

Ira C. Keller
Chairman

A. V. Fonder
Secretary

Roy C. Hill

Vincent Raschio

Jack Caufield

PORTLAND DEVELOPMENT COMMISSION

2130 S. W. FIFTH AVENUE . . . PORTLAND 1, OREGON . . . CAPITOL 6-4036

John B. Kenward
Executive Director

March 9, 1962

Honorable Terry D. Schrunk
Mayor of Portland
City Hall
Portland, Oregon

Dear Mayor Schrunk:

MAYOR	<i>JS</i>
EXEC. ASST.	<i>Y</i>
ADM. ASST.	
ADM. ASST.	

Enclosed is a Survey & Planning Application requesting the Housing & Home Finance Agency to advance planning funds for a small urban renewal project in the Linnton area. The Application was approved by the Portland Development Commission on February 20, 1962, and is under consideration by the Planning Commission at the present time. The Planning Commission will report directly to the Council.

This proposed project arose primarily because the widening of St. Helens Road by the State Highway Commission will eliminate nearly one-half of the Linnton business section. The Development Commission and Planning Commission were approached for assistance by the Linnton community nearly two years ago. About a year ago at the request of the Linnton Boosters Association the Development Commission began to take specific steps towards a Survey & Planning application for this area. In this connection your attention is directed to a letter and fact sheet addressed to you by the Commission on March 10, 1961.

As presently estimated the cash contribution of the Portland Development Commission to this project will be approximately \$16,000. The availability of a non cash credit from the highway construction in an amount exceeding \$84,000 lowers the cash cost to this figure.

This application does not imply a commitment to proceed with the project. If approved, it simply will provide funds necessary to do the survey and planning and make final determination as to the feasibility of the project. The consummation of the project depends primarily upon the ability of the merchants who have requested assistance to obtain the necessary financing and sign an agreement with the Development Commission to purchase the land at its fair market value as established by two independent appraisals. Obtaining the federal planning funds requested in this application is necessary to make this determination.

I am enclosing also a fact sheet on the proposal as well as copies of letters received from Linnton Shopping Center Inc., which is the local development corporation formed for this purpose, the Linnton Boosters Association, and the Linnton Community Center which indicate the community support of this project.

589

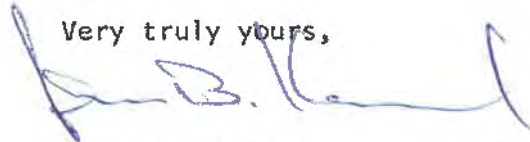
Honorable Terry D. Schrunk

-2-

March 9, 1962

As the local governing body the City Council must approve the Survey & Planning Application before it can be filed with the Housing & Home Finance Agency (See R-145, Exhibit C). Copies of the ordinance approving the Application must accompany the Application. We would be very happy to answer any questions you may have in connection with this project.

Very truly yours,

A handwritten signature in blue ink, appearing to read "J.B. Kenward", with a long horizontal flourish extending to the right.

John B. Kenward
Executive Director

JBK:rlc

Encls.

Linnton Survey & Planning Application

Boundaries: 107th Avenue, St. Helens Road, 112th Avenue and tracks of S.P. & S. Railroad.

Project Area: 3.78 acres

Present Use: Predominantly commercial (Zoned M-3)

Proposed Use: Commercial. Small modern shopping center of 35,000 square feet of floor space plus adequate parking.

Principal Market Area: St. John's Bridge to Scappoose, Sauvie Island, Skyline Boulevard to the Willamette and Columbia Rivers.

Purpose of the Project: Widening of St. Helens Road will eliminate the west side of the Linnton business area. It will eliminate also some blighted residential structures on the east side between 110th and 112th Avenues. Remaining would be 10 business structures of which eight are substandard. This reduction in the number of businesses, in Linnton, the increased speed of the traffic on the widened highway, plus the existing dilapidation of the business area make it improbable that the businesses could long survive. Urban renewal is being explored as a potential solution to the present blight and the intensification of problems as a result of the action of the State Highway Commission.

Potential Redeveloper: Linnton Shopping Center Inc., a local development corporation of merchants currently doing business in Linnton. Corporation plans to borrow funds from Small Business Administration for construction of new facility. Of 35,000 square feet of planned floor space, 26,000 square feet currently allotted. Corporation of seven members to be expanded to community-wide participation (at least 30 members) when permit to offer stock is obtained. Corporation must agree to purchase project land at predetermined price before project will proceed into execution.

Method of Redevelopment: Title I of National Housing Act (1949)

Disposal method: A3, Special Value to One Redeveloper

Federal Planning Grant Requested \$24,490

Total Federal Grant Reservation: \$226,137

Financing of Project (Estimates):

Federal Cash Contribution:	\$203,137
City Cash Contribution	16,015
Non-cash grants-in-aid	85,554
Proceeds from sale of land	110,100

Gross Project Cost \$414,806

Planning Consultant Proposed: Portland City Planning Commission

Relocation Load Expected: Eight businesses, two families and 15 individuals

History of Project

- 3/5/60 First Survey of Linnton area by Portland Development Commission staff.
- 5/21/60 Assistance requested by Linnton community: Executive Directors of Development Commission and Planning Commission met with Linnton Community Center group. Formation of citizen organization suggested.
- 2/15/61 Linnton Boosters Association completed with 60 members. Business Development Committee formed.
- 3/1/61 Questionnaires circulated to determine interest in new shopping center. 5 interested, 2 uncertain. One other said to be interested. Three did not return questionnaires.
- 3/2/61 Letter from Business Development Committee requesting support of City Council and Portland Development Commission.
- 6/15/61 Business Development Committee requested urban renewal planning application; reported on intention to form development corporation, hire architect, market analyst and attorney.
- 7/61 Linnton Strip Inc., incorporated as a local development corporation. Funds contributed for architectural and legal work and market analysis.
- 8/14/61 Portland Development Commission authorized Executive Director to contract with marketability consultant, Urban Research and Development Co. to conduct economic study of Linnton shopping area.
- 11/15/61 Market Study completed. Analyzed by PDC staff 11/21/61.
- 11/29/61 Market Study transmitted to Planning Commission.
- 12/14/61 Market Analyst met with members of Development Commission, Linnton Strip Inc. and Planning Commission Staff to explain findings. Commission voted to file Survey and Planning Application.
- 1/22/62 Formal Survey & Planning Application approved by Development Commission.
- 2/26/62 Urban Research & Development Company retained by Linnton Shopping Center, Inc. to assist with completion of shopping center.



1. Project Area: Structures between 107th and 108th Avenues.



2. Project Area: Structures between 108th and 109th Avenues.



3. Project Area: Structure between 109th and 110th Avenues.



4. Structures on Map Parcel 1, Block 52, 107th Avenue.



5. West Side: To be removed by widening of St. Helens Road. View from Southeast.



6. East Side: Residential structures to be removed for widening of St. Helens Road. Within project.



7. View of project area from the Northwest



8. Two buildings with highest True Cash Values established by County Assessor

LINNTON COMMUNITY CENTER

10614 N. W. ST. HELENS ROAD, PORTLAND 9, OREGON

W. L. MAYTHER, Director Phone AV. 6-1344

February 27, 1962

RECEIVED

FEB 28 1962

PORTLAND DEVELOPMENT COMMISSION

Mr. John Kenward
Portland Development Commission
2130 S. W. 5th Avenue
Portland, Oregon

Dear Mr. Kenward:

The members of the Board of the Linnton Community Center join me in expressing our gratitude to you and the members of the Portland Development Commission for the favorable consideration of the Planning and Survey application for urban renewal in Linnton. We feel, as do many of the members of the Linnton community with whom we have discussed the matter, that this project will give the Linnton area the "lift" it needs and that it will in the long run undoubtedly benefit the entire city of Portland.

Thank you again for your efforts in our behalf.

Sincerely yours,

Charles M. Grossman, M. D.
Chairman, Board of Directors

CMG:f

Dir.	
A. Dir.	
Acct.	
Reloc.	
P. M.	
R. E.	
Eng.	
Plan.	
Leg.	
Other	

Supported by the United Fund

A Project of the Woman's Division of Christian Service of the Methodist Church

Linnton shopping center inc

a community owned development corporation

10822 NW ST. HELENS ROAD PORTLAND, OREGON AV 6-0091

February 27, 1952

Dir. ☒
A. Dir. ☐
Acct. ☐
Reloc. ☐
P. M. ☐
R. E. ☐
Eng. ☐
Plan. ☐
Leg. ☐
Other ☐

RECEIVED
FEB 28 1952

FORWARDED TO: [illegible]

Mr John Kenward
Portland Development Com.:
Portland, Oregon

Dear Sir:

The members of this corporation wish to express our appreciation for the efforts your commission are exerting in keeping this project on the road to success.

I wish to inform you of our steps forward along that road also. We have engaged Frank Cox, of the Research Corporation, to continue with us in forming the leases and obtaining any additional leases required to complete the project.

Again we wish to thank you and all the members for their interest and efforts in behalf of this project.

Respectfully,

Secretary.

TB:ej

Linton Boosters
 10714 N.W. St Helens
 Portland, Oregon
 March 1, 1962

Sincerely,

Mrs. Richard Kennedy

☒ RFE

1. Urban Renewal Agency of the City of Portland, Oregon
Acting By and Through The Portland Development
Commission as a Duly Authorized Urban Renewal Agency
2. Portland Oregon
3. Linnton
4. Survey and Planning Application
5. Binder No. 1
6. February 20, 1962

TABLE OF CONTENTS

Urban Renewal Area Data

Survey and Planning Application, Form H-6100	R-101
Urban Renewal Area Data, Form H-6101	R-102
Report on Urban Renewal Area Data	R-103
Description of Local Housing Supply	R-104
Community Requirements Data	R-111

Maps and Exhibits

Generalized Map of Locality	R-103A
Project Area Land Use Map	R-103B
Map of Project Area Conditions	R-103C
Photographs of Project Area Conditions	R-103D
Project Area Inspection	R-103E

Finance and Budget Data

Estimate of Federal Grant Requirements	R-121
Survey and Planning Budget, Form H-627	R-131
Local Public Agency Staffing and Salary Schedule, Form H-630	R-132
Survey and Planning Work Activities to be performed Under Contract, Form H-681	R-133
Narrative Statement in Support of Budget Estimates	R-134

Legal Data

Legal Information Report for Urban Renewal Project Part 1, Form H-6103A	R-141
Legal Opinion of City Attorney	
Portland Development Commission Resolution authorizing Filing of Survey and Planning Application	R-144
Portland City Council Resolution Approving Filing of Survey and Planning Application	R-145

HOUSING AND HOME FINANCE AGENCY
URBAN RENEWAL ADMINISTRATIONSURVEY AND PLANNING APPLICATION
(Urban Renewal Program)TO BE COMPLETED BY RHFA
PROJECT, PLAN, OR SURVEY NUMBER

LOCALITY

DATE RECEIVED

INSTRUCTIONS: Submit original in Binder No. 1, and copies in Binders No. 2, 3, and 4.

A. PURPOSE OF APPLICATION

- ☒ Survey and planning of an Urban Renewal Project
☐ Under "Disaster Area" provisions of Section III of the Housing Act of 1949, as amended
☐ Preparation of General Neighborhood Renewal Plan
☐ Feasibility Survey of an urban area

B. CATEGORY OF PROJECT ELIGIBILITY

(Check appropriate eligibility category of project to be planned or of "first project" in proposed GNRP area. See Urban Renewal Manual, Chapter 3-2. Leave blank for Feasibility Survey Application.)

