

March 13, 1972

Date

TO: The Commissioners

FROM: John B. Kenward

Commission Reports & Documents No. 72-61

SUBJECT: Financial Statement, 2/29/72

Recommendation: Motion to approve.

  
Executive Director

Action: Page 72-36. March 13, 1972. Approved.

PORTLAND DEVELOPMENT COMMISSION  
Detail of Project Expenditures, Relocation Payments and Rehabilitation Grants  
Per Latest Approved DHUD Budgets and Actual Costs to February 29, 1972

	SOUTH AUDITORIUM PROJECT		PORTLAND STATE PROJECT		EMANUEL HOSPITAL PROJECT	
	DHUD Budget #16 Appvd. 12/13/71	Actual to Feb. 29, 1972	DHUD Budget #4 Appvd. 10/27/71	Actual to Feb. 29, 1972	DHUD Budget #1 Appvd. 4/23/71	Actual To Feb. 29, 1972
Survey & Planning (inc. interest)	\$ 270,319	\$ 270,319	\$ 229,067	\$ 205,822	\$ 242,376	\$ 248,128
Project Execution Expenditures:						
Administrative Costs & Services	2,009,392	1,937,559	587,674	460,034	766,026	151,611
Legal Services - Condemnation	88,100	86,665	52,500	16,188	40,000	12,318
Survey and Planning	175,386	164,418	15,000	160		
Acq. Expenses, Surveys & Appraisals	337,489	328,455	82,792	72,164	78,586	18,027
Operation of Acquired Property	( 44,116)	( 42,476)	( 91,736)	( 117,863)	6,463	6,132
Relocation Costs and Planning						
Site Clearance	347,871	297,560	346,070	139,971	256,315	41,175
Project and Site Improvements	3,155,142	2,242,352	988,698	747,367	1,000,434	
Disposition Costs	228,733	216,871	11,273	8,810	17,720	
Rehabilitation						
Interest	2,349,455	2,282,298	824,375	696,238	892,000	61,011
Other Income (interest on investments)	( 1,134,417)	( 1,092,275)	( 242,859)	( 245,333)	( 178,000)	( 14,824)
Real Estate Purchases	14,500,305	14,359,874	10,040,530	9,706,872	3,039,742	1,100,494
Project Inspection	167,339	167,339	90,737	90,737	80,855	80,855
Contingencies	<u>4,701</u>		<u>240,042</u>		<u>431,932</u>	
TOTAL PROJECT EXPENDITURES	<u>\$22,455,699</u>	<u>\$21,218,959</u>	<u>\$13,174,163</u>	<u>\$11,781,167</u>	<u>\$ 6,674,449</u>	<u>\$ 1,704,927</u>
Relocation Payments	<u>\$ 1,027,360</u>	<u>\$ 694,837</u>	<u>\$ 292,975</u>	<u>\$ 267,270</u>	<u>\$ 1,522,800</u>	<u>\$ 476,129</u>
ESTIMATED COMPLETION DATE:	<u>Dec. 31, 1972</u>		<u>Feb. 28, 1973</u>		<u>Apr. 30, 1976</u>	

PORTLAND DEVELOPMENT COMMISSION  
Detail of Project Expenditures, Relocation Payments and Rehabilitation Grants  
Per Latest Approved DHUD Budgets and Actual Costs to February 29, 1972

	SOUTH AUDITORIUM PROJECT		PORTLAND STATE PROJECT		EMANUEL HOSPITAL PROJECT	
	DHUD Budget #16 Appvd. 12/13/71	Actual to Feb. 29, 1972	DHUD Budget #4 Appvd. 10/27/71	Actual To Feb. 29, 1972	DHUD Budget #1 Appvd. 4/23/71	Actual To Feb. 29, 1972
Project Expenditures (Detail P.2)	\$22,455,699	\$21,218,959	\$13,174,163	\$11,781,167	\$ 6,674,449	\$ 1,704,927
Noncash Grants-in-Aid	<u>3,948,790</u>	<u>293,241</u>	<u>3,174,874</u>	<u>3,763,076</u>	<u>826,955</u>	
Less Project Cost	26,404,489	21,512,200	16,349,037	15,544,243	7,501,404	1,704,927
Less Sale Price Project Land	<u>(10,756,589)</u>	<u>( 9,829,040)</u>	<u>( 3,725,000)</u>	<u>( 3,033,595)</u>	<u>( 913,170)</u>	<u>9</u>
NET PROJECT COST	<u>\$15,647,900</u>	<u>\$11,683,160</u>	<u>\$12,624,037</u>	<u>\$12,510,648</u>	<u>\$ 6,588,234</u>	<u>\$ 1,704,927</u>
FEDERAL CAPITAL GRANTS:						
Project Capital Grant	8,057,788	5,686,784	8,212,834	5,235,682	5,758,507	1,019,256
Relocation Grants & Rehab. Grants	<u>1,027,360</u>	<u>695,203</u>	<u>292,975</u>	<u>268,628</u>	<u>1,522,800</u>	<u>505,583</u>
TOTAL FEDERAL GRANTS	<u>\$ 9,085,148</u>	<u>\$ 6,381,987</u>	<u>\$ 8,505,809</u>	<u>\$ 5,504,310</u>	<u>\$ 7,281,307</u>	<u>\$ 1,524,839</u>
LOCAL GRANTS-IN-AID:						
Cash	3,341,291	3,341,291	1,173,461	1,173,461		
Real Estate Tax Credits	300,031	149,129	62,868	15,425	2,772	
Noncash	<u>3,948,790</u>	<u>293,241</u>	<u>3,174,874</u>	<u>3,763,076</u>	<u>826,955</u>	
TOTAL LOCAL GRANTS	<u>\$ 7,590,112</u>	<u>\$ 3,783,661</u>	<u>\$ 4,411,203</u>	<u>\$ 4,951,962</u>	<u>\$ 829,727</u>	<u>\$ -0-</u>
MINIMUM LOCAL GRANTS-IN-AID REQUIRED	<u>\$ 5,056,581</u>					
APPROVED BUDGET AMOUNT POOLING CREDIT	<u>\$ 1,028,319</u>				<u>\$(1,366,351)</u>	

PORTLAND DEVELOPMENT COMMISSION  
Detail of Program Expenditures, Relocation Payments and Rehabilitation Grants  
Per Latest Approved DHUD Budgets and Actual Costs to February 29, 1972

	<u>NEIGHBORHOOD DEVELOPMENT PROGRAM</u>		<u>BUCKMAN CERTIFIED AREA PROGRAM</u>	
	<u>DHUD Budget</u> <u>Appvd. 6/30/71</u>	<u>Actual To</u> <u>February 29, 1972</u>	<u>DHUD Budget</u> <u>Appvd. 6/8/71</u>	<u>Actual To</u> <u>February 29, 1972</u>
Program Expenditures:				
Administrative Costs and Services	\$ 624,470	\$ 430,816		
Legal Services - Condemnation	30,000	3,392		
Survey and Planning - Execution	56,400	40,693		
Acquisition Expenses, Surveys and Appraisals	39,892	11,172		
Operation of Acquired Property	5,121	3,066		
Relocation and Community Organization	1,435			
Site Clearance	41,035			
Project Improvements	208,585	8,927		
Disposal Costs	23,906			
Rehabilitation, Excluding Grants	181,574	1,948		
Interest	100,485	35,733		
Other Income (Int. on investments)	( 5,000)			
Real Estate Purchases	405,114	135,825		
Program Inspection	21,262	21,262		
Contingencies	85,475			
 TOTAL EXPENDITURES	 <u>\$ 1,819,754</u>	 <u>\$ 692,834</u>		
 RELOCATION PAYMENTS	 <u>\$ 656,408</u>	 <u>\$ 213,468</u>		
 REHABILITATION GRANTS	 <u>\$ 585,046</u>	 <u>\$ 336,389</u>	<u>\$ 73,500</u>	<u>\$ 17,500</u>
 ESTIMATED COMPLETION DATE	 <u>June 30, 1972</u>			

Date March 13, 1972

TO: The Commissioners

FROM: John B. Kenward

Commission Reports & Documents No. 72-60

SUBJECT: Security Guard Service  
Emanuel Project R-20

Due to unusual and serious circumstances, as noted below, security guards were employed at #7 N. Russell St. (Emanuel Project, Parcel RS-4-9) from January 14th through February 2, 1972, for a total of 368 hours at \$3.78 per hour - \$1,380.00.

A business man in the vicinity was beaten and robbed by three men. Within a week thereafter and apparently as diversion for a robbery, a fire was started in the apartment building owned by the Portland Development Commission at 7 N. Russell Street.

Since several residents and the manager, Mr. Thomas, and his wife, were still awaiting relocation, their protection was necessary and desirable; therefore, an immediate 24-hour watch was established at the premises. After a few days when it appeared the apprehension in the area had decreased, the watch was decreased to high risk hours. That same day, Mr. Thomas was attacked by three men (with intent to kill according to the Police Report). The 24-hour watch was resumed immediately and continued until all residents were relocated.

In view of the emergency involved, it was not practicable to obtain bids nor was it reasonable to reduce the cost by discontinuing the service earlier or by cutting back on the number of hours per day.

Recommendation:

Motion to approve payment of \$1,380 to Portland Security Patrol in payment of their invoice for services performed at 7 N. Russell Street.

ACTION: March 13, 1972. Page 72-  
36. Approved.

  
Executive Director

March 13, 1972

Date

TO: The Commissioners

FROM: John B. Kenward

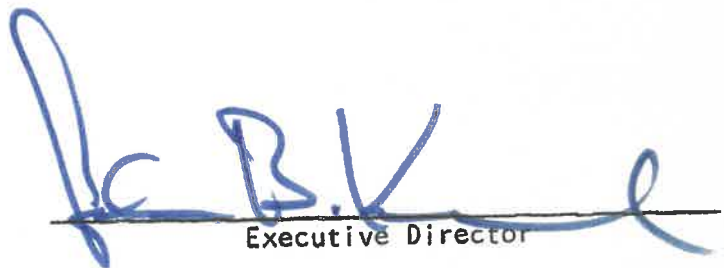
Commission Reports & Documents No. 72-59

SUBJECT: Travel Expenses -- Human Services Seminar  
Seattle, Washington, 3/8 and 3/9

Hazel Hays and Anne Cathcart attended the above Seminar held at the HUD Regional offices in Seattle. All expenses are 100% chargeable to relocation, to be divided equally between Emanuel and NDP Projects. Expense reports for both are attached, and the total amount is \$190.01.

This conference was also called a Community Services Seminar, and was sponsored by HUD in conjunction with several other agencies. Subjects discussed included housing counselling and utilization of Community resources.

Recommendation: Motion to approve expenses as listed.

  
Executive Director

Action: Page 72-36. March 13, 1972. Approved.

PORTLAND DEVELOPMENT COMMISSION

TRAVEL EXPENSE REPORT

NAME: Anne Cathcart

TITLE Relocation Specialist

TRIP		DATE	TIME
FROM	<u>Portland</u>	DEPARTURE	<u>3/7</u>
TO	<u>Seattle</u>	RETURN	<u>3/9</u>
			<u>4:30 - left office</u>
			<u>6:00 pm</u>

EXPENSE INCURRED

DATES	3/7	3/8	3/9					TOTAL
1. Overnight: Room	14.70	14.70	-					29.40
Meals	8.45	8.10	3.54*					20.09
2. Transport: Hired	2.00	-	2.00					4.00
Pers. Auto Miles								
@ c Mile								
3. Tel. & Tel.								
4. Parking								
5. Tolls								
6. Handling								
7. Meals								
8. Other (Explain)*	1.25	1.05	.50					1.80
TOTAL EXPENSES	26.40	23.85	6.04					56.29

Airplane round trip ticket \$35.00 (UNITED)

EXPLANATION

- 8. Tips and tips for baggage
- 1. lunch - no ticket - ate at a canteen

ADJUSTMENT

TOTAL EXPENSES	780.00
TRAVEL ADVANCE	56.29
DIFFERENCE	23.71

Attended HUD Community Services Seminar in Seattle--100% Chargeable to Relocation.

