proposed.

As in the case of the Ross B. Hammond proposal at  
N. E. 14th and Schuyler it is not the locational advan-  
tages to occupants that are at issue - they are very good -  
it is a consistent land use policy for the neighborhood with  
which we are concerned. All comments on the Hammond proposal  
apply to this scheme.

Approval of this site must be withheld pending an  
evaluation of present Planning Commission land use policy  
north of Broadway.

Developer: Ross B. Hammond Co.  
N. Michigan, Simpson, Mississippi, and Jessup Streets.  
Lot area 90,000 square feet. 126 units in a 10 story  
building are proposed.

The locational and site advantages of this proposal are considerable. The large site (in excess of two acres) allows for the possibility of a development offering many on-site amenities. Off the site, local shopping and personal service facilities are excellent. There is a bus line within one block and it is but a two block walk to Peninsula Park.

The property is zoned M3 and consequently could be developed for apartments as though it were zoned A1.

This proposal represents a somewhat difficult zoning problem. With the exception of the C2 or M3 zoning along the major streets, Killingsworth and the intersection of Ainsworth and Albina, all the surrounding area is zoned (and developed) for the lowest density apartments or single-family houses. In most such locations in the City an AO spot zone would be clearly improper. Mitigating circumstances here are: 1) the size of the site itself which reduces the impact of a tower building on its surroundings, 2) most of the area for several blocks east of the site is occupied by Cascade College, now defunct, but nearly sure to be reactivated as some form of educational institution so that there seems little long term residential future for that area, 3) Minnesota Freeway is but one block to the west and serves to isolate the area from the stable residential district west

of the freeway, 4) considering the availability of the site and the present zoning the proposed use will have less adverse impact on the neighborhood than most uses that might be attracted to it.

Approval of this site is recommended.

Developer: Conifer Development, Inc.  
N. Fessenden Street and Gilbert Avenue. Lot area 111,000  
square feet. 99 units in three separate three story  
buildings are proposed.

This proposal is one of the only two submitted that is not simply a single high-rise building and it is the only one that offers a medium density complex plus a separate community building. The site is large, more than two and one-half acres, and the proposed complex takes good advantage of the size by providing a more relaxed layout well suited to the non-central, low density neighborhood.

Present zoning on the site is C2 which permits apartments in conformity with A1 regulations. The proposal appears to meet A1 requirements so zoning is not at issue.

Typical of an outlying site, there are locational disadvantages. The most significant of these is the lack of any good supply of nearby shopping and personal service facilities. The nearest grocery store (not a major market) is four blocks west of the site. A bus line does run past the property however.

Despite this rather important drawback serious consideration of this proposal is urged because it represents an important departure in type from other facilities for the elderly and thus provides an additional kind of choice in housing for those who may prefer this kind of facility.

All other proposals (and indeed all existing facilities save one) are high-rise apartment structures. Any alternative deserves careful consideration.

This proposal is recommended for approval.

Developer: Teeples and Thatcher, Inc.  
N. Baltimore and Syracuse. Lot size 20,000 square feet.  
128 units in an 11 story building is proposed.

The primary advantages of this site are its proximity (3 to 4 blocks) to the St. John's business center, and the unusual feature that nearly one-half of the apartments will have extremely pleasant views of the river and the west hills.

This general portion of St. Johns, although zoned R5, single-family residential, has been considered appropriate for re-zoning to low or moderate density apartments. AO zoning, however, is quite another matter. The concept of such high density development without the mitigating feature of a large site is totally out of keeping with the kind of development that has been encouraged to take place in St. Johns.

The site is not recommended.

*Comm.*

*Joanice*

PORTLAND, OREGON  
WORKABLE PROGRAM  
1972-73-74

## GENERAL

REQUIREMENTS: Establish administrative mechanism responsible to the chief executive for the purpose of providing leadership, supervision, and coordination of Workable Program activities.

Provide explanation for any objectives set during last period which were not achieved.

1. Identify the person and office or agency designated to supervise and coordinate Workable Program activities, and describe the relationship of such person and office or agency to the chief executive.

Howard Traver, Executive Assistant to Mayor

Lloyd T. Keefe, Director, City Planning Commission,  
assigned to Commissioner of Public Affairs

John Kenward, Director, Portland Development Commission,  
assigned to Commissioner of Public Affairs

Clifford Christiansen, Director, Bureau of Buildings,  
assigned to Commissioner of Public Utilities

Gene Rossman, Director of Housing Authority of Portland,  
appointed by the Mayor

2. For any target, action, or timetable proposed by the community and approved by the Department at the time of the last certification which has not been met or carried out, provide a detailed explanation of the reasons.

All objectives set in the City's previous Workable Program, certified until February 1, 1972, have been or are being achieved.

CODES AND CODE ENFORCEMENT

REQUIREMENT. The two primary requirements are:

- a. The adoption of the latest published edition of one of the nationally recognized model housing\*; building, plumbing, electrical, fire prevention and related codes and ordinances, as amended, or state or local codes with comparable standards.
- b. The establishment of an effective code enforcement program.

1. Complete the following schedule for codes adopted by the community.

CODE ADOPTED	TYPE OF CODE (Check One)		GIVE TITLE AND DATE OF LATEST EDITION OF MODEL CODE ADOPTED	GIVE DATE OF LATEST ANNUAL SUPPLEMENT MODEL CODE ADOPTED
	MODEL	LOCAL		
Housing . . . . .	X		1970 Uniform Housing Code	As adopted 1972
Building . . . . .	X		1970 Uniform Building Code	As adopted 1972
Plumbing . . . . .	X		Uniform Plumbing Code as modified	As adopted 1972
Electrical. . . . .	X		1971 National Electrical Code as modified	As adopted 1972
Fire Prevention	X		National Fire Codes adopted by reference as supplemental to Portland Fire Code	1971-72 National Fire Codes as amended 1972

2. Describe briefly the procedure established for periodic review, evaluation and updating of the adopted codes and ordinances.

Housing, Building, Plumbing, Electrical and Fire Codes are evaluated and updated on a continuing basis. These codes have been submitted for H.U.D. approval.

Local Fire Code is amended each year to include and update legal reference to all current National Fire Codes.

\*1 The housing code must be adopted at least six months prior to certification.

23. Identify and justify any major deviations in the codes adopted by the community from the standards set forth in the nationally recognized codes as amended, excluding minor administrative changes and revisions. Use extra sheets if necessary.

Codes in effect do not contain major deviations from standards set forth in Nationally recognized codes as amended.

24. Describe in general, and to the extent possible quantifiable, terms the longer-range plans and objectives for using housing, building and related code enforcement to help eliminate and prevent the formation and spread of slums and blight.

The City of Portland is conducting several programs which are aimed at the prevention and eventual elimination of blight as follows:

1. Systematic Housing Inspection Program
2. F. H. A. Loan Insurance Certification Program
3. Concentrated Code Enforcement Program
4. Housing Complaint Response Program
5. Housing Authority of Portland Leased Housing Inspection
6. Certified Area Program
7. Model Cities Emergency Repair Program
8. Certification of Housing for Displaced Persons

To implement these programs, the Bureau of Buildings is composed of 6 divisions totaling 96 employees.

- |                                 |                        |                     |
|---------------------------------|------------------------|---------------------|
| 1. Building Inspection Division | 3. Electrical Division | 5. Heating Division |
| 2. Housing Inspection Division  | 4. Plumbing Division   | 6. Permit Division  |

25. Describe the community's plan of action during the next period for effectively dealing with areas and/or types of units having high priority need for code enforcement, including both programs to stop blight in sound but deteriorating areas and programs to deal with serious threats to health and safety in slum areas.

5) The City of Portland is continuing its long-range plan of action by conducting the Systematic Code Compliance Program in sound and deteriorating areas not eligible for Federal assistance.

This program was initiated in 1968 and as presented in our previous workable program report. The program is now in its 4th year and has met with considerable success in eliminating substandard conditions and spread of blight.

Concentrated Code enforcement procedures are being conducted in the approved Neighborhood Development Program areas also, in coordination with the Portland Development Commission.

We will continue to meet the long-range goals of the Systematic Inspection Program and also those areas approved for the Federally assisted Neighborhood Development Program.

.. (a)  
Explain the basis for the areas and program strategies selected. (Attach maps, charts or other information as may be necessary to explain the context for the plan of action.)

Compare the scope of the proposed plan of action with the plans for the previous period in such a manner as to show what degree of progress is being made toward achieving the community's longer-range objectives of community-wide compliance.

According to the attached code compliance map, the proposed plan of action will compare with the plans for the previous period.

Describe and support the budget and staff resources to be allocated in the next period to carry out the enforcement program described in 4 above, including information with respect to the enforcement of building and related codes, as well as to housing codes.

(see attached sheet for answer)

enforcement data

Covers the Period From		July 1		19 to		June 30		1971		
E:	PERMITS ISSUED	INSPEC-TIONS*	TOTAL INSPECTED		FOUND IN VIOLATION**		VIOLATIONS ABATED		RAZED	
			S	D	S	D	S	D	S	D
.....	XXXX	58,328	23,869	36,042	4,296	6,487	3,522	6,319		
.....	8,798	29,179	12,488	21,775	1,873	3,266	1,498	2,613	904	1,282
.....	11,100	70,192	23,428	35,142	3,315	4,874	3,215	4,936		
.....	8,500	27,640	10,923	16,717	1,483	4,024	1,207	3,852		
tion...	641	11,425	7,977	19,942	7,821	11,731	6,594	9,891		
ting..	7,817	37,921	8,204	12,761	1,148	2,317	919	1,856		

S - Structure D - Dwelling Units.

Inspections on the Following Basis: - One inspection is one visit by one inspector to one building or structure.

ing codes, add any non-compliance carryover from prior inspections.

attached sheet for answer

The following staff are allocated to implement the Code Compliance Program  
in the next period:

1971-72 Budget  
\$1,415,555

Bureau of Buildings      1 Director

Building Division      1 Chief Inspector  
                                 2 Senior Inspectors  
                                 10 Building Inspectors  
                                 3 Clerical

373,528 --

Housing Division

1 Chief Housing Inspector  
2 Senior Building Inspectors  
17 Building Inspectors  
3 Clerical

16,065 --

Heating Division

3 Heating Inspectors

Plumbing Division

1 Chief Inspector  
1 Senior Inspector  
9 Plumbing Inspectors  
1 Engineering Aid  
1 Clerical

75,089 --

Electrical Division

1 Chief Inspector  
1 Senior Inspector  
15 Electrical Inspectors  
1 Sign Inspector  
3 Clerical

81,053 --

Permit Division

---

- 1 Chief Plan Examiner
- 4 Residential Plan Examiners
- 4 Senior Plan Examiners
- 1 Plan & Zoning Supervisor
- 1 Structural Engineer Supervisor
- 1 Senior Structural Engineer
- 1 Structural Engineer
- 7 Clerical

\$272,820 --

\* An annual survey of one and two family dwellings is conducted by approximately 140 on duty Fire Fighting Division personnel from Company Fire Stations. This survey covers approximately one-third of the geographical area of the city in order to inform the owner of any fire and safety hazards needing correction and requesting compliance. The entire city is covered by this survey every three years. This home survey is not reflected in the figures shown above.



## PLANNING AND PROGRAMMING

**REQUIREMENT:** The development of an effective, continuing planning and programming process which engages in the development of comprehensive plans and translates such plans into action programs to help overcome the major physical, social, racial and economic problems of the slum and blighted areas within the community.

Describe the status of the community's general plan with respect to its completion and adoption, and indicate the nature and status of each of the functional plans or components that constitute the general plan (e.g. land use, transportation, housing, community facilities, public improvement programs, etc.)

The Portland City Planning Commission adopted its latest Comprehensive Development Plan for Portland on July 19, 1966. The present plan constitutes a revision and refinement of the Commission's June 12, 1958 Comprehensive Development Plan.

A revising and updating of the Comprehensive Development Plan is currently an item on the Planning Commission work program. This is basically a synthesis and some updating of studies that led to publication of the 1966 plan map. Completion of this task is expected early in 1972.

The land use elements of the Comprehensive Development Plan cover residential, commercial, industrial, school, park and open space. The trafficways shown indicate a planned system to facilitate the movement of auto and truck traffic. A transit component can be made part of the Portland's Plan upon completion of a metropolitan transit plan currently being developed by the consulting firm of DeLeuw-Cather and Co. for the Columbia Region Association of Governments.

The Portland Planning Commission holds to the policy that its Plan must be reviewed and altered periodically to fulfill the existing and future needs of the City's citizens. Therefore, studies on the various elements which make up the Plan are undertaken continually.

Scheduled for 1972-73 is a housing density study and housing strategy analysis as basis for a City housing policy and housing plan. 701 funds will be sought to assist in this work.

Major comprehensive studies on land use, transportation, housing density and quality and on community facilities are now under way in three major districts of the City: (1) North and Northeast Portland, (2) Southeast Portland, and (3) Northwest Portland. The area-wide technical work in the first area was completed in 1971. Community discussions on the findings and conclusions are now underway. Detailed studies of individual neighborhoods within the area are in progress. Work in the second area will continue as staff resources permit. Work in the third area is well underway with completion scheduled for early 1972.

An interim regional land use plan for the Portland metropolitan area, which is consistent with the Portland Comprehensive Plan, was prepared by the Columbia Region Association of Governments in 1970. Also a 1990 regional transportation plan for the Portland metropolitan area was prepared by the Columbia Region Association of Governments in 1971.

In accordance with Mayor Schrunk's directive in 1967, the Administrative Review Committee was established with one of its responsibilities the preparation of a comprehensive and long-range Capital Program and Budget for the City. This committee is made up of the heads of all bureaus and agencies administering improvement programs in Portland. A five year Capital Improvements Program was developed by the Committee in 1970 and revised and extended in 1971. The public improvements called for on the Planning Commission's Comprehensive Plan are considered for guidance in the annual review of this program.

(a) Indicate the status of the community's zoning ordinance, and any plans for future review.

Portland's Zoning Code was adopted in 1959 after eleven years of preparation and extensive citizen review and public hearings. Revisions based on comprehensive studies and analysis are made from time to time. This work is continuing.

2. List the studies that have been or are being made of the major physical, social, racial, and economic problems of the slum and blighted areas (e.g. renewal, education, employment, recreation needs, etc.), and indicate the estimated completion dates for those under way.

With federal financial assistance the Planning Commission, in 1967, completed extensive studies of the physical and social needs of the entire community which are included in a series of Community Renewal Program reports. Additional material was developed for Portland's Model Cities area and was included in the documents and Program submitted to substantiate requests for federal participation in action programs for the Model Cities area.

In addition to the Community Renewal Program itself, These CRP reports include:

Residential Areas - Significant social data (by location) on elderly population, low income families, non-white population, old age assistance, dependent children, adult crime, juvenile delinquency, income change and population mobility. Also, housing quality and environment were evaluated on both a city-wide and district basis.

Commercial Areas - An initial appraisal of blight and related factors.

Industrial Areas - An initial appraisal of blight and related factors.

A Century of Portland Architecture - An inventory of historically and architecturally significant buildings.

The following monographs were reproduced for the CRP:

The Outlook for Land Use Forecasting -

An initial appraisal of the problem of estimating the demand for land in Portland.

Urban Renewal Financing Resources -

Portland's financial resource base for renewal programming.

Techniques for Measuring Blight -

A description of the appraisal methods used to measure urban blight in Portland.

Urban Blight and Causal Relationships -

An analysis of urban characteristics for possible relationships with blight.

Further, to fulfill previous Workable Program commitments, the Bureau of Buildings and City Planning Commission prepared a conservation program to upgrade the quality of housing in all areas of the City not eligible for federal renewal assistance.

3. Briefly describe, in quantifiable terms to the extent possible, the magnitude of the problems or needs identified in 2.