CATEGORY	PRESENT CHARACTER OF AREA	EXTENT OF PRESENT DEVELOPMENT	PROPOSED REUSE
<input type="checkbox"/> I	Predominantly residential	Built up	Any
<input type="checkbox"/> II	Predominantly residential	Predominantly open land	Any
<input type="checkbox"/> III	Not predominantly residential	Built up	Predominantly residential
<input type="checkbox"/> IV	Not predominantly residential	Predominantly open land	Predominantly residential
<input checked="" type="checkbox"/> V Nonresidential Exception	Not predominantly residential	Built up	Not predominantly residential
<input type="checkbox"/> VI Nonresidential Exception	Not predominantly residential	Predominantly open land	Not predominantly residential
<input type="checkbox"/> VII College, University, or Hospital	Any	Built up	Any
<input type="checkbox"/> VIII College, University, or Hospital	Any	Predominantly open land	Any
<input type="checkbox"/> IX	-	Open land	Predominantly residential
<input type="checkbox"/> X	-	Open land	Not predominantly residential
<input type="checkbox"/> XI Area Redevelopment Exception	Not predominantly residential	Built up	Not predominantly residential
<input type="checkbox"/> XII Area Redevelopment Exception	Not predominantly residential	Predominantly open land	Not predominantly residential

C. TYPE OF SUBMISSION

- ☒ Original Application
☐ Revision of approved Application - Project, Plan, or Survey No. _____ - for purpose of
☐ Change in area ☐ Other (Describe)
☐ Increase in total estimated cost

D. IDENTIFICATION OF APPLICANT

LEGAL CORPORATE NAME The Urban Renewal Agency of the City of Portland, Oregon, acting by and through the Portland Development Commission

MAILING ADDRESS 2130 S. W. Fifth Avenue, Portland 1, Oregon

E. ESTIMATED COST AND SOURCES OF FUNDS The estimated cost of the surveys and/or plans and the anticipated sources of funds to pay this cost are;	USE FOR REVISED APPLICATION		REQUESTED FOR APPROVAL
	LATEST APPROVED ESTIMATE	ADJUSTMENT (+ OR -)	
1. Federal advance applied for	\$	()\$	\$ 24,490
2. (Plus) Funds to be obtained from other sources		()\$	
3. (Equals) Total estimated cost	\$	()\$	\$ 24,490

F. ESTIMATE OF FEDERAL GRANT REQUIREMENT *(Leave blank for Feasibility Survey Application)*

<input type="checkbox"/> The Federal grant requirement for the Project has previously been estimated and no change in the estimate is contemplated at this time.	Basis of Project Capital Grant: <i>(Check one)</i> <input checked="" type="checkbox"/> 2/3 of Net Project Cost <input type="checkbox"/> 3/4 of Net Project Cost—municipality under 50,000 population <input type="checkbox"/> 3/4 of Net Project Cost—municipality under 150,000 population in redevelopment area
<input checked="" type="checkbox"/> The Applicant estimates the Federal grant requirement (project capital grant plus relocation grant) for the Project to be \$ _____	

G. DESCRIPTION OF AREA

The area is locally known or proposed to be known as the Linnton

☒ Urban Renewal Area ☐ Feasibility Survey Area, situated in the City of _____, County of Multnomah, and State of Oregon, and bounded generally as follows:

St. Helens Road (Route 30) N.W. 107th Avenue, right of way of Seattle, Spokane and Portland Railroad and N.W. 112th Avenue

H. RELATIONSHIP OF PROPOSED PROJECT TO PREVIOUS TITLE I ACTIVITIES *(Leave blank for GNRP or Feasibility Survey Application)*

1. Is the Project located in an area covered by a General Neighborhood Renewal Plan? ☐ Yes ☒ No

If Yes: a. Enter Plan number: _____ No. _____

b. If this Application is for planning of "first project" in the GNRP area, enter amount of Federal grant reservation outstanding: \$ _____

c. List numbers of any other Title I projects in the GNRP area that have previously been approved by HHFA: _____ No. _____

_____ No. _____

2. Was a Feasibility Survey, financed with Federal advance funds, undertaken in any part of the proposed Project area? ☐ Yes Enter Survey number: _____ No. _____

☒ No

I. SUPPORTING DOCUMENTATION

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

J. EXECUTION

IN WITNESS WHEREOF, the Applicant has caused this Application to be executed on _____, 19____.

Portland Development Commission
Corporate Name of Applicant

2130 S. W. Fifth Avenue

By John B. Kenward

Signature

Executive Director

Title

HOUSING AND HOME FINANCE AGENCY
URBAN RENEWAL ADMINISTRATION

URBAN RENEWAL AREA DATA

(In Support of Form H-6100, Survey and Planning Application)

(TO BE FILLED IN BY HHFA)

PROJECT OR PLAN NUMBER

LOCALITY

DATE RECEIVED

INSTRUCTIONS: Prepare original and 3 copies for HHFA. Place original in Binder No. 1, and copies in Binders No. 2, 3, and 4.

A. Accompanies Form H-6100 executed on _____ Date _____ with regard to an application for (Check one)

☒ SURVEY AND PLANNING OF AN URBAN RENEWAL PROJECT ☐ PREPARATION OF GENERAL NEIGHBORHOOD RENEWAL PLAN

B. AREA NAME OR DESIGNATION (From Form H-6100)

LINNTON

C. GENERAL LOCATION OF AREA (a.g., with respect to central business district)

Approximately 8 miles northwest of central business district on the Willamette River, 1½ miles north of the St. John's Bridge

D. TYPE OF TREATMENT PROPOSED (Check one or more, as appropriate)

☒ SLUM CLEARANCE AND REDEVELOPMENT ☐ CONSERVATION ☐ RECONDITIONING

E. CHARACTER OF AREA

(Check one below)

(Check one below unless "Area" is "Open")

☒ BUILT-UP ☐ PREDOMINANTLY RESIDENTIAL
☐ PREDOMINANTLY OPEN ☐ NOT PREDOMINANTLY RESIDENTIAL
☐ OPEN

F. CONTEMPLATED NEW LAND USE (Check one) (Not required to be completed if area is checked as clearly predominantly residential in Block E)

☐ PREDOMINANTLY RESIDENTIAL USES ☒ NOT PREDOMINANTLY RESIDENTIAL USES

G. PRESENT CHARACTER OF URBAN RENEWAL AREA AND CONDITION OF BUILDINGS

ITEM	ESTIMATED ACREAGE IN AREA BY PRESENT CHARACTER OF LAND			ESTIMATED NUMBER AND CONDITION OF BUILDINGS		
	TOTAL	IMPROVED LAND	UNIMPROVED	NUMBER OF BUILDINGS	WITH DEFICIENCIES	
					NUMBER	PERCENT
TOTAL	3.78	2.06	1.72	10	10	100
1. Streets, Alleys, Public Rights-of-Way	1.53	1.26	.27			
2. Residential (including related public or semipublic purposes)						
3. Nonresidential (including related public or semipublic purposes)	2.25	.80	1.45	10	10	100

Sources of estimates:

LPA and Building Department Survey of land use and condition. Assessment Records, Zone and highway map of Area.

H. ESTIMATED NUMBER AND CONDITION OF DWELLING UNITS			I. ESTIMATED NUMBER OF SITE OCCUPANTS			
TOTAL	WITH DEFICIENCIES	STANDARD		TOTAL	WHITE	NONWHITE
23	23	0	1. Families	2	2	0
Source of data: <input checked="" type="checkbox"/> 1960 HOUSING CENSUS (Year) <input type="checkbox"/> OTHER SOURCES (Specify)			2. Individuals	15	15	0
			3. Business concerns	8		
			Source of estimates: Building Dept. and LPA Survey			

J. ENVIRONMENTAL DEFICIENCIES	
CONDITION	DESCRIPTION OF EXTENT TO WHICH CONDITION EXISTS (Give source of information. If additional space is required, continue on a plain sheet and attach to this form.)
1. Overcrowding or improper location of structures on the land	Business buildings have no set backs from sidewalks, and no side yards. In many instances rear yards are minimal or non-existent.
2. Excessive dwelling unit density	Not Applicable
3. Conversions to incompatible types of uses, such as roominghouses among family dwellings	Not Applicable
4. Obsolete building types, such as large residences or other buildings which through lack of use or maintenance have a blighting influence	Buildings constructed between 1895 and 1910 lack convenient and economic retail space and storage space.
5. Detrimental land uses or conditions, such as incompatible uses, structures in mixed use, or adverse influences from noise, smoke, or fumes	Dwellings upstairs over stores. Seventeen families and individuals in Project Area isolated from main residential areas of Linnton by St. Helens Road.
6. Unsafe, congested, poorly designed, or otherwise deficient streets	Two dedicated streets deadend at railroad right of way. Residential units isolated from remainder of area.
7. Inadequate public utilities or community facilities contributing to unsatisfactory living conditions or economic decline	Shopping facilities to be further limited inadequate after Highway reconstruction.
8. Other equally significant environmental deficiencies	80% blighted structures discourages both renovations and new investment.

Widening of St. Helens Road (Route 30 in Portland) by the Oregon State Highway Commission will result in the elimination of all business structures on the west side of the Linnton business district in 1962. The widening has eliminated one business structure and eight residential structures on the east side of St. Helens Road between 109th and 112th Avenues. Opening of bids is expected in May or later.

Upon completion of the widening, 10 substandard business buildings would remain between 107th and 110th Avenues on the east side of the improved highway. Route 30 is the Northwest gateway to Portland. It is the most direct route to the cities of St. Helens, Rainier, and Astoria, Oregon, and Longview, Washington. Traffic headed for the residential suburbs northwest of Portland also must funnel through Linnton.

Eight businesses and 23 dwelling units are in the 10 commercial buildings that will remain after the highway widening. About 17 of the dwelling units are occupied. Of the 23 dwelling units, 8 are sound, 16 are deteriorating and one is dilapidated (according to the 1960 Census). Three business buildings are vacant and unused.

The present condition of the structures has been a strong deterrent to both the improvement of existing business properties and to potential new construction and investment. When nearly half of the shopping area is removed by the widening of St. Helens Road, the drawing power of the business district as a whole will be weakened further, perhaps to an uneconomically low point.

In addition, the widening will result in an increase of the designed speed through the business district, from 20 to 35 mph. This will create an increased traffic barrier between the remaining businesses and a residential area on the west side of the road. It will also make it less likely that motorists will slow down and shop at the Linnton business area, which has little off-street parking. Since most of the reconstructed highway will have a maximum speed limit of 50 mph., it is possible that many drivers may not slow down to 35 mph.

Despite its impending isolation, the commercial strip on the east side of the highway would enjoy a locational advantage in the convenience with which motorists driving north from Portland could stop without crossing traffic.

A major obstacle to increasing the patronage of the existing shopping area is the lack of parking. There is off-street parking for approximately 20 vehicles, half in 108th Avenue (dead-end) and half in 109th Avenue (also dead-end). Curb parking is permitted on St. Helens Road and would be continued under the plans of the Highway Commission, providing another 30 spaces on the east side of the road.

The Linnton Community Center flanks the proposed project area across 107th Avenue on the south and Engine 27 of the Portland Fire Bureau

flanks the project area to the north across 112th Avenue. The tracks of the Spokane, Portland and Seattle Railroad are at the rear of the project area.

A limiting feature in the redevelopment of the area is the depth of the land within the project boundary. At its maximum width on the south end, the property is 100 feet wide and will narrow to 60 feet on the north end after the reconstruction of the highway. Nevertheless, it is felt that architecturally this problem can be solved by providing a single shopping center building for the full width of the property, with parking at either end and on the basement level. A change of grade of approximately 10 feet between St. Helens Road and the railroad tracks would facilitate lower level parking.

Three principal considerations entered into the selection of the project area:

1. A request by the Linnton Community for assistance under the urban renewal program;
2. The blighted nature of the area;
3. The intensification of existing problems in the small shopping district by governmental action (the widening of St. Helens Road).

In March, 1960, staff members of the Portland Development Commission made a windshield survey of the area to determine possible solutions to the problems on the horizon. In May of the same year, the staff of the Development Commission and the City Planning Commission proposed the establishment of a neighborhood organization to consider the future of the area and shortly the Linnton Boosters Association was formed with a paid membership of 60 persons.