EMPLOYEE

Anne L. Cathcart  
Signature  
March 10, 1972  
Date of Report

APPROVED

B. C. W.  
Section Chief  
Assistant Director

From Hazel  
for ticket:  
35.00  
40.00  
5.00  
\$28.71 ✓ OK

Instructions

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

## DESCRIPTION OF EXPENSE ITEMS

### 1. OVERNIGHT TRIP:

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

### 2. TRANSPORTATION:

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

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

### 3. TELEPHONE AND TELEGRAPH:

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

### 4. PARKING AND TOLLS:

8.

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

### 6. HANDLING:

Baggage handling.

### 7. MEALS - NOT OVERNIGHT TRIP:

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

### 8. OTHER:

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

Attach airline ticket stubs.



NAME

Mr. L. Cathcart

DATE

3/10/72ITEMIZED EXPENSE ATTACHMENTEXPENSE FOR MEALS  
(Include Gratuities)

<u>DATE</u>	<u>BREAKFAST</u>	<u>LUNCH</u>	<u>DINNER</u>	<u>TOTAL</u>
<u>3/7</u>	<u>—</u>	<u>—</u>	<u>\$9.45</u>	<u>9.45</u>
<u>3/8</u>	<u>—</u>	<u>\$3.40</u>	<u>\$5.75</u>	<u>\$9.15</u>
<u>3/9</u>	<u>\$2.34</u>	<u>\$1.20</u>	<u>—</u>	<u>\$3.54</u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u>\$22.14</u>

EXPENSE FOR TRANSPORTATION

<u>DATE</u>	<u>TYPE EXPENSE</u>	<u>AMOUNT</u>
<u>3/7</u>	<u>Round trip ticket-air</u>	<u>\$35.00</u>
<u>3/7</u>	<u>Baggage tip</u>	<u>.30</u>
<u>3/9</u>	<u>Baggage tip</u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u>\$35.30</u>

ATTACHMENT TO PDC "TRAVEL EXPENSE REPORT"

# kaul kaul

1115½-2nd AVE.

SEATTLE

MU 2-8410

DATE	WAITER NO.	PERSONS	GUEST CHECK NO.
3/8/72			054009

BAR

TAX

TOTAL

3.10

STYLE  
4AOT

PLEASE PAY CASHIER

John L. Bird Co., Seattle, Washington 98104

34386-0



*Thank You*

**"YOUR ENJOYMENT IS OUR AIM"**

**John L. Bird Co., Seattle, Washington 98104      34866-0**

ROOM NO.	NAME	OUT	RATE
		TEL METER	
STREET ADDRESS		OUT	
CLERK	CITY	STATE	IN
CORP. AFFILIATE		FROM	TO
		DIFF.	

H 39713

**The Olympic**

SEATTLE, WASH. 98111

WESTERN INTERNATIONAL HOTELS

DATE	REFERENCE	CHARGES	CREDITS	BALANCE DUE	PICK UP
MAR-72	APHONE 708	J* 8.45			
MAR-72	CORR 708		J* 8.45		
MAR-72	ARESTR 708	J* 8.45		* 8.45	J* 8.45
MAR-72	ROOM 708	J* 14.00			
MAR-72	TAX 708	J* .70		* 23.15 *	C* 23.15
MAR-82	ROOM 708	C* 14.00			
MAR-82	TAX 708	C* .70		* 37.85	A* 37.85
MAR-92	DRESTR 708	A* 1.84		* 39.69	

OLYMPIC HOTEL  
PAID  
MAR 9 1972

<b>The Olympic</b> SEATTLE, WASH. 98111	H 39713	DETACH AND RETURN THIS PORTION WITH REMITTANCE	
		PLEASE REMIT FROM THIS INVOICE	
		Regardless of charge instructions the undersigned guest acknowledges the above as a personal indebtedness.	
		CHARGE TO _____	
		ADDRESS _____	
		SIGNATURE _____	

CREDIT CARD



**WESTERN  
INTERNATIONAL  
HOTELS**

*Managing fine Hotels  
Throughout  
Western's World*

REV. 4-71

2 FLIGHT

TI 250

TICKET FOR

*fly the  
friendly skies  
of  
United*

0161222 15441587

## NOTICE OF BAGGAGE LIABILITY LIMITATIONS

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

LA-068

IVAR'S RESTAURANTS CUSTOMER RECEIPT	NO. PEOPLE	DATE	AMOUNT
	(1)	3874	\$ 500

THIS IS YOUR RECEIPT

**\$2.00****SEA-TAC TO SEATTLE**
**DRIVER NO. 13 WESTERN TOURS  
SEATTLE, WN.**

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

FOR ISSUING OFFICE ONLY

AIRLINE FORM

SERIAL NUMBER

016:233 :544:567

ENDORSEMENTS

NAME OF PASSENGER **MR. A. CLAYHART**

NOT TRANSFERABLE

ORIGIN

NOT VALID BEFORE

2

NOT VALID AFTER

2

MARCH

DESTINATION

ISSUED IN EXCHANGE FOR

TICKET DESIGNATOR/TOUR CODE

DATE AND PLACE OF ORIGINAL ISSUE

X/OI NOT GOOD FOR PASSAGE

FARE BASIS

CARRIER

FLIGHT/CLASS

DATE

TIME

STATUS

ALLOW.

FROM **PORTLAND**

YE14

UA

192

3/07

525

TOK

TO **SEATTLE**

YE14

UA

274

3/09

515

TOK

TO **PORTLAND**BAGGAGE  
CHECKED  
UNCHECKED

PCS.

UNCK.

WT.

PCS.

UNCK.

WT.

FARE **32.41**

TOTAL

TAX **2.59****35.00**

CPN.

TICKET NUMBER

016 233544567 4

CONJUNCTION TICKET(S)

FORM OF PAYMENT

CK

FARE

DATE AND PLACE OF ISSUE

32 #1211588

UAL  
PORTLAND

MAR = 7

IT IS UNLAWFUL TO PURCHASE OR RESELL THIS TICKET  
FROM/TO ANY ENTITY OTHER THAN UNITED AIR LINES  
OR ITS AUTHORIZED TRAVEL AGENTS.



#### ADVICE TO INTERNATIONAL PASSENGERS ON LIMITATION OF LIABILITY

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

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

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

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

SEE CONDITIONS OF CONTRACT ON REVERSE SIDE OF PASSENGER COUPON.



# PORTLAND DEVELOPMENT COMMISSION

## TRAVEL EXPENSE REPORT

NAME: Hazel G. Hays

TITLE Coordinator of Community Services & Citizens Participation

TRIP		DATE	TIME
FROM	Portland, Oregon	DEPARTURE	3-7-72
TO	Seattle, Washington	RETURN	3-9-72
			5:25 pm
			5:15 pm

### EXPENSE INCURRED

DATES	3-7	3-8	3-9					TOTAL
1. Overnight: Room	14.70	14.70						29.40
Meals	8.00	13.63	6.69					28.32
2. Transport: Hired	2.00		2.00					4.00
Pers. Auto Miles								
@ c Mile								
3. Tel. & Tel.								
4. Parking								
5. Tolls								
6. Handling	1.00		1.00					2.00
7. Meals								
8. Other (Explain)								
TOTAL EXPENSES	25.70	28.33	9.69					63.72

United Airlines round trip airfare  
EXPLANATION

Attended Community Services Seminar in Seattle
(also called Human Services Seminar) on 3/8 and
3/9, held at HUD Regional Offices, and 100%

Chargeable to relocation.

### ADJUSTMENT

TOTAL EXPENSES	63.72
TRAVEL ADVANCE	80.00
DIFFERENCE	16.28

35.00  
\$98.72

+500 airfare refund  
21.28 OK ✓

### EMPLOYEE

<i>Hazel G. Hays</i>
Signature
March 10, 1972
Date of Report

### APPROVED

Section Chief
Assistant Director

### Instructions

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

## DESCRIPTION OF EXPENSE ITEMS

### 1. OVERNIGHT TRIP:

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

### 2. TRANSPORTATION:

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

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

### 3. TELEPHONE AND TELEGRAPH:

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

### 4. PARKING AND TOLLS:

&

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

### 6. HANDLING:

Baggage handling.

### 7. MEALS - NOT OVERNIGHT TRIP:

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

### 8. OTHER:

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

Attach airline ticket stubs.

NAME Hazel G. Hays

DATE 3-10-72

ITEMIZED EXPENSE ATTACHMENT

EXPENSE FOR MEALS  
(Include Gratuities)

<u>DATE</u>	<u>BREAKFAST</u>	<u>LUNCH</u>	<u>DINNER</u>	<u>TOTAL</u>
<u>3-7-72</u>	<u></u>	<u></u>	<u>\$8.00</u>	<u>\$8.00</u>
<u>3-8-72</u>	<u>\$2.75</u>	<u>\$3.21</u>	<u>\$7.67</u>	<u>13.63</u>
<u>3-9-72</u>	<u>\$2.50</u>	<u>\$4.19</u>	<u></u>	<u>6.69</u>
<u></u>	<u></u>	<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>	<u></u>	<u></u>

EXPENSE FOR TRANSPORTATION

<u>DATE</u>	<u>TYPE EXPENSE</u>	<u>AMOUNT</u>
<u>3-7-72</u>	<u>Limousine from airport</u>	<u>\$2.00</u>
<u>3-7-72</u>	<u>Limousine from Airport</u>	<u>\$2.00</u>
<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>

ATTACHMENT TO PDC "TRAVEL EXPENSE REPORT"

\$10 reimbursement from check for air travel.  
2 tickets were \$70 instead of the \$80 quoted  
because travel was on same carrier.

# kaulau

1115 1/2 2nd AVE.

SEATTLE

MU 2-8410

DATE	WAITER NO.	PERSONS	GUEST CHECK NO.
3/8/72			054010

BAR

TAX

TOTAL

3.21

STYLE  
4AOT

PLEASE PAY CASHIER

John L. Bird Co., Seattle, Washington 98104 34366-0

ROOM NO.	NAME		IN	OUT	RATE
					TEL. METER
STREET ADDRESS					OUT
CLERK	CITY	STATE		IN	
CORP. AFFILIATE		FROM	TO	DIFF.	

H 39716

The Olympic



SEATTLE, WASH. 98111  
WESTERN INTERNATIONAL HOTELS

DATE	REFERENCE	CHARGES	CREDITS	BALANCE DUE	PICK UP
MAR-72	ARESTR 710	J* 19.30		* 19.30	J* 19.30
MAR-72	ROOM 710	J* 14.00			
MAR-72	TAX 710	J* .70		* 34.00 *	C* 34.00
MAR-872	ROOM 710	C* 14.00			
MAR-872	TAX 710	C* .70			
MAR-872	DRESTR 710	C* 7.67		* 56.37	A* 56.37
MAR-972	DRESTR 710	A* 4.19		* 60.56	

OLYMPIC HOTEL  
PAID

MAR 9 1972

*[Handwritten signature]*

The Olympic  
SEATTLE, WASH. 98111

H 39716

DETACH AND RETURN THIS PORTION WITH REMITTANCE

PLEASE REMIT FROM THIS INVOICE

Regardless of charge instructions the undersigned guest acknowledges the above as a personal indebtedness.