While the Community Renewal Program studies have identified social problems of the City's residents as well as physical problems, a major emphasis in the final CRP report on "A Recommended Program for Portland, Oregon" is on upgrading the physical environment of the City for people now residing and working in substandard areas. Some of the social and housing data reported in the CRP reports are as follows:

<u>Age 65 and over</u>	- 14.2%* of Portland's population compared with a 9.9 national average
<u>Income Less than \$3000</u>	- 15% of all Portland families
<u>Non-White Population</u>	- Change from 3.5% of population in 1950 to 5.4%** in 1960, with some concentration in an older district of the City.

\* 14.8% in 1970

\*\* 7.8% in 1970

Substandard Housing - 27,233 or 19.1% of the City's  
143,049 units in 1960.

Physical improvement proposals recommended in the Community  
Renewal Program are as follows:

CRP 20-YEAR ACTION PROPOSALS  
By Treatment Category

	<u>Estimated Cost</u>	<u>Acres</u>	<u>Housing Units Demolished</u>
Redevelopment	\$ 73,051,000	1,053	4,812
Rehabilitation	99,989,000	5,029	5,934
Conservation	25,411,000	3,820	301
	<u>\$198,451,000</u>	<u>9,902</u>	<u>11,047</u>

In addition to this recommended federally assisted program to remedy housing structure and environmental problems in Portland, the Bureau of Buildings has undertaken a systematic 10-year housing inspection program to effect conservation of all areas of the City not covered by the above programs. This activity will cover 72,000 dwelling units, 5000 of which were substandard according to the 1960 Census information.

4. Briefly describe, in quantifiable terms to the extent possible, the five or six-year goals or targets for accomplishment in meeting the problems or needs indicated in 3.

The City has not at this time established a five or six-year program. However, the CRP report did recommend both a 20-year and a 10-year program. The latter is as follows:

FIRST DECADE'S PROPOSALS  
BY TREATMENT CATEGORY

<u>Category</u>	<u>Net Cost (\$)</u>	<u>Gross Area (acres)</u>	<u>Demo- litions (units)</u>
Redevelopment Total	30,259,000	385.5	1,566
Residential	8,044,000	84.6	389
Commercial	--	--	--
Industrial	8,839,000	138.7	487
Public	13,376,000	162.2	690
Rehabilitation Total	36,170,000	2,328.3	1,622
Residential	24,068,000	2,077.5	440
Commercial	7,277,000	87.1	379
Industrial	4,825,000	163.7	803
Conservation	18,241,000	2,813.3	230
Total All Areas	84,670,000	5,527.1	3,418

Since the CRP was developed, at least three significant Federal programs, Model Cities, CAP, and NDP, have expanded the traditional renewal approaches available to combat blight. This has resulted in a diversion from the project oriented proposals of the CRP to more of an area-wide program approach. It is anticipated that application will be made for a CRP or 701 grant to revise and update the CRP in light of these and other developments and to bring the information base up to date.

5. Briefly describe the action programs to be undertaken in the next certification period to meet the needs, and estimated budgets for such programs, including capital improvements budget.

The third action year plan for the Model Cities Program is still under preparation. A complete description is not available as of this writing. The programs are expected basically to be a continuation of second action year programs with some additions. Comprehensive and neighborhood planning will be continued with emphasis shifting to a commercial study.

The Bureau of Buildings will continue its locally financed systematic and city-wide housing conservation program according to schedule.

As mentioned in (1) above, the Administrative Review Committee has for several years developed an annually updated five year capital improvements program and recommended budget. In

recognition of the undeniable fact that available funds inevitably fall short of meeting optimum objectives, the Committee annually ranks the various proposals allocated to general funding in a suggested order of priority. This priority ranking represents the Committee's evaluation of the relative importance of the various items to the well being of the City of Portland. They are submitted to the Council with the recommendation that projects be approved in the order assigned to the extent that funds are available. This procedure has been very useful in the coordination of Capital Improvements between departments and in optimizing the use of available funds.

A new Bureau of Management Services was established by Council action in July 1971 to centralize management services and to begin work toward a management oriented budget process including:

1. Coordination of a citizen management task force to assist the City in achieving cost reductions and/or improved services to the public.
2. Development of a management-oriented budget process which provides managers with timely resource information including better decision information for the entire budget process.
3. Evaluation and monitoring of data processing services.

4. Keeping the City Council informed regarding the City's general overall financial condition.
5. Development and recommendation of administrative systems and procedures to standardize common City activities.
6. Provide analytical and evaluative reports and recommendations as requested by the Mayor and Council.

In accordance with the Memorandum of Understanding on Annual Arrangement, the Bureau of Management Services is to prepare coordinated data on needy resources, objectives and goals of all City activities which relate to the HUD Community Development Program, to be used by the Mayor and City Council in adopting policies and priorities for future direction. Procedures shall be established for monitoring the allocation of HUD resources in the City.

During the next program period the Bureau of Management Services, with the assistance of 701 grant funds expects to:

1. Improve fiscal reporting by developing a financial reporting system which will provide the various bureau managers with timely resource information to permit them to better compare resource usage against work accomplishment.
2. To train managers in the use of a modern resource management system.
3. To develop a program structure through which the City's services can be better evaluated.

The Portland Development Commission will continue into the next certification period each of the projects and programs currently underway. These consist of:

The South Auditorium Urban Renewal Project

The South Auditorium Extension Area II

The Emanuel Hospital Urban Renewal Project

The Woodlawn Neighborhood Development Program

The Irvington Neighborhood Development Program

The King-Vernon-Sabin Neighborhood Development Program

The Boise-Humboldt Neighborhood Development Program

(Final approval anticipated prior to the certification period.)

The Buckman Certified Area Program

It appears that the present level of federal funding for physical improvements under the Neighborhood Development Program in the Model Cities area will continue at a level of around 3.5 million per year. More extensive or accelerated improvements in these and other areas are dependent on additional federal Neighborhood Development Program assistance.

Additional Neighborhood Development Program applications are under consideration for the Eliot neighborhood in Model Cities for a portion of the Northwest district, for the Southwest riverfront and for an area south of SW Arthur Street. Depending upon positive neighborhood action and

the availability of federal funding applications for these and perhaps other such projects may be forthcoming during the certification period.

It is anticipated that funding will be provided in response to an application which the City has submitted for a neighborhood facility in southeast Portland under the sponsorship of PACT. In addition, an application is being finalized for a neighborhood facility in the Portland Model Cities Area.

It should be noted that in addition to City activities a number of agencies and organizations, not under the direct jurisdiction of the City government, have significant action programs dealing with the physical, social, racial and economic problems which exist in varying degrees in Portland. These include School District No. 1, Housing Authority, Port of Portland, CEP, CAP organizations, UGN, etc.

An OEDP to designate a portion of Portland as a Special Impact Area has been submitted to EDA and is now awaiting final approval.

6. Describe the action programs undertaken in the last certification period, and the amounts available for such programs.

The Portland Model Cities program, during its second action year (1971-72), undertook 25 individual projects. All but one of these projects and activities continued from the First Action Year. Six First Action Year projects were completed or not continued. The largest 2nd action year program category was for social services with a budget of \$1,123,541. This funded projects that continued the Senior Adult Center and continued Aging Project Planning; provided Child Care for approximately 2,500 children; continued the Oregon Consumer League consumer protection effort; expanded medical and dental services, emergency welfare assistance and day care facilities for the approximately 4,000 clients of the Oregon State Multi-Service Center; continued to feed those in need through the Community Care project; provided basic education, employment and recreation for approximately 90 high school dropouts in the Albina Youth Opportunity School project; and provided Youth Care Centers and foster homes for delinquent youth through the Foster Home Care project operated by Multnomah County.

The next largest category was Housing with a budget of \$529,015. This contained the Residential Development Program, the only new Second Action Year project. This project was delayed in its inception and is not yet operational. It is intended to set up a non-profit Housing Development Corporation to increase the model neighborhood

housing supply and aid residents in securing housing adequate to their needs. The Housing Repair project continued to meet repair needs for approximately 300 homes.

The next largest category was Economic and Business Development, which continued the Community Development program to assist model neighborhood business (MEDIA, a commercial-industrial development corporation, was formed to provide technical advice and to administer a revolving fund to provide this assistance), and the Contractor's Association with a business manager and secretary to improve their competitive position. The Economic and Business Development category budget was \$474,632.

In the Manpower category with a budget of \$213,730, was Operation Step-Up, which worked to upgrade employment for approximately 250 model neighborhood residents.

The Education category with a budget of \$192,477 included two projects operated by Portland Public School District #1. The Education Aides project allowed 20 aides to work in model neighborhood area schools part-time and attend college part-time, working towards a teaching degree. Preschool Expansion provided early childhood education for approximately 80 model neighborhood children.

In the Crime and Delinquency category was the Police Community Relations project which worked to improve the relations between the Model Cities community and the Portland Police Department. The budget for this category was \$144,250.

The Environmental Protection and Development category with a budget of \$109,148 contained a Comprehensive and Neighborhood Planning project for those areas of the model neighborhood not covered by NDP. NDP with a separate LPA budget of \$2,265,000 operated in the Woodlawn and Irvington neighborhoods with possible expansion planned into the remaining Model Cities neighborhoods.

The Health category was the smallest with a budget of \$45,587. It contained the Health Planning project and four separate projects to help the mentally retarded children in the model neighborhood.

The sum of \$202,450 was allocated to Citizens Participation, \$242,004 to Evaluation and Information, and \$468,166 to Program Administration. These projects provided for the basic administration, evaluation and resident involvement of the Portland program.

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The Portland Development Commission continued programs previously underway and initiated new programs in several

areas not previously funded. The South Auditorium Urban Renewal Project and Extension Area II, Portland State University Urban Renewal Project and the Albina Neighborhood Rehabilitation Project, including the extension area, were continued. New programs added during the last certification period included the planning of Neighborhood Development Programs in the Irvington and Woodlawn areas (about \$110,000); first and second year Neighborhood Development Program Urban Renewal contracts for Irvington and Woodlawn (in an amount over \$5 million); the planning of Neighborhood Development Programs in King, Vernon, Sabin, Boise, Humboldt and Eliot neighborhoods (over \$325,000); all in the Model Cities area. Urban Renewal plans under the Neighborhood Development Program have been submitted to Department of Housing and Urban Development for King, Vernon, Sabin and Boise, Humboldt for approval; action to begin before the end of fiscal 1972. The \$7 million Emanuel Hospital Urban Renewal Project was also begun in the Model Cities area and a Certified Area Program begun in the Buckman (Southeast District) area.

Pre-activity programs were undertaken in the Northwest District as a result of neighborhood and Portland City Planning Commission Comprehensive Plan studies as a preliminary to urban renewal planning.

The Portland Development Commission continued to assist the Southeast District in organizing citizen committees to formulate plans for needed physical improvements through its Southeast Uplift Office and staff. The Development Commission has provided staff services to the Portland Citizen's Committee.

Capital Improvements undertaken directly by the City government in 1970-71 amounted to \$9,899,260; in 1971-72 \$25,209,711 is budgeted for such improvements. More than 18.5 million of this budgeted amount is for improvements to the sewage disposal system. The remainder is primarily for water; public buildings; recreation and open space.

The Bureau of Buildings of the City of Portland completed its second and third years of a scheduled 10-year housing conservation program to inspect all dwelling units in the city not eligible for federally assisted renewal programs.

7. Indicate the organizations involved, the amounts expended in the last certification period, and the amounts budgeted for the next period to support both the planning and the programming portions of the process.

Each agency mentioned in the previous section expends funds for the planning and programming phases of their action programs which probably amounts to at least 10%

of the total program cost. The total budget of the Portland City Planning Commission for 1970-71 amounted to \$442,554. The 1971-72 Planning Commission budget is \$455,408.

The new Bureau of Management Services was organized with an initial budget for 1971-72 of \$93,559.

8. List the number of professional staff personnel participating in the process, and the professional skills involved.

The following people comprise the Mayor's Administrative Review Committee:

H. Kenneth Anderson	Chief Engineer, Water Bureau
Edward G. Westerdahl	Director, Port of Portland
Charles Jordan	Director, Model Cities Program
Donald Bergstrom	City Traffic Engineer
Earl Bradfish	Coordinator of Public Affairs
Dale Christiansen	Superintendent, Bureau of Parks
Patrick R. Carr	Deputy Chief of Police
C. N. Christiansen	Director, Bureau of Buildings
David H. Dockham	Executive Assistant to the Mayor
James L. Apperson	City Engineer
James L. Hamill	City Auditor's Office
Aaron Leon Beshear	City Auditor's Office
Robert C. Hyle	Superintendent, Water Bureau
Donald C. Jeffery	Deputy City Attorney for Federal Aid Grants

Lloyd T. Keefe	Planning Director, City Planning Commission
John B. Kenward	Executive Director, Portland Development Commission
Sam J. Maerz	Utility Rate Analyst
Russell A. Peyton	Human Relations Commission
James H. Riopelle	City Fire Chief
Gene W. Rossman	Director, Portland Housing Authority
Marian C. Rushing	City Attorney
James M. Setterberg	City Budget Officer
Harold E. Johnson	Director, Bureau of Management Services
Ronald Buel	Administrative Assistant, Commissioner of Public Safety
James W. Hanson, Jr.	Commissioner's Assistant, Commissioner of Public Utilities
Donald J. Barney	Public Works Coordinator
Spencer H. Vail	City Planner, Secretary to Committee

These people and the professional staffs at their disposal contribute regularly to the work of the Committee.

The City Planning Commission staff complement currently numbers 34 full and part-time persons, six clerical and 28 professional or paraprofessional.

The Bureau of Management Services staff consists of 13 persons, two clerical and 11 professional or paraprofessional.

9. Describe the role of the chief executive and City Council in formulating the objectives, priorities and budgets of the planning process in the last period, and what role they will have in the next period, if different.

The Portland City Council consists of four Commissioners elected at large on staggered four-year terms, and a Mayor elected at large for a four-year term. The City Charter provides that in Portland's Commission Form of Government the Mayor and each of the four Commissioners serve both as a legislator and as an administrator of a specific department. When a new Commissioner is elected the Mayor assigns, by Executive Order, his portfolio (department). The charter also provides that the Mayor can reassign portfolios as necessary from time to time by executive order. The departments provided by Charter are Finance and Administration, Public Works, Public Affairs, Public Safety and Public Utilities. As administrators of the various departments, the Mayor and Commissioners establish interdepartmental priorities and objectives.

Previously each department's budget was analyzed by the city's budget committee (a staff committee composed of Commissioners Assistants and the Budget Officer) and a recommended budget was presented to the City Council. Final approval of the city's budget and the priorities within it is the responsibility of the City Council as a whole.

With the creation of the Bureau of Management Services the review and screening process and the compilation of

a recommended budget becomes the responsibility of this bureau rather than of the former budget committee. Final budget and priority approval is still the responsibility of the City Council.

The Administrative Review Committee was established by executive order on July 28, 1967 to:

- a. coordinate Local and Federal Aid Programs
- b. advise City Council on annexation matters
- c. coordinate the preparation of a long-range capital improvement program to be presented to City Council
- d. act as a liaison with Model City area planning and development staff.

This Review Committee (a staff committee) makes recommendations to the Bureau of Management Services on capital improvements (in previous years such recommendations were made to the Budget Committee).

The Housing Authority of Portland and the semi-autonomous commissions of the City, such as the Portland Development Commission and the Planning Commission are guided by volunteer Commissioners from the community, appointed by the Mayor, and ratified by the City Council.

The Citizens Planning Board of the Model Cities Program has 16 elected members from within the Model Cities community and 11 members appointed by the Mayor.

These Commissions and boards are represented by staff on the Administrative Review Committee. Therefore, that Committee is able to coordinate not only the capital improvements within the various city departments, but those of the above-named entities as well.

10. Describe the role of the major local agencies and organizations in developing the plans and action programs and in coordinating their implementation during the past period, and what role they will have in the next period, if different.

The Portland City Planning Commission and Administrative Review Committee, both of which are advisory to the City Council, have the major responsibility for developing long-range plans and programs for city improvement. These programs are developed with the participation and assistance of the major agencies (e.g. Portland Development Commission, Housing Authority, City Engineer, Model Cities Demonstration Agency, Water Bureau, Bureau of Buildings) have responsibility for implementation for such plans and programs.