On February 15, 1961, a significant step was taken with the appointment of the Linnton Business Development Committee. Between February 15 and August, the following actions were taken by the Committee:

- (1) Formal request March, 1961 to the Mayor and City Council and the Portland Development Commission for assistance to the Linnton area.
- (2) Formation in June of a local development corporation, Linnton Strip, Inc.
- (3) Subscription of \$6,250 by five members of the corporation to begin architectural studies and provide for legal and accounting services of the corporation.
- (4) Consultation with representatives of the Small Business Administration.
- (5) Agreement with the Portland Development Commission to contribute one-half the cost of a marketability survey to determine the feasibility of a modern shopping facility in the present location before other planning funds are spent.
- (6) The Economic Survey of the Linnton Trading Area (71pp) was completed by Urban Research & Development Company of Berkeley, California in October, 1961. Principal partner of the firm is Mr. Frank Emery Cox. The Survey projected a potential volume of \$2,378,144 to a modern shopping center in Linnton consisting of 50,000 square feet of floor space and having adequate parking. Subsequently Mr. Cox submitted a financial analysis which delineated the rents

that would be required by the estimated construction costs and fees including cost of land.

(7) Subsequently the members of the development corporation decided to plan for construction of 35,000 square feet of floor space or 15,000 feet less than projected. Approximately 25,000 square feet of this area has been committed by present members of the corporation and contacts are being made to find tenants for the remaining 10,000 square feet. Persons presently doing business in the Linnton business area on both sides of St. Helens Road have been invited to join the corporation at all stages of discussion of this project.

(8) The corporation plans to apply for financing through the Small Business Administration and as soon as a permit can be obtained for sale of stock it will appeal specifically for stock ownership by at least 30 to 35 persons from the community at large.

(9) The Linnton Boosters Association has continued to lend strong support to the proposed project and is cooperating in disseminating information and obtaining a broad-based membership in the corporation. The Boosters Association also has for its purpose the improvement of the residential sections of Linnton.

The architect retained is Howard Leonard Glazer of Portland and the attorney is Ben Anderson, both board members of the Linnton Community Center.

The project area proposed in this application contains deficiencies to such a degree and extent that public action is necessary to eliminate the blight and redevelop the area to achieve a desirable commercial environment and improve shopping services to a wide residential area. The area meets the eligibility criteria established by federal, state and local law.

A preliminary survey conducted in March, 1961, by the Bureau of Buildings, City of Portland, showed that the 10 structures remaining after the highway widening all possess deficiencies, many to an extent justifying their removal. (See R-103 E) (Nine buildings to be acquired by the State Highway Commission are not cited here, although their deficiencies were established by the same survey. The land remaining from partial Highway Commission acquisitions of these properties will be acquired by the Development Commission for the purposes of the urban renewal project.)

Most of the structures in the Linnton business district went on the tax rolls in 1910, with the exceptions of one in 1895, and others in 1912, 1915 and 1927. These dates are presumed to be approximately the dates of construction.

Much of the current blight is due to the inadequacy of original construction. Overcrowding of the structures on the land also makes it difficult for certain business establishments to expand their operations to the extent necessary for modern retailing. At the same time, these and other establishments find that they have a great deal of unusable space, which still must be heated and kept in at least minimum repair, causing further inefficiencies. This disproportionate supply of space prevents the merchants from carrying many

marketable products and limits their ability to compete effectively with other shopping districts and the new shopping centers growing up in the Portland area. It also limits severely the store inventories that can be carried thus reducing the amount of service provided to persons in the market area and forcing many families to drive long distances for commodities that could be provided by a modern shopping center at Linnton.

Existence of dwelling units upstairs over many of the stores results in an incompatible mixture of uses, with two families and 15 single individuals living in an area which has almost none of the amenities of a residential area. So far as is known, none of the residential occupants is a member of a minority group.

The area qualifies under Category V as a nonresidential exception, built-up area, not predominantly residential in either its present character or in its proposed reuse. It consists of a little more than three acres. All of the buildings located thereon are substandard. Eight of the 10 structures to be removed by urban renewal contain enough deficiencies to warrant clearance. The remaining two have walls in common with adjacent substandard structures and should also be removed.

Two of the buildings have been assigned true-cash-values by the Assessor of Multnomah County which are significantly higher than others in the project area. A building containing a drug store and grocery is valued at \$41,950 and a former theater used to store alcoholic beverages is valued at \$26,650. The first building contains rental apartment units. It has been marked by the Bureau of Buildings as requiring clearance. The second building is in fair condition, but it shares common walls with the first high value building.

In any event, the proposed reuse, a small shopping center, dictates the removal of all of the buildings within the project area. None of the structures of such quality that their retention would be compatible with the objectives of the project. None are capable of being improved and successfully integrated into the project.

The project area is easily planned, with no change in use being contemplated. The plan would be quickly executed, barring any legal complications. As a modern shopping center on a major state highway, the project area would be stable in and of itself and it would have a pronounced beneficial effect on the surrounding residential areas for which it will continue to provide service.

Boundaries have been determined without regard to race, religion, color or national origin. The area is about 50 feet above the Willamette River and is not subject to flooding. There is no evidence of unusual subsoil conditions.

Because the original interest in urban renewal in Linnton stemmed from the proposed widening of St. Helens Road, continual liaison is being maintained with the State Highway Commission on construction schedules. (Sixty percent of the cost of the highway construction work will be contributed by Federal

Government; the remainder will be paid by the state.)

After several earlier postponements, the Highway Commission has tentatively scheduled the advertising for bids in May, 1962. Construction, however, is not expected to get underway until the Spring of 1962 and will extend over the period of a year to one and one-half years.

Description of Local Housing Supply

According to advance reports (March 1961) from the Bureau of the Census on the 1960 Census of Housing, there are in the city of Portland 115,853 standard housing units (Sound and with all plumbing facilities). The same source indicates 27,235 substandard housing units.

Of the overall total of 143,049 housing units, 55,752¹ are private rental units and 628² are public housing units. On the basis of utility information supplied by Portland General Electric Company and Pacific Power & Light, the annual turnover rate in private housing units is estimated to be between 25% & 30%. The annual turnover rate in public housing units is 40%².

Census figures¹ show the overall vacancy rate for the city to be 5.7%. During the period, Jan. 31, 1960 to Feb. 1, 1962 3,348 private residential housing units were constructed³. During the same period no public housing units were constructed; however, the public housing supply was augmented during the period by 102 units in two projects acquired from the Federal Housing Administration. These properties were originally constructed under the FHA 608 program.

The Housing Authority has various plans for the future. It has acquired a site in northwest Portland for 189 units -- 150 high-rise units for the elderly and 39 in a small building for students with preschool children. It is anticipated that this project, Northwest Towers, will be ready for occupancy in 1962 and that

1 - 1960 Census of Housing
2 - Housing Authority of Portland
3 - Permit Division, Bureau of Buildings, City of Portland

the rents will begin at \$25 per month. The Authority is also developing plans for approximately 100 three - and four-bedroom units on scattered sites and the same number and type in a grouped project. One of these projects will be in the southeast section of Portland, and the other in the Albina area, but it appears that the final decisions as to location have not yet been made. All Housing Authority units are, of course, rented on an open-occupancy basis.

It is impossible at this juncture to supply figures as to the availability of the city's overall housing supply to non-whites. The Urban League of Portland estimates that at present there are from 15,000 to 16,000 Negroes in the city, as well as some 5,500 other non-whites. This is roughly 7% of the total population. The 1960 Census of Housing shows a total of 6,092 housing units occupied by non-whites -- or 4.5% of the total occupied units.

On August 5, 1959, the following amendment to Oregon law became effective:

- "(1) No person engaged in the business of selling real property shall, solely because of race, color, religion, or national origin of any person:
- (a) Refuse to sell, lease, or rent any real property to a purchaser.
 - (b) Expel a purchaser from any real property.
 - (c) Make any distinction, discrimination or restriction against a purchaser in the price, terms, conditions or privileges relating to the sale, rental, lease or occupancy of real property or in the furnishing of any facilities or services in connection therewith.
 - (d) Attempt to discourage the sale, rental or lease of any real property to a purchaser.
- (2) No person shall publish, circulate, issue or display, or cause to be published, circulated, issued or displayed, any communication, notice, advertisement or sign of any kind relating to the sale, rental or leasing of real property which indicates any preference, limitation, specification or discrimination based on race, color, religion or nation origin.
- (3) No real estate broker or salesman shall accept or retain a listing of real property for sale, lease or rental with an understanding that a purchaser may be discriminated against with respect to the sale, rental or lease thereof solely because of race, color, religion or national origin.
- (4) No person shall assist, induce, incite or coerce another person to commit ~~an act or engage in a practice that violates this section.~~"⁴

While this legislation is not yet fully implemented and/or complied with, the Civil Rights Division of the State Bureau of Labor (which is the enforcement

agency) feels that substantial progress has been made since the amended law went into effect. A representative of the Civil Rights Division states 1) that new housing developments, particularly in suburban areas are now being opened up to non-white occupancy, 2) that there exists a goodly number of white brokers who in complete honesty will show property to non-whites and will be helpful in any way they can, and 3) that a non-white family with the necessary credit standing can buy a house in any area of Portland if the family is willing to work at it. The same source observes that presently there are non-white families living in 61 of Portland's 62 census tracts.

Application for recertification of the City of Portland's Workable Program for Community Improvement was made by the Portland City Council on November 9, 1961.

On December 11, 1961 J.G. Melville, Regional Administrator, HHFA, apprised the Mayor of Portland of five elements of the Program on which action should be taken to support recertification. The following actions had been completed or were underway by February 20, 1962.

(1) An analysis of the proposed new Housing Code of the City of Portland was received from the Office of the Regional Administrator on December 22, 1961. Stanley W. Earl, Commissioner of Public Affairs, in a letter of January 19, 1962 indicated those areas in which the City of Portland could comply with changes suggested by HHFA and those areas where it could not, under legal rulings of the City Attorney.

(2) A systematic code compliance program on an area-by-area basis is scheduled outside of the Albina Neighborhood Improvement Project (Ore. R-8). Two experienced building inspectors will be used to carry on this inspection program and two new inspectors will be hired as replacements. The first few months will be spent in planning the Code Enforcement program and all planning and inspections will be coordinated with the Community Renewal Program.