CHARGE TO \_\_\_\_\_

ADDRESS \_\_\_\_\_

SIGNATURE \_\_\_\_\_

CREDIT CARD

TICKET FOR

*fly the  
friendly skies  
of  
United*

016 12 1544:556

## NOTICE OF BAGGAGE LIABILITY LIMITATIONS

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

LA-068



ISSUED BY **UNITED AIR LINES, INC.**

PASSENGER TICKET AND BAGGAGE CHECK

SUBJECT TO CONDITIONS OF  
CONTRACT ON PASSENGER'S COUPON  
**PASSENGER'S COUPON**  
DATE OF ISSUE

FOR ISSUING OFFICE ONLY

AIRLINE FORM

SERIAL NUMBER

016:233 :544:556

ENDORSEMENTS

NAME OF PASSENGER NOT TRANSFERABLE

ORIGIN

DESTINATION

ISSUED IN EXCHANGE FOR

TICKET DESIGNATOR/TOUR CODE

DATE AND PLACE OF ORIGINAL ISSUE

1 NOT VALID BEFORE

2

1 NOT VALID AFTER

21 March

X/O NOT GOOD FOR PASSAGE

FROM PORTLAND

FARE BASIS YE14

CARRIER UA

FLIGHT/CLASS 197 3/10 7525

DATE 3/10

TIME 7525

STATUS POK

ALLOW.

TO SEATTLE

FARE BASIS YE14

CARRIER UA

FLIGHT/CLASS 370 3/09 515

DATE 3/09

TIME 515

STATUS POK

ALLOW.

TO PORTLAND

BAGGAGE CHECKED

PCS.

UNCK. WT.

PCS.

UNCK. WT.

UNCHECKED

WT.

WT.

FARE 32.41

TOTAL

35.00

TAX 2.59

AGENCY

AMT. PD.

016 233544556 0

FROM/TO

CARRIER

FARE ULATION

FARE

CONJUNCTION TICKET(S)

FORM OF PAYMENT

DATE AND PLACE OF ISSUE

IT IS UNLAWFUL TO PURCHASE OR RESELL THIS TICKET FROM/TO ANY ENTITY OTHER THAN UNITED AIR LINES OR ITS AUTHORIZED TRAVEL AGENTS.

PORTLAND  
MAR=7

3.2 #130C 30M

OK

# NOTICE

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

## CONDITIONS OF CONTRACT

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

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

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

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

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

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

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

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

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

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

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

CARRIER RESERVES THE RIGHT TO REFUSE CARRIAGE TO ANY PERSON WHO HAS ACQUIRED A TICKET IN VIOLATION OF APPLICABLE LAW OR CARRIER'S TARIFFS, RULES OR REGULATIONS  
ISSUED BY UNITED AIR LINES, INC. P. O. BOX 66100, CHICAGO, ILL. 60666

SOLD SUBJECT TO TARIFF REGULATION



*yellow*

March 6, 1972

TO: Jim SMith, Accounting  
FROM: Mary Gorman  
RE: Travel advance and plane fare

Hazel Hays and Anne Cathcart will be attending a Human Services Seminar (also called a Community Services Seminar) in Seattle March 8 & 9, sponsored by the HUD Regional Office in conjunction with several other agencies. Subjects to be discussed include housing counselling and utilization of Community resources. All expenses (travel, hotel, etc.) are 100% chargeable to relocation, to be divided equally between Emanuel and NDP projects.

+++ Please make a check out to United Airlines for 2 round trip economy airfares, in the amount of \$80. *Leave 3/7 pm - return 3/9 pm.*

+++ Please make a check out to Hazel G. Hays in the amount of \$160 as a travel advance, to be accounted for upon their return. Hazel will make the plane and hotel reservations herself. (special hotel rates have been arranged for at the Olympic Hotel for those attending the Seminar.)

cc: HGH

March 13, 1972

TO: The Commissioners

FROM: John B. Kenward

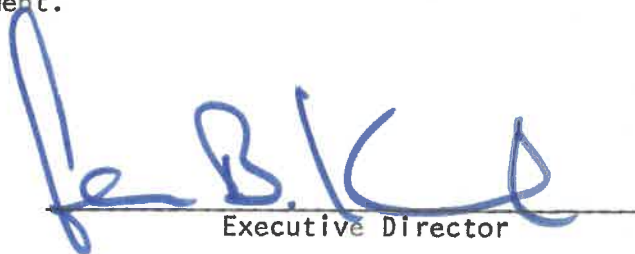
Commission Reports & Documents No. 72-58

SUBJECT: Continuation of employment beyond  
compulsory retirement age - Chas. E. Taft

Chas. E. Taft, an employee of the Development Commission since August, 1966, and presently assigned as Deputy Director - Operations, will reach compulsory retirement age on April 4, 1972. In accord with the provisions of Development Commission Administrative Memo No. 4-C, City of Portland Administrative Code, and Public Employees Retirement System (PERS), Mr. Taft has requested continuation of his employment beyond the April 4th date, subject to approval of the Commission. Copy of such request is filed with the original only of this CRD.

Recommendation:

That continuation of Mr. Taft's employment beyond the compulsory retirement date of April 4, 1972, be approved, subject to the pleasure of the Commission; and, that PERS be notified of the Commission's action in approving such continued employment.

  
Executive Director

ACTION: March 13, 1972. Page 72-35. Approved.

John S. Griffith  
*Chairman*

Edward H. Look  
*Secretary*

Vincent Raschio

Elaine Cogan

Arthur A. Riedel

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

March 3, 1972

John B. Kenward  
*Executive Director*

Mr. John B. Kenward, Executive Director  
Portland Development Commission  
1700 S. W. Fourth Avenue  
Portland, Oregon 97204

Dear Mr. Kenward:

Subject: Request for continuation of employment  
beyond voluntary retirement age

This is to advise that on April 4, 1972, I shall reach the age of 65, at which time, under the provisions of Development Commission Administrative Memo No. 4-C, City of Portland Administrative Code, and Public Employees Retirement System (PERS), I may voluntarily retire, or may request continuation of my employment subject to approval of the Commission.

I hereby request that my employment with the Development Commission be continued beyond this voluntary retirement date and, if granted, that PERS be advised of the Commission's action respecting this request, in accord with PERS procedures.

Thank you for bringing this request to the attention of the Commission for consideration.

Very truly yours,



Chas. E. Taft  
Deputy Director - Operations

cc: PERS (Account #164281)

Date March 13, 1972

TO: The Commissioners

FROM: John B. Kenward

Commission Reports & Documents No. 72-57

SUBJECT: Purchase of Certain Fixtures  
Parcel No. RS-4-6 - 35 N. Russell Street  
Demme Bros., Inc.  
Emanuel Hospital Urban Renewal Project, ORE. R-20

The Commission, on November 8, 1971, approved a Real Estate Option for the purchase of Parcel No. RS-4-6; subject, however, to the exclusion of certain fixtures from the terms and conditions of said Option. The Seller requested that said fixtures located on the premises be appraised and acquired.

In the opinion of Legal Counsel, under the laws of the State of Oregon said fixtures would have to be acquired by the Commission in the event of a condemnation action. Upon the execution of a Bill of Sale, the Seller shall be entitled to the fair market value of said fixtures in the amount of \$8,478.20, as concurred in by the Department of Housing and Urban Development.

RECOMMENDATION:

It is recommended that upon receipt of a properly executed Bill of Sale by Seller of Parcel No. RS-4-6, the sum of \$8,478.20 be paid for certain fixtures as concurred in by the Department of Housing and Urban Development.



Executive Director

ACTION: March 13, 1972. Page 72-33. Approved.

Date March 13, 1972

TO: The Commissioners

FROM: John B. Kenward

Commission Reports & Documents No. 72-56

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

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

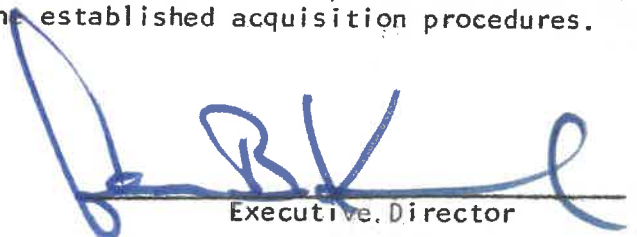
Parcel No. A-4-2  
Parcel No. E-3-5

Option dated February 29, 1972  
Option dated February 23, 1972

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

RECOMMENDATION:

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



Executive Director

ACTION: March 13, 1972. Page 72-33. Approved.

Date March 13, 1972

MEMORANDUM

TO: John B. Kenward, Executive Director

FROM: Harold D. Hand, Real Estate Supervisor

SUBJECT: Transmittal of Real Estate Option with Recommendation  
Parcel No. A-4-2  
Emanuel Hospital Urban Renewal Project, ORE. R-20

Transmitted herewith is Option to purchase subject property for the sum of \$ 8,000.00, which amount does not exceed:

☒ The HUD concurred-in value

☐ The proclaimed fair market value


Special terms of Option, if any:

The following related documents are attached:

1. Title Report No. 500340 from Title Insurance Company
2. Letter of Transmittal and Escrow Instructions to Pioneer National Title Insurance Company
3. Letter to owner notifying him of acceptance of Option.

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

1. That the property be purchased under the terms of the Option and the attached letter of acceptance of Option be sent by certified mail to the owner.
2. That the Auditor be instructed to prepare a warrant made payable to Pioneer National Title Insurance Company in the amount of \$ 8,000.00.

  
Real Estate Supervisor

Date March 13, 1972

MEMORANDUM

TO: John B. Kenward, Executive Director

FROM: Harold D. Hand, Real Estate Supervisor

SUBJECT: Transmittal of Real Estate Option with Recommendation  
Parcel No. E-3-5  
Emanuel Hospital Urban Renewal Project, ORE. R-20

Transmitted herewith is Option to purchase subject property for the sum of  
\$ 6,000.00, which amount does not exceed:

☒ The HUD concurred-in value

☐ The proclaimed fair market value

Special terms of Option, if any:

The following related documents are attached:

1. Title Report No. 390379 from Pioneer National Title Insurance Co.
2. Letter of Transmittal and Escrow Instructions to \_\_\_\_\_  
Pioneer National Title Insurance Company
3. Letter to owner notifying him of acceptance of Option.

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

1. That the property be purchased under the terms of the Option and the attached letter of acceptance of Option be sent by certified mail to the owner.
2. That the Auditor be instructed to prepare a warrant made payable to \_\_\_\_\_  
Pioneer National Title Insurance Company in the amount of \$ 6,000.00.

  
Real Estate Supervisor

PDC-RE-3  
5/1/71

March 13, 1972

MEMORANDUM

TO: John B. Kenward  
FROM: Real Estate  
SUBJECT: Acquisition Progress Report  
Emanuel Hospital Project

Commission Reports & Documents No. 72-55

TOTAL PARCELS TO BE ACQUIRED:		135
Parcels acquired to date	87	
Parcels in escrow for closing	2	
Options obtained outstanding	2	
Parcels in condemnation	<u>12</u>	<u>103</u>
Ownership parcels to be negotiated		<u>32</u>

Recommendation: For information and file.