During the next period the newly formed Bureau of Management Services will assume its responsibility of preparing coordinated data on needs, resources, objectives and goals of all city activities which relate to the HUD Community Development Program, as described in the Memorandum of Understanding on the Annual Arrangement.

RELOCATION

REQUIREMENTS:

The development of a centrally-administered or coordinated relocation program for all families and individuals displaced by governmental action in the community; the provision of a sufficient volume of decent, safe and sanitary housing within the means of such displacees in appropriate unit sizes; and, the provision of services to such displacees comparable to those under the urban renewal program.

1. With respect to agencies having responsibilities for relocation in the community, give the following information:

- a. The name of the local agency administering the relocation program under urban renewal, including the determination of rehousing needs, developing plans to meet such needs and providing relocation assistance.

The Portland Development Commission is the central relocation agency for the City of Portland and the Portland School district and is the agency responsible for the determination of rehousing needs, developing plans to meet such needs and providing relocation assistance.

- b. The name of the local agency administering the relocation program for those displaced by other governmental action, including the determination of rehousing needs, developing plans to meet such needs and providing relocation assistance.

The Portland Development Commission is responsible for administering the relocation program for those displaced by the City of Portland's activities. The Portland Development Commission is responsible for determining the rehousing needs of those to be displaced, develops plans to meet such needs and provides relocation assistance.

The Oregon State Highway Commission evaluates and plans for rehousing needs of its displacees and provides its own relocation assistance.

- c. If the answers to a. and b. above indicate different agencies, describe in detail how their respective responsibilities are coordinated as to need determinations, program planning and the provision of relocation assistance.

Both the Portland Development Commission and the Oregon State Highway Commission operate under the Uniform Relocation Assistance and Real Properties Acquisition Act of 1970. Therefore, the relocation assistance offered by each agency is essentially the same.

Although each agency plans its own program and determines its own rehousing needs, there is frequent exchange of information between the staff in projecting needs and in program administration.

While the City of Portland has no jurisdictional control over County or State agencies with regard to relocation activities or requirements, agencies such as the Multnomah County Public Health Bureau and the Oregon State Highway Commission submit quarterly statistical reports reflecting displacement. These reports are correlated with ongoing competing displacement and rehousing needs.

Multnomah County and the Port of Portland have no relocation plan at this time.

- d. Describe in detail what steps or actions the community proposes to take in the next period to review, evaluate and improve coordination among the agencies mentioned in c. above.

There has been good liaison between the Relocation Department of both the Portland Development Commission and the

Highway Commission. Exchange of information has increased since the coordination of the two agencies in the City's reconstruction of the Southeast 12th Avenue and Southeast 21st Avenue sections of the Mt. Hood Highway in Multnomah County. This Project has proved an excellent opportunity to acquaint each other with the requirements and administration of each program.

Under the aegis of the City Planning Commission, the City Council has established a housing task force. The members of the task force are appointed by the Mayor. The major function of the task force is to draw up a housing planning structure and work program and a coordinated housing information system. The Portland Development Commission is in the process of negotiating a contract with the Center for Population Research and Census at Portland State University to perform a housing survey for the purpose of establishing a "data bank" on housing. Information from the "data bank" is intended to

- provide current and continuing information on the availability, prices, and rentals of comparable sales and rental housing and of comparable commercial properties and locations.
- provide mechanism for determining and evaluating the needs and characteristics of families, individuals, business concerns, nonprofit organizations, and farm operations which are to be displaced. Consideration will be given to the proximity of a dwelling unit to the wage earner's place of employment, to public transportation and other public

facilities essential for the successful adjustment of the family or individual.

- it will include mechanism for obtaining information on families and individual needs as they relate to social services, counseling, employment, financial, educational, health and other necessary services.

The establishment of a "data bank" will not in itself solve the problem of coordination of relocation activities, but it will provide all displacing agencies with accurate and up-to-date information on housing for submission with its application to the appropriate Federal agency for funding.

The City and the Oregon State Highway Commission have established a coordinating agency to coordinate State and City activities in the construction of the Mt. Hood Freeway. This agency will be concerned with the coordination of all activities including housing and relocation. Although the agency is not intended to be a permanent thing, there is a growing concern on the part of both the City and the Highway Commission that some permanent cooperative effort is needed. It is hoped that the Housing Task Force through its coordinating activities will insure the proper amount of coordination of relocation between relocation agencies.

RELOCATION SECTION

2. If the community has displaced families or businesses from HUD-assisted projects and/or other governmental action programs during the preceding two-year period ending December 31, 1971, give the following information:

TYPE OF GOVERNMENT ACTION	NUMBER OF FAMILIES				NUMBER OF BUSINESSES		In Standard Housing		In Substandard Housing		THOSE WHO MOVED OUT OF TOWN OR NOT ABLE TO BE I	
	DISPLACED		Displaced	Relocated	White	Nonwhite	White	Nonwhite	White	Nonwhite	White	Nonwhite
	White	Nonwhite										
SCHOOL DISTRICT #1	16	9	0	0			17*		1*		6*	
MULTNOMAH COUNTY DIVISION OF PUBLIC HEALTH	9	50	0	0	9	50			0	0	0	0
CASCADE PROJECT (MODEL CITIES)	14	3	0	0			16*		1*		0	0
OPEN SPACE	10	1	0	0	10	1			0	0	0	0
HAP	2	2	0	0	2	2			0	0	0	0
BUREAU OF PARKS	13	0	0	0			Unknown		Unknown		13*	
BUREAU OF BUILDINGS	54	10	0	0			28*		2*		34*	
NDP (Irvington and Woodlawn)	35	18	1	1	34	18			1	0	0	0
OREGON STATE HIGHWAY	318	1			317	1			1	0	0	0
PSU	23	1	2	5	23	0			0	0	0	1
EMANUEL	8	37	3	4	8	37			0	0	0	0
ANIP	1	4	0	0	0	4			1	0	0	0
PORT OF PORTLAND												
Portland Int'l Airport	39	0	0	0	--	Unknown	--	--	--	--	--	--
Portland Hillsboro "	7	0	0	0	--	Unknown	--	--	--	--	--	--
TOTALS	549	136			413	113			3	0	0	1
						61*			4*			53*

Page 37.

Relocation

3. Describe the kinds of relocation services being provided by the community to persons and businesses being displaced (e.g., inspection of housing available for relocation, interviewing and counseling of persons being displaced, system for handling relocation payments, establishment of housing and other referral services), and give the amount of funds available to provide the services.

Persons and businesses displaced by urban renewal activities, Neighborhood Development Project programs, Model Cities activities, and other actions of the City of Portland are eligible for relocation assistance from the Portland Development Commission's relocation staff. Whenever practical, relocation personnel are located in a site office chosen for convenience to displacees.

As a minimum, relocation services are as follows:

A. Interviewing and counseling of persons displaced.

- determine the need of displaced persons for relocation assistance through direct personal interviews.
- inform members of minority groups of housing opportunities in non-traditional neighborhoods and provide such services and counseling as required to familiarize them with such neighborhoods.
- all families and individuals shall be provided with social services and counseling as requested or required.

B. Housing referrals and inspections.

- provide current and continuing information on the availability, prices, and rentals of comparable decent, safe, and sanitary sales and rental housing, and of comparable commercial properties and locations for displaced businesses;

Relocation

- assure that, within a reasonable period of time prior to displacement, there will be available, to the extent that can be reasonably accomplished, in areas not generally less desirable in regard to public utilities and public and commercial facilities and at rents or prices within the financial means of the families and individuals displaced, decent, safe, and sanitary dwellings, equal in number to the number of, and available to, such displaced persons who require such dwellings and reasonably accessible to their places of employment;
- inspect relocation housing prior to referral, to insure that it meets HUD and local approved standards.
- assist a displaced person displaced from his business operation in obtaining and becoming established in a suitable replacement location;
- supply information concerning Federal and State housing programs, disaster loan programs, and other Federal or State programs offering assistance to displaced persons and businesses; and
- provide other advisory services to displaced persons in order to minimize hardships to such persons in adjusting to relocation;
- fully inform eligible persons at the earliest possible date as to the availability of relocation payments and the eligibility requirements therefor, as well as the procedures for obtaining such payments and assistance.

Relocation - 3. cont'd

C. System for handling payments.

If the displacement-causing activity is financed in whole or in part by Federal funds or is otherwise determined to be covered by the provisions of P.L. 91-646, the Portland Development Commission shall provide assistance in the preparation of claims for relocation payments. The Commission shall make every effort to insure that the claim forms are filed within the time limit allowed by DHUD rules and regulations. All claims will be documented to establish eligibility for a particular kind of relocation payment. Relocation payments shall be made as promptly as possible after eligibility has been determined. In certain hardship cases, e.g., security deposits, etc., advance payments will be made to the extent allowable by DHUD rules and regulations.

If a claim is determined to be ineligible, the claimant will be given written notice of the reasons for rejecting the claims. If the ineligibility is due to moving into substandard housing, the claimant will be notified and given time to correct the situation.

If the displacement-causing activity is not financed in whole or in part by Federal funds or has not been otherwise determined to be covered by the provisions of P.L. 91-646, the provisions of the Oregon State Law, ORS 281.050, apply. The requirements of the Law are as follows:

Relocation

J. C. cont'd

Compensation of persons displaced by condemnation.

Whenever the law authorizes private real property to be appropriated to public uses, and such property is then occupied by any person or persons for residential purposes, the State, County or other municipal or public corporation seeking and authorized to make such appropriation shall:

- (1) Compensate the person or persons in possession for the actual and reasonable cost, not exceeding \$200 for any one person or family, of moving such person's or family's household goods;
- (2) Tender payment of such compensation for the use of such person at the time he is required to move.

At the present time, persons displaced by the City's systematic or ongoing Code Enforcement Program are not eligible for relocation payments unless the displacement is in a Federally-funded project area and the displacement-causing activity is determined to be in accordance with the plan for the project.

D. Funds available to provide relocation assistance.

The anticipated displacement during the next two years is shown at Question No. 4. With the exception of the Port of Portland and Multnomah County Division of Public Health, relocation services will be provided by the Portland Development Commission and the Oregon State Highway Commission. Both of these Commissions have a permanent professional relocation staff. Adequate funds have been budgeted to

Relocation - D. cont'd

provide for all expenses for these staffs as well as any contract services that may be required.

RELOCATION SECTION

4. If the community will displace families and businesses from HUD-assisted projects and/or by other Governmental action programs during the coming two-year period, give the following information:

<u>TYPE OF GOVERNMENTAL ACTION</u>	<u>TOTAL</u>	<u>NUMBER OF FAMILIES &amp; BUSINESSES TO BE DISPLACED</u>		
		<u>White</u>	<u>Non-White</u>	<u>Businesses &amp; Non-Profit Organizations</u>
SCHOOL DISTRICT #1	35	0	35	0
BUREAU OF WATER WORKS	7	7	0	0
MULTNOMAH COUNTY DIVISION OF PUBLIC HEALTH	60 Est.	10	50	0
NORTHEAST UPLIFT	7	7	0	0
HOUSING AUTHORITY OF PORTLAND	15	10	5	0
BUREAU OF PARKS (OPEN SPACE)	56	56	0	0
ANNUEL HOSPITAL URBAN RENEWAL PROJECT	117	10	80	27
NEIGHBORHOOD DEVELOPMENT PROJECT (WOODLAWN)	31	20	11	0
BBINA NEIGHBORHOOD IMPROVEMENT PROJECT	2	0	2	0
CITY OF PORTLAND				
PORTLAND INTERNATIONAL AIRPORT	20	20	0	0
PORTLAND HILLSBORO AIRPORT	10	6	4	0
OREGON STATE HIGHWAY COMMISSION	<u>435*</u>	<u>435</u>	<u>0</u>	<u>65</u>
TOTALS	695	581	187	92

Recent changes in Oregon State Highway Commission procedure requiring environmental studies make it very difficult to predict displacement at this time. While the racial and ethnic breakdown is unknown, it is estimated that the vast majority will be white. However, the following NDP applications are to be submitted. If they are approved, the above estimate of relocation should be amended as follows:

<u>Project</u>	<u>Business</u>	<u>Displacement</u>			
		<u>Families</u>		<u>Individuals</u>	
		<u>White</u>	<u>Non-White</u>	<u>White</u>	<u>Non-White</u>
Good Samaritan	77	102	2	299	8
Hill Park	20	41	4	86	9
Buckman	<u>13</u>	<u>32</u>	<u>7</u>	<u>86</u>	<u>15</u>
TOTALS (801)	<u>110</u>	<u>175</u>	<u>13</u>	<u>471</u>	<u>32</u>

Relocation

5. For the number of families shown in 4 above, indicate their income brackets and the number of standard housing units, both new and existing, that will be available for such families displaced during that period. Identify the sources of the data.

Income information is not available on all of the persons expected to be displaced during the coming two years. However, income information is available on displacees from four existing projects, viz., Emanuel, NDP, Model Cities, and the School District. The information is tabulated in Appendix A. and is summarized as follows:

<u>Percent of Population</u>	<u>Monthly Income Per Household</u>
18.5 %	\$ 0 - 199
21.43	200 - 299
15.00	300 - 399
10.71	400 - 499
19.29	500 - 599
15.00	600 - over

It is estimated that during the coming two years the Portland urban area will have a total vacant housing inventory of 44,494 \* units in both sales and rentals. Of this amount, 9,105 units in the urban area are estimated to be vacant, and 27,226 will be new construction. The computation and assumptions are shown at Appendices B and C. Included is all of the Metropolitan Portland are housing inventory, because under the provisions of P.L. 91-646 displacees will have full freedom to relocate in the neighborhood of their choice. It is believed that some of them will relocate in the urban areas outside of the City.

5-a. For all new housing to be available to displaced families, as indicated above, identify the number of units for home ownership or rental, project status, estimated completion date, and for Federally-assisted programs, the project number, if assigned.

It is estimated that the inventory of new housing units will be as follows:

\* This item has not been reduced by any amount for demolition, because it includes only standard units. It is assumed that most of the demolished units will be substandard.

Relocation - 5-a. cont'd

Home ownership	17,314
Rentals	<u>27,179</u>
Total (See Appendices B & C)	44,493

With respect to the details relative to Federally-funded or Federally-assisted units, see pages \_\_\_\_\_ to \_\_\_\_\_ of the Housing Section.

6. If the community will displace single persons by HUD-assisted projects and/or other governmental action during the following two-year period, give the following information: The number to be displaced, the type of housing resources to be available, (e.g., rooming and boarding houses, residential hotels, housing and homes for the elderly, other).

The total displacement anticipated during the coming two-year period is shown at page \_\_\_\_\_. Most of the displacement will be from general residential neighborhoods. There is no information available at the present time with respect to the number of single persons. However, it is assumed that the ratio of single persons will be about the same as in the Neighborhood Development Project (Woodlawn and Irvington), where it was 17.5%. It is also assumed that these individuals will want to be rehoused in other residential neighborhoods, either as homeowners or apartment house tenants, and that no special housing requirements will arise. If a single person is a tenant and has a low income, an attempt will be made to place them in some form of housing subsidy program. Past experience has shown no difficulty in relocating single people.

7. What are the current vacancy rates in the community for the inventory of standard low- and moderate-income housing units, by number of housing units, by number of bedrooms, and rents or monthly housing expenses? How were the rates determined?

At the present time, there is no comprehensive information with respect to the vacancy rate by number of bedrooms. The 1970 Census provides the latest information with respect to the number of vacant units at various price levels. This information is shown at Appendices B and C.

Relocation - 7. cont'd

During 1971, both the Portland General Electric Company and the U.S. Post Office conducted vacancy surveys. These two surveys do not provide information with respect to price levels and unit size. The results of all three surveys are shown below.