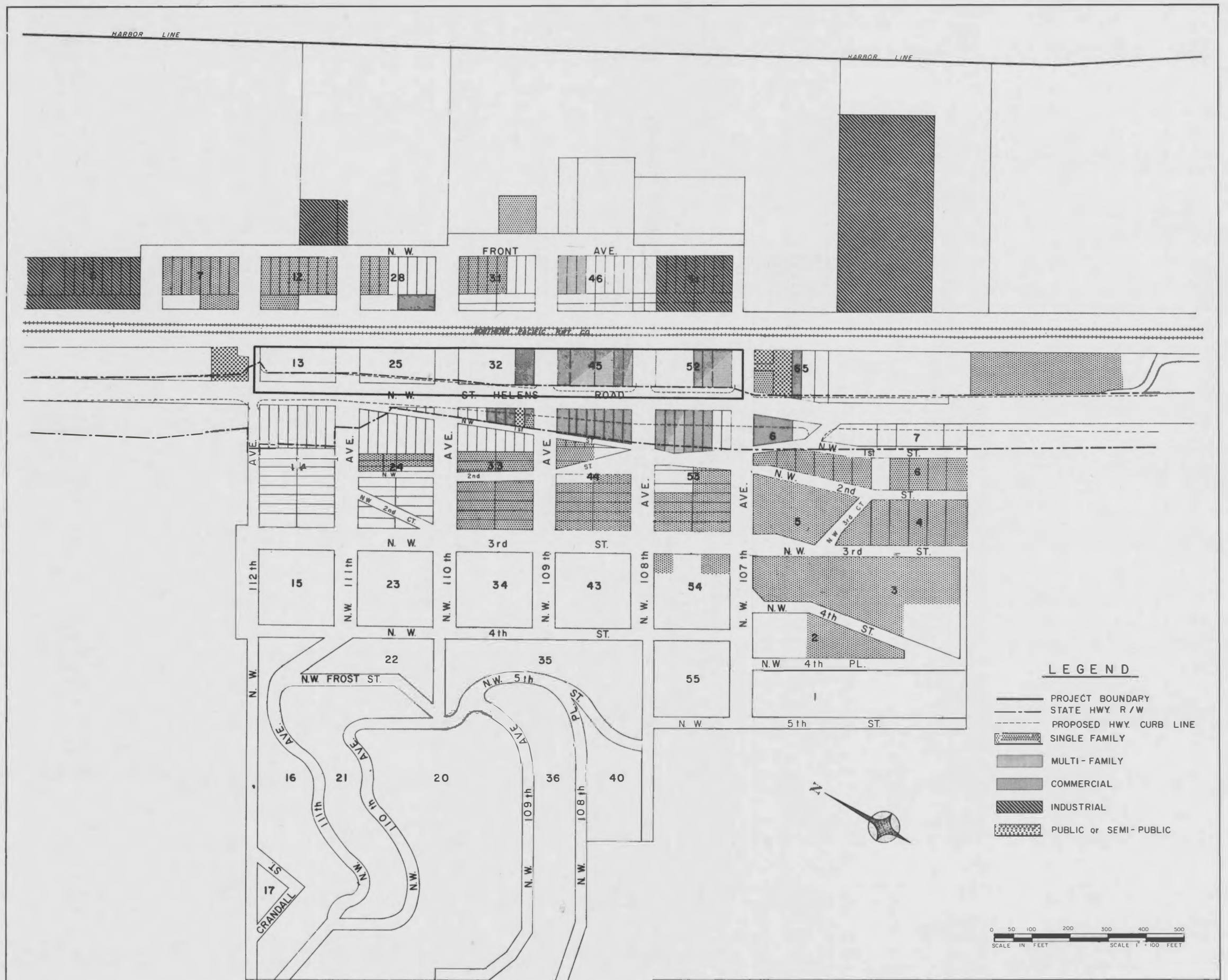
(3) A Community Renewal Program application is being prepared by the City Planning Commission for submission by May 1, 1962.

(4) Responsibility for relocation planning and assistance remains at this time with the Portland Development Commission.

(5) Reorganization of the Mayor's Advisory Council on Urban Renewal is underway and many meetings of the Internal Coordinating Committee for Community Development have been devoted to this effort. Final preparations have been concluded for the selection of appointees to a Steering Committee and completion of an outline of guidelines for reorganization.

In addition, a Capital Improvements Program has been proposed by the Mayor in his 1962 Annual Message. Funds to implement the Capital Improvements Program would be provided by referendum to increase the city's tax base to be submitted to the voters in the May primary election.

A detailed report on these activities will be submitted after the Steering Committee of the new citizens advisory committee has been convened.

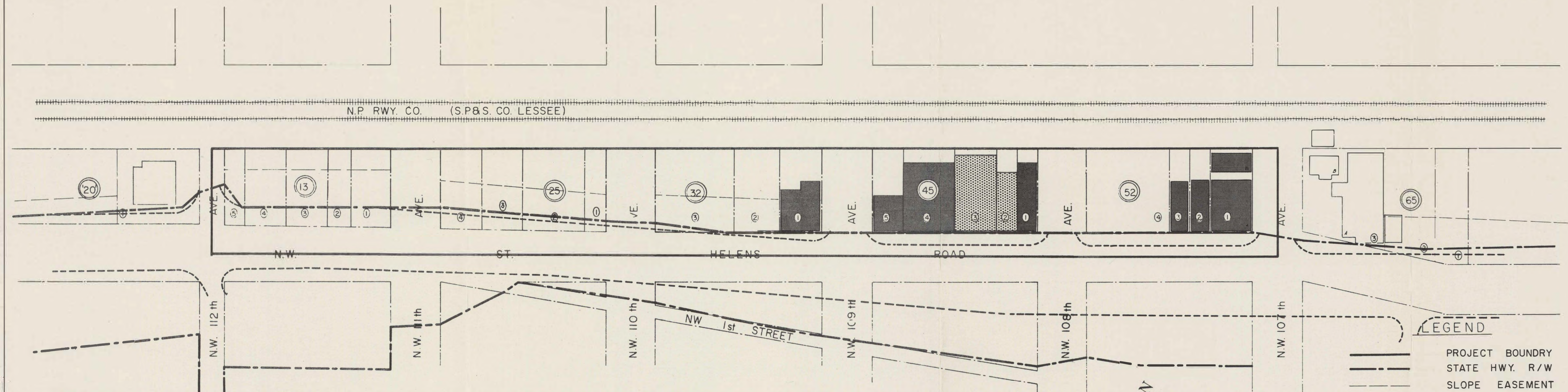


LEGEND

- PROJECT BOUNDARY
- STATE HWY. R/W
- - - PROPOSED HWY. CURB LINE
- [Pattern] SINGLE FAMILY
- [Pattern] MULTI-FAMILY
- [Pattern] COMMERCIAL
- [Pattern] INDUSTRIAL
- [Pattern] PUBLIC or SEMI-PUBLIC



LINNTON		LAND USE
PORTLAND DEVELOPMENT COMMISSION		
PORTLAND		OREGON



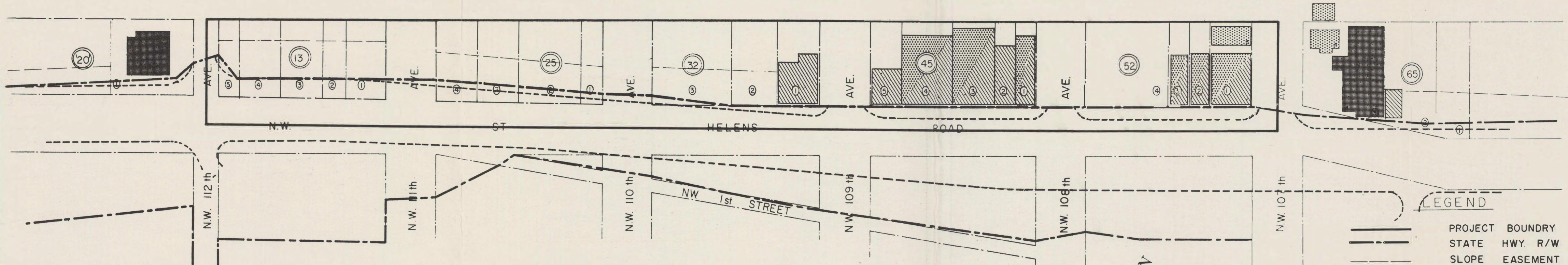
* BLOCK	Map Parcel	Legal Description	REPUTED OWNER	ADDRESS	BUILDING DESCRIPTION	AREA
13	1	Lot 1, S 23' of Lot 2	Morgan S. Pritchett		Structure razed	1,540 #
	2	N 2 of Lot 2, Lot 3	Rode Braich		Structure razed	2,550 #
	3	Lot 4 & Lot 5	John & Anna Kovach		Structure razed	4,700 #
	4	Lot 6 & Lot 7	Morgan S. Pritchett		Structure razed	4,650 #
	5	Lot 8	Francis Fleming		Structure razed	2,300 #
25	1	Lot 1	Lester E & Mary L Harnden		Structure razed	2500 #
	2	Lots 2, 3 & 4	Morgan S. Pritchett		Unimproved lot	7500 #
	3 A	Lot 5	John & Joanne Illias		Structure razed	4880 #
	B	Lot 6			Structure razed	
4		Lots 7 & 8	Caroline Kruger		Unimproved lot	2470 #
32	1	Lot 1 & Lot 2	Frank J. Cavallero	10302 NW St Helens Rd	25 Fr Feed & Garden Store	5000 #
	2	Lots 3 & 4 & 5 & 6	Morgan S. Pritchett	10314 NW St Helens Rd	25 Fr Shoe Repair & Apartments	5500 #
	3	N 20' of 5, Lots 4, 7, 8	Walter A. Fuhrer		Unimproved Lot	3500 #

* BLOCK	Map Parcel	Legal Description	REPUTED OWNER	ADDRESS	BUILDING DESCRIPTION	AREA
45	1	Lot 1	Harvey A. Watson, Jr	10800 NW St Helens Rd	2s Conc Block Barber & Apart.	2500 #
	2	Lot 2	Hazel K. Bicknell	10808 NW St Helens Rd	1s Frame & Stucco Tavern	2500 #
	3	Lot 3 & Lot 4	Joseph Lemma	10810 NW St Helens Rd	2s Conc & Br ven. Store & Apart.	5000 #
	4	Lots 5, 6, 7, & 8	The Broden Co	10822 NW St Helens Rd	2s Conc Grocery store & Apart.	4250 #
	5	N 1/2 of 7 & Lot 8	H. Grant & Evelyn Johnson	10836 NW St Helens Rd	1s Fr. of stucco Meat market	3750 #
52	1 A	Lots 1 & 2	Stuart Sheik & Sophia Bingham	10700 NW St Helens Rd	2s. Frame Hardware & Apartment	5000 #
	B			10005 NW 107th Ave.	1s Concrete Vacant Store	
	2	Lot 3	Eleanor L. Rhodes	10710 NW St Helens Rd	2s Frame tavern & Apartment	2500 #
	3	Lot 4	Helen G. Clary	10718 NW St Helens Rd	2s Frame tavern & Apartment	2500 #
65	1	Lots 5, 6, 7, & 8	W. J. B. Brumberger & P. J. M. Bax		Unimproved Lot	10000 #
	2	All of 1st Lot 20	City of Portland	1200 NW St Helens Rd	2s Brick Fire Station	9200 #
	3 A	Lot 1 & 5 & 15 & Lot 2	Spokane, Portland & Seattle Rwy		Unimproved Lot	5575 #
3 B		No 10' of 2, Lots 3 & 4	John & Jennie Marinelli		1s Brick barber shop	7750 #
		Lots 5, 6, 7 & 8	Linnton Methodist Episcopal Church of Portland, Oregon	10414 NW St Helens Rd	2s Reinf Concrete Church	11,430 #
3 C				10004 NW 107th Ave.	1 1/2 S. Frame Dwelling	

* Ownership data as of 1-1-62

DATE	BY	LINNTON REDEVELOPMENT PROJECT AREA	STRUCTURE CONDITION
2-9-62 3-60	VRG RDB		
		PORTLAND DEVELOPMENT COMMISSION PORTLAND OREGON	

N.P. RWY. CO. (S.P. & S. CO. LESSEE)



* BLOCK	Map Parcel	Legal Description	REPUTED OWNER	ADDRESS	BUILDING DESCRIPTION	AREA
13	1	Lot 1, S 23 of Lot 2	Morgan S. Pritchett		Structure Razed	1,540 #
	2	N 2 of Lot 2, Lot 3	Rode Branch		Structure razed	2,550 #
	3	Lot 4 & Lot 5	John & Anna Kovach		Structure razed	4,700 #
	4	Lot 6 & Lot 7	Morgan S. Pritchett		Structure razed	4,650 #
	5	Lot 8	Francis Fleming		Structure razed	2,300 #

25	1	Lot 1	Lester E. & Mary L. Hornden		Structure razed	2500 #
	2	Lots 2, 3 & 4	Morgan S. Pritchett		Unimproved Lot	7500 #
	3 A	Lot 5	John & Joanne Illias		Structure razed	4880 #
	B	Lot 6			Structure razed	
4		Lots 7 & 8	Caroline Kruger		Unimproved Lot	2470 #

32	1	Lot 1 & Lot 2	Frank J. Cavallero	10302 NW St Helens Rd	25 Fr Feed & Garden Store	5000 #
	2	Lots 3 & 4 & 5 & 6	Morgan S. Pritchett	10314 NW St Helens Rd	25 Fr Shoe Repair & Apartments	5500 #
	3	N 20 of 5, Lots 4, 7, 8	Walter A. Fuhrer		Unimproved Lot	3500 #