  
Executive Director



MEMORANDUM

March 10, 1972

TO: John B. Kenward  
FROM: Benjamin C. Webb  
SUBJECT: Emanuel Project Status Report, March 3 - 9, 1972

<u>OCCUPANTS IN PROPERTY:</u>	<u>HOUSEHOLDS</u>		<u>BUSINESS AND NON-PROFIT ORGANIZATIONS</u>	
	<u>LAST REPORT</u>	<u>THIS REPORT</u>	<u>LAST REPORT</u>	<u>THIS REPORT</u>
Acquired by PDC	11	11	9	9
Optioned by PDC	1	2	0	0
Neither Acquired nor Optioned	<u>34</u>	<u>36</u>	<u>15</u>	<u>14</u>
Remaining in Occupancy	46	49	24	23
No Longer in Occupancy	<u>109</u>	<u>112</u>	<u>10</u>	<u>11</u>
Total Number of Occupants	<u>155</u>	<u>161*</u>	<u>34</u>	<u>34</u>

RELOCATION ACTIVITIES:

Relocated	102	105	10	11
Relocation in Progress	12	14	12	12
Continuous Contact	27	29	10	9
Relocation not Started	7	6	2	2
Move-Outs	<u>7</u>	<u>7</u>	<u>0</u>	<u>0</u>
Total	<u>155</u>	<u>161*</u>	<u>34</u>	<u>34</u>

OFFICE ACTIVITIES:

Telephone Calls	212	223
Visitors	38	49

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

cc: SHB

MEMORANDUM

Date March 9, 1972

TO: John B. Kenward  
FROM: James J. Robertson *JJR*  
SUBJECT: Emanuel Progress Report

Demolition Progress:

	<u>Mar. 2, 1972</u>	<u>Mar. 9, 1972</u>
Buildings Cleared.....	48	51
Buildings Under Demolition Contract.....	3	0
Buildings Advertised for Demolition.....	11	13
Buildings Held for PDC Use.....	1	1
Buildings Vacant but not Advertised.....	<u>0</u>	<u>8</u>
	<u>63</u>	<u>73</u>

Site Improvements:

Sewer construction scheduled to start in April of 1972.

JJR:LJV/ms

Date March 13, 1972

TO: The Commissioners

FROM: John B. Kenward

Commission Reports & Documents No. 72-54

SUBJECT: Offer to Purchase Parcel No. D-W24-1 in the Woodlawn Neighborhood Development Project, ORE. A-5-1, by Sutton & Westlund Construction Co.

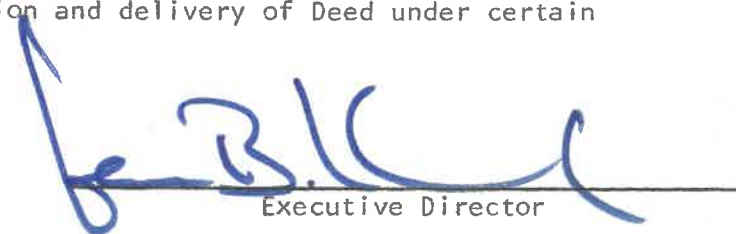
A proposal has been received from Louis L. Sutton and Harold I. Westlund, doing business as Sutton & Westlund Construction Co., a partnership, hereinafter called the "Redeveloper," for the purchase of Lot 1, Block 24, WOODLAWN, in the City of Portland, County of Multnomah and State of Oregon, addressed as 908 N. E. Portland Blvd. (Parcel No. D-W24-1), in the Woodlawn Neighborhood Development Project at a minimum disposal price as proclaimed by the Commission in accordance with the Department of Housing and Urban Development proclaimer procedures for redevelopment of a 1-story, three bedroom single family residence to be sold under F.H.A. Section 235.

Plans and specifications for the improvements to be constructed on the land have been reviewed and approved by the architectural consultant to the Commission.

Columbia Mortgage Co., by letter dated March 10, 1972, advises they are prepared to furnish the required financing to redeveloper.

RECOMMENDATION:

It is recommended that the Commission adopt the resolution authorizing the acceptance of offer to purchase Parcel No. D-W24-1 by Redeveloper, approving construction plans for redevelopment, determining financial ability of Redeveloper, authorizing execution of Agreement for the Sale of Land under certain terms and conditions, and authorizing the execution and delivery of Deed under certain conditions.



Executive Director

ACTION: March 13, 1972. Page 72-32. Report and Res. No. 1540 approved.

Date March 13, 1972

TO: The Commissioners

FROM: John B. Kenward

Commission Reports & Documents No. 72-53

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

In accordance with Resolution No. 1517, adopted January 31, 1972, authorizing and directing Chief of Real Estate to commence acquisition of certain properties where existing conditions do not permit practical or feasible rehabilitation of the structures, the following option has been obtained and, in the opinion of the staff, and being in the best interests of the Project and the City, has been processed by the escrow agent after being fully reviewed by the Executive Director and Legal Counsel; after having been found to be in an amount which does not exceed the fair market value as proclaimed in accordance with the Department of Housing and Urban Development proclaimer procedures; and after having inspected said property and finding it to be substantially in the same condition as when appraised:

Parcel No. W-ET4-12

Option dated February 10, 1972

RECOMMENDATION:

It is recommended that the Commission approve the above listed option which is in an amount not exceeding the fair market value as proclaimed in accordance with the Department of Housing and Urban Development proclaimer procedures, and confirm and ratify the processing of said Option in accordance with the established acquisition procedures.



Executive Director

ACTION: March 13, 1972. Page 72-32. Approved.

Date March 13, 1972

MEMORANDUM

TO: John B. Kenward, Executive Director

FROM: Harold D. Hand, Real Estate Supervisor

SUBJECT: Transmittal of Real Estate Option with Recommendation  
Parcel No. W-ET4-12  
Woodlawn Neighborhood Development Project, ORE. A-5-1

Transmitted herewith is Option to purchase subject property for the sum of \$ 6,475.00, which amount does not exceed:

☐ The HUD concurred-in value

☒ The proclaimed fair market value

Special terms of Option, if any:

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

Commission shall deposit in escrow the sum of \$12,375 which represents a replacement housing payment to be disbursed to Grantor upon acquiring and occupying standard housing at 5854 N.E. 28th Avenue within one year of the date of closing of transaction or the date of vacation of property, whichever is later.

The following related documents are attached:

1. Title Report No. 500194 from Title Insurance Company
2. Letter of Transmittal and Escrow Instructions to Title Insurance Company, transmitted March 1, 1972
3. Letter to owner notifying him of acceptance of Option, sent 3/1/72.

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

1. That the property be purchased under the terms of the Option ~~and processing confirmed and ratified of Option be sent by certified mail to the owner~~ and processing confirmed and ratified of Option be sent by certified mail to the owner
2. That the ~~Auditor be instructed to prepare a warrant~~ Auditor be instructed to prepare a warrant made payable to Title Insurance Company in the amount of \$ 6,475.00, be confirmed and ratified.

  
Real Estate Supervisor

Date March 13, 1972

TO: The Commissioners

FROM: John B. Kenward

Commission Reports & Documents No. 72-52

SUBJECT: Change Order No. 1  
Contract ORE. (A-5-1) 102

The Contractor for Street Tree Planting Phase II in the Woodlawn Neighborhood Development Program has requested a change order for extra work performed on the Street Tree Contract.

The extra work (priced at \$640) as well as the citizens' participation in the street tree planting plans is reviewed in the attached report. The report was reviewed by Commissioner Raschio and Commissioner Cogan. The commissioners have approved the Change Order and the present procedure for street tree planning and planting.

RECOMMENDATION:

Recommend approval of Change Order No. 1



Executive Director

ACTION: March 13, 1972. Page 72-31. Approved.

February 24, 1972

TO: John B. Kenward

FROM: James J. Robertson

SUBJECT: Change Order - Street Trees Phase II  
Woodlawn Project

A master street tree planting plan was developed for the Woodlawn Area of Model Cities by the planning consultant for the Woodlawn Area.

Phase I Street Tree Planting for Woodlawn was done by force account, and 312 trees were planted. The procedure for developing a construction plan for Woodlawn Phase I Street Tree Planting was patterned after information obtained from the City, which was also starting a street tree plan. The City forwarded a form to the Portland Development Commission (Exhibit A) which required signatures from property owners who desired street trees planted between curb and property line adjacent to the owner's property. The Development Commission staff made contacts and interviews with property residents, obtaining signatures from occupants who agreed to have street trees planted adjacent to their property. Although a great many occupants were interviewed, only about 160 occupants agreed to the street trees.

We later learned that the City had abandoned the procedure of having occupants or owners signing an acceptance of trees but instead were sending cards to occupants. The occupants were to sign and return the cards to the City if they did not want trees. Street trees were planted in the planned area, excluding the trees in front of properties for which cards were received.

In order to execute a contract for the budgeted First Action Year improvements before the June 30, 1971 ending of the First Action Year, a contract was advertised and awarded on the 21st of June with actual tree planting to be done the following fall when the trees would be dormant. Approximately 1400 trees were to be planted in this contract for Street Tree Planting, Phase II Woodlawn. Since the earlier procedure consumed an enormous amount of staff time and since the need to obtain a commitment before July 1, 1971 was necessary to make use of the budgeted funds for street trees, a second procedure was used, similar to the procedure the city was then using. The attached card and letter (Exhibit B) was sent to the addresses of property adjacent to right of way where trees were planned. The residents were requested to mail the card back to the Portland Development Commission if they did not want street trees in front of their property.

Construction plans for a street tree contract were developed excluding the areas where residents had sent cards back to the P.D.C. During the planting of trees, approximately 50 property owners or residents stated that they did not want street trees in front of their property. The following steps were taken:

1. If no tree was yet planted, the locations were painted out;
2. If a hole was dug, it was filled;
3. If trees were planted, they were moved to another location and the holes were filled.

The above-mentioned steps to be taken if a resident objected were set up when the contract started and not many objections were expected. There also was a doubt as to the desirability and even the legality of planting a tree in front of property where the owner objected.

The Contractor requested payment for extra work as follows:

Refill 34 holes (26 properties) @ \$2.00 each	\$ 68.00
Remove and replant 36 bareroot trees (19 Properties) @ \$12.00 each	432.00
Remove and replant 7 balled and burlapped trees (6 properties) @ \$20.00 each	<u>140.00</u>
	\$640.00

It is our understanding that the City did also replant some trees in the tree planting program when residents objected. The City at the present time has a street tree planting program in the Brooklyn Area and the Richmond Area requesting the occupant or property owner to send in an attached card (Exhibit C) if he does not want trees to be planted next to his property. Bill Lind of the City has informed us that the City will still move a tree if an occupant should request removal of a tree after it has been planted.

In the Irvington Area of the Model Cities Program, a master street tree plan was also developed by the Irvington Area planning consultant. A third procedure was tried in the Irvington area. Letters and cards (Exhibit D) were sent out requesting the property owner to mail the card back to the Portland Development Commission if he did desire trees planted in front of his property. A citizen's committee in the Irvington Area took a great interest in having street trees and did a great amount of work to assist the P.D.C. staff pass street tree information to the residents and to see that residents responded and returned cards. Street Tree Planting Phase I Contract for Irvington has been finished, and we have not had the problem of filling holes and replanting trees since the contract plans were based on the returned cards. A Street Tree Planting Phase II Irvington Contract developed on the same basis is being presented to the Commission today.

The third procedure with the aid of an active citizen's committee seems to get the best coverage and to use less staff time than the previously tried procedures. This procedure also eliminates the refilling of holes and the replanting problem. The staff is in agreement that in order to obtain good street tree execution and in order to have administrative costs within reason, it is a must that a committee of citizens actively participate in obtaining owner's and occupant's interest and acceptance of street trees.