	<u>PGE</u> <u>8/31/71</u>	<u>POSTAL</u> <u>Apr.-May, 1971</u>	<u>CENSUS</u> <u>1970</u>
Apartment Units	9.67%	7.0%	7.5%
Single Family	2.61	1.7	.9
Overall	6.14	2.7	4.2

The considerable difference between the three vacancy rates is believed to be due to two factors, viz., the time of enumeration and the definitions of vacancy.

PGE considers a unit vacant if it has a meter and used less than ten kilowatt hours for the month of the survey.

The U.S. Census considers a unit vacant if no one is living in it at the time of enumeration, unless its occupants are only temporarily absent. In addition, a unit will be considered vacant if it is occupied by persons who have a usual residence elsewhere.

New units not yet occupied are classified as vacant if construction has reached a point where all exterior windows and doors are installed and final usable floors are in place. Vacant units are excluded if they appear unfit for human habitation.

Postal Survey considers a unit vacant if, in the case of a single-family house or duplex, the unit appears vacant or if no one is getting mail at the time of the survey. In the case of an apartment house, the postman asks the manager whether or not the unit is vacant.

Relocation

8. If the vacancy rate of standard units (in the groups where the rent or monthly housing expenses and number of bedrooms required by persons being displaced) is less than 3%, then describe the actions the community intends to take to replace on a one-to-one basis the units to be removed from the supply by any HUD-assisted programs during the next two-year period. (Such description should include identification of the specific Federal or other aid programs to be used, the sponsorship of the projects, status of financial commitments for the projects, and estimated dates for initiation and completion of construction.)

As indicated above, the overall vacancy rate is uncertain. There is no current firm information relative to the vacancy rate in low- and moderate-income housing. In view of the long waiting lists for the Housing Authority of Portland units and rent subsidy units, it is doubted that there are many vacant units for low-income families. Please see Appendicies B and C.

The City of Portland is now developing plans to conduct a housing survey, either alone or with other interested parties, to determine the community's true housing situation. In the meantime, the community intends to encourage the construction of low- and moderate-income housing, as mentioned at Paragraph 3 of the Housing Section. Appendix F. shows the number of new low- and moderate-income units by number of bedrooms and type of housing program, which are either under construction or have feasibility letters. A recap of the Schedule is as follows:

0 Bedroom	98
1 Bedroom	237
2 Bedrooms	269
3 Bedrooms	148
4 Bedrooms	<u>8</u>

Total Units	760
-------------	-----

BY TYPE OF HOUSING PROGRAM

Low and Moderate Income	221-d-3	247
Moderate Income	221-d-4	66
" "	236	347
Low Income	HAP	<u>100</u>
Total Units		760

Relocation - 8. cont'd

To the above estimate must also be added the number of single-family units estimated to come onto the market during the following calendar years:

<u>Type of Program</u>	<u>1972</u>	<u>1973</u>	<u>Total</u>
235(i)	1150	1350	2500
221(d)(2)-(221)	600	600	1200
223(e) - (223)	<u>5</u>	<u>5</u>	<u>10</u>
Total	<u>1755</u>	<u>1955</u>	<u>3710</u>

(See Appendix G. for source of information)

On the basis of the above information it is expected that approximately 3,700 new low- and moderate-income, single-family units, together with 760 low- and moderate-income multi-family units, will come onto the market during the coming two years. The anticipated displacement is under 1,000 families and individuals. It therefore can be said that units removed from the supply of low- and moderate-income housing inventory will be replaced on a ratio of more than one to one.

EQUAL OPPORTUNITY

Chapter 2, Paragraph 7 of DHUD Circular 1371.1, Relocation Handbook, says, in part, that:

"In carrying out relocation activities, the local agency shall take affirmative actions to provide displaced families and individuals maximum opportunities of selecting replacement housing within the community's total housing supply; lessen racial, ethnic, and economic concentrations; and facilitate desegregation and racially inclusive patterns of occupancy and use of public and private facilities."

Through the central relocation agency it is hereby confirmed that the above-mentioned requirements are being met. An example is the Emanuel Project. Seventy-nine percent of all families and individuals in the Emanuel Project Area were minority group members. All displacees qualified for benefits under P.L. 91-646 and could therefore afford to purchase or rent moderate-income property throughout the entire community. The Project has not been completed, but of the first fifty-nine families and individuals to relocate, approximately two out of three have relocated in non-minority neighborhoods. Of this first fifty-nine families and individuals, ten were white and forty-nine were black. Of the ten white families and individuals, three relocated within the same minority neighborhood.

The minority neighborhood is considered to be the area bounded by the Minnesota Freeway on the west, Broadway on the south, 15th Avenue on the east, and Killingsworth on the north.

SCHEDULE TO COMPUTE THE AVERAGE INCOMES OF DISPLACED FROM EMANUEL,  
NDP, MODEL CITIES AND SCHOOL DIST. #1 PROJECT AREAS

<u>NUMBER OF PERSONS SURVEYED</u>	<u>PERCENT OF TOTAL SURVEY</u>	<u>MONTHLY INCOME BRACKETS</u>	<u>ACTUAL AVERAGE MONTHLY INCOMES</u>	<u>25% OF AVERAGE MONTHLY INCOMES</u>
26	18.57%	\$ 0 - 199	\$132.46	\$ 33
30	21.43	200 - 299	241.20	62
21	15.00	300 - 399	341.04	85
15	10.71	400 - 499	444.77	111
27	19.29	500 - 599	515.88	129
21	15.00	600 - up	730.66	182

The overall average income - \$348.19

The above computation was made on the basis of information in our files regarding income for those persons who supplied income information.

SCHEDULE SHOWING NUMBER OF STANDARD SALES HOUSING  
UNITS THAT WILL BE AVAILABLE TO DISPLACED

	Under \$5,000	\$5,000 to 9,999	\$10,000 to 14,999	\$15,000 to 19,999	\$20,000 to 24,999	\$25,000 Up	TOTAL
* Existing Supply	37	219	371	340	247	350	1,564
** New Construction	<u>252</u>	<u>2,316</u>	<u>4,472</u>	<u>4,142</u>	<u>2,142</u>	<u>2,426</u>	<u>15,750</u>
TOTALS	<u>289</u>	<u>2,535</u>	<u>4,843</u>	<u>4,482</u>	<u>2,389</u>	<u>2,776</u>	<u>17,314</u>
Less Demolitions							
Net Inventory							
Percent of Total Vacant in Each Category	2.37%	14.00%	23.72%	21.74%	15.79%	22.38%	100%

\* This item is from the 1970 Census Report as summarized by U.S. Bureau of the Census, Census of Housing: 1970 General Housing Characteristics, Final Report HC(1)-A39 Oregon, Table 10.

The computation is the number of units found vacant by the 1970 Census and assumes that approximately the same number of units will remain vacant through the two-year period. This assumption allows for a slight decrease in the vacancy rate because the total number of units is expected to increase. Included are all of the houses in the urban area. The numbers will, therefore, differ from the amounts shown at Section 2 of the Housing Section, which includes only housing units within the city limits.

\*\* This item has been computed by assuming that the new housing starts for the next two years will be at the same rate as that experienced during the first eight months of 1971. This is the latest figure that we have for the urban Portland Area. The computation is shown at Appendix D.

APPENDIX B.

SCHEDULE SHOWING NUMBER OF STANDARD RENTAL HOUSING UNITS THAT  
WILL BE AVAILABLE TO DISPLACED

	Under \$40	\$40-59	\$60-79	\$80-99	\$100-149	\$150-Up	No Cash Rent	TOTAL
* From Existing Supply	102	529	1,069	1,203	3,215	1,423		7,541
** New Private Construction	708	2,200	3,888	3,868	6,578	1,688	708	19,638
Public Housing	—	—	—	—	—	—	—	—
Totals	810	2,729	4,957	5,071	9,795	3,111	708	27,179

\* This item is from the 1970 Census Report as summarized by U.S. Bureau of the Census, Census of Housing: 1970 General Housing Characteristics, Final Report HC(1) - A39 Oregon, Table 10.

The computation is the number of units found vacant by the 1970 Census and assumes that approximately the same number of units will remain vacant through the two-year period. This assumption allows for a slight decrease in the vacancy rate because the total number of units is expected to increase. Included are all of the houses in the urban area. The numbers will, therefore, differ from the amounts shown at Section 2 of the Housing Section, which includes only housing units within the city limits.

\*\* This item has been computed by assuming that the new housing starts for the next two years will be at the same rate as that experienced during the first eight months of 1971. This is the latest figure that we have for the Urban Portland Area. The computation is shown at Appendix E.

APPENDIX C.

FOR SALE  
COMPUTATION OF ESTIMATED 1971 HOUSING  
STARTS AND PRICE BREAKDOWN - SALES

Housing starts, single-family, first eight months of 1971 = 5,276 in Portland Metropolitan Area.

Estimated for 12 months =  $.67 \div 5,276 = 7,875$

BREAKDOWN BY 1970 CENSUS PROFILE

		<u>One Year</u>	<u>Two Years</u>
Less than \$5,000	1.6 x 7,875	126	252
\$5,000 - 9,999	14.7 x 7,875	1,158	2,316
10,000 - 14,999	28.4 x 7,875	2,236	4,472
15,000 - 19,999	26.3 x 7,875	2,071	4,142
20,000 - 24,999	13.6 x 7,875	1,071	2,142
Over 25,000	15.4 x 7,875	<u>1,213</u>	<u>2,426</u>
TOTALS		<u>7,875</u>	<u>15,750</u>

The above profile is based upon the inventory of sales housing units in the various price categories as determined by the 1970 Census. However, it is our opinion that new dwelling units cannot be constructed for less than \$10,000 and that this market demand will have to be met from the rehabilitation of old homes or mobile homes.

FOR RENT  
COMPUTATION OF ESTIMATED 1971 RENTAL HOUSING  
STARTS AND PRICE BREAKDOWN

Housing starts, multi-family, first eight months of 1971 = 6,579 in Portland Metropolitan Area. The twelve-month estimate is therefore 8,772. --  $.67 \times 6,579 = 9,819$

		<u>One Year</u>	<u>Two Years</u>
Under \$40	3.6% x 9,819 =	354	708
\$40 - 59	11.2 x 9,819 =	1,100	2,200
60 - 79	19.8 x 9,819 =	1,944	3,888
80 - 99	19.7 x 9,819 =	1,934	3,868
100 - 149	33.5 x 9,819 =	3,289	6,578
150 - and up	8.6 x 9,819 =	844	1,688
no cash rent	<u>3.6</u> x 9,819 =	<u>354</u>	<u>708</u>
TOTALS	<u>100.0%</u>	<u>9,819</u>	<u>19,638</u>

The above profile is based upon the inventory of rental housing units in the various price categories as determined by the 1970 Census. However, it is our opinion that not many new private units will rent for less than \$80 and that the less than \$80 market will have to be met by the various rent subsidy programs and public housing.

SCHEDULE SHOWING NUMBER OF NEW UNITS TO BE BUILT  
UNDER FEDERAL SUBSIDY, BY NUMBER OF BEDROOMS

PROJECT NAME AND ADDRESS	TOTAL NO. OF UNITS	NUMBER OF BEDROOMS						TYPE OF HOUSING PROGRAM			
		0 B/R	1 B/R	2 B/R	3 B/R	4 B/R	5 & Up	HAP	221 d-3	221 d-4	236
Holgate Plaza	48	8	40						48		
Queen Commons	35			35					35		
Beta II	56	12	32	12					56		
Albina Plaza	8	4	4						8		
Washington Plaza	75	57	18						75		
Going Estates	14		4	8	2				14		
Bridge View #2	11		11						11		
The Bluffs Phase 2	66	17	49							66	
River Glen	44		15	11	18						44
Conifer #307	62		16	17	21	8					62
Country Squire	32		8	16	8						32
Ash Creek	32		12	12	8						32
Mabel Terrace	50		12	38							50
Model Cities Apts.	68			34	34						68
Scott Crest #2	28		10	12	6						28
West Park Terr.	31		6	14	11						31
Housing Authority of Portland	<u>100</u>			<u>60</u>	<u>40</u>				<u>100</u>		
TOTALS	760 =	98	237	269	148	8	0	100	247	66	347



REGION X  
REGIONAL OFFICE  
SEATTLE, WASHINGTON

November 12, 1971

RECEIVED

NOV 15 1971

IN REPLY REFER TO:  
10.2SQ (Benjamin  
226-3361, Ext. 2711)

PORTLAND DEVELOPMENT COMMISSION

Mr. John B. Kenward  
Executive Director  
1700 S. W. Fourth Avenue  
Portland, Oregon 97201

Dear Mr. Kenward:

Subject: Housing Information - Workable Program

In response to your letter of October 26, enclosed is the list of housing information requested.

It is not possible to develop information on our single family programs by project or area, so this information is tabulated on an estimated basis for the five types of sales/insured loans which are applicable.

Portland Metropolitan Area

<u>Section of the Act</u>	<u>Number of Units Per Year (Estimated)</u>			
	<u>1970</u>	<u>1971</u>	<u>1972</u>	<u>1973</u>
221(h) - (223)	15	0	0	0
235(j) - (216)	6	15	0	0
235 (i)	850	1,000	1,150	1,350
221(d)(2) - (221)	300	500	600	600
223(e) - (223)	5	5	5	5

Appendix G

## HOUSING

REQUIREMENTS: This element contains requirements with respect to both the community's need for housing and the need for effective relocation programs, which are treated separately below.

### HOUSING

REQUIREMENTS: Identify and analyze the gap between the community's low-and moderate-income housing needs and the resources available to meet the need, and develop and implement a meaningful action program to help overcome the gap.

1. On the basis of presently available information and locally determined standards, provide an estimate of the number of low- and moderate-income families presently living in substandard housing by race, and the number of standard housing units presently vacant and available at prices or rentals such families can afford to pay.

#### ESTIMATE OF LOW- AND MODERATE-INCOME FAMILIES IN SUBSTANDARD HOUSING\*

<u>Minority</u>	<u>Non-Minority</u>
208	5,493

#### ESTIMATE OF NUMBER OF UNITS PRESENTLY VACANT AND AVAILABLE AT PRICES OR RENTALS WHICH THE ABOVE FAMILIES CAN AFFORD TO PAY\*

2,512

#### FAMILIES IN SUBSTANDARD UNITS

Perhaps the best estimate of the number of families \* in substandard housing can be derived from 1970 census data. The census has several categories which enumerate substandard housing and substandard living conditions. Examples of the former would be housing units "lacking one or more plumbing facilities", those "lacking direct access" and those lacking "kitchen facilities." Substandard living conditions refers primarily to those households with "more than 1.01 persons per room." However, the most basic substandard category and the one used here as a working definition is the category "units lacking one or more plumbing facilities."

Census data on income or the income levels of those living in substandard housing, i.e., those living in units lacking one or more plumbing facilities, is not yet published. However, a study completed in 1970\* and based on 1960 census data, estimated that only 89% of Portland units rated substandard were occupied by families of low and moderate income;

\*See Table 1 at the end of this section.

whereas 11% of existing substandard housing units were occupied by higher income families. Therefore, it might be reasonable to estimate that the majority of families and individuals currently occupying substandard units are of low and moderate income levels.

The Bureau of Buildings estimates that an average of 18% of all housing units inspected under the workable program have had at least one code deficiency. However, the degrees of non-compliance with locally determined housing standards, as used by the Bureau of Buildings, range from the lack of a handrail on the stairway (safety code) or missing gutters, to such major deficiencies (evidence of rodent infestation, decay in foundation, waste water leaking into cellar, etc.) as to cause the dwelling to be posted as unfit for human occupancy. Therefore, units that are in non-compliance with locally determined standards and subsequently rated "substandard" are not necessarily unliveable units. The definitions used by the Census and by the Bureau of Buildings are not interchangeable.

It should be mentioned that the City posted 50 housing units as unfit for human occupancy during 1970 and 1971 and posted another 34 units as having major code violations; the City does not, however, have information available on the occupants of these posted dwellings. When a dwelling unit is posted by the Bureau of Buildings as unsafe for human occupancy, the occupant of the substandard dwelling goes on the relocation workload at the Portland Development Commission. These displacees are eligible for relocation assistance in securing replacement housing at such a price as they can afford to pay (roughly 25% of a household income for housing costs.) These displacees are not eligible for relocation payments at the present time.