* BLOCK	Map Parcel	Legal Description	REPUTED OWNER	ADDRESS	BUILDING DESCRIPTION	AREA
45	1	Lot 1	Harvey A. Watson, Jr	10800 NW St Helens Rd	2s Conc Block Barber's Apart.	2500 #
	2	Lot 2	Hazel K. Bicknell	10800 NW St Helens Rd	1s Frame & stucco Tavern	2500 #
	3	Lot 3 & Lot 4	Joseph Lemma	10810 NW St Helens Rd	2s Conc. & Brwn Stone & Apart	5000 #
	4	Lots 5 & 6 & 7 & 8	The Broden Co	10822 NW St Helens Rd	2s Conc. Grocery store & Apart	6250 #
	5	N 1/2 of 7 & Lot 8	H. Grant & Evelyn Johnson	10834 NW St Helens Rd	1s Fr & stucco Meat market	3750 #
52	1 A	Lots 1 & 2	Stuart Sheik & Sophia Bingham	10700 NW St Helens Rd	2s. Frame Hardware & Apartment	5000 #
	B			10003 NW 107th Ave	1s Concrete Vacant Store	
	2	Lot 3	Eleanor L. Rhoads	10710 NW St Helens Rd	2s Frame tavern & Apartment	2500 #
	3	Lot 4	Helen G. Clary	10718 NW St Helens Rd	2s Frame tavern & apartment	2500 #
65	1	Lots 5, 6, 7, & 8	W.H. & B. Bromberg & P. J. Baci		Unimproved Lot	10000 #
	2	All of Lot 20	City of Portland	11200 NW St Helens Rd	2s Brick Fire Station	9200 #
	3 A	Lot 1 & 2 & 3 & 4	Spokane, Portland & Seattle Ry		Unimproved Lot	5575 #
	3 B	Lots 5, 6, 7 & 8	John & Jennie Marinelli		1s Brick Barber Shop	7780 #
65	1	Lot 1 & 2 & 3 & 4	Linton Methodist Episcopal Church of Portland, Oregon	10614 NW St Helens Rd	2s Rein. Concrete Church	11,430 #
	2	Lots 5, 6, 7 & 8		10004 NW 107th Ave	1 1/2 S. Frame Dwelling	

* Ownership data as of 1-1-62

DATE	BY	LINNTON REDEVELOPMENT PROJECT AREA		LAND USE
2-9-62 3-60	VRG RDB	PORTLAND PORTLAND	DEVELOPMENT COMMISSION OREGON	



1. Project Area: Structures between 107th and 108th Avenues.



2. Project Area: Structures between 108th and 109th Avenues.



3. Project Area: Structure between 109th and 110th Avenues.



4. Structures on Map Parcel 1, Block 52, 107th Avenue.



5. West Side: To be removed by widening of St. Helens Road. View from Southeast.



6. East Side: Residential structures to be removed for widening of St. Helens Road. Within project.



7. View of project area from the Northwest



8. Two buildings with highest True Cash Values established by County Assessor

PROJECT AREA INSPECTIONS

Inspections on March 30, 1961
Ray W. McFarland, Building Inspector

ADDRESS

1. 10003 N.W. 107 Avenue - Store

One-story reinforced concrete building, old store used for living quarters rear behind light plywood partition. Wood heating and cook stove, toilet room on rear of this room. Roof leaking. Lath & Plaster, interior plaster cracked and broken.

2. 10700-10709 N.W. St. Helens Road - Hardware Store

Two-story wood frame & siding. Roof poor, painted once, now weathered off. Framework very poor condition. Dry rot in beams and posts. Building sags every direction. No foundation except some concrete pier blocks. No basement floor. Old unused and vacant apts. on second floor. This building should be removed.

3. 10710-10714 N.W. St. Helens Road

Tavern on first floor. Not too well kept up. Dirt floors basement area. No foundations. Some posts under beams in the dirt. Building sagging all over. Dry rot in beams and posts. Building poor condition. This building should be removed.

4. 10718 N.W. St. Helens Road - Tavern

Two-story, wood frame. Vacant, locked. Exterior poor. Building sags rear.

5. 10800 N.W. St. Helens Road & 10109 N.W. 108 Ave. - Barber Shop (Apts. over)

Two-story, concrete block exterior of concrete foundation. Foundation OK, wood framing OK. Barber shop first floor with one sleeping room that used to be beauty shop. One apt. rear. Second floor has one apt. Some framing in basement floor joists and beams has dry rot. Two single garages rear, leaning about ready to fall over. Rusty out sidewalk vault in sidewalk.

6. 10808 N.W. St. Helens Road - Tavern

One-story tavern. One-story building, stucco. Fair condition; outside on front building locked.

7. 10810-10814-10818 N.W. St. Helens Road

Two-story wood frame, first floor wine storage and sales. Laminated

floors, concrete foundation fair. Some beams and post damage. Should be fixed up soon if used for heavy loads. Second floor - 4 apts., apartments OK.

8. 10822-10828 N.W. St. Helens Road - Drug Store & Grocery Store

Two-story frame, wood, poor condition. First floor - drug store and grocery store. Second floor, 28 sleeping rooms, steel fire escape rear. Wood stair, front, lath and plaster interiors - broken. Basement unfinished framing. Concrete foundation fair. Building should be removed.

Inspections on March 31, 1961

Ray W. McFarland, Building Inspector

9. 10836 N.W. St. Helens Road

One-story wood frame and exterior. Foundation-pier blocks, poor. Dry rot in timbers and posts and siding. Building not much good.

10. 10902 N.W. St. Helens Road - Feed store

Two-story wood frame and exterior. Feed store. New posts and beams installed a few years ago. Floors of wood, not too good. Basement unfinished. Rear section of building, porches and steps poor condition. Building not much good.

ESTIMATE OF FEDERAL GRANT REQUIREMENT

R-121

Total Federal Grant Requested \$ 226,137

Summary of Estimates

Planning Costs		3,950
Administration Costs		39,602
Costs of Properties and Fixtures		257,000
Site Improvements and Demolition		28,700
Supporting Facilities		<u>85,554</u>
GROSS PROJECT COST		414,806
Estimated Disposition Proceeds		<u>110,100</u>
NET PROJECT COST		304,706
Local Grants-in-Aid		101,569
Non-cash credits	85,554	
Cash Grant-in-aid	16,015	
Project Capital Grant		203,137
Estimated Relocation Grants		23,000
Total Federal Grant Requested		226,137

Explanation of Summarized Estimates

Planning Costs		\$3,950
Contract with City Planning Commission (Est. of LPA)	\$ 2,600	
Land Survey (Bid of Contractor)	350	
Soil Test (Bid of Contractor)	1,000	
Administration Costs		39,602
LPA Salaries (R-121, Page 5)	15,007	
Office Rent and Sundry Overhead including Supplies (LPA Estimate)	3,105	
Acquisition appraisals (2) @ \$75 (Est. of local appraiser)	3,150	
Reuse appraisals (2) and (Est. of local appraiser)	1,500	
Legal Costs	3,000	
Disposition Expense (LPA Estimate)	500	
Title Insurance (Standard rates)	1,500	
Escrow Fees (LPA Estimate)	750	
Project Liability Insurance (LPA Estimate)	300	
Project Inspection (Standard rates)	2,700	
Travel	750	
Interest on project temporary loan (Est. 3 months execution, \$324,000)	4,340	
Contingencies	3,000	
Cost of Properties and Fixtures		257,000
Value of land and buildings (Est. of local appraisers)	220,000	
Assemblage costs (10%)	22,000	
Estimated cost of trade fixtures	15,000	

Site Improvements and Demolition

\$ 28,700

Demolition \$19,650

Buildings \$18,000
 Sidewalk, 500' 850
 108th & 109th Streets 800

Reconstruction of 107th Street for 100 feet 2,400

Reconstruction of 112th Street for 50 feet 1,150

Excavation and fill 2,500

Replacement of sidewalk and curb 3,000

Supporting Facilities 85,554

TOTAL GROSS PROJECT COST 414,806

Estimated Disposition Proceeds

98,200 sq. ft. @ \$1.00/sq. ft. 110,100
 (Est. of local appraisers)

NET PROJECT COST 304,706

Local Grants-in-Aid

Non Cash Credits 85,554

Credit for Highway Widening \$84,354

Credit for Street Light
 relocations 6 @ \$200 1,200

Cash, Urban Redevelopment

Fund Portland Development
 Commission 16,015

Justification for Non-Cash Local
Grant-in-Aid Credit for Widening
of St. Helens Road, Linnton

R-121

	<u>Total Cost</u>	<u>Project Credit</u>
Pavement, 4 lanes	\$ 10,500	
2 lanes through traffic, \$5,250		
2 lanes local traffic, \$5,250		\$ 5,250
Median Strip	4,300	
Required width, through lanes		
4 feet, \$2,150		
Required Width, turning lanes		
4 feet, \$2,150. Amount serving		
project area ($\frac{1}{2}$) \$1,075		1,075
Parking lanes (2)	4,000	4,000
Curbs and Sidewalks	9,000	9,000
Utilities Adjustments (local)	5,200	5,200
Grading and Rock Surfacing	18,000	
2 lanes through traffic, \$9,000		
2 lanes local traffic, \$9,000		9,000
Retaining Walls	30,000	
72% credit to project area		21,600
Property Access	4,500	
West Side of Highway, \$3,000		
East Side of Highway, \$1,500		
Amount serving project area ($\frac{1}{2}$)		750
Property Acquisition	208,000	
72% credit to project area		149,760
Engineering Costs - pro rata (72% credit)	<u>7,500</u>	<u>5,250</u>
	301,000	210,885
State Share of Construction Cost (40%)		84,354

Formula for percentage of credit on retaining walls and property acquisition:

$$\frac{\text{Two 11-ft. traffic lanes plus two 10-ft. parking lanes plus one 8-ft. sidewalk plus one 6-ft. sidewalk}}{\text{Above plus two through traffic lanes}} = \frac{56}{78} \text{ or } 72\%$$

LPA SALARIES

Survey & Planning Part I (See R-132 and R-134)		\$5,316
Survey and Planning Part II (See R-134)		3,653
FICA & Retirement contributions	\$ 722	
Execution		4,923
Executive Director (10%)	345	
Assistant Director (30%)	540	
Chief Engineer (50%)	1,250	
Relocation Supervisor (20%)	444	
Relocation Worker (50%)	579	
Accountant (30%)	720	
Assistant Real Estate Supervisor (30%)	577	
Real Estate Technician (20%)	280	
Secretary (20%)	188	
	<u>4,923</u>	
FICA contributions	393	
Total LPA Salaries		15,007
Planning	9,691	
Execution	5,316	

HOUSING AND HOME FINANCE AGENCY URBAN RENEWAL ADMINISTRATION SURVEY AND PLANNING BUDGET	PROJECT LOCALITY Portland, Oregon
	PROJECT NAME Linnton
INSTRUCTIONS: Initial Budget: Prepare original and 6 copies for HHFA. Submit original and 3 copies in Binder No. 1, copies in Binders No. 2, 3, and 4. Revised Budget: If with amendatory application, follow "Initial Budget" instructions. Otherwise, submit original and 3 copies to HHFA.	PROJECT NUMBER (if known) _____ BUDGET NUMBER _____

DATES OF HHFA BUDGET APPROVALS (Complete for revision only)

Budget No. 1, _____, 19 _____

Latest Approved Budget (No. _____), _____, 19 _____

LINE NO.	ACTIVITY CLASSIFICATION	TO BE COMPLETED BY LPA			TO BE FILLED IN BY HHFA
		USE ONLY FOR REVISED BUDGETS		BUDGET REQUESTED FOR 4 MONTHS (c)	BUDGET APPROVED FOR ____ MONTHS (d)
		LATEST APPROVED BUDGET (a)	ADJUSTMENT (+ or -) (b)		
1	ADMINISTRATION:				
	a. ADMINISTRATIVE OVERHEAD AND SERVICES (R 1410.01, R 1410.09, R 1410.16, R 1410.19, R 1416)	\$	\$	\$ 5,165	\$
	b. TRAVEL (R 1410.06)			450	
2	OFFICE FURNITURE AND EQUIPMENT (R 1476)			---	
3	LEGAL SERVICES (R 1410.024, R 1415.01)			1,125	
4	SURVEY AND PLANNING (R 1410.021, R 1430)			3,626	
5	LAND SURVEYS AND APPRAISALS (R 1410.022, R 1410.028, R 1440.02, R 1440.04, R 1440.05, R 1445.01)			7,211	
6	RELOCATION PLANNING (R 1410.023, R 1443.01)			296	
7	SUBTOTAL			17,873	
8	RESERVE AND CONTINGENCIES			6,353	
9	TOTAL (Line 7 plus 8)	\$	\$	\$ 24,226	\$
10	PROJECT INSPECTION FEE (R 1418)			264	
11	TOTAL SURVEY AND PLANNING BUDGET (Line 9 plus 10)	\$	\$	\$ 24,490	\$

Approval of the Survey and Planning Budget in the amounts and for the time period shown in Column (c) is hereby requested.