JJR/ms



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

February 24, 1972

Park Construction Co.  
14204 N. E. 29th Ave.  
Vancouver, Washington 98665

Woodlawn Street Trees  
Re: Contract ORE.(A-5-1) 102

CHANGE ORDER NO. 1

In connection with Contract ORE.(A-5-1) 102, dated June 21, 1971, for Street Tree Planting, Phase II, in the Woodlawn Area Neighborhood Development Program, Portland, Oregon, the following change is ordered in accordance with the General Conditions of the Contract Specifications:

1. The Contractor and the Development Commission staff were notified, during installation of street trees, by some owners that they did not want street trees planted adjacent to their property. In some cases holes had already been dug and in some cases trees had already been planted.
2. The Contractor was directed to refill 34 holes that had been dug and to remove and replant in other locations 43 trees which had already been planted.
3. The Contractor has requested payment of \$2.00 each for refilling 34 holes, totaling \$68.00. The Contractor has requested \$12.00 each for replanting 36 bareroot trees and \$20.00 each for replanting 7 balled and burlapped trees, totaling \$572.00 for replanting trees.

Subject to conditions hereinafter set forth:

THE CONTRACT PRICE IS INCREASED SIX HUNDRED AND FORTY DOLLARS (\$640.00)  
AND THE CONTRACT TIME IS NOT CHANGED.

The conditions last above referred to are as follows:

- A) The aforementioned change, and work affected thereby, are subject to all contract stipulations and covenants;
- B) The rights of the Local Public Agency are not prejudiced; and
- C) All claims against the Local Public Agency which are incidental to or as a consequence of the aforementioned change are satisfied.

Accepted: Park Construction Co.

By \_\_\_\_\_

Title \_\_\_\_\_

Date \_\_\_\_\_

James J. Robertson, Project Engineer

John B. Kenward, Executive Director  
Portland Development Commission

Date \_\_\_\_\_

March 13, 1972

Date

TO: The Commissioners

FROM: John B. Kenward

Commission Reports & Documents No. 72-51

SUBJECT: Progress Report - Neighborhood Development Program

Recommendation: For information and file.



Executive Director

Action: March 13, 1972. Page 72-31. Approved.

72-51

NDP  
WEEKLY PROGRESS REPORT  
WOODLAWN/IRVINGTON/KVS

		2/4	2/11	2/18	2/25	3/3	3/10	3/17
INSPECTIONS COMPLETED	A	473	486	511	530	541		
LOAN & GRANT ELIGIBILITY CONFIRMED	G	208	217	225	234	242	250	258
	A	244	247	252	257	277		
312 LOANS & 115 GRANTS PACKETS SUBMITTED FOR FUNDING	G	181	190	199	208	217	225	234
	A	169	172	176	185	192		
JOB UNDERWAY	G	148	157	164	173	181	190	199
312 LOANS & 115 GRANTS	A	154	157	163	168	169		
JOB COMPLETED	G	124	130	135	140	148	157	164
312 LOANS & 115 GRANTS	A	75	81	84	86	91 <sup>9</sup>		

Recap of Structures Certified to Standards 115/312 Program	AY2	AY1
	91	246
All Other Finance Sources	95	88
Code Enforcements	6	4
TOTAL	192	338
CUM. TOTAL AY-1/AY-2	530	

WOODLAWN & IRVINGTON REHABILITATION  
WEEKLY PROGRESS REPORT

WEEK ENDING 3-3-72

FINANCIAL DETERMINATION

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

Detail	Total	312 Loans	115 Grants	312/115 Comb/d	Undetermined
19					
10					
3					
7					
30	69	24	4	2	39

DISQUALIFIED OR  
UNWILLING APPLICANTS

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

119					
6					
6	131	-0-	-0-	-0-	131

JOB PREPARATION

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

6					
48					
-0-					
-0-					
-0-					
9					
15	78	49	11	18	-0-

JOBS UNDERWAY (ON SCHEDULE)

Complete: Certificates Not  
Issued  
Complete: Except Ext.Paint.

59					
19					
-0-	78	41	30	7	-0-

JOBS COMPLETED  
115/312 Program

*	91	49	40	2	-0-
---	----	----	----	---	-----

TOTAL COMPLIANCE LETTERS

	447	163	85	29	170
--	-----	-----	----	----	-----

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

	95				
--	----	--	--	--	--

RECAP OF STRUCTURES  
CERTIFIED TO STANDARDS

	AY-2	AY-1
115/312 Program	91	246
All Other Fin. Sources	95	88
Code Enforcement Com- pletions	6	4

TOTAL\* 192 338

CUMULATIVE TOTAL STRUCTURES CERTIFIED TO STANDARDS

FINANCE CUMULATIVE

PROGRESS REPORT

Project Oregon A-5

Week Ending March 3, 1972

By J. Ramon Keefer

Jobs Started

Action Year 1

MINORITY CONTRACTORS

JOBS

AMOUNT

Inside Model Cities  
Outside Model Cities

62  
19

\$ 278,191  
80,010

Total

81

358,201

WHITE CONTRACTORS

Inside Model Cities  
Outside Model Cities

53  
112

278,855  
534,598

Total

165

813,453

TOTALS ACTION YEAR 1

246

1,171,654

Action Year 2

MINORITY CONTRACTORS

Inside Model Cities  
Outside Model Cities

18  
4

75,697  
14,000

Total

22

89,697

WHITE CONTRACTORS

Inside Model Cities  
Outside Model Cities

46  
100

205,400  
442,801

Total

146

648,201

TOTALS ACTION YEAR 2

168

737,898

ACCUMULATED TOTALS

414

1,909,552

# FINANCE CUMULATIVE

## PROGRESS REPORT

(page 2)

Project Oregon A-5

Week Ending March 3, 1972

### WORK UNDERWAY AND/OR COMPLETED

#### Action Year 1

#### PROPERTIES REHABED

Woodlawn  
Irvington

92 404,006  
154 767,648

Totals

246 1,171,654

#### FINANCING ISSUED

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

#### Action Year 2

Woodlawn	23	95,050	66	216,808		
Irvington	56	316,000	32	110,290		
<u>Totals</u>	<u>79</u>	<u>411,050</u>	<u>98</u>	<u>327,098</u>	177	738,148
COMBOS	(Costs included above)				<u>-9</u>	Included
	Properties				<u>168</u>	
<u>IN TRANSIT</u>						
10 Loans		30,450				
7 Grants		24,258				
					17	54,708
COMBOS	(Costs included above)				<u>-2</u>	
	(Properties)				<u>15</u>	
CUMULATIVE	211	Loans		1,102,200		
	256	Grants		862,310		
	<u>-38</u>	Combos		<u>-0-</u>		
	429	Properties				1,964,510

Date March 13, 1972

TO: The Commissioners  
FROM: John B. Kenward  
SUBJECT: Progress Report - Model Cities Housing Repair Program  
44th Week Ending March 3, 1972

Applications

Total applications received for HRP Assistance	365
Applications disqualified for financial, ownership & area reasons	- 88
Applications disqualified for structural reasons	- 73
Appeals approved by Model Cities Citizens Review Committee	+ 60
Total applications eligible for processing	= 264
Total jobs committed or underway	- 193
Applications remaining to be processed	= 71

Funds

HRP Grant Funds committed	\$184,911.40
Estimated HRP Grant Funds remaining for Action Year 2	\$ 8,226.60

COMMUNITY SERVICES  
Bi-Weekly Report  
February 16-29, 1972

General

The Albina Neighborhood Improvement Project Completion Ceremony was held on Sunday, February 20, 1972, with representatives from DHUD, City of Portland, Albina Neighborhood Improvement Committee and Portland Development Commission participating in the program. Community Services staff assisted the residents in preparing for the ceremony. Invitations were printed and addressed; flyers announcing the ceremony were delivered door-to-door in the project area; refreshments were prepared and served.

NDO #1 (5630 N. E. Union)

Woodlawn

A new supervisor was assigned to NDO 1 at the start of this period. There were sixteen home inspections during this reporting period. The City Building Inspector was accompanied on each inspection. Three inspections were set for future dates. The City Building Inspector determined during one of the home inspections that the furnace was unsafe and required immediate attention. Through contact with the Finance Section at NDO 2, immediate replacement of the furnace was accomplished.

Three hundred and ten Woodlawn residents were personally contacted in this period to encourage participation in neighborhood meetings and activities. An additional thirty-one residents were contacted relative to further financial assistance available to low-income families in the street improvement program.

All members of the newly formed Woodlawn Recreation and Culture Subcommittee were contacted by mail and telephone as a reminder of the February 16th meeting at NDO 1. No business was conducted at this meeting because of lack of attendance by committee members. All members of the Woodlawn Executive Board were also contacted by mail and follow-up telephone calls for the February 22nd Board meeting at NDO 1 where various items of interest to the Association were discussed. Mr. Walter Knappert was selected by the Board to represent the Association on the Port of Portland's Citizens Advisory Committee for development of the Columbia Slough. Three staff members and eleven residents were present at this meeting.

Two final planning sessions were held regarding the Home Ownership Workshop to be co-sponsored by the Development Commission and the Model Cities Consumer Protection Program for the Boise/Humboldt and Woodlawn neighborhood associations. Flyers were delivered throughout the entire Woodlawn neighborhood, door-to-door, in schools and neighborhood businesses, publicizing this workshop. The workshop is scheduled for March 4, 10:00 a.m.-1:30 p.m., at Cascade Center.

Several questions and complaints about the street improvement program were referred to the engineering section at central office: 1) four families on Liberty Street between Sixth and Durham called requesting that their street be improved; 2) four families on Eighth between Buffalo and Bryant called to complain about the quality of their street improvement; and, 3) a family on Durham and Portland Blvd. called to register their displeasure about the quality of the improvement on Portland Blvd.



Community Services Bi-Weekly Report  
February 16-29, 1972  
page two

Woodlawn (cont'd)

A resident on Dekum affected by the proposed Salvation Army Community Center development in her area was referred to the Relocation section at central office. A resident inquiring about the possibility of replacing his rental home with a duplex was referred to the Rehab Supervisor at NDO 1. A resident who had been rejected for a home rehabilitation grant in 1970 was referred to the Finance section at NDO 2 since the person's financial status has changed in the interim due to retirement. Four residents of the Boise/Humboldt area with questions about home rehabilitation were referred to the Rehab section at NDO 1. Two King/Vernon/Sabin area residents were referred to NDO 2 for answers to their questions about home rehabilitation. One Model Cities resident inquiring about a small business loan was referred to MEDIA.

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

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

Irvington

There were three inspections completed in the Irvington neighborhood on which the Information Specialists accompanied the City Building Inspector. Four inspections were set for future dates.

Flyers were distributed throughout the entire neighborhood to publicize the general membership meeting of February 24 held at Irvington School. There were thirty-three residents and two staff members in attendance. Meeting discussion centered around proposed amendments to the Bylaws to include participation by absentee owners and neighborhood businessmen in the Association. These proposed amendments were defeated. Third Action Year Priorities were also discussed and approved. Minutes, agendas, and copies of proposed Bylaw changes were prepared and distributed at this meeting.

Notices were mailed to members of the Irving Park Committee relative to the committee meeting on February 25 at NDO 2 to further finalize proposed redevelopment of Irving Park. In attendance were six residents, one staff member, two neighborhood consultants and two Park Department representatives.

The Traffic Control Survey was completed during this time frame, making a total of two hundred and thirty residents contacted and interviewed. (See attached letter)

King/Vernon/Sabin

Due to accelerated Third Action Year planning, the KVS Coordinating Committee has resumed weekly meetings. This office continues to notify members by mail and telephone of each meeting, prepare minutes and agendas for the committee and provide transportation for members, when requested.

A Neighborhood Facilities Workshop was held at NDO 2 on February 19. Purpose of the workshop was to discuss agency participation available so as to avoid duplication of existing Model Neighborhood services. Twenty-two agency representatives, eight resident task force members, one Citizens Planning Board representative, and one City representative were present.