AVAILABLE STANDARD HOUSING

With limited knowledge of the income level and size of the families occupying substandard housing, it is difficult to determine their housing (or rehousing) needs. And while it is possible to determine the number of units available, the units may not meet the minimum bedroom size and price range requirements of this population.

Currently, private sources of rental and sales housing do not report availability of vacant units to any one source (agency or person) for distribution. And while it may be fair to estimate that most sales housing is sold through a broker or a listing service, and that information is then available for tabulation, there is no such service for rental housing. There are several rental agencies, but they tend to represent newer, higher-priced apartment units.

The Census Survey of 1970 may, therefore, have the most accurate count of the number of vacant rental and sales units in Portland.\* Even at that, the Census does not list the units by size, only price range. Without information as to unit sizes, it cannot be concluded that the 2,512 vacant units are adequate in size to meet the needs of those families living in substandard housing.

With an average 16.1% annual turnover rate\*\* for all 3,724 occupied HAP units, the Housing Authority of Portland (HAP) can house in standard housing some of the low-income families now in substandard housing. HAP will build an additional 160 units this year and has applied for 2,000 more housing units. HAP rents are determined on an ability-to-pay basis and cannot exceed 25% of the household income.

\*See Table II at the end of this Section.

\*\*See Table III at the end of this Section.

HOUSING

2. Describe how the above estimate was made and what plans the community has to develop on a continuing basis an accurate inventory of low- and moderate-income housing needs and resources.

The computation of the estimate of the number of low- and moderate-income families in substandard housing is found in Table I *at the end of this section*. Data from the 1970 Census Survey was used as the primary source because of the wide application used in the definition of "substandard" by locally determined codes.

*How* income and racial information on occupants of units inspected and/or posted by the Bureau of Buildings as unfit for human occupancy is not systematically collected by the Bureau at the present time.

The computation of the estimate for the number of standard units available at such prices or rentals that the above low- and moderate-income families can afford to pay is found in Table II *at the end of this section*. Again, data from the 1970 Census Survey was used in the count of existing vacant housing units.

It should be noted that there are many daily sources of housing for rent or sale for both vacant and occupied units. Much of the sales housing is advertised by size and price through brokers' offices or listing services. However, there is no way to determine what percentage of sales housing is publicized in this manner.

Likewise, newspapers, rental agencies and various small publications distribute information on rental housing. Again, though, there is no way of determining what percentage of rental housing is reported or not reported to any one source or to all sources.

These sources which advertise available housing become important to the individual displacee or other buyer or renter as they seek housing to

Housing - 2. Continued:

meet their needs at a price which they can afford to pay. An inference to the total count and description of available housing made from listing services and rental agencies cannot be made, however, since it cannot be shown that the advertised units are a representative sample of all available units.

Ability to pay is based on two HUD formulas: (1) gross rental housing costs for a standard unit should not exceed 25% of the adjusted household incomes;\* and (2) mortgage payments, including payments for principal, interest, taxes and fire insurance, should not exceed 20% of the adjusted household income.\* for a standard unit.

NEED

Housing need covers more than the number of persons occupying sub-standard housing. Since nearly 100% of all families and individuals live in some unit, it is important to know the source of the need. Persons with a housing need should also include those living in standard housing but who are paying more than 25% of their income for housing costs, and include those who are discriminated against in a housing choice. The housing need increases when inordinately high transportation costs result because availability of housing is far away from jobs. A housing need often exists if high unemployment exists due to a great distance between jobs and housing and if the neighborhood environment is unacceptable (crime, heavy traffic, industry, blight).

When the supply of housing at prices that low-income households can pay is occupied by groups with higher income, additional problems arise: (1) overcrowding generally becomes necessary for some households; (2) low-income persons are forced to occupy substandard units which should not be on the market

\* Adjusted income: Gross annual income less five percent and less \$300 for each minor child under 21, less income of minors.

Housing - 2. Continued:

at all, but because of low cost, become the only available units. The private market responds by increasing the prices of substandard units. This situation results in a need for either more low-cost housing for the low-income or an incentive for moderate- and high-income groups to leave standard low-cost housing and move to higher-cost housing.

There were 4,279 households on the waiting list of the Housing Authority of Portland as of November 31, 1971. The list breaks down in the following manner:

<u>Unit Size</u>	<u>Number of Eligible Applicants on Waiting list</u>
0 - 1 bedroom	1,785
2 bedrooms	1,394
3 bedrooms	750
4 bedrooms	<u>350</u>
	4,279

In addition to the above "demand" for units, it is expected that the Portland area will have under 1,000 displacees competing for replacement housing over the next two years. However, many of these displacees will be in the income range or have relocation payments sufficient enough to purchase or rent non-subsidized or higher-priced units. This latter kind of demand will most likely spur construction of non-subsidized units.

It must be noted that as long as Portland experiences a relatively high unemployment rate, the number of occupied substandard housing units will remain the same or increase unless the net housing inventory for the low-income is increased. Unemployed immigrants to the Portland area also seeking low-priced housing usually cause low-cost <sup>private</sup> housing to be put at such a premium that in many cases the units cease to be low-cost whether they are standard or substandard.

The private market of new, non-subsidy construction responds to demand or the consumer's willingness <sup>or</sup> ability to pay the price of the housing

Housing - 2. Continued:

unit at a given profit to the investor or contractor. Unlike many other markets, the price of housing units rarely decreases as the consumer's ability to pay decreases. Lower-income families are not able to meet the current housing costs at market value. Therefore, only that construction done through government subsidy programs will meet the housing need.

The 1970 Census figures confirm that while the present birth rate is slowing down from recent years, there is a rapid growth in households forming from the World War II baby-boom age bracket now marrying and setting up separate households. This segment of the population will be moving from apartments to single-family units in increasing numbers during 1970-1980 if the past trends are borne out. Together with the trend of less persons per housing unit (from 2.99 in 1960 to 2.6 in 1970)\*, the price of a housing unit may be forced up if the supply does not increase to meet the need.

These young households may be able to move into more expensive housing sooner than past generations because of lower downpayments, long-term mortgages and relatively low-interest rates, which make some rental costs comparable to monthly mortgage payments. The large number of households are creating most of the current "demand" as shown in the 33% increase in building permits in 1971 over 1970 for all residential units in the City of Portland. If this segment of the population is now occupying low-cost housing, these units will "filter" down to lower-income families. While this process does not add to the housing inventory, it will slightly increase the supply of housing to low- and moderate-income families.

ON-GOING INVENTORY

The Portland Development Commission has taken steps towards setting up a statistical method or tool with which the availability of rental or sales housing can be measured on and evaluated on an interim basis. Further steps will be taken to refine and expand the project to aid in relocation, new

\* U.S. Bureau of Census

Housing - 2. Continued:

construction in the private sector, and planning for future housing needs.

The City of Portland is kept abreast of housing needs and resources for low- and moderate-income families through a combination of sources. The PDC, the HAP, the Urban Studies Center at PSU, CRAG, the Bureau of Buildings of the City of Portland, the Model Cities' Residential Development Corporation, the Metropolitan Portland Real Estate Research Committee, Inc., and the Portland Area Office of DHUD, have developed a continuing exchange of housing needs and resources through their joint membership on the Portland Housing Agency Committee. This cooperative effort has produced a better understanding of the objectives of the many HUD-assisted housing programs and how they can be best used in meeting Portland's needs.

Information from the Multiple Listing Service, the FHA Market Analysis report, Census information, Model Cities reports, surveys from local citizens' groups, and quarterly reports from the State Employment Division, Portland General Electric Vacancy Survey, the Department of Labor's Income Index and a recent housing study done for HAP by Lund, McCutcheon, Jacobson, Inc. are among the data that help interpret the housing situation.

HOUSING SECTION

3. Describe in quantifiable terms to the extent possible, the community's targets for accomplishment, and the specific steps and actions it intends to take in the next certification period to expand the supply of low- and moderate-income housing. (Such description should include identification of the specific Federal or other aid programs to be used, the sponsorship of the proposed programs, status of financial commitments for the projects, and estimated dates for initiation and completion of construction or rehabilitation.)

The community's overall target in housing is to provide standard housing for everyone now living in substandard housing. The actual target will have to be accomplished with the means available, i.e. HUD-assisted, subsidy programs. The targets, therefore, are based on the number of units expected to be available through DHUD during the next two years. The community intends to utilize DHUD housing programs to the maximum extent possible to increase the supply of low- and moderate-income housing over the next certification period. The programs listed below can be seen as targets for accomplishment over the next two-year period. Should additional funds be made available, the target would be increased.

Total units under single-family programs	4,597
Total units under multiple family programs	<u>2,802</u>
ALL HOUSING UNITS	<u>7,399</u>

SINGLE-FAMILY PROGRAMS

It is not possible to develop information on HUD single-family programs by project or area, so this information is tabulated on an estimated basis for the five types of sales and other insured loans which are applicable. The following data is taken from a letter to the Portland Development Commission from the Portland Area Office and dated November 14, 1971.

PORTLAND METROPOLITAN AREANumber of Units Per Year (Estimated)

<u>Section of the Act Expected to be in Operation in 1972 and 1973</u>	<u>1972</u>	<u>1973</u>
235(i) Interest Subsidy Mortgage	1,150	1,350
221(d)(2) and 221 - Mortgage Insurance for Low- and Moderate-Income Families	600	600
223(e) and 223 - Mortgage Insurance for Housing in Older, Declining Areas	5	5
115 Housing Rehabilitation Grant	242*	204*
312 Housing Rehabilitation Loan	<u>135*</u>	<u>306*</u>
Total Single-Family Units	<u>2,132</u>	<u>2,465</u>

\* Figures based on fiscal year July to July; Source: HUD Form 6000 as of December 31, 1971 for Neighborhood Development Program.

The following HUD programs listed are not currently in use:

- Section 221 (d) (4)
- Section 221 (i)
- Section 221 (j)
- Section 235
- Section 237

MULTI-FAMILY PROGRAMS

221-d-3. RS, the FHA rent supplement program attracted many private contractors in building multi-family units in which only a portion of the units per project may receive an interest subsidy. This program aids in deconcentration of low-income housing units and families, as well as giving families a choice in neighborhoods.

<u>No. of Units</u>	<u>Section No. of the Program</u>	<u>Project Name or Address</u>	<u>Sponsor of Project</u>	<u>Status of Financial Commitment</u>	<u>Date Started (Actual or Est.)</u>	<u>Date Completed</u>
48	221-d-3-RS #126-35084-LDI-Sup.	Holgate Plaza SE 104th & Boise	David Mazzocco	--	10-28-71	10-28-72 est.
35	221-d-3-RS #126-35102-PM	Queens Commons 165 NE Glisan	James P. Wasch, et al	Firm Commitment 9-23-71	11-15-71 est.	--
56	221-d-3-RS #126-35103-LD	Beta II NE 7th & Sacramento	Dr. Walter Reynolds	Firm Commitment	12-10-71 est.	
8	221-d-3-RS #126-35123-LDI-Sup.	Albina Plaza N. Albina & Shaver	David Mazzocco		7-1-71	4-1-72 est.
75	221-d-3-RS #126-35136-LDP-Sup.	Washington Plaza (Rehab) 1129 S.W. Washington	Don Juhr et al	Feasibility Letter 7-19-71	--	--
14	221-d-3-RS #126-35029-LD-Sup.	Going Estates 1923 N. Going	Curtis McDonald		1-5-71	1-5-72 est.
11	221-d-3-RS #126-35098-LD	Bridge View #2 Trumbull & Decatur	Bridgeview Apts., Inc.	Feasibility Letter 6-3-71	--	--

247 UNITS - SUBTOTAL OF 221-d-3 RS UNITS

Page 10

Mortgage Insurance - Rental Housing for Moderate-Income Families

<u>No. of Units</u>	<u>Section No. of the Program</u>	<u>Project Name or Address</u>	<u>Sponsor of Project</u>	<u>Status of Financial Commitment</u>	<u>Date Started (Actual or Est.)</u>	<u>Date Completed</u>
66	221-d-4 #126-35118-PM	The Bluffs Phase 2 12601 SE River Rd. Milwaukie	William L. Cooley		6-19-71	6-19-72 est.
66	SUB-TOTAL of 221-d-4 UNITS					
44	236 #126-44035-LD	River Glen, SE Risley, Gladstone	River Glen Properties		6-15-71	6-15-72 est.
62	236 #126-44038-LD	Conifer #307, Allen & Menlo, Beaverton	Conifer Co.	Feasibility Letter 10-1-71	--	--
32	236 #126-44049-LD	Country Squire Apts. 72nd & Cooper, SE	Ken Osbon et al	--	4-15-71	2-2-72 est.
32	236 #126-44050-LD	Ash Creek 85th & Locust Metzger	Dale DeMarpport	Feasibility Letter	--	--
50	236 #126-44054-LD	Maple Terrace, 1600 SE Walnut, Hillsboro	Glen Gordan et al	--	6-15-71	6-15-72 est.
68	236 #126-44116-LD	Model Cities Apts. NE Mississippi & Jersey St.	Ross B. Hammond Co.	Feasibility Letter 5-27-71	--	--
28	236 #126-44126	Scott Crest #2 SE Powell Blvd.		Feasibility Letter 9-28-71	--	--
31	236 #126-44115-LD	West Park Terrace 7700 Block-Shaw St., SW, Aloha		Feasibility Letter 8-27-71	--	--
<u>395</u>	UNITS - SUB-TOTAL OF 236 UNITS.					

PUBLIC HOUSING: Housing under management by the Housing Authority of Portland. These units are only available to lower-income families.

<u>No. of Units</u>	<u>Section No. of the Program</u>	<u>Project Name or Address</u>	<u>Sponsor of Project</u>	<u>Status of Financial Commitment</u>	<u>Date Started (Actual or Est.)</u>	<u>Date Completed</u>
100	Public Housing	Turnkey County	HAP	Program Reservation	--	--
1500*	Public Housing	Leasing	HAP	Application in	July, 1971 est.	--
500*	Public Housing	Turnkey	HAP	Application in	July, 1971, est.	--
60	Public Housing	Turnkey	HAP	Application in	July, 1971, est.	--

2160 UNITS - SUB-TOTAL OF PUBLIC HOUSING UNITS

TOTAL MULTI-FAMILY UNITS: 2802

TOTAL ALL HOUSING UNITS: 7399

\* Request that 10% of all new units requested be given under Turnkey III: Home Ownership for Low-Income Families.

page 12

At the present time, virtually all new construction of low-cost housing is built with Federal monies, more often Federal subsidies. Portland's housing construction for low- and moderate-income families may not be sufficient to meet the need as defined in the previous question should the HUD funding be deficient.

Enforcing fair housing practices also increases the availability of standard housing to minority persons. The Civil Rights Division of the State of Oregon processed 56 housing discrimination complaints made in the Portland Area during 1970 and 1971. Housing complaints made to the City or to the Metropolitan Human Relations Commission are also referred to the Division for processing. The State office works closely with the Equal Opportunity Office of DHUD in publicizing the recourses available to those who experience discrimination and in educating the general public in the legalities of fair housing practices.

Citizen Associations of the Woodlawn and Irvington Communities working through Neighborhood Development Projects have budgeted for 887 housing rehabilitation loans and grants in the next two-year period. These programs will enable families to bring their homes up to standard conditions and improve the quality of the neighborhoods.

Portland Community College and the Multnomah County Extension now operate a HUD-sponsored "Counseling in Home Ownership" (similar to the unfunded Section 237). This program may deter the rising FHA mortgage delinquency rate\* by educating prospective purchasers in the economic, social, legal, and home maintenance aspects of buying a home. Such a program could alleviate the housing need for low- and moderate-income homeowners by enabling them to stay in standard housing. Three non-profit corporations - John Wesley Housing, Inc., East Central Church Non-Profit Housing, Inc., and the North

\* Real Estate Trends, September, 1971, Page A-9; the number of FHA mortgage payments 30 days past due increased in 1970-71 by 82% over 1969-1970.