John B. Kenward

Signature of Authorized Officer

Portland Development Commission

Local Public Agency

Executive Director

Title

The Survey and Planning Budget is hereby approved in the amounts and for the time period shown in Column (d). The authorized activities shall be completed by _____, 19____.

Date

Regional Director of Urban Renewal, Region _____

LOCAL PUBLIC AGENCY STAFFING AND SALARY SCHEDULE

PROJECT LOCALITY

See reverse side for instructions and for Certificate to be completed.

This Form H-630 supports budget

Form (H-627)
(H-6220) dated _____, 19____, Page 1 of 1 Pages

[illegible]

CERTIFICATE

The undersigned hereby certifies (1) that the Local Public Agency, by appropriate resolution of its governing body or by other official action, as described in Urban Renewal Manual, Section 30-1-2, has established personnel and staff compensation policies, for all employees, other than those whose salaries or wages are at minimum levels prescribed by the Federal Government pursuant to the labor standards provisions of Urban Renewal Manual, Chapter 30-4, and has determined by such official action that the compensation rates established by such policies are not in excess of rates established by pertinent local public practice; (2) that the positions and rates of compensation indicated on the face of this form are in accordance with such official action; and (3) that such official action, and evidence of the basis for the establishment of such policies, are available for inspection at the office of the Local Public Agency.

Date

John B. Kenward

Signature of Authorized Officer

Executive Director

Title of Authorized Officer

INSTRUCTIONS FOR PREPARATION: (Submit an original and 3 copies to the HHFA Regional Office in support of Form H-627, and an original and 4 copies in support of Form H-6220.)

Budget Activity Classification and Position Title

List the budget activity classification number and title of each full-time or part-time position to be occupied during the budget period. Identify part-time position by the symbol "PT" before the title. Group positions by activity classification shown on Form H-627 or H-6220. See Form H-627 or H-6220 for accounts included in budget activity classifications.

Annual Salary Rate

Enter proposed and, if appropriate, current annual salary rates of each position. For part-time staff, enter the equivalent annualized salary.

Percentage Allocation of Employee's Time Chargeable

Enter the percentage of the annual salary rate applicable to Columns 3 through 6. For part-time staff, the time not spent working for the LPA shall be included in Column 5. The sum of the percentages shall equal 100 percent for each position.

Amount of Salary Chargeable to This Budget

Enter the amount of each salary in dollars chargeable to this budget. This amount shall be based upon the proposed annual salary rate, the percentage of the employee's total time estimated to be spent on this project, and the number of months the position will be occupied.

HOUSING AND HOME FINANCE AGENCY
URBAN RENEWAL ADMINISTRATION

SURVEY AND PLANNING WORK ACTIVITIES TO BE PERFORMED UNDER CONTRACT

PROJECT NUMBER (if known)

PROJECT LOCALITY

Portland, Oregon

INSTRUCTIONS: Submit original and 3 copies to HHFA in support of Form H-627.

NAME OF LOCAL PUBLIC AGENCY

This Form H-601 supports survey and planning budget Form H-627 dated _____, 19____.

NUMBER OF BUDGET ACTIVITY CLASSI- FICATION FROM FORM H-627	WORK ITEMS (Group Code Nos. from Final Project Report Checklist to be performed under each Contract)	ESTIMATED STARTING DATE (Month and Year)	ESTIMATED COMPLETION DATE (Month and Year)	ESTIMATED CONTRACT COST	EXPLANATION OF PROPOSALS OR ESTIMATES (Indicate "P" for Proposals, "E" for Estimates, and source or basis of Column (5) amount)
(1)	(2)	(3)	(4)	(5)	(6)
4	R-211, R-212, R-213, R-214, R-224			\$ 2,600	(E) City Planning Commission
4	R-213			350	(E) Bid of Land Survey Firm
4	R-213			1,000	(E) Bid of Soil Testing Firm
5	R-222 Acquisition Appraisals (2)			3,150	(E) Real Estate Appraiser
5	R-225 Reuse and Marketability Appraisals (2)			1,500	(E) Real Estate Appraiser
3	R-231			1,125	Estimate of legal counsel

EXPLANATION OF BUDGET ESTIMATES

R-134

The Survey and Planning period is expected to cover a period of eight months, of which four will be in preparation of Part I of the Loan and Grant Application. An additional four months has been allowed for review of Part I, a public hearing and completion and approval of Part II of the Loan and Grant Application. Line numbers below relate to R-131, form H-627.

1. a. Administrative Overhead and Services		\$ 5,165
Salaries: (4 months)	\$3,079	
Executive Director (10%)	460	
Assistant Director (40%)	1,281	
Accountant (30%)	961	
Secretary (30%)	377	
Retirement contributions:	430	
FICA @ 3%	= 161	
Oregon Retirement @ 5%	= 269	
Central Office Rent		
\$937.22 x 20% x 4 mos.	750	
Sundry overhead, including supplies, materials, telephone, publications, \$1,132.96 x 20% x 4 mo.	906	
b. Travel		450
Trips to Regional Office during 7 months Survey and Planning, Parts I and II		
4. Survey and Planning		3,026
Contract City Planning Commission	2,000	
Staff Salaries (4 months)		
Chief Engineer (10%)	333	
Draftsman (40%)	693	
5. Land Surveys and Appraisals		7,211
(2) Acquisition Appraisals @ \$75	3,150	
(2) Reuse Appraisals	1,500	
Land Survey	350	
Soil Test	1,000	
Staff Salaries		
Asst. Real Estate Supervisor (40%)	1,025	
Real Estate Technician (10%)	186	

6. Relocation Planning		
Salary: Relocation Supervisor (4 mo. @ 10%)		\$ 296
8. Reserve and Contingencies		6,353
a. Reserve for Part II (4 mo.)		\$4,626
Salaries:	3,446	
Executive Director (10%)	460	
Asst Director (30%)	961	
Accountant (20%)	754	
Legal (30%)	1,020	
Secretary (20%)	<u>251</u>	
FICA and Oregon Retirement	292	
Central Office Rent (10%)	375	
Sundry Overhead (10%)	453	
b. Contingencies (10%)		1,787

OPINION OF COUNSEL

I, the undersigned, DO HEREBY CERTIFY that I am the duly appointed and acting attorney at law for the Local Public Agency named in the Application to which this opinion appertains; that I have been authorized to submit the foregoing Legal Information in behalf of said Local Public Agency; and that such Legal Information is true and correct to the best of my knowledge and information.

I have reviewed such Application, dated _____ and approved by the Local Public Agency on _____, including particularly the data and information relating to (a) the size and character of the proposed urban renewal area, (b) the proposed project for which surveys and plans are to be prepared, (c) the activities to be undertaken by the Local Public Agency in surveying and planning the proposed project, and (d) the proposed method of financing the project.

I am of the opinion that the Local Public Agency has been legally created and is a duly organized and acting public body having the legal power to undertake, finance, and carry out the surveying and planning work described in such Application for which it seeks an Advance of funds (or other Federal aid) under Title I of the Housing Act of 1949, as amended.

I am of the further opinion, on the basis of the data and information submitted in support of the Application:

(a) that the proposed urban renewal area is a slum, blighted, or deteriorating area within the meaning of such Federal law and that it meets the requirements of State law, particularly Sections 457.130 to 457.320 of Oregon Revised Statutes _____, for undertaking the proposed urban renewal project; and

(b) that such portion of the urban renewal area which is proposed for slum clearance and redevelopment is

- () clearly predominantly residential in character.
- () not clearly predominantly residential in character.
- (X) not predominantly residential in character but containing a substantial number of slum or blighted dwellings.

Dated this _____ day of _____, 19____.

(Type or Print Name)

(Signature)

2130 S. W. 5th, Portland, Oregon
(Address)

LEGAL INFORMATION REPORT FOR URBAN RENEWAL PROJECT
PART I - SLUM CLEARANCE AND REDEVELOPMENT ACTIVITIES

A. Name, Organization, and Territorial Jurisdiction of Local Public Agency.

1. (a) The legal corporate name of the Local Public Agency identified in the Application dated _____, 19____, is: Urban Renewal Agency of the City of Portland Acting By and Through the Portland Development Commission as the Duly Designated Urban Renewal Agency of the City of Portland

(b) The citations of law respecting such name are as follows:

Sections 457.130 and 457.140, Oregon Revised Statutes
Chapter XV, Charter of the City of Portland

2. The Local Public Agency was organized on the 17th day of July, 1958, under the following laws:

Chapter 457, Oregon Revised Statutes
Chapter XV, Charter of the City of Portland

Constitutional, statutory, and charter provisions:

Sections 457.130 and 457.140 Oregon Revised Statutes
Section 15-102, Charter of the City of Portland

3. (a) Does the Local Public Agency have a special charter? () Yes (X) No

Explanation: The Local Public Agency has no special charter, but is a Commission of the City of Portland, a municipal corporation of the State of Oregon, organized and acting under Chapter XV, Charter of the City of Portland as well as under State law.

(b) If the Local Public Agency has a charter, submit with the Application, a complete copy of the charter, with all amendments to the date of such Application, duly certified by the officer having custody of the official records of the Local Public Agency, specifying herein the date of the latest amendment of the charter.

4. (a) Has the Local Public Agency adopted by-laws, rules, or regulations for the conduct of its affairs? (X) Yes () No.

(b) If the answer to the foregoing question is "Yes", submit with the Application a copy of such by-laws, rules, or regulations, with all amendments to the date of the Application, duly certified by the officer having custody of the official records of the Local Public Agency, specifying herein the date of the latest amendment of such by-laws, rules, or regulations: (Omit this item if the requested data are included within the organization transcript heretofore submitted or which is submitted herewith in accordance with the requirements of Section G, Paragraph 3, below.)

_____, 19_____.

5. (a) Is the proposed urban renewal area described in the Application located wholly within the authorized territorial jurisdiction of the Local Public Agency? (X) Yes () No

(b) If the answer is "No", include explanation

B. General Power.

1. Is the Local Public Agency empowered to plan, to undertake and carry out, and to finance an urban renewal project involving slum clearance and redevelopment for which financial aid under Title I of the above cited Federal law may be provided? ☒ Yes ☐ No
2. If the answer to the foregoing question is "Yes", cite in general the enabling legislation, constitutional provisions, court opinions, and other laws upon which you base your conclusion.