Community Services Bi-Weekly Report  
February 16-29, 1972  
page three

King/Vernon/Sabin (cont'd)

Twenty-six home inspections were completed during this period. Twenty-six additional inspections were scheduled for future dates. There was a meeting of residents along 16th Avenue between Alberta and Going to discuss the home rehabilitation program as part of a Demonstration Block project. Seventeen residents and one staff member were in attendance.

Flyers were distributed door-to-door in the King area publicizing the February 24th general membership meeting of the King Association at the Highland Center. Items for discussion included questions about the KVS Impact Area boundaries and a report from the Irving Park Committee on the redesign of Irving Park. There were twelve residents and two staff members present.

Notices were mailed and telephone calls made to remind all members of the Vernon Executive Board to meet at Vernon School on February 26 to discuss NDP. Fifteen residents and two staff members were in attendance.

Flyers were distributed door-to-door in Sabin publicizing the general membership meeting of the Sabin Community Association at Sabin School. Thirty-two residents and four staff persons attended. Information on rehabilitation grants and loans and Third Action Year priorities were discussed.

NDO #3 (10 N. E. Graham)

Eliot

There were one hundred and thirty-one door-to-door contacts during this period to encourage participation in the Eliot Association meetings and planning activities.

Notices were mailed and follow-up telephone calls made to remind all Board members of the February 16th Board meeting at NDO 3. Discussion centered around the consultants' planning performance and the length of time left before implementation of plans would begin. Nine Board members and two staff members were present at this meeting.

All members of the Eliot Board and the Housing, Physical Development, and Planning Committee were contacted by mail and telephone relative to a called special meeting held on February 21 at NDO 3. It was decided that the consultants should hire neighborhood residents to take a house-to-house survey regarding projected neighborhood land usage. Thirteen residents and one staff member were in attendance.

Flyers were delivered throughout the entire Eliot neighborhood to publicize the February 23rd general membership meeting held at Dishman Center. Telephone calls were also made to residents as a further reminder of the meeting. There were fifty-seven residents, two staff members and two Model Cities staff members present at this meeting. The main topic of concern revolved around the adoption of the consultants' preliminary plan for the neighborhood. The decision to adopt was tabled for an indefinite period of time.

A planning workshop for Eliot residents is scheduled for March 4 at Dishman Center. NDO 3 staff has conferred with central office staff in planning the workshop.

Community Services Bi-Weekly Report  
February 16-29, 1972  
page four

Eliot (cont'd)

Several residents concerned about the neighborhood planning program visited the office to share their concerns with the office supervisor. Community workers assisted NDO 2 with flyer distribution during this time.

NDO #4 (4000 N. Mississippi)

Boise/Humboldt

As flyers were delivered door-to-door announcing neighborhood association meetings, residents were personally contacted and encouraged to participate in the neighborhood associations and project area activities.

Flyers were distributed throughout the Boise neighborhood publicizing the Boise general membership meeting of February 22 held at Boise School. There were thirty-four residents and five staff members present. The membership voted to consult with Model Cities staff personnel in regards to the PDC budget recommendation for the Boise/Humboldt Urban Renewal Plan.

The Boise Association then held a special general membership meeting at Boise School on February 29 to reconsider their action to consult with Model Cities on the budget recommendations. The membership subsequently voted to support the budget as recommended with no alterations. Three PDC staff members and fifty-five residents were in attendance.

Several conferences have been held with the Boise/Humboldt Planning Consultants relative to the Commercial Beautification Project along Mississippi Avenue.

Final preparations were made in cooperation with NDO 1, Model Cities Consumer Protection personnel, and central office staff for the Home Ownership Workshop to be co-sponsored by the Boise/Humboldt and Woodlawn neighborhoods. Workshop date is March 4 at Cascade Center from 10:00 a.m. to 1:30 p.m. Flyers were distributed on two occasions in the Boise/Humboldt Impact Area publicizing this workshop.

Staff has received daily requests from area residents for assistance. Requests include one request for moving assistance, three requests for food, two requests for coal, one request for oil, and five requests for rental housing. Each request has been referred to the proper agency for assistance. Staff has also provided transportation to all neighborhood meetings at the request of residents. Several emergency housing requests have been referred to the Rehabilitation Section.

Staff continues to notify coordinating committee members by letter and telephone of the weekly committee meetings. Transportation has also been provided.

ANIP

Flyers were distributed door-to-door throughout the general neighborhood publicizing the ANIP Completion Ceremony of February 20 held at Boise School. Much assistance was received from central office and all site offices to make this affair a success. The ANIC will continue to meet monthly even though the project is completed.

SE UPLIFT (4316 S. E. Hawthorne)

SE Uplift

Members of the SE Uplift Advisory Committee were notified by mail and telephone of the regularly scheduled meeting held on February 21. At this meeting the committee considered: 1) activities of various neighborhood organizations in SE; 2) zone requests to the Planning Commission; and, 3) arguments by representatives of Sensible Transportation Options for People (STOP) and the State Highway Department concerning the economic, environmental, and social impacts of the proposed Mt. Hood Freeway. In attendance were four PDC staff, twenty-three residents and other agency representatives. Staff prepared and distributed minutes of the last meeting, contacted committee members, interested residents, and zone-request petitioners urging their attendance; prepared committee correspondence as requested by the Chairman; and met with Highway Department representatives and discussed the structure and function of the SE UL Committee.

The Buckman Citizen Participation Committee meetings on February 22 and 29 were concerned with seeking means by which to involve more residents in the Buckman Community Association. The committee has organized an outreach network and has begun developing short-term goals. At the committee's request, staff contacted residents, urging them to attend the meetings and prepared informational packets for the persons involved in the outreach network. Attendance at the two meetings included one staff person and five and sixteen residents respectively.

The regular meeting of the Buckman Coordinating Committee considered presentation by representatives of Skidmore Owings, & Merrill, the State Highway Department and STOP concerning the economic, social, and environmental impacts of the proposed Mt. Hood Freeway. The committee supported the STOP resolution as it relates to the Buckman neighborhood. Staff assisted in preparing and distributing the Minutes of the previous meeting, preparing the agenda, and personally contacted the members of the committee urging them to attend the meeting. In attendance were twenty-six residents and two staff members.

The Sellwood-Moreland Improvement League (SMILE) meeting discussed dredging on Ross Island and decided to support developing Ross Island for public use with funds from the Greenway Program. It was reported that the SMILE appeal on the Sulmonetti zone change petition had been postponed. Residents were urged to support the appeal when it is considered. Staff provided SMILE with copies of the SE UL Advisory Committee correspondence concerning the Sulmonetti petition. In attendance were nineteen residents and one staff member.

Staff personally contacted one hundred and forty-seven Brooklyn residents at their homes concerning the tree planting program sponsored by SE UL and the City of Portland.

At the request of Montavilla residents, staff is assisting them in forming a neighborhood improvement organization in the area. Their first meeting is set for March 21.

The Babe Ruth Little League met in the SE UL Conference Room on February 29. A Southeast Portland resident interested in teaching minorities was referred to MECCA, PACT and the Portland Public Schools.

RECEIVED

FEB 24 1972

RECEIVED  
PORTLAND DEVELOPMENT COMMISSION

February 23, 1972

Ms. Hazel Hayes, Coordinator  
Community Services  
Portland Development Commission  
1700 S.W. 4th  
Portland, Oregon

Dear Hazel:

I would like to take this opportunity to thank you for the outstanding support you and your department gave the Traffic Committee of the Irvington Community association. In spite of the short notice you undertook responsibility for organizing and coordinating a survey approximately fifteen blocks of the Irvington area. As always the committee received a professional and quality response to our request.

Again let me convey the sincere appreciation of both the Traffic Committee and the Board of Directors of the Irvington Community Association.

Sincerely



Mike Henniger, Vice-Chairman  
Traffic Committee

cc: John Kenward/Ex. Director  
Andrew Fink/President, ICA

TELEPHONE AND VISITORS LOG - FEBRUARY 16-29, 1972

	<u>Telephone</u>	<u>Visitors</u>
<u>NDO 1</u>		
Community Services	244	90
Finance	15	1
Rehab	<u>647</u>	<u>286</u>
TOTAL	906	377
 <u>NDO 2</u>		
Community Services	616	57
Finance	<u>514</u>	<u>98</u>
TOTAL	1130	155
 <u>NDO 3</u>	104	26
 <u>NDO 4</u>	383	112
 <u>SE UL</u>		
Community Services	36	35
Rehab	<u>42</u>	<u>5</u>
TOTAL	78	40

MEETING SCHEDULE - FEBRUARY 16-29, 1972

DATE	ORGANIZATION	PURPOSE	PLACE	ATTENDANCE
<u>PDC-RELATED MEETINGS</u>				
2/16	Neigh. Facilities Task Force	Neigh. Facilities Planning	NDO 2	14
2/16	Vernon Community Assn.	Executive Board Regular Meeting	Vernon School	18
2/16	B/H Coor. Com.	Physical Planning	NDO 4	18
2/16	Workshop Planning Committee	Plan for Home Owner. Workshop	Consumer Protect. Off.	5
2/16	WIA Recreation & Culture Sub-Com.	Park Program	NDO 1	6
2/16	Eliot Phy. Plan. Com.	Physical Planning	NDO 3	11
2/16	Sabin Community Assn.	General Membership	Sabin School	35
2/17	KVS Demonstration Block Meet.	Home Rehab. Demonstration	4714 NE 16th	18
2/17	Boise Citizens Imp. Assn.	Nominating Committee	NDO 4	8
2/17	Boise Citizens Imp. Assn.	Executive Board	NDO 4	10
2/19	Neigh. Facilities Workshop		NDO 2	31
2/20	ANIP Completion Ceremony	Close-Out of ANIP	Boise School	140
2/21	Eliot Joint Board & Plan. Com.	Neighborhood Planning	NDO 3	14
2/21	B/H Coor. Com.	Physical Planning	NDO 3	11
2/21	SE Uplift Advisory Com.	Regular Meeting	SE UL	27
2/22	Boise Citizens Imp. Assn.	General Membership	Boise School	40
2/22	Buckman Citizen Part. Com.		Residents home	6
2/22	WIA	Executive Board	NDO 1	14
2/23	Eliot Neigh. Program Assn.	General Membership	Dishman Center	61
2/24	Workshop Planning Committee	Home Ownership Workshop	NDO 1	5
2/24	King Improvement Assn.	General Membership	Highland Center	12
2/24	Irvington Community Assn.	General Membership	Irvington School	35
2/24	Buckman Coor. Com.	Regular Meeting	Central Catholic HS	29
2/25	SMILE	Regular Meeting	Old Pioneer Church	20
2/28	B/H Coor. Com.	Planning	NDO 4	12
2/29	Boise Citizens Imp. Assn.	General Membership	Boise School	61
2/29	Buckman Citizen Part. Com.		Residents home	17
<u>TOTAL NUMBER OF MEETINGS: 27</u>			<u>ATTENDANCE:</u>	<u>688</u>
<u>OTHER MEETINGS ATTENDED BY C.S. STAFF</u>				
2/24	Model Cities Education W.C.	Regular Meeting	NDO 2	10
2/28	Model Cities Law & Justice W.C.	Regular Meeting	NDO 1	12
<u>TOTAL NUMBER OF MEETINGS: 2</u>			<u>ATTENDANCE:</u>	<u>22</u>
<u>TOTAL NUMBER OF PDC-RELATED MEETINGS FROM</u>			<u>ATTENDANCE:</u>	<u>1983</u>
JANUARY 1, 1972-FEBRUARY 29, 1972: 95				
<u>TOTAL NUMBER OF OTHER MEETINGS FROM</u>			<u>ATTENDANCE:</u>	<u>662</u>
JANUARY 1, 1972-FEBRUARY 29, 1972: 22				