Clackamas Human Relations Council, Inc., operating in Portland, first "tested" this program in 1969 before HUD became involved in the sponsorship.

The recent information of a Housing Authority in Washington County, although presently without any units, will somewhat help alleviate the housing problem for low-income families. The policies of all Housing Authorities in the Portland area to limit the unit size of the projects and to geographically scatter the projects, will aid in dispersing racial and income groups and perhaps put the units nearer the source of employment.

The Woodlawn Neighborhood Development Project has a designated area of land on which to build a pilot housing project. At the present time the plans are being developed and reviewed by citizens of the area. The housing will be specifically for low- and moderate-income persons, but it is not known which HUD programs will be used or how many units will be built. Construction is expected to start during 1973-1974.

In an agreement signed in March, 1971, by the Emanuel Displaced Persons Association, Emanuel Hospital, the Housing Authority of Portland, the Model Cities Citizens' Planning Board, the City Demonstration Agency, and the Portland Development Commission, the above parties stated their desire to construct 180 - 300 new housing units for the low- and moderate income in the Model Cities area. The agreement came about as a result of the Emanuel Hospital Urban Renewal Project.

HOUSING SECTION

4. Describe the steps taken and the accomplishments made during the last period with respect to expanding the supply of housing for low- and moderate-income families.

In spite of the slump in overall economic conditions, the investment in housing for the Greater Portland Area grew substantially over the last two years. The number of building permits issued for the Metropolitan Portland Area doubled over the previous year, followed by a record number of new lots platted in the outlying areas.\* An upsurge in the number of new households, subsidized interest rates, lower downpayments, longer term mortgages, and the diversity of new housing programs under the 1968 Housing Act accounted for much of this increase.

Efforts by both the public and the private sectors to increase the housing supply for the low- and moderate-income population were hampered by the limited supply of Federal monies allocated to this region by the Department of Housing and Urban Development, since virtually all housing for the low-income and most of the housing for the moderate-income is built with Federal monies. However, both public-sponsored and private-sponsored housing construction for lower-income families greatly increased over the last two-year period. The following tables show the kinds of housing and number of units accomplished over the last two-year period.

Total Units Under Single-Family Programs	3,143
Total Units Under Multi-Family Programs	<u>3,627</u>
ALL HOUSING UNITS	<u>6,770</u>

SINGLE-FAMILY UNITS

It is not possible to develop information on HUD single-family programs by project or area, so this information is tabulated on an estimated

\* Real Estate Trends in Portland;  
Portland Metropolitan Research Committee; September, 1971, pages A-7 - 10.

Single-Family Units, Cont'd

basis for the five types of sales and insured loans which are applicable. The following data is taken from a letter from the Portland Area Office of DHUD to the Portland Development Commission and dated November 14, 1971.

PORTLAND METROPOLITAN AREA

<u>Section of the Act</u>	<u>Number of Units Per Year (Estimated)</u>	
	<u>1970</u>	<u>1971</u>
221(h) Interest-Subsidy-Purchase of Rehabilitated Homes by Lower-Income Families	90 cumulative	0
235(i) Interest-Subsidy-Purchase of Homes by Lower-Income Families	850	1,000
221(d)(2) - 221 Mortgage Insurance - Purchase of Homes for Low- and Moderate-Income Families	300	500
223(e) - 223 Mortgage Insurance - Housing in Older, Declining Areas	5	5
312 Housing Rehabilitation Loan	15	123
115 Housing Rehabilitation Grant	<u>13</u>	<u>154</u>
	1,273	1,782

\* Figures based on fiscal year July 1, 1970 - July 1, 1971;  
Portland Development Commission

235(j): A small but unique contribution to the supply of low-cost housing was made by several non-profit housing corporations sponsoring FHA 235-j projects. Following are the number of substandard houses rehabilitated and sold to low- and moderate-income families on an interest-subsidy mortgage.

<u>No. of Units</u>	<u>Section No. of the Program</u>	<u>Project Name or Address</u>	<u>Sponsor of Project</u>	<u>Status of Financial Commitment</u>	<u>Date Started (Actual or Est.)</u>	<u>Date Completed</u>
8	235(j)	Portland	John Wesley Housing, Inc.	Annual Contributions Contract	1/70 est.	6/3/70
7	235(j)	Portland	East Central Church Non-Profit Housing, Inc.	ACC	4/70 est.	9/30/70
7	235(j)	Portland	Highland United Improvement Corporation	ACC	7/71 est.	1/22/71
6	235(j)	Portland	North Clackamas Human Relations Council, Inc.	ACC	7/70 est.	12/70
8	235(j)	Portland	John Wesley Housing, Inc.	ACC	5/70 est.	10/70
7	235(j)	Portland	East Central Church Non-Profit Housing, Inc.	ACC	7/70 est.	12/70
6	235(j)	Portland	Woodlawn Methodist Improvement Corporation	ACC	7/70 est.	1/8/71
7	235(j)	Portland	North Clackamas Human Relations Council, Inc.	ACC	7/70 est.	1/7/71
6	235(j)	Portland	East Central Church Non-Profit Housing, Inc.	ACC	9/70 est.	3/71
8	235(j)	Portland	John Wesley Housing, Inc.	ACC	9/70 est.	4/1/71
5	235(j)	Portland	Snow-CAP Non-Profit Housing Corporation	ACC	9/70 est.	4/30/71

<u>No. of Units</u>	<u>Section No. of the Program</u>	<u>Project Name or Address</u>	<u>Sponsor of Project</u>	<u>Status of Financial Commitment</u>	<u>Date Started (Actual or Est.)</u>	<u>Date Completed</u>
8	235(j)	Portland	North Clackamas Non-Profit Housing, Inc.	ACC	1/71	6/71
<u>5</u>	235(j)	Portland	John Wesley Housing, Inc.	ACC	1/71 est.	6/71

88 SUBTOTAL OF 235(j) UNITS

TOTAL SINGLE-FAMILY UNITS 1970, 1971: 3,143 Units

MULTI-FAMILY PROJECTSPublic Housing Acquisition and Construction

<u>No. of Units</u>	<u>Section No. of the Program</u>	<u>Project Name or Address</u>	<u>Sponsor of Project</u>	<u>Status of Financial Commitment</u>	<u>Date Started (Actual or Est.)</u>	<u>Date Completed</u>
60	Public Housing	Hillsdale Terr.	HAP	Annual Contributions Contract (ACC)		9/70
38	Public Housing	Columbia Villa Extension	HAP	ACC		9/70
40	Public Housing	Dekum Court	HAP	ACC		7/71
2013	Public Housing	Leased Housing Scattered Sites	HAP	ACC		4/71
120	Public Housing	Dahlke Manor NE 10th & Hancock	HAP	ACC		9/71
80	Public Housing	Holgate House SE 39th & Holgate	HAP	ACC		10/71
112	Public Housing	Sellwood Center SE 17th & Tenino	HAP	ACC		4/71
118	Public Housing	Schrunk Riverview Towers, N. Baltimore & Syracuse	HAP	ACC		9/71
101	Public Housing	Williams Plaza NW 20th & Everett	HAP	ACC		9/71

2797 UNITS - SUB-TOTAL, PUBLIC HOUSING UNITS

221-d-3 RS: The FHA HOME SUPPLEMENT PROGRAM attracted many private contractors in building multi-family units for low- and moderate-income families in which only a portion of the units receive interest subsidy. This program aids in combatting concentration of low-income housing units and families, as well as giving families a choice in neighborhoods by dispersing units out of the Central City.

<u>No. of Units</u>	<u>Section No. of the Program</u>	<u>Project Name or Address</u>	<u>Sponsor of Project</u>	<u>Status of Financial Commitment</u>	<u>Date Started (Actual or Est.)</u>	<u>Date Completed</u>
40	221-d-3 RS	Powell Ct. Villa, 12540 SE Powell	Dale W. Neilson		5-20-69	10-31-69
14	221-d-3 RS	Bridgeview Apts., 6210 N. Edison	Bridgeview Apts., Inc.		2-9-70	1-7-71
40	221-d-3 RS	Marwood Plaza	David Mazzocco		3-16-70	8-5-70 10-23-70 final
26	221-d-3 RS	Pinewood Apts. SE 185th and Burnside	Lahti & Son		6-5-70	5-21-71
60	221-d-3 RS	Brandt West 1600 Date St. Vancouver, Wn.	Brandt West Co.		7-10-70	7-7-71
16	221-d-3 RS	Emerson Apts. NE 13th Ave. & Emerson	Barnes, Brewer		7-14-70	7-2-71
18	221-d-3 RS	Alpha Devel. Phase II, NE 7th & Sacramento	Beta Development Corp.		8-26-70	5-28-71
20	221-d-3 RS	Beacon Manor 3211 SE 8th	William Dietz		7-7-70	4-7-71
15	221-d-3 RS	Minerva Plaza 6633 N. Oberlin	David Mazzocco			12-30-71
28	221-d-3 RS	Alpha King Terr. 233 N. Fremont	Alpha Development & Investment Co.			12-10-70

Page 20

221-d-3 RS, continued

<u>No. of Units</u>	<u>Section No. of the Program</u>	<u>Project Name or Address</u>	<u>Sponsor of Project</u>	<u>Status of Financial Commitment</u>	<u>Date Started (Actual or Est.)</u>	<u>Date Completed</u>
40	221-d-3 RS	Powell Plaza #1 13320 SE Powell Blvd.	Bruce Kamhoot		--	3-25-71
8	221-d-3 RS	Albina Plaza	David Mazzocco	ACC	7-1-71	10-1-71 est.
64	221-d-3 RS	Brandt Terrace 1426-D Brandt Rd. Vancouver, Wash.	Al Angelo et al		--	7-7-71
22	221-d-3 RS	Avenue Plaza 5025 N.E. 8th Ave.	David Mazzocco		--	6-1-71
20	221-d-3 RS	Powell Plaza #2 13320 SE Powell	Bruce Kamhoot		6-5-68	1-13-69
10	221-d-3 RS	Rollins House 2002 NE 46th Ave.	Rose City Presbyterian Church		10-7-68	7-4-69
9	221-d-3 RS	Estates Apt. Ct. 5421 NE 14th Pl.	Northwest Estates		8-28-69	3-19-70
18	221-d-3 RS	Alpha King Terr. #2, N. Fremont & Albina	Alpha Development & Investment Corp.		12-19-69	4-30-70
25	221-d-3 RS	Marla Manor 644 SE 148th Ave.	Healy & Whiteley		6-19-69	11-29-69

493 UNITS - SUBTOTAL 221-d-3 RS units

Page 21

Multi-Family Projects - Continued

236: INTEREST REDUCTION PAYMENTS - RENTAL HOUSING FOR LOWER-INCOME FAMILIES

<u>No. of Units</u>	<u>Section No. of the Program</u>	<u>Project Name or Address</u>	<u>Sponsor of Project</u>	<u>Status of Financial Commitment</u>	<u>Date Started (Actual or Est.)</u>	<u>Date Completed</u>
32	236	Villa North Apts., 18001 SE Powell	N. Pacific Homes, Inc.	--	6-23-70	12-23-70
66	236	Conifer 301 SE 188th Ave. & Burnside	Conifer Co.		8-3-70	5-27-71
24	236	NE 19th & Alberta	Tom Walsh, et al		7-20-70	5-27-71
124	236	St. Johns Wood N. Swift Blvd.	United Homes		8-11-70	5-11-71
32	236	Candalonia Villa	Wasch & Neilson		6-5-70	12-31-70
35	236	Burlwood Apts. SE 149th Ave. & Division	David Ward, et al		6-5-70	4-12-71
24	236	2026 S.E. Marion	Lindsay & Walsh		9-10-69	2-11-71 (final) 100% complete 7-30-71

337 UNITS - SUBTOTAL *236 units*

TOTAL MULTI-FAMILY UNITS: 3,627

GRAND TOTAL ALL HOUSING UNITS: 6,770

HOUSING SECTION

5. Identify the public agency or official responsible for overall direction in formulation and implementing the housing program, and describe the relationship of such agency or official to the chief executive of the community.

There is no agency or official responsible for overall direction in formulating and implementing the housing program. An informal agency has been established to perform this function. The Agency is the Portland Agency Housing Committee which is responsible for the general coordination and direction of housing programs.

The Portland Agency Housing Committee is composed of public agencies who work together towards an overall direction in formulating and implementing the housing program. The ultimate goal of this committee is to translate the national promise of decent and adequate housing for every American family into a reality. Membership on the Committee is listed in Question Number 6 which follows. Plans are now underway for the addition to the Portland Agency Housing Committee of representatives from principal private organizations within the community, particularly in planning, financing and development of housing.

The chief executive of Portland is the Mayor. The Mayor participates in the housing program of the City through his representation on the Portland Agency Housing Committee.

The Bureau of Management Services has been authorized by the Mayor to prepare an application for a HUD 701 planning grant related to the activities proposed in the City's memo of understanding with HUD for annual arrangement funding. While the primary request in the grant application is directed toward the community development approach and a report on management, it is anticipated that some funds will be requested for a preliminary housing analysis to consider the establishment of a more formal structure for formulating and implementing the housing program.

HOUSING SECTION

6. Describe the plans of such agency or official for mobilizing all available public and private resources in order to help overcome the housing gap in the community.

The primary objective of the Portland Agency Housing Committee is to cause the full utilization of existing housing programs and legislation through coordination of effort and housing resources among member agencies on an equal basis.

Second and successive objectives are (1) Innovative Housing Programs, (2) Better Housing Legislation, (3) Housing and Environmental Research and Planning, and (4) Continued Improved Codes and Code Enforcement.

Membership is comprised of the following agencies:

Department of Housing and Urban Development

Housing Authority of Portland

City Planning Commission

Multnomah County Public Welfare

Portland Development Commission

League of Women Voters (NP)

City Demonstration Agency - Model Cities

Bureau of Buildings

Mayor's Office

City Attorney's Office

Portland Metropolitan Steering Committee - OEO

Columbia Regional Association of Governments (CRAG)

Metropolitan Real Estate Research Committee

Governmental Research Bureau

The Department of Housing and Urban Development (DHUD) determines the actual number of allocations made under the various housing programs. The

function of DHUD on the committee is to describe any changes in policy and to explain the goals and operations of the newer housing programs.

The Housing Authority of Portland (HAP) is responsible for developing the conventional public housing, the leased housing, and various turnkey programs for housing low-income elderly and disabled persons and lower-income families. The Mayor appoints the commissioners of HAP, who serve five-year terms.

The Housing Authority of Portland will begin construction soon of the first 100 of the 500 units promised for Multnomah County. The Authority will also begin plans to utilize the Turnkey III Program, which permits HAP tenants to purchase their unit. It is expected that 10% of all units allocated, made after January, 1972, will be utilized under this section.

The Planning Commission of the City of Portland must approve all requests for zone changes in light of the City's Comprehensive Development Plan. Among other tasks, the Planning Commission suggests ways to better the housing conditions to the Council. The Commissioners are also appointed by the Mayor with Council approval.

The Portland Development Commission (PDC) is the City's Urban Renewal Agency and responsible for implementing City-approved programs for the physical development of the City. The PDC now sponsors both conventional Urban Renewal and annually-funded Neighborhood Development Programs for the City of Portland. The Commission works closely with neighborhoods who wish to apply for Federal assistance in their redevelopment. The Commission also serves as the Central Relocation Agency for the City of Portland's displacing activities. The Mayor appoints the commissioners with Council approval for a three-year term.

The City Demonstration Agency and the Housing Authority of Portland are currently reviewing a proposed Residential Development Program (RDP) which would actively promote and assist in the production of low- and moderate-income housing for Model Neighborhood residents. The proposal refers to both long-range and short-range objectives in housing, manpower and job development, relocation, economic and business development, environmental protection and development, health, citizen's participation, recreation and culture, and evaluation and information systems. The RDP would provide technical assistance in coordinating public and private resources in the production of quality housing units for low- and moderate-income persons.