Citations:

Sections 457.170, 457.180 and 457.190, Oregon Revised Statutes
Sections 15-103 and 15-104, Charter of the City of Portland
Foeller v. Housing Authority of Portland (1953) 198 Or. 205, 256 P. (2d) 752

C. Specific Powers.

1. Is a public hearing required by State or local law in connection with any phase of the proposed urban renewal project? ☐ Yes ☒ No

(a) Citations:

See: Section 457.150 Oregon Revised Statutes
Sections 15-103 and 15-104 Charter of the City of Portland

(b) Remarks:

2. Has a public hearing been held in connection with any phase of the proposed urban renewal project:

(a) As and if required by State or local law? ☐ Yes ☒ No

(b) As contemplated by Section 105 (d) of Title I of the above cited Federal law? ☐ Yes ☒ No

3. Does the law require that any determination, finding, review, approval, or other action be made or had at the local level, or by some other public body or official, before the Local Public Agency may undertake or carry out any necessary action pertaining to or any phase of the proposed urban renewal project?

(a) Citations:

Section 457.150, Oregon Revised Statutes

(b) Remarks:

C. Specific Powers (Continued)

4. What phases of the proposed urban renewal project or what functions of the Local Public Agency, generally or in respect to the project, will be or are required by law to be performed by the State, the Municipality, or by any other public body or public official (other than the Local Public Agency) ?
- (a) Explain fully:
No phase of the work is required to be performed by any other public body. Certain work such as part of the planning and improvements may be contracted for with another public body or official.
- (b) Citations:
See: Section 457.210, Oregon Revised Statutes
Section 15-103, Charter of the City of Portland
5. (a) Is there any litigation pending, or threatened, or deemed necessary, affecting any necessary action pertaining to or any power or authority of the Local Public Agency to undertake and carry out or to finance the proposed urban renewal project or any phase thereof? () Yes (X) No
- (b) If the answer to the foregoing question is "Yes", give a statement of details respecting the nature of such litigation; and attach a copy of the pleadings, if any.

Statement of details and copy of pleadings attached: () Yes
6. (a) Does the Local Public Agency, the Municipality, or other public body have the authority to prepare a general or master plan for the development of the locality as a whole in which the urban renewal area is located?
(X) Yes () No
- Citations:
Sections 457.310 and 227.090, Oregon Revised Statutes
Charter of the City of Portland
Planning and Zoning Code of the City of Portland
- (b) If the answer to the foregoing question is "Yes", identify the local public body.
City Planning Commission of the City of Portland
City Council of the City of Portland
- (c) Does the Municipality have the authority to prepare and present to the Housing and Home Finance Agency a "Workable Program" as described in Section 101 (c) of Title I of the above cited Federal law? (X) () No
- Citations:
Section 457.310, Oregon Revised Statutes
7. (a) Is there adequate legal authority for the preparation and approval of an official urban renewal plan which can meet the requirements of Section 110 (b) of Title I of the above cited Federal law? (X) Yes () No
- Citations:
Section 457.150, 457.170, and 457.180, Oregon Revised Statutes
Section 15-103, Charter of the City of Portland

C. Specific Powers (Continued)

7. (b) Is there adequate legal authority for the preparation and approval of an official redevelopment plan for each portion of the urban renewal area proposed to be acquired and redeveloped, in accordance with the requirements of Title I of the above cited Federal law? (X) Yes () No

Citations:

Sections 457.150, 457.170, and 457.180, Oregon Revised Statutes
Section 15-103, Charter of the City of Portland

8. Is adequate authority vested under State and local laws to permit the fulfillment of the requirements which are imposed by or must be imposed pursuant to Title I of the above cited Federal law upon Local Public Agencies receiving financial assistance thereunder, with respect to:

- (a) The relocation of families displaced from the Urban renewal area (Section 105 (c) of said Title I)? (X) Yes () No

Citations:

Sections 457.170 and 457.180, Oregon Revised Statutes
Section 15-103, Charter of the City of Portland

- (b) Salary, wage, and labor standards (Section 109 of said Title I)? (X) yes () No

Citations:

Sections 279.348 through 279.356, Oregon Revised Statutes

9. Is adequate authority vested under State and local laws to permit the provision of cash or non-cash local grants-in-aid as defined in said Title I? (X) Yes () No

- (a) Indicate the contemplated sources of the local grants-in-aid for the proposed project, i.e., the municipality, Local Public Agency, some other agency, etc.

(1) City of Portland - tax levy

(2) Improvements to St. Helens Road by State of Oregon

- (b) Citations to authority of each contemplated source of local grants-in-aid:

(1) Section 15-107, Charter of the City of Portland

(2) Sections 457.190 and 457.210, Oregon Revised Statutes

- (c) Remarks:

C. Specific Powers (Continued)

10. Does any provision of State or local law restrict the right of the Local Public Agency to dispose of land acquired for redevelopment purposes of prescribe the methods or impose conditions upon land disposal? (X) Yes () No

(a) Citations:

Sections 457.170 and 457.230, Oregon Revised Statutes
Section 15-103, Charter of the City of Portland

(b) Remarks:

The land must be disposed of in accordance with the approved urban renewal plan at its fair reuse value. There are no restrictions upon the methods of sale.

D. Urban Renewal Area -- Legal Eligibility and Qualification.

1. Basing your judgment upon data and information in and submitted in support of the Application, is the proposed urban renewal area legally eligible and legally qualified under State and local law as the area of and for an urban renewal project:

- (a) With respect to the size of the urban renewal area? (X) Yes () No
No specific size requirements or limitations.

Citations:

See: Sections 457.170, 457.180, and 457.150, Oregon Revised Statutes
Chapter XV, Charter of the City of Portland

- (b) With respect to the conditions of slum, blight, or deterioration existing in the urban renewal area? (X) Yes () No

Citations:

Section 457.170 and 457.010, Oregon Revised Statutes
Foeller v. Housing Authority of Portland (1953) 198 Or. 205,
256 P. (2d) 752

- (c) With respect to other specific qualification requirements pertinent to the urban renewal area, specifying them, imposed by law?

(1) Identification of other specific qualification requirements:

None

(2) Citations:

See: Sections 457.170, 457.180, and 457.150, Oregon Revised Statutes
Chapter XV, Charter of the City of Portland

D. Urban Renewal Area -- Legal Eligibility and Qualification (Continued)

2. Basing your judgment upon data and information in and submitted in support of the Application, with respect to each such portion of the urban renewal area as is proposed in said Application as the area of slum clearance and redevelopment activities, is each such portion (herein called a "redevelopment area" legally qualified under State and local laws from the standpoint of:

- (a) The size of each such redevelopment area? (X) Yes () No

Citations: No specific size requirements or limitations.

See: Sections 457.170, 457.180, and 457.150, Oregon Revised Statutes
Chapter XV, Charter of the City of Portland

- (b) The conditions of slum or deterioration existing in each such redevelopment area? (X) Yes () No

Citations:

Sections 457.170 and 457.010, Oregon Revised Statutes
Foeller v. Housing Authority of Portland, supra

- (c) The extent of each redevelopment area which is open, built up, improved or unimproved? (X) Yes () No

Citations:

Sections 457.170 and 457.010, Oregon Revised Statutes
Foeller v. Housing Authority of Portland, supra

- (d) Other specific qualification requirements pertinent to any such redevelopment areas, specifying them, imposed by law?

(1) Identification of other specific qualification requirements:

None

(2) Citations:

E. Property Acquisition and Disposition.

1. Does the law prohibit the Local Public Agency from exercising the right of eminent domain in respect to any particular type of property in any portion of the urban renewal project, or does the law impose any unusual restrictions in respect of such acquisition as, for example, obtaining the consent of a State public utilities commission to the acquisition of any property owned by a public utility company? ☐ Yes ☒ No

(a) Citations:

Sections 457.170 and 457.040, Oregon Revised Statutes
Chapter 35, Oregon Revised Statutes
Section 15-103, Charter of the City of Portland
Foeller v. Housing Authority of Portland, supra

- (b) Remarks: (If the answer to the foregoing question is "Yes", describe in detail any such restrictions)

2. Does State or local law require the payment of ad valorem taxes or payments in lieu of such taxes on the property which the Local Public Agency acquires as project land? ☐ Yes ☒ No

Citations:

Chapter 457, Oregon Revised Statutes
Sections 307.090-307.120, Oregon Revised Statutes

3. Does the Local Public Agency have the power to obligate the purchasers or lessees of land in the project area (see Sec. 105 (b) of Title I of the above cited Federal law):

- (a) To devote the land to the uses prescribed by and in conformity with the pertinent urban renewal plan? ☒ Yes ☐ No

- (b) To begin the building of the improvements on such land within a reasonable time? ☒ Yes ☐ No

(c) Citations:

Sections 457.170 and 457.230, Oregon Revised Statutes
Section 15-103, Charter of the City of Portland

4. Cite any provision in State or local law which prescribes a time limit within which project land must be disposed of by the Local Public Agency.

None

F. Financing Powers.

1. Is the Local Public Agency authorized by State and local law to obtain financial assistance under Title I of the above cited Federal law? (X) Yes () No

(a) Citations:

Section 457.190, Oregon Revised Statutes
Section 15-103, Charter of the City of Portland

(b) Remarks:

2. If the answer to the foregoing question is "Yes", is the Local Public Agency authorized to obtain a Title I "advance" for surveys and plans for an urban renewal project and to agree to repay such advance, with interest, out of any moneys which become available to the Local Public Agency for the undertaking of the urban renewal project involved? (X) Yes () No

Citations:

Section 457.190, Oregon Revised Statutes
Section 15-103, Charter of the City of Portland

3. Does the Local Public Agency have the power to borrow money (other than advances as aforesaid) to carry out the urban renewal project:

(a) From the Federal Government under Title I of the above cited Federal law?
(X) Yes () No

(b) From other sources? (X) Yes () No

(c) Citations:

Section 457.190, Oregon Revised Statutes
Section 15-103, Charter of the City of Portland

4. Is the Local Public Agency authorized to provide reasonable security for the payment of the principal of and interest on its obligations evidencing any Title I loan which may be made to it with respect to the proposed urban renewal project? (X) Yes () No

(a) Citations:

Section 457.190(2), Oregon Revised Statutes

- (b) Remarks: (If the answer to the foregoing question is "Yes", describe the nature of the security)

Same as Housing Authority (See Section 456.200, Oregon Revised Statutes)

Revenues and property of Local Public Agency may be mortgaged or pledged.

F. Financing Powers (Continued)

5. Is the Local Public Agency authorized to pledge its loan rights under a Title I loan contract as security for the payment of the principal of and interest on obligations which it may sell to others than the Federal Government to finance the proposed urban renewal project? (X) Yes () No

(a) Citations:

Section 457.190, Revised Statutes

(b) Remarks:

6. Does the Local Public Agency have the power to borrow money for the purpose of refunding any obligations it may issue to the Federal Government or to others in connection with the financing or refinancing of the proposed urban renewal project? (X) Yes () No

(a) Citations:

Section 457.190, Oregon Revised Statutes

(b) Remarks:

7. Are there any constitutional, statutory, or charter limitations on the "debt" incurring powers of the Local Public Agency? () Yes (X) No

(a) Citations:

Section 457.190, Oregon Revised Statutes

(b) Remarks, citing relevant judicial decisions:

8. Are there any constitutional, statutory, or charter limitations on the taxing powers of the Local Public Agency? (X) Yes () No

(a) Citations:

Chapter 457, Oregon Revised Statutes

Section 15-107, Charter of the City of Portland

F. Financing Powers (Continued)

8. (b) Remarks, citing relevant judicial decisions:

State law does not grant the Local Public Agency authority to levy tax.

The City Charter permits a total levy of \$2,000,000 not exceeding \$400,000 in any one year. (partially used)

G. Organization Transcript.

NOTE: The following is not applicable and should be disregarded if the Local Public Agency is a county, city, town, village, or other traditional type of local government or municipality.

