

To comply with federal regulations the City of Portland designates the following areas for special activities by a Community Based Development Organization.

CDBG funds may be used for new construction activities only under certain circumstances:

- The activity must be carried out by a Community Based Development Organization (CBDO); and
- The activity must be within a geographic area designated in comprehensive plans, ordinances or other City-adopted documents where a neighborhood revitalization project includes activities of sufficient size and scope to have an impact on the decline of a geographic location.

The Bureau of Housing and Community Development annually certifies non-profit organizations as CBDOs based on guidelines established by HUD. The City is defining the geographical areas designated for special activities by CBDOs to include the City's urban renewal areas, the Enterprise Community, and neighborhoods designated as Low-Mod Income Neighborhood revitalization project activities of sufficient size and scope to have an impact on the decline of those areas.

The City's urban renewal areas and the Enterprise Community and the Low-Mod Income Neighborhoods all exhibit the following factors:

- Deterioration, inadequate or improper facilities in an area of the city that are detrimental to the safety, health and welfare of the community; or
- Unsafe or abandoned structures, including but not limited to a significant number of vacant or abandoned single or multi-family residential units; or
- Buildings or structures which are unfit or unsafe to occupy because of a combination of physical deterioration, dilapidation, and obsolescence; or
- Dislocation, deterioration or disuse of property resulting from faulty planning; or
- A prevalence of depreciated values, impaired investments and social and economic maladjustments; or
- A growing or total lack of proper utilization of areas, resulting in a stagnant and unproductive condition of land potentially

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useful and valuable for contributing to the public health, safety and welfare; or

- Any combination of these or similar factors.

The City organizes various responses to ameliorate these factors including designating an urban renewal area, determining a target area for economic development and enhancement, designating “distressed areas” for tax abatements, and working with HUD to define and implement plans in Portland’s Enterprise Community area. The City dedicates tax increment funds, general funds, bond funds, lost revenue, federal funds and undertakes resources development tasks in a strategic, planned and organized effort to focus resources in these areas. Typically, the neighborhood revitalization project includes activities of appropriate size and scope to have an impact on the decline of the geographic location. Funds are generally dedicated to housing development and renovation, providing affordable rental housing and home ownership opportunities, street and sidewalk improvements, commercial and economic development, small business development, storefront renovations, acquisition of underutilized properties for redevelopment, transportation improvements, utility improvements, and/or other services to support local residents and businesses.

Since the City applies numerous factors to determine geographic areas for targeted neighborhood revitalization efforts and since the City works to have a strategic, planned and organized effort to focus resources in these areas, it is appropriate to aggregate existing neighborhood reinvestment goals and objectives for the purposes of designating geographic areas for CBDO special activities. Therefore, the map designating areas for CBDO special activities includes the established neighborhood revitalization activities of:

- 1) Existing Urban Renewal districts as adopted by City Council; and
- 2) Additional block areas adjacent to an Urban Renewal district where the neighborhood revitalization efforts of the urban renewal will have an impact; and
- 3) Neighborhood areas associated with and tangential to the Bureau of Housing and Community Development’s Target Area Program; and
- 4) The Federally designated Enterprise Community area.
- 5) Neighborhoods designated as Low-Mod Income Neighborhoods based on the 2000 Census data.

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The attached map shows the aggregation of these four areas as “Designated Geographic Areas for Special Activities by Community-Based Development Organizations”:

- Airport Way Urban Renewal Area as adopted by City Council and additional areas south to both sides of NE Sandy Boulevard.
- The Parkrose Target Area east and west between I-205 and both sides of NE 122<sup>nd</sup> Avenue; north and south between both sides of NE Sandy Boulevard and both sides of NE Prescott Street.
- Central Eastside Urban Renewal Area as adopted by City Council and additional areas in the Hosford-Abernathy, Buckman and Kerns neighborhoods east to both sides of SE 12<sup>th</sup> Avenue from both sides of SE Powell to Interstate 84.
- The Kerns Target Area east and west between both sides of 29<sup>th</sup> Avenue and both sides of 12<sup>th</sup> Avenue; north and south between both sides of NE Sandy Boulevard and both sides of SE Stark Street.
- Downtown Waterfront Urban Renewal Area as adopted by City Council.
- Gateway Urban Renewal Area as adopted by City Council and additional areas in the Hazelwood neighborhood east to both sides of SE 122<sup>nd</sup> Avenue and south to both sides of Burnside Street.
- Interstate Urban Renewal Area as adopted by City Council and additional areas in the Humboldt and Piedmont neighborhoods north to both sides of Columbia Boulevard between both sides of N Albina and both sides of Martin Luther King Jr. Blvd., and in the Overlook and Arbor Lodge neighborhoods west to both sides of N Denver between both sides of N Prescott Street and both sides of N Lombard Street.
- Foster-Powell Target Area neighborhood north and south between both sides of Powell Boulevard and both sides of SE Woodstock, and east and west between both sides of SE 76<sup>th</sup> Avenue and both sides of SE 52<sup>nd</sup> Avenue.
- North Macadam Urban Renewal Area as adopted by City Council.

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- Oregon Convention Center Urban Renewal Area as adopted by City Council and additional areas in the Irvington neighborhood east to both sides of NE 7<sup>th</sup> Avenue between both sides of NE Rafael Street to both sides of NE Fremont Street, in the Sabin, King and Humboldt neighborhoods east both sides of NE 15<sup>th</sup> Avenue between both sides of NE Fremont Street and both sides of NE Killingsworth Street.
- River District Urban Renewal Area as adopted by City Council.
- South Park Blocks Area as adopted by City Council.
- South Waterfront Urban Renewal Area as adopted by City Council.
- Cully – Concordia 42<sup>nd</sup> Avenue Target Area north and south between both sides of NE Holman and both sides of NE Prescott, and east and west between both sides of NE 37<sup>th</sup> Avenue and both sides of NE 47<sup>th</sup> Avenue.
- The Portland Enterprise Community area as adopted by City Council and the U.S. Department of Housing and Urban Development, including portions of the St. Johns and Portsmouth Target Area neighborhoods; in St. Johns north and south between both sides of N Ivanhoe Street and both sides of N Fessenden Street, east and west between both sides of N St. Louis Avenue and the Burlington Northern rail road tracks; and in Portsmouth neighborhood blocks included in the Interstate Urban Renewal Area.
- Lents Town Center Urban Renewal Area as adopted by City Council and additional areas in the Lents and Powellhurst-Gilbert neighborhoods north to both sides of SE Division Street between both sides of SE 122<sup>nd</sup> Avenue and both sides of SE 72<sup>nd</sup> Avenue; and two blocks north and south paralleling both sides of SE Division street up to both sides of SE 136<sup>th</sup> Ave.