Model Cities has just completed a sample survey of its neighborhoods which will reveal housing conditions among other things. Currently a Housing Repair Program is operating in non-NDP areas of Model Cities for homeowners with limited income and hazardous housing conditions.

The Bureau of Buildings is a City agency operating the Code Enforcement Program and responsible for the enforcement of building, housing, plumbing and electrical codes. The City is now into its fourth year of systematic inspection of Portland's housing units under the Workable Program. The Bureau works with the Portland Development Commission in the inspection of housing for displacees and applicants for loans or grants. The Bureau is responsible to the Commission in charge and to the City Council.

Other members of the Portland Agency Housing Committee coordinate their housing studies and publications with needs of the aforementioned agencies.

Although not members of the Portland Agency Housing Committee, the FHA Committees of the Mortgage Bankers Association of Portland, Home Builders Association, and the Portland Realty Board work to better relationships among the realtor, builder, FHA (or HUD) and the mortgagee. The committees work to

better understand the objectives of HUD-assisted housing programs and to better use the programs to meet those goals. Their work has produced a more efficient processing of the paperwork and a greater willingness on the part of builders and lenders to get involved in the subsidy programs, especially.

The Citizens' Advisory Committee on the Downtown Plan was appointed by the Mayor to give citizen responses to and to advise on the setting of goals, determination of priorities, and the selection of alternatives for action and implementation of the Downtown Plan. The Committee members headed task forces on Transportation, Waterfront, Housing and Downtown Neighborhoods, Portland State University, and Commerce. The preliminary statement was circulated among public and private agencies in November, 1971.

TABLE I

## COMPUTATION FOR ARRIVING AT ESTIMATE OF NUMBER OF LOW- AND MODERATE-INCOME FAMILIES IN SUBSTANDARD HOUSING:

1. The 1970 Census\* data (Housing, first count tapes) show the following number of occupied units in Portland which lack one or more plumbing facility (a category in the Census which tabulates a substandard condition.)

Number of Occupied Units in Portland Lacking  
One or More Plumbing Facility

Negro occupied	208
Remainder of population	<u>5,493</u>
 Total	 6,701 occupied units

A conclusion might be made that there are at least 6,701 households in substandard units if the obvious assumption is made that "units lacking one or more plumbing facility" are substandard units.

As there are 152,042 possible housing units in Portland according to the 1970 Census count, the occupied units lacking one or more plumbing facility represent 4.4% of the housing inventory.

The Census has not published the cross-tabulations of the number of persons in units lacking one or more plumbing facility, with income. The only minority category tabulated is "Negro", so that the other minorities, although small in number, are counted in "remainder of the population" above.

2. Note: From Estimates and Projections of Low- and Moderate-Income Housing Needs: Portland Area; Urban Studies Center of Portland State University; January, 1970. Page 100.

SUBSTANDARD UNITS AS DEFINED BY THE 1960 CENSUS OCCUPIED BY LOW,  
MODERATE, AND HIGH-INCOME HOUSEHOLDS, SMSA, 1960

<u>Substandard</u>	<u>All Households</u>	<u>Low Income Household</u>	<u>Moderate Income Household</u>	<u>High Income Household</u>
Owner	5,885	2,943	1,873	1,069
Renter	<u>14,159</u>	<u>9,882</u>	<u>3,342</u>	<u>935</u>
Total	20,044	12,825	5,215	2,004
 Dilapidated				
Owner	3,376	1,547	1,113	716
Renter	<u>4,230</u>	<u>2,557</u>	<u>1,275</u>	<u>398</u>
Total	7,606	4,104	2,388	1,114

\* As published by CRAG: July, 1971, Table H-1.

Source of previous information: U. S. Census of Housing: Metropolitan Housing: Portland, Oregon - Washington, No. 1, (Washington: Government Printing Office, 1963), Table A-1, A-2, and A-3, pp. 141-3 to 141-5.

The above figures show that in 1960 only 61.22% of substandard and dilapidated housing were occupied by low-income households. Low- and moderate-income households together occupied 88.72% of substandard and dilapidated housing.

While no conclusions about the current situation can be drawn from this data because it was based on the 1960 Census Survey, the computation itself is important. If the ratio remains the same, there may be as many as 11% of the substandard units in Portland in 1970 occupied by families with higher income. One could infer that these persons can afford standard units but prefer not to move; however, there is no information available on this point. Until the income figures from the 1970 Census Survey are released, this ratio cannot be made to reflect the current situation.

The definitions of low and moderate income are the same as the FHA income guidelines for the 235 and 236 programs, as indicated below.

	<u>NUMBER OF PERSONS IN FAMILY</u>									
	1	2	3	4	5	6	7	8	9	10
Adjusted Income *	4590	5130	6075	6750	7425	7965	8500	9045	9450	9855

\* Gross annual income less five per cent and less \$300 for each minor child under 21, less income of minors. For other deductions, consult with local HUD office.

TABLE II

COMPUTATION FOR ESTIMATE OF THE NUMBER OF STANDARD UNITS PRESENTLY AVAILABLE AT PRICES OR RENTALS WHICH THE ABOVE FAMILIES CAN AFFORD TO PAY:

1970 Census Survey as published in General Housing Characteristics: Oregon; by U.S. Department of Commerce, Bureau of the Census, August, 1971

Table 8

a.	From the 1970 Census, first-count housing tapes, the number of vacant units with all plumbing facilities for <u>sale</u> only:	<u>621</u>
b.	From the 1970 Census first-count housing tapes, the number of vacant <u>rental</u> units with all plumbing facilities:	<u>3,575</u>
c.	Total	<u><u>4,196</u></u>

Table 10

a.	Number of vacant units for sale with all plumbing facilities, for sale between \$5,000 - \$19,999 (while \$21,000 is the maximum allowable mortgage for the FHA 235 home ownership program for low- and moderate-income families, \$19,999 is the Census' nearest cut-off point).	<u>476</u>
b.	Number of vacant rental units with all plumbing facilities renting for \$119 or less.*	<u>2,036</u>
c.	Total vacant units available at prices that low- and moderate-income families can afford to pay.	<u><u>2,512</u></u>
d.	Note: The Permit Division of the Bureau of Buildings reported 585 housing units demolished this year. If this figure were subtracted from the available units in 2. c. above, the total would read 1,927. Although there is no breakdown available <i>of the</i> <del>number</del> number of standard and substandard units, if the demolished units were substandard, the total in 2. c. would not be affected since the 2,512 represents only a count of standard units available.	

\* Since there are no income statistics available from the Census at this time, \$120 is being used as a maximum rent that a low- or moderate-income family can afford to pay. However, ability to pay is based on an individual household's size and income.

TABLE III

The annual turnover rate in HAP housing reported as of December 31, 1971 is as follows:

0 BR -	12.2%
1 BR -	8.0%
2 BR -	24.5%
3 BR -	19.8%
4 BR -	30.9%
5 BR -	15.9%
6 BR -	.0%

We have, therefore, computed the number of units to be available from existing resources as follows:

	<u>0 BR</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4BR</u>	<u>5 BR</u>	<u>6 BR</u>	
Existing Units	679	1284	964	583	168	44	2	= 3,724
Turnover Rate	<u>.122</u>	<u>.8</u>	<u>.245</u>	<u>.198</u>	<u>.309</u>	<u>.159</u>	<u>0</u>	
To Be Available	83	104	237	116	52	7	0	= 599

Average Turnover:  $599/3724 = 16.1\%$

ADDENDUM TO THE HOUSING SECTION: EQUAL OPPORTUNITY IN HOUSING

The Board of the Portland Housing Authority set up the following four tenants committees to review policies and changes; the committees must arrive at a recommendation to return to the Board. The Committees are:

- (1) Modernization and Production (includes Day Care, also),
- (2) Tenants and Race Relations,
- (3) Personnel and Resident Employment, and
- (4) Service Charges and Rent Collections.

The Committees meet once a month and are open to all tenants. The Tenants Advisory Group has members on all of the above committees but can also approach the Board directly. The Authority also employs a tenant as an ombudsman to work with tenants, management, and the Board in bringing issues and problem areas to light.

The HAP Board formed an Affirmative Action Committee last year to bring about better integration of minorities in projects and on the HAP staff. The goal is to reach 12 - 15% minority occupancy per project, and 12 - 15% minority employment. The Committee also endeavors to secure jobs for HAP tenants when there is a project undergoing renovation or new construction.

When a staff vacancy occurs, the HAP Board looks to the following groups, listed in order of preference, for a replacement (1) existing employees, (2) tenants, (3) local market. In all cases where qualifications are equal or better, preference is given to the minority applicant.

In the carrying out of federally-assisted Urban Renewal Projects, the Portland Development Commission cannot tolerate discrimination against any employee or applicant for employment because of sex, race, creed, color, or national origin.

The Development Commission will take affirmative action to ensure that equal opportunity is provided for employment or advancement without regard

Equal Opportunity in Housing - continued:

to sex, race, creed, color, national origin, or political affiliation. Such action will include, but not be limited to: employment, upgrading demotion or transfer, recruitment or recruitment advertising, layoff or termination, rates of pay or other forms of compensation, and/or section for training.

Notices setting forth the provisions of this nondiscrimination clause shall be posted in conspicuous places, available to employees and applicants for employment.

In order to further the provisions of equal employment opportunity and continue established community relationships, it is of paramount importance to emphasize and encourage the employment of neighborhood area residents (adults and youths) in work resulting from urban renewal activities. Wherever possible, project and site offices shall employ and/or utilize the services of neighborhood area residents.

Contractors and sub-contractors will be encouraged to employ neighborhood area residents wherever possible. In addition, particular emphasis will be stressed on fill-in jobs for which they do not normally retain a full worker complement.

Project and site office maintenance, janitorial and gardener services shall be performed by neighborhood area firms and/or persons wherever possible.

## CITIZEN INVOLVEMENT

### REQUIREMENT:

The Workable Program requires clear evidence that the community provides and continues to expand, opportunities for citizens, especially those who are poor and members of minority groups, to participate in all phases of the related HUD-assisted renewal and housing programs. The particular organizational means for community involvement is left to the discretion of each community, but the community must demonstrate in its Workable Program submission that it provides clear and direct access to decision making, relevant and timely information, and necessary technical assistance to participating groups and individuals in programs covered.

1. (a) Identify the groups participating in the HUD-assisted programs related to the Workable Program and in the community's program to expand the supply of low-and-moderate income housing.

### Neighborhood Associations

Boise Citizens Improvement Association

Eliot Neighborhood Program Association

Humboldt Neighborhood Improvement Organization

Irvington Community Association

King Improvement Association

Sabin Community Association

Vernon Community Association

Woodlawn Improvement Association

Albina Neighborhood Improvement Committee

Emanuel Displaced Persons Association

Model Cities Housing & Physical Environment Working Committee

Model Cities Relocation Review Committee

Citizens Review Committee - Housing Repair Program

Buckman Neighborhood Association

Southeast Uplift Committee

Northwest District Association

Portland Center Association

City-Wide Citizen Organizations

Portland Citizens Committee

Task Force - Neighborhood Organizations

Public Agencies

CDA - Model Cities Agency

City-County Council on Aging

Housing Authority of Portland - Tenant Advisory Council

Portland Action Committees Together (PACT)

Tri-County Community Council

Portland Metropolitan Steering Committee (PMSC)

City Planning Commission

Portland Development Commission

Portland Agency Housing Committee (City-wide organization made up of  
reps. from housing agencies.)

Private Non-Profit Corporations

Alpha Development and Investment Corp. I, II, & III

Downtown Housing, Inc.

Albina Contractors Association

Metropolitan Economic Development Industrial Alliance, Inc. (MEDIA)

Albina Professional Designers Association

Citizen-Elected Boards

Model Cities Citizens Planning Board

Portland Action Committees Together (PACT)

Portland Metropolitan Steering Committee (PMSC) - Housing Sub-Committee

- (b) Describe the type of groups (e.g. civic, neighborhood, housing) that are participating, and the constituency represented (e.g. poor, middle-class, Negro, public housing residents).

Type of Groups

Civic (2)

Portland Citizens Committee

Task Force - Neighborhood Organizations

Neighborhood (19)

\*Boise Citizens Improvement Association

\*Eliot Neighborhood Program Association

\*Humboldt Neighborhood Improvement Organization

\*Irvington Community Association

\*King Improvement Association

\*Sabin Community Association

\*Vernon Community Association

\*Woodlawn Improvement Association

\*Albina Neighborhood Improvement Committee

\*Emanuel Displaced Persons Association

\*Model Cities Housing & Physical Environment Working Committee

\*Model Cities Relocation Review Committee

\*Citizens Review Committee - Housing Repair Program

Cascade Project Advisory Committee

Metropolitan Economic Development Industrial Alliance, Inc. (MEDIA)

Buckman Neighborhood Association

Southeast Uplift Committee.

Northwest District Association

Portland Center Association

(\*These neighborhood groups are all located within the Model Cities area where the greatest number of Blacks live; there is a great amount of minority participation.)

Public Agencies (9)

Portland Agency Housing Committee

City-County Council on Aging

Housing Authority of Portland - Tenant Advisory Council

Portland Action Committees Together (PACT)

Tri-County Community Council

CDA - Model Cities Agency

Portland Metropolitan Steering Committee (PMSC)

City Planning Commission

Portland Development Commission

Citizen Elected Boards (3)

Model Cities Citizens Planning Board

Portland Action Committees Together (PACT)

Portland Metropolitan Steering Committee (PMSC) - Housing Sub-Committee

Private Organizations (5)

\*\*Alpha Development and Investment Corp. I, II, & III

Downtown Housing, Inc.

\*\*Albina Contractors Association

\*\*\*Metropolitan Economic Development Industrial Alliance, Inc. (MEDIA)

\*\*\*\*Albina Professional Designers Association

(\*\* - Black, Non-Profit

\*\*\* - The policy-making board is made up of businessmen in the  
community; 33% of the board is minority and the staff is  
50% minority.

\*\*\*\* - Black)

Constituency Represented

Minorities

Poor

Senior Citizen

Middle Income

Agencies & Organizations

(c) Describe what particular HUD-assisted programs and projects such groups are participating in.

Urban Renewal

Albina Neighborhood Improvement Project

CDA - Model Cities Agency

Emanuel Hospital Urban Renewal Project

Pre-Neighborhood Development Program (Pre-NDP)

Neighborhood Development Program (NDP)

Albina Contractors Association

Certified Area Program (Buckman)

Portland State

South Auditorium

Model Cities Programs

Albina Contractors Association

Metropolitan Economic Development Industrial Alliance, Inc. (MEDIA)

Sec. 312 Rehabilitation Loans and Sec. 115 Rehabilitation Grants

Albina Neighborhood Improvement Project

Neighborhood Development Program

Buckman Certified Area Program

Low-and-Moderate Income Housing Programs

a. Public Housing-Low Income

No. of Units

Dahlke Manor	50
Dekum Court (1)	115
Dekum Court (2)	81
Hillsdale Terrace	40
Holgate House	60
Hollywood East	80
Iris Court	299
Maple Mallory	51
Northwest Towers	48
Peaceful Villa	179
Royal Rose Anes	65
Royal Rose Annex	9
Schrunk Riverview Tower	36
Sellwood Center	118
Sumner Court	112
Tammarack	9
Williams Plaza	20
Leased Single Family Dwellings Various Sites	101
	2013

Rent Supplement Project 221 (D) 3RS

b. Low and Moderate Income

Albina Plaza	8
Alpha King Terrace I	28
Alpha Terrace II	18
Avenue Plaza	22
Beacon Manor	20
Beta Court Apartments	24

Beta II	56
Brandt Terrace	64
Brandt West	60
Bridgeview	14
Bridgeview Apartments #2	11
Emerson Apartments	16
Estate Apartments Court	9
Going Estate Apartments	14
Marla Manor	25
Marwood Plaza	40
Minivera Plaza	15
Pinewood Apts.	26
Powell Plaza #1	40
Powell Plaza #2	20
Powell Court Villa	40
Rollins House	10

221d (3) no longer a funded program (3% interest)

c. Low Income

Lark Plaza  
 MacLeary Apts.  
 Multnomah Manor  
 Tenino Terrace  
 Taylor Street Apts.  
 Lahiti & Son  
 2026 S. E. Marian  
 McClay Park

Mortgage Interest Subsidy Program (Sec. 236)

d. Low & Moderate Income

Candalonia Villa	32
Conifer	66
Burlwood Apts.	35
20th & Alberta	
2026 S. E. Marian	24
Model Cities Apt.	68
N. E. 19th & Alberta	24
Park Terrace	
St. John Woods	124
Villa North Apts.	32

Mortgage Interest Subsidy Program (Sec. 235i)

e. Low & Moderate Income

2500 dwelling units are expected to be insured in the next two years under this program.