1. Has the Local Public Agency heretofore submitted copies of its transcript of organization to the Urban Renewal Administration or its predecessor, the Division of Slum Clearance and Urban Redevelopment, or to a Regional Office of the Housing and Home Finance Agency, in connection with any project under the Title I program? (X) Yes () No
2. If the answer to the above question is "Yes" the remainder of this Section G is not applicable to the Local Public Agency and should be disregarded.
3. If the Local Public Agency is (a) a public housing authority or public housing agency, or (b) a redevelopment agency, a redevelopment commission, or other special type of redevelopment entity (and if the answer under Paragraph 1 above is "No"), submit herewith two copies of a transcript of the organization of the Local Public Agency.

Each copy of the transcript of organization should include one certified copy of each document necessary to evidence, under applicable State and local law, the proper establishment and organization of the Local Public Agency, the appointment and qualification of the members of the original governing body, the holding of the original organization meeting, the election or appointment of the original officers, and the adoption of by-laws or other procedural regulations. Illustrative of the type of documents required to be submitted are the following which under certain State and local laws are necessary for the preparation of the two transcripts of organization:

- (a) Two certified copies of extracts from the minutes of the meeting or meetings of the governing body of the Municipality or appropriate political subdivision at which the resolutions or ordinances authorizing the creation, designation, and organization of the Local Public Agency were considered and adopted, including, if appropriate, copies of notices of such meetings and waivers of and consents to such meetings;
- (b) Two certified copies of the certificate of necessity or certificate of incorporation or similar document issued by the State Housing Board or Commission, the State Corporation Commission, or other public body or official as may be required by applicable law;
- (c) Two certified copies of each certificate of appointment, by the mayor or other appropriate appointing officer of the Municipality, of each of the original members of the governing body of the Local Public Agency, with an appropriate certification that the said certificates of appointment are on file and of record in the office of the certifying officer;
- (d) Two certified copies of extracts from the minutes of the meeting or

G. Organization Transcript (Continued)

meetings of the governing body of the Municipality or other appropriate political subdivision at which the appointment of each of the original members of the governing body of the Local Public Agency was confirmed or approved, where such confirmation or approval is required by applicable law;

(e) Two certified copies of the certificate of approval of the appointments of each of the original members of the governing body of the Local Public Agency issued by the State Housing Board, Commission, or similar public body, if required by applicable law;

(f) Two certified copies of the oath of office or acceptance of appointment, if required by law, of each original appointee to the governing body of the Local Public Agency;

(g) Two certified copies of extracts from the minutes of the organization meeting or meetings of the Local Public Agency at which the original by-laws and official seal were adopted, officers were elected, and other proceedings relating to the organization of the Local Public Agency were taken, including copies of notices of such meetings and of the waivers of and consent to such meetings;

(h) Two certified copies of the by-laws of the Local Public Agency as originally adopted, if not included within the above-mentioned minutes of the organization meeting; and

(i) Two certified copies of each amendment or change in the by-laws of the Local Public Agency to the date of the submission of the organization transcript, including certified extracts from the minutes of the proceedings of the governing body of the Local Public Agency and other documents, if any, necessary to evidence the proper adoption of any such amendments or changes.

EXHIBIT B

RESOLUTION APPROVING UNDERTAKING OF SURVEYS AND
PLANS FOR LINNTON URBAN RENEWAL PROJECT AND AUTHORIZING
EXECUTIVE DIRECTOR TO FILE APPLICATION WITH HOUSING &
HOME FINANCE AGENCY FOR FUNDS THEREFOR

WHEREAS, under Title I of the Housing Act of 1949, as amended (herein referred to as "Title I"), the Housing and Home Finance Administrator is authorized to extend financial assistance to local public agencies in the elimination and prevention of the spread of their slums and urban blight through the planning and undertaking of urban renewal projects; and

WHEREAS, it is desirable and in the public interest that the Urban Renewal Agency of the City of Portland acting by and through the Portland Development Commission make surveys and prepare plans, presently estimated to cost approximately _____ dollars (\$ _____), in order to undertake and carry out an urban renewal project of the character contemplated by Section 110(c) of Title I, in that area proposed as an Urban Renewal Area, situated in the City of Portland, County of Multnomah, and State of Oregon, which is described as follows:

Beginning at the point of intersection of N.W. 112th Avenue, thence southeasterly 1285' along the centerline of N.W. St Helens Road to a point of intersection of N.W. St Helens Road and N.W. 107th, thence northeasterly 130' along the centerline of N.W. 107th Avenue to a point, thence northwesterly 30' feet to the southeast corner of block 52, thence northwesterly 1243 feet to the NE corner of Block 13, thence northwesterly 15 feet to the centerline of N.W. 112th avenue, thence 125 feet westerly along the centerline of N.W. 112th Avenue to the point of beginning.

NOW, THEREFORE, BE IT RESOLVED BY the Portland Development Commission:

1. That the proposed Urban Renewal Area described above is a blighted, deteriorated, or deteriorating area appropriate for an urban renewal project, and that the undertaking by the Portland Development Commission of surveys and plans for an urban renewal project of the character contemplated by Section 110(c) of Title I in the proposed Urban Renewal Area is hereby approved.

2. THAT the financial assistance available under Title I is needed to enable the Portland Development Commission to finance the planning and undertaking of the proposed Project.

EXHIBIT B (Resolution)

3. THAT it is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under Title I, including those relating to the relocation of site occupants, to the provision of local grants-in-aid, and to the requirement that as a condition to the execution of a contract for a loan or capital grant for an urban renewal project the locality must present to the Housing and Home Finance Administrator a Workable Program, as set forth in Section 101(c) of Title I, for utilizing appropriate public and private resources to eliminate and prevent the development or spread of urban blight; and that it is the sense of this body (a) that a feasible method for the relocation of families displaced from the urban renewal area, in conformity with Title I, can be prepared, and (b) that local grants-in-aid can and will be provided in an amount which will be not less than one-third of the Net Project Cost of the Project and which, together with the Federal capital grant, will be generally equal to the difference between Gross Project Cost and the proceeds or value of project land sold, leased, or retained for use in accordance with the urban renewal plan.

4. THAT the filing of an application by the Portland Development Commission for an Advance of funds from the United States of America in an amount not to exceed _____ dollars (\$ _____) for surveys and plans for an urban renewal project in the proposed Urban Renewal Area described above is hereby approved, and that the Executive Director is hereby authorized and directed to execute and file such application with the Housing and Home Finance Administrator, to provide such additional information and to furnish such documents as may be required by the Administrator, and to act as the authorized representative of the Portland Development Commission.

Chairman

Secretary

EXHIBIT B

CERTIFICATE OF RECORDING OFFICER

The undersigned hereby certifies, as follows:

(1) THAT he is the duly qualified and acting Secretary of the Urban Renewal Agency of the City of Portland acting by and through the Portland Development Commission herein called the "Applicant" and the keeper of its records; including the Journal of proceedings of the Portland Development Commission herein called the "Governing Body".

(2) THAT the attached resolution is a true and correct copy of the resolution as finally adopted at a meeting of the Governing Body held on the _____ day of _____, 19____, and duly recorded in his office;

(3) THAT said meeting was duly convened and held in all respects in accordance with law and to the extent required by law due and proper notice of such meeting was given; that a legal quorum was present throughout the meeting, and a legally sufficient number of members of the Governing Body voted in the proper manner and for the adoption of said resolution; and all other requirements and proceedings under law incident to the proper adoption or passage of said resolution, have been duly fulfilled, carried out, and otherwise observed;

(4) THAT if an impression of the seal has been affixed below, it constitutes the official seal of the Applicant and this certificate is hereby executed under such official seal. If no seal has been affixed below, the Applicant does not have and is not legally required to have an official seal;

(5) THAT the undersigned is duly authorized to execute this certificate.

IN WITNESS WHEREOF the undersigned has hereunto set his hand the _____ day of _____, 19_____.

ATTEST:

Secretary

(Title)

EXHIBIT C

RESOLUTION

WHEREAS, under Title I of the Housing Act of 1949, as amended (herein referred to as "Title I"), the Housing and Home Finance Administrator is authorized to extend financial assistance to local public agencies in the elimination and prevention of the spread of their slums and urban blight through the planning and undertaking of urban renewal projects; and

WHEREAS, it is desirable and in the public interest that the Urban Renewal Agency of the City of Portland acting by and through the Portland Development Commission make surveys and prepare plans, presently estimated to cost approximately _____ dollars (\$ _____), in order to undertake and carry out an urban renewal project of the character contemplated by Section 110(c) of Title I, in that area proposed as an Urban Renewal Area, situated in the City of Portland, County of Multnomah and State of Oregon, which is described as follows:

Beginning at the point of intersection of N.W. 112th Avenue, thence southeasterly 1285 feet along the centerline of N.W. St Helens Road to a point of intersection of N.W. St Helens Road & N.W. 107th, thence northeasterly 130 feet along the centerline of N.W. 107th Avenue to a point, thence northwesterly 30 feet to the southeast corner of block 52, thence northwesterly 1243 feet to the N.E. corner of Block 13, thence northwesterly 15 feet to the centerline of N. W 112th Avenue, thence 125 feet westerly along the centerline of N.W. 112th Avenue to the point of beginning.

NOW, THEREFORE, BE IT RESOLVED BY the Council of the City of Portland

(1) THAT the proposed Urban Renewal Area described above is a blighted, deteriorated, or deteriorating area appropriate for an urban renewal project and that the undertaking by the Portland Development Commission of surveys and plans for an urban renewal project of the character contemplated by Section 110(c) of Title I in the proposed Urban Renewal Area is hereby approved.

(2) That the area at present is predominantly nonresidential in character and that a predominantly nonresidential reuse is necessary for the proper development of the community.

EXHIBIT C (Resolution

(3) That the financial assistance available under Title I is needed to enable the Portland Development Commission to finance the planning and undertaking of the proposed Project.

(4) THAT it is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under Title I, including those relating to the relocation of site occupants, to the provision of local grants-in-aid and to the requirement that as a condition to the execution of a contract for a loan or capital grant for an urban renewal project the locality present to the Housing and Home Finance Administrator a Workable Program, as set forth in Section 101(c) of Title I, for utilizing appropriate public and private resources to eliminate and prevent the development or spread of urban blight; and that it is the sense of this body (a) that a feasible method for the relocation of families displaced from the urban renewal area, in conformity with Title I, can be prepared, and (b) that the local grants-in-aid can and will be provided in an amount which will be not less than one-third of the Net Project Cost of the Project and which, together with the Federal capital grant, will be generally equal to the difference between Gross Project Cost and the proceeds or value of project land sold, leased, or retained for use in accordance with the urban renewal plan.

(4) THAT the filing of an application by the Portland Development Commission for an advance of funds from the United States of America to enable it to defray the cost of the surveys and plans for an urban renewal project in the proposed Urban Renewal Area described above is hereby approved.

EXHIBIT C

CERTIFICATE OF RECORDING OFFICER

The undersigned hereby certifies, as follows:

(1) THAT he is duly qualified and acting Auditor of the City of Portland, a municipal corporation of the State of Oregon, herein called the "Municipality", and the keeper of its records including the journal of proceedings of the City Council herein called the "Governing Body";

(2) THAT the attached resolution is a true and correct copy of the resolution as finally adopted at a meeting of the Governing Body held on the _____ day of _____, 19____, and duly recorded in this office;

(3) THAT said meeting was duly convened and held in all respects in accordance with law and to the extent required by law due and proper notice of such meeting was given; that a legal quorum was present throughout the meeting, and a legally sufficient number of members of the Governing Body voted in the proper manner and for the adoption of said resolution; and all other requirements and proceedings under law incident to the proper adoption or passage of said resolution, have been duly fulfilled, carried out, and otherwise observed;

(4) THAT if an impression of the seal has been affixed below, it constitutes the official seal of the Municipality and this certificate is hereby executed under such official seal. If no seal has been affixed below, the Municipality does not have and is not legally required to have an official seal;

(5) THAT the undersigned is duly authorized to execute this certificate.

IN WITNESS WHEREOF the undersigned has hereunto set his hand this _____ day of _____, 19____.

Auditor

ATTEST:

Title