PRODUCTION  
~~XYMEOGRAPH~~ TALLEY SHEET

MONTH Feb. 16 thru Feb. 29, 1972

DATE	NO. OF PAGES	NUMBER OF COPIES:			(Specify)
		NDP	PRE-NDP	OTHER	
2/16	1	165			Finance
	1	115			Finance
	1	200			C.S.
	9			810	SEUL
	1	65			Vernon
2/17	1	3000			King - Flier
	1	3000			ANIP - Flier
2/18	1	65			Woodlawn
	1		65		Eliot
	3	195			B/H
	1	115			B/H forms
	1	115			B/H forms
	1		2500		Eliot Flier
	1	2500			Boise Flier
	1		41		Eliot
	5	250			B/H
	1	115			B/H
2/22	2	130			Woodlawn
	1		1000		Eliot Flier
	3	156			B/H
	1	65			B/H
2/23	1	500			CS
	3	150			Woodlawn
	4		200		Eliot
	6	240			KVS
	3	150			B/H



[illegible]

March 13, 1972

TO: John B. Kenward

FROM: Harold D. Hand

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

TOTAL PARCELS TO BE ACQUIRED IN WOODLAWN:

	<u>Previous Report 2/24/72</u>	<u>Current Report</u>
Park Site	39	39
Park Site Ext. & Housing Site	17	17
Added Demos	10	10
Improvements only	<u>4</u>	<u>4</u>
	70	70
Parcels acquired to date	58	61
Options obtained outstanding	5	2
Parcels in condemnation	<u>0</u>	<u>0</u>
Parcels to be negotiated	<u>7</u>	<u>7</u>

TOTAL PARCELS TO BE ACQUIRED IN IRVINGTON:

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

MEMORANDUM

March 13, 1972

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

WOODLAWN

	<u>Park Site</u>	<u>Outside Park</u>
Households relocated	43	11
Households in acquired property	2	1
Households in property to be acquired	<u>1</u>	<u>5</u>
Total Woodlawn	<u>46</u>	<u>17</u>

IRVINGTON

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

March 9, 1972

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

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

<u>Woodlawn</u>	<u>BUDGETED</u>	<u>UNDER CONTRACT</u>	<u>CONTRACT COMPLETION</u>
Street Improvements (assessment districts)	\$159,126	\$143,000*	100%
Bus Shelters	4,600	-	-
Street Trees	28,593	28,593	100%
Traffic Signals		8,500	100%
Subtotals	<u>\$192,319</u>	<u>\$179,955</u>	
<u>Irvington</u>			
Street Improvements (contract)	\$ 30,000	\$ 23,713	100%
Traffic Signals	1,000	-	-
Street Trees	10,000	-	-
Decorative Benches	4,681	-	-
Subtotals	<u>\$ 45,681</u>	<u>\$ 23,713</u>	
TOTALS	<u>\$238,000</u>	<u>\$203,668</u>	

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

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

	<u>BUDGETED</u>	<u>UNDER CONTRACT</u>
<u>Woodlawn</u>		
Street Improvements	\$ 1,950	
Park Improvements	216,750	
	<u>\$218,700</u>	
<u>Irvington</u>		
Traffic Controls	\$ 18,600	
Street Lights	16,000	
Street Trees, Phase II	10,000	\$ 6,168
Irvington Park Improvements	54,000	
	<u>\$ 98,600</u>	
<u>King-Vernon-Sabin</u>		
Traffic Signals	\$ 24,000	
Trees	6,000	
	<u>\$ 30,000</u>	
TOTALS	<u>\$347,500</u>	<u>\$ 6,168</u>

DEMOLITION

Woodlawn

	<u>Feb. 24, 1972</u>	<u>Mar. 13, 1972</u>
Buildings Cleared.....	29	37
Buildings Under Contract.....	8	0
Buildings Advertised for Bids.....	0	8
Buildings Sold and Moved.....	5	5
Buildings Acquired and Vacant.....	8	0
Buildings Acquired and Occupied.....	3	3
Buildings to be Acquired in Park Extension and Housing Site.....	<u>4</u>	<u>4</u>
TOTAL	<u>57</u>	<u>57</u>

Irvington

Buildings Cleared.....	6	10
Buildings Under Contract.....	4	0
Buildings Out for Bid.....	0	0
Buildings Acquired and Vacant.....	<u>0</u>	<u>0</u>
TOTAL	<u>10</u>	<u>10</u>

JJR/ms

Date March 13, 1972

TO: The Commissioners

FROM: John B. Kenward

Commission Reports & Documents No. 72-50

SUBJECT: Offer to Purchase Parcel Nos. D-29-9 and D-29-10 in the Albina Neighborhood Improvement Project, ORE. R-8 by Sutton & Westlund Construction Co., a Partnership

A proposal has been received from Louis L. Sutton and Harold I. Westlund, doing business as Sutton & Westlund Construction Co., a partnership, hereinafter called the "Redeveloper," for the purchase of Lots 9 and 10, Block 29, CENTRAL ALBINA, in the City of Portland, County of Multnomah and State of Oregon, in the Albina Neighborhood Improvement Project Area, at the minimum disposal price established by the Commission as concurred in by the Department of Housing and Urban Development for redevelopment of two single family residences to be made available for sale under F.H.A. Section 235.

Plans and specifications for the proposed improvements to be constructed on the land have been reviewed by the architectural consultant to the Commission and approved as submitted.

Columbia Mortgage Co., by letter dated March 10, 1972, advises they are prepared to furnish the required financing to the redeveloper.

**RECOMMENDATION:**

It is recommended that the Commission adopt the resolution authorizing the acceptance of offer to purchase Parcel No. D-29-9 and Parcel No. D-29-10 by Redeveloper, approving construction plans for redevelopment, determining financial ability of Redeveloper, authorizing execution of Agreement for the Sale of Land under certain terms and conditions, and authorizing the execution and delivery of Deed under certain conditions.

  
Executive Director

ACTION: March 13, 1972. Page 72-31. Report and Res. No. 1538 approved.

Date March 13, 1972

TO: The Commissioners

FROM: John B. Kenward

Commission Reports & Documents No. 72-49

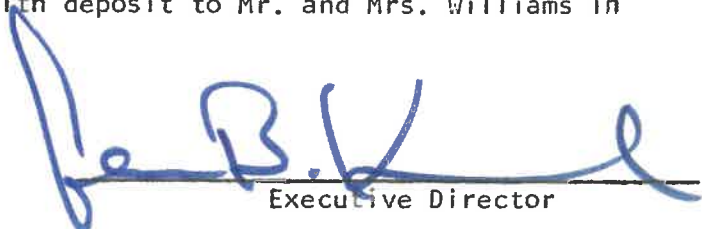
SUBJECT: Termination of Offer to Purchase Parcel No. D-28-4 by  
Henry E. Williams and Hazel C. Williams; Return of Good  
Faith Deposit in the Albina Neighborhood Improvement Project

On March 12, 1970, Henry E. Williams and Hazel C. Williams, husband and wife, submitted a proposal, together with a good faith deposit in the amount of \$150 to the Commission for the purchase and redevelopment of Lot 4, Block 28, CENTRAL ALBINA (Parcel No. D-28-4), in the Albina Neighborhood Improvement Project. After extensive discussions concerning the plans for a duplex and after making application to the First National Bank of Oregon for a loan commitment, the Commission accepted the proposal by Resolution No. 1161, adopted May 11, 1970.

In view of the time period in which this Project land has been committed for redevelopment to Mr. and Mrs. Williams without finalizing the transaction, it is in the best interest of the Project and the City to rescind all actions by the Commission, together with all obligations of Mr. and Mrs. Williams and the Commission by reason of said offer and action by the Commission under Resolution No. 1161 and authorize the return of the good faith deposit in connection therewith.

RECOMMENDATION:

It is recommended that the offer to purchase Lot 4, Block 28, CENTRAL ALBINA, in the Albina Neighborhood Improvement Project by Henry E. Williams and Hazel C. Williams, husband and wife, together with all obligations of Mr. and Mrs. Williams and subsequent action by the Commission under Resolution No. 1161 be rescinded, and it is further recommended that the Commission authorize the return of the good faith deposit to Mr. and Mrs. Williams in the amount of \$150.00.

  
Executive Director

ACTION: March 13, 1972. Page 72-30. Approved.

Date March 13, 1972

TO: The Commissioners

FROM: John B. Kenward

Commission Reports & Documents No. 72-48

SUBJECT: Progress Report  
Albina Neighborhood Improvement Project, ORE. R-8

Acquisition has been finalized with the purchase of 108 total parcels of property in the Project Area; with a total expenditure of \$667,320. Relocation of tenants and owners has been completed; demolition of structures shall be completed April 10, 1972.

On December 20, 1971, the Commission authorized use of local funds to purchase the remaining 18 disposal parcels to accomodate close out of the Project. Of the 18 parcels, 13 parcels have been committed for redevelopment.

RECOMMENDATION:

For information and file.



Executive Director

ACTION: March 13, 1972. Page 72-30. Approved for filing.



March 13, 1972

TO: The Commissioners

FROM: John B. Kenward

Commission Reports & Documents No. 72-47

SUBJECT: Auditorium Forecourt Operational Costs - February, 1972

Tools, Equipment, Supplies & Chemicals

Tools	\$3.40	
Equipment	6.25	
Supplies	23.54	
Photographs	<u>15.00</u>	
		\$ 48.19

Utilities & Services

Electric Service	647.29	
Water Service	104.45	
Garbage Service	<u>41.00</u>	
		792.74

Personnel

Forecourt Maintenance Men	<u>725.61</u>
Total - - -	<u><u>\$1,566.54</u></u>

Recommendation: Motion to approve expenses as listed.

  
Executive Director

ACTION: March 13, 1972. Page 72-30.

Date March 13, 1972

TO: The Commissioners

FROM: John B. Kenward

Commission Reports & Documents No. 72-46

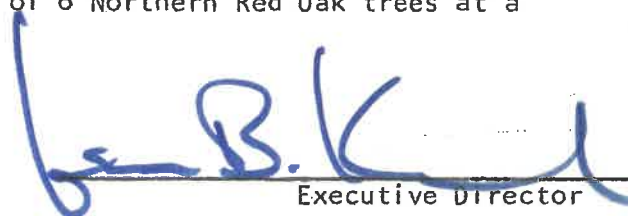
SUBJECT: Street Trees, Area II, South Auditorium Project

Five street trees on Market Street adjacent to the Auditorium are to be planted by the Park Bureau, providing the Development Commission furnishes the trees. The proposed planting of these trees is in accordance with the master street tree plan developed and approved for Area II. A tree on S. W. First Avenue, which died, may be replaced on the same basis.

Six Northern Red Oak trees ( $3\frac{1}{2}$ " to 4" caliper) are available at a cost of \$93.47 each, totaling \$560.82.

RECOMMENDATION:

Recommend approval for purchase of 6 Northern Red Oak trees at a cost of \$560.82.

  
Executive Director

ACTION: March 13, 1972. Page 72-30. Approved.