- (d) Describe efforts to achieve coordination among citizen participation structures located in the same area or having similar program interests.

Northeast (Model Neighborhood)

The Model Cities Citizens Planning Board (19 of whom are black), made up of 16 elected representatives of the neighborhood and 11 members appointed by the Mayor, has been a coordinating and communicating vehicle for the 8 neighborhood associations which have been formed within the Model Neighborhood. The 8 associations have all been formally recognized by the Citizens Planning Board. The neighborhood associations coordinate planning efforts within their own neighborhoods. The Citizens Planning Board has 9 working committees and each of the neighborhood associations has representation on the various working

The City Demonstration Agency's citizen participation and planning staff and the urban renewal agency's citizen participation and planning staff, both employing a number of Model Neighborhood minority residents, have developed and maintained various means of cooperatively working with residents in planning and implementation.

Inter-staff cooperation has promoted better understanding of each agency's role, and provided a broader base from which residents can draw assistance in planning needed improvements. Sharing of ideas, suggestions and information in both planning and program areas of the Model Neighborhood has been achieved by: holding regularly scheduled meetings with residents from the neighborhood associations; keeping residents advised as to the current status of all on-going programs; securing resource persons from various agencies; holding seminars and workshops for sharing of ideas on program developments and discussion of future needs and plans; providing transportation to meetings for Model Neighborhood residents to facilitate their participation; and utilizing the news media, news letters as well as providing residents with pertinent literature.

The Model Neighborhood consists of five planning areas, three of which are in the Neighborhood Development Program (Woodlawn, Irvington, King/Vernon/Sabin), and two of which are in pre-Neighborhood Development Program (Boise/Humboldt, and Eliot). All five planning areas are provided professional consultants to assist the citizens in planning.

#### Southeast

The Southeast Uplift Committee is the coordinating vehicle for the five neighborhood associations in Southeast Portland, i.e., Buckman, Brooklyn,

Sunnyside, Richmond, and Lents. Each of these neighborhood associations has representation on the Southeast Uplift Committee. The Southeast Uplift Committee has a number of working committees appropriate to subjects of interest. In addition, each of the 5 neighborhood associations has appropriate sub-committees. The Portland Development Commission and the City Planning Commission continue to provide planning assistance to residents of the Southeast Uplift Program area by means of an office and meeting facility as well as advisory, clerical, and informational services. As requested and needed, technicians are made available to the residents to assist them in identifying problems and solutions. The City Planning Commission and Portland Development Commission have provided direct planning services to the Southeast Uplift Program in individual neighborhoods such as Buckman, as needed.

A Certified Area Program for the purpose of home rehabilitation for a limited number of homes in the Buckman Project Area has been developed from efforts begun initially in the Southeast Uplift Program. Numerous meetings with area residents have been held to develop this program and disseminate information about possible further neighborhood improvement programs beyond the present program.

#### Northwest

The City of Portland through the City Planning Commission has provided planning staff for the Northwest area residents through the Northwest District Association. This neighborhood association has a number of working committees. Numerous meetings have been held, problems identified and a plan is being developed for this area which will soon be submitted to the City Council. The Portland Development Commission

has also held meetings with the Association to discuss the possibility of an urban renewal plan. Many other technicians from various city agencies have met with the residents to discuss the problems of the area and possible solutions. As a result of the planning activities, the Northwest District Association has requested that the urban renewal agency work with them in developing an application for a Neighborhood Development Program.

#### North (St. Johns)

The residents of North Portland, known as the Peninsula Action Council, have also met with various city agencies to discuss problems in the area and possible avenues of solutions.

#### Southwest

The Hill Park Association and Terwilliger-Corbett Council have held numerous meetings with staff from various city agencies to discuss the problems of their community. The Terwilliger-Corbett Council is staffed by one person paid by Community Council funds.

The Hill Park Association has just recently approved a proposal by Lawrence Halprin & Associates which may make the area a demonstration neighborhood for a citizens participation workshop to bring about new and better ways to involve citizens in the planning process. Encouragement has been received from HUD that Portland and the Hill Park area be selected for a demonstration project (funded 100% by HUD) which would benefit not only Hill Park and other Portland neighborhoods, but other cities throughout the nation.

In Southwest Portland, a Riverfront Task Force has been established to study the feasibility of developing some type of urban renewal program for the area. Periodic conferences with residents of the

several neighborhoods of the area, information distribution and provision of resource-technical staff have been established in these early discussions.

### General

The 80 member Portland Citizens Committee (which is the Citizens Advisory Committee on the Workable Program appointed by the Mayor) represents groups participating in the HUD assisted programs and in the several programs to expand the supply of low and moderate income housing in the area. The Executive Committee of the Portland Citizens Committee coordinates and communicates activities to the committee at large. The committee is provided with advisory, clerical and informational services by the Mayor's Office, City Council, and the Portland Development Commission as the need occurs.

The Mayor has recently created a 16-member Task Force charged with the responsibility of recommending the form and content of a District Planning Organization. Members of the Task Force include representatives from the City Planning Commission, Housing Authority, Portland Development Commission, CDA-Model Cities Agency, and representatives from neighborhood organizations and civic and community organizations.

There are numerous policy-making committees and commissions made up of citizens who contribute their time. They are appointed by the Mayor and approved by the City Council. Their activities are coordinated by the City Council. Some of these are the Portland Development Commission, which is the urban renewal agency for the City of Portland; the City Planning Commission, which is responsible for the Comprehensive Plan for the City of Portland; the Housing Authority of Portland; the Citizens Advisory Committee for the Downtown Plan; Mass Transit Advisory Commission; Housing Advisory and Appeal Board; and the 6 citizen representatives appointed to serve on the Budget Sub-Committee for the City of Portland.

## Public Housing

The Housing Authority of Portland is responsible for providing subsidized housing for low income residents. Citizens committees have been established in connection with public housing programs which activities are coordinated and assisted by the Housing Authority of Portland. The following are the four standing committees consisting of tenants of projects and leased housing:

1. Tenant and Race Relations. This committee recommends social programs that it feels will improve the standard of living of tenants. It also handles grievances as they relate to social programs and race relations, as well as matters of interpretation concerning the Resident Lease Agreement.
2. Personnel and Resident Employment. This committee advises the Housing Authority on jobs it feels tenants are able to fill and also staff functions which it feels would bring about improvement.
3. Modernization and Production. This committee concerns itself with the budget for modernization of buildings and determines priorities for budgetary purposes. It is also concerned with day care centers beginning with site selection, construction, selecting of operating agencies, and formulation of contracts with the selected operating agency and also is involved in program development for the centers.
4. Service charges and Rent Collections. This committee is involved in grievances resulting from mismanagement of homes, how charges resulting from mismanagement should be presented to tenants, and how they are expected to be paid. It is also concerned with vandalism.

Ad hoc committees are also formed from time to time as needed by the tenants. These committees are formally known as TAC/Resident/HAP Committees.

Tenant Advisory Council. In addition to the four standing committees and the ad hoc committees, there is a Tenant Advisory Council composed of representatives from various projects and leased housing. The members serve staggered terms. Projects elect representatives to serve on the council. These elected representatives are confirmed by the Council. This council has a contract with the Housing Authority to handle all vending machines located in the various projects as well as washers and dryers in utility rooms and buildings. It receives the net profit from the machines and uses the money for programs such as education and social programs to bring about greater opportunities for the tenants. It also makes recommendations to the Board of Commissioners through the Executive Director. The Housing Authority also provides finances with HUD approval for the tenants to attend and participate in the National Tenant Organization.

2. Describe the arrangements or working relationships set up to provide groups and individuals opportunities for access to and participation in decision-making in the applicable HUD-assisted programs.

In the Model Neighborhood, 9 resident-based working committees and 8 neighborhood associations have been involved in planning and program implementation. Agencies participating in Model Neighborhood programs supply staff to assist these committees and neighborhood associations in planning phases and program implementation. All proposed developments in specific neighborhoods receive local neighborhood approval before going to any working committee. All plans are submitted to the Citizens Planning Board for approval. Sub-committees work with participating agencies in developing plans that are submitted to the Board for approval. Subsequent plans are then submitted to the City Council for public hearing and action. Residents are notified of Council hearings that affect their particular neighborhood plans.

The Buckman Project Area Committee works with various agencies in planning neighborhood improvements. The Certified Area Program was submitted to City Council for approval after the residents expressed a desire for assistance. The urban renewal agency provides staff assistance in setting up meetings and obtaining technical assistance.

The Northwest District Association has met with staff from various agencies to plan a program for that area. Other groups that have met with various agency staffs to plan improvement programs include: the Riverfront Task Force; the Peninsula Action Council; the St. Johns Boosters; the Johnson Creek Committee (Lents); the Committee for Southeast Urban Growth, Rehabilitation and Endeavor (Lents); the Sunnyside Action Project Association; and the Southeast Uplift Committee.

Sub-committees of the Portland Citizens Committee submit recommendations to the Executive Committee for consideration. The Executive Committee then submits recommendations to the Mayor and City Council for approval.

The Housing Authority of Portland Tenant Advisory Council is made up of two youth, twelve adult residents (including the aged), three staff members and one Housing Authority of Portland Commissioner. This council meets monthly to discuss any and all problems of concern to the membership. All tenants are urged to communicate with their individual representatives and/or the council. The Commissioner, the staff, or any elected officer may attend the Housing Authority of Portland's Commission meetings and submit matters of residents' concern as well as recommendations.

3. Describe the steps which have been taken in regard to the applicable programs to provide participating groups and individuals sufficient information and technical assistance.

All participating groups hold open meetings that are publicized through the mass media as well as by door-to-door distribution of meeting notices in the neighborhoods. Reports, bulletins, and brochures are made available to interested persons or groups. Planning consultants, City technical representatives, and Federal government officials present pertinent information, data, and descriptions of the manner in which plans and/or programs may affect a specific, as well as a general area. This technical assistance is provided to neighborhood groups by the City of Portland Planning Commission, Portland Development Commission, Housing Authority of Portland, Bureau of Building Maintenance, Traffic Engineer Bureau, Tri-County Community Council, Portland State University Urban Studies, Portland Action Committees Together, Portland Metropolitan Steering Committee, Human Relations Commission, School District No. 1, and a multitude of others.

4. Describe the nature and range of issues relating to the applicable programs with which participating groups and individuals have dealt; the recommendations subsequently made; and the specific results and accomplishments of the participation.

Specific issues which have arisen and resulted in broad community discussion and response include:

1. All neighborhoods in the Model Cities Area that have been involved in the development of an urban renewal plan under the Neighborhood Development Program;  
This issue has resulted in four area plans for the Neighborhood Development Program having been developed which have been approved by each of the neighborhood associations, the Model Cities Housing

and Physical Environment Working Committee, the Model Cities Citizens Planning Board, the City Planning Commission, the Urban Renewal Agency, and the City Council. Three have been approved by HUD and funded. The fourth one is awaiting HUD approval.

2. Issue of Housing replacement as a result of the Emanuel Hospital project;

This issue was resolved when an agreement was reached by the Emanuel Hospital, Housing Authority of Portland, Portland Development Commission, The City Demonstration Agency, and the Emanuel Displaced Persons Association to jointly plan and support a low-to-moderate income housing development in the Emanuel area. Also, it was agreed that low-to-moderate income replacement housing would be developed in the Model Neighborhood on a one-to-one basis.

3. Irvington Community Association preferring a mini-park rather than additional school site expansion;

The City Council was willing to give the concept of mini-parks a trial in the Irvington neighborhood provided the neighborhood would be involved on a continuing basis in maintenance and supervision. The Park Bureau is also giving consideration to the problems of continued maintenance and supervision.

4. Residents taking issue with the filing of an application for Survey and Planning Grant for the Hill Park area, and the Good Samaritan Hospital, as well as the application for Urban Renewal for Buckman;

A solution to this issue is being developed in the studying of District Planning Organizations. A start in the direction of the concept of participatory planning has been made in the Model

Neighborhood where pre-NDP as well as NDP have been in existence for the past three years. It is hoped further study of this concept will result in refinements and further utilization in all programs which will lead to larger involvement of citizens. As a result of this issue, the City Council and other city agencies during the past several months have been studying various methods of increasing in a meaningful manner citizen involvement in the decision-making process of local government.

From these studies a proposal to create District Planning Organizations was submitted by the City Planning Commission and by a member of the City Council. A public hearing on the formation of District Planning Organizations was held on November 24 and after all testimony of the plan was heard by the Council the following motion was made, seconded and adopted by the City Council:

"That a Task Force be created, charged with the responsibility of recommending the form and content of a district planning organization; that the Task Force be composed of 10 to 15 members, and that it include a representative from the City Planning Commission, the Housing Authority, the Portland Development Commission; that in addition, the Task Force be composed of representatives from neighborhood organizations and civic and community organizations; that the membership be appointed by the Mayor and confirmed by the Council; also, that the appointments be made within the next three weeks; that their report be transmitted to the City Planning Commission within three months, and to the Council one month thereafter."

Presently the Task Force has been appointed and given its charge by the Mayor.

5. Utilization of the former Cascade College as a community college facility;

This issue was resolved when a group of citizens and City of Portland executive staff met with HUD officials in Washington, D. C., and established a formula for delivery of services, credit to be applied against the investment of Model Cities supplemental monies.

6. A group of residents of the Northwest area raised the question as to whether the Highway Commission had given sufficient study to alternative routes to the proposed freeway,

In this issue the judge ruled that the Highway Commission had not abided by its own laws and he ordered it to hold a location hearing and, at the same time, prepare an environmental impact statement. The location hearing will be held in the near future.

## Addendum

Along with the opportunities provided for minorities and the poor to participate in planning for neighborhood improvements and individual projects, they are being given increased recognition in other phases of governmental activity in the City of Portland.

During 1971 a black citizen was appointed to the City Planning Commission and the Civil Service Commission for the first time, expanding the Commissions and policy groups of the City which include minority members. This action occurred through the nomination of qualified persons who could provide balanced representation for all phases of community life.

Similar efforts have resulted in the appointment of minority individuals to major study groups and task forces which are serving in an advisory capacity to city government.

Steps are also underway to assure fair and equal employment opportunities for minorities and disadvantaged persons. In terms of employment with city agencies activities include: Special recruitment and training programs for residents are sponsored by the Model Cities Agency, Housing Authority of Portland and the Portland Development Commission; a specific Affirmative Action Plan to cover all City of Portland bureaus is now being considered by the City Council; and studies have been initiated to remove any barriers and improve the operation of the Civil Service systems serving both Portland and Multnomah County.

With regard to employment opportunities in the construction industry, the Portland City Council has approved a Home Town Plan and submitted it to the U. S. Dept. of Labor for approval and implementation.

Also, in the Model Cities area there are several projects funded by Model Cities supplemental funds that were created to assist low income minorities develop skills to further increase their earning capacity and to assist entrepreneurs. These programs are:

1. Operation Step-Up which assists the underemployed;
2. Albina Contractors Association which assists minority construction contractors in estimating jobs, obtaining bonding, and other technical assistance as needed;
3. Metropolitan Economic Development Industrial Alliance, Inc. (MEDIA) offers technical assistance and seed money to entrepreneurs.

It is expected that all of the above will provide a greater opportunity for minorities in employment as well as in business.