Date March 13, 1972

TO: The Commissioners

FROM: John B. Kenward

Commission Reports & Documents No. 72-45

SUBJECT: Site Improvement Report

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

SOUTH AUDITORIUM PROJECT

1. TRAFFIC SIGNALS - Four intersections in Area II complete.
2. DEMOLITION - Area II - Complete, excepting Oregon Laundry property.
3. BLOCK 131 - Oregon Laundry moving; retail outlet to remain until equipment is prepared and auction held. Auction scheduled for April 20, 1972. Dritsas Parcel (131-3) leased to City Center Parking.
4. CITY PARKING STRUCTURE - Shopping areas partially completed and occupied.
5. SALTZMAN BUILDING - Concrete poured up to 3rd Floor. Completion scheduled for October 1972.
6. FIRST NATIONAL BANK - East building partially closed in. Initial completion scheduled for June 1972. Completion of tenant improvements scheduled for June 1973.
7. CROWN PLAZA - Shops partially occupied.
8. PORTLAND COMMONS - Plans being prepared for submission. Construction scheduled to start in August 1972.
9. AMERICAN CONDOMINIUMS - Lincoln Tower topped out. Mass excavation completed for parking structure. Grant Tower construction scheduled to start in March 1972.
10. MORAN A-5 - Structural steel erected to Upper Plaza level. Concrete poured to street level on east side of building. Completion scheduled for December 1972.
11. B-4 - Developers continuing to attempt to develop feasible proposal.
12. BOY SCOUTS BUILDING - Addition completed.
13. STEAM LINE - Contractor has almost completed replanting trees for Pacific Power & Light Co.

PORTLAND STATE UNIVERSITY PROJECT

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

ALBINA PROJECT

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

EMANUEL HOSPITAL PROJECT

	<u>Feb. 24</u>	<u>Mar. 13</u>
1. <u>DEMOLITION</u> - Buildings Cleared.....	43	51
Buildings Under Contract.....	8	11
Buildings Out for Bid.....	11	2
Buildings Acquired & Vacant....	1*	9*
Buildings Acquired & Occupied..	29	21
Buildings to be Acquired.....	<u>53</u>	<u>51</u>
TOTAL	<u>145</u>	<u>145</u>

(\*) Including 1 held for PDC use

2. SEWER SYSTEM

Construction scheduled to start in April of 1972.

RECOMMENDATION:

For information and file.

  
Executive Director

Date February 24, 1972

TO: The Commissioners

FROM: John B. Kenward

Commission Reports & Documents No. 72-44

SUBJECT: American Plaza - Phase I Parking Structure

American Plaza is at this time requesting to commence construction of the Phase I parking structure. CRD 71-300, December 20, 1971, authorized this work to be undertaken subject to the receipt of a letter of financial commitment as evidence of commitment to Phase II.

Development Status:

1. A letter of financial commitment was required at this point to insure that Phase II would proceed and to reduce the already limited chances of the potential construction of an unworkable structure, unable to meet parking requirements and a form of development specifically disapproved by the Commission.
2. The failure of Phase II to proceed would result in an underground parking structure on Phase I land, the lower levels of which will be unusable and inaccessible without the development of Phase II; therefore, the commitment of Phase II increases in proportion to the extent of work carried out on this parking structure in Phase I.
3. The attached letter, dated February 15, 1972, indicating financial commitment of Phase II has been submitted to satisfy Commission requirements and is of a similar form to the letters for Phase I accepted by the Commission as part of the requirements for approving the Assignment of Interest to American Plaza Co., March 15, 1971.
5. Construction plans for the proposed work have been received and approved by the Commission. Detailed plans and specifications for landscaping have not been approved. Preliminary landscape plans have been approved.
6. The security deposit held by the Commission for Parcel C-2 is \$19,864.
7. The redeveloper has agreed in the conveyance documents to proceed with Phase II no later than one year from the date of completion of Phase I.

CRD No. 72-44, Cont'd

RECOMMENDATION:

That the Executive Director be authorized to approve the construction of the proposed Phase I parking structure, excluding landscaping, subject to the written agreement by American Plaza Co:

1. To commence construction of the Phase II development and acquire the remainder of Parcel C-2 no later than May 20, 1972;
2. If unable to proceed by such date, to cease construction on work authorized herein until an acceptable plan is developed and approved by the Commission which will allow for satisfactory completion of the development;
3. To remove, if necessary, construction authorized herein, if required by the Commission, to allow for satisfactory completion of the development of Phase I, if American Plaza Co. is unable to meet the terms of the Redevelopment Agreement for the full development of Parcel C-2.

  
Executive Director

ACTION: Feb. 24, 1972. Page 72-21. Approved.



**Pacific First Federal  
Savings and Loan Association**

801 S.W. Sixth Avenue, Portland, Oregon 97204, Capitol 2-9525

**RECEIVED**

FEB 22 1972

**PORTLAND DEPARTMENT OF COMMISSION**

February 15, 1972

**RECEIVED  
FEB 17 1972  
W. A. SIVERS CO.**

Mr. Win Sivers  
Mr. Eugene Popma  
American Condominium Homes  
1700 S. W. 4th Avenue  
Portland, Oregon 97201

Re: Proposed loan  
American Plaza Towers  
Grant Tower  
135-unit condominium

Dear Messrs Sivers and Popma:

Referring to my letter of February 10, 1972 and in consideration of your counter-proposal, we will consider your application for construction financing of the proposed Grant Tower subject to approval of our Board of Directors for a loan of \$6,650,000.00 with interest at 8% per annum and maturity of 30 months.

At your suggestion, our additional loan would be secured by a mortgage on the entire land area included in the Lincoln Tower, Grant Tower, and un-improved land to be held for the final phase.

Commencement of disbursement of the funds for the second phase, will be conditioned upon pre-sales in the amount of \$6,650,000.00 in either Lincoln or Grant Towers including garage unit but excluding sales or reservations by principals of the joint venture.

For the purpose of our commitment, pre-sales are to be evidenced by copies of Conditional Sales contract together with the establishment of a savings account at Pacific First Federal of Earnest Money deposits placed in escrow.

The loan service fee to be charged in connection with this proposed loan will be 2% of the face amount of the loan plus the actual cost of surveys, mortgagees title insurance (ALTA form).

As pointed out in my letter of February 10, we will also entertain ap-

Page 2

February 15, 1972


Mr. Win Sivers

Mr. Eugene Popma

plications for permanent financing from purchasers of the individual units subject to our normal requirements on terms and at rates established by our Association at the time of application.

If you are interested in negotiating on the terms outlined herein, we will be happy to proceed with your application at your convenience. Inasmuch as our Board of Directors convenes on the third Wednesday of each month, the next available meeting being March 15, 1972, we should proceed to assemble the necessary information for their consideration at an early date.

Very truly yours,

  
L. J. Welch  
Vice President  
Manager

LJW/ds



February 24, 1972

Date

TO: The Commissioners

FROM: John B. Kenward

Commission Reports & Documents No. 72-43

SUBJECT: Financial Statements

Dec. 31, 1971

Jan. 31, 1972

Recommendation: Motion to approve.

  
Executive Director

Action: Feb. 24, 1972. Page 72-28. Approved.

PORTLAND DEVELOPMENT COMMISSION  
Detail of Project Expenditures, Relocation Payments and Rehabilitation Grants  
Per Latest Approved DHUD Budgets and Actual Costs to January 31, 1972

	SOUTH AUDITORIUM PROJECT		PORTLAND STATE PROJECT		EMANUEL HOSPITAL PROJECT	
	DHUD Budget #16 Appvd. 12/13/71	Actual to Jan. 31, 1972	DHUD Budget #4 Appvd. 10/27/71	Actual To Jan 31, 1972	DHUD Budget #1 Appvd. 4/23/71	Actual To Jan. 31, 1972
Project Expenditures (Detail P.2)	\$ 22,455,699	\$ 21,210,316	\$ 13,174,163	\$ 11,736,242	\$ 6,674,449	\$ 1,632,779
Noncash Grants-in-Aid	<u>3,948,790</u>	<u>293,241</u>	<u>3,174,874</u>	<u>3,763,076</u>	<u>826,955</u>	
Gross Project Cost	26,404,489	21,503,557	16,349,037	15,499,318	7,501,404	1,632,779
Less Sale Price Project Land	<u>(10,756,589)</u>	<u>( 9,793,166)</u>	<u>( 3,725,000)</u>	<u>( 3,033,595)</u>	<u>( 913,170)</u>	<u>9</u>
NET PROJECT COST	\$ <u>15,647,900</u>	\$ <u>11,710,391</u>	\$ <u>12,624,037</u>	\$ <u>12,465,723</u>	\$ <u>6,588,234</u>	\$ <u>1,632,779</u>
FEDERAL CAPITAL GRANTS:						
Project Capital Grant	8,057,788	5,686,784	8,212,834	5,235,682	5,758,507	
Relocation Grants & Rehab. Grants	<u>1,027,360</u>	<u>694,837</u>	<u>292,975</u>	<u>265,957</u>	<u>1,522,800</u>	<u>450,985</u>
TOTAL FEDERAL GRANTS	\$ <u>9,085,148</u>	\$ <u>6,381,621</u>	\$ <u>8,505,809</u>	\$ <u>5,501,639</u>	\$ <u>7,281,307</u>	\$ <u>450,985</u>
LOCAL GRANTS-IN-AID:						
Cash	3,341,291	3,341,291	1,173,461	1,173,461		
Real Estate Tax Credits	300,031	149,129	62,868	15,425	2,772	
Noncash	<u>3,948,790</u>	<u>293,241</u>	<u>3,174,874</u>	<u>3,763,076</u>	<u>826,955</u>	
TOTAL LOCAL GRANTS	\$ <u>7,590,112</u>	\$ <u>3,783,661</u>	\$ <u>4,411,203</u>	\$ <u>4,951,962</u>	\$ <u>829,727</u>	\$ <u>-0-</u>
MINIMUM LOCAL GRANTS-IN-AID REQUIRED.	\$ <u>5,056,581</u>					
APPROVED BUDGET AMOUNT POOLING CREDIT	\$ <u>1,028,319</u>				\$ <u>(1,366,351)</u>	

PORTLAND DEVELOPMENT COMMISSION  
Detail of Project Expenditures, Relocation Payments and Rehabilitation Grants  
Per Latest Approved DHUD Budgets and Actual Costs to January 31, 1972

	SOUTH AUDITORIUM PROJECT		PORTLAND STATE PROJECT		EMANUEL HOSPITAL PROJECT	
	DHUD Budget #16 Appvd. 12/13/71	Actual to Jan. 31, 1972	DHUD Budget #4 Appvd. 10/27/71	Actual to Jan. 31, 1972	DHUD Budget #1 Appvd. 4/23/71	Actual To Jan. 31, 1972
Survey & Planning (inc. interest)	\$ 270,319	\$ 270,319	\$ 229,067	\$ 205,822	\$ 242,376	\$ 248,128
Project Execution Expenditures:						
Administrative Costs & Services	2,009,392	1,928,704	587,674	457,173	766,026	139,320
Legal Services - Condemnation	88,100	86,665	52,500	16,188	40,000	10,446
Survey and Planning	175,386	163,488	15,000	160		
Acq. Expenses, Surveys & Appraisals	337,489	328,455	82,792	72,164	78,586	15,885
Operation of Acquired Property	( 44,116)	( 41,050)	(91,736)	(114,138)	6,463	7,389
Relocation Costs and Planning						
Site Clearance	347,871	297,560	346,070	125,721	256,315	24,275
Project and Site Improvements	3,155,142	2,243,263	988,698	718,278	1,000,434	
Disposition Costs	228,733	216,864	11,273	8,810	17,720	
Rehabilitation						
Interest	2,349,455	2,275,844	824,375	688,412	892,000	51,386
Other Income (interest on investments)	( 1,134,417)	( 1,087,009)	( 242,859)	( 239,957)	( 178,000)	( 14,824)
Real Estate Purchases	14,500,305	14,359,874	10,040,530	9,706,872	3,039,742	1,069,919
Project Inspection	167,339	167,339	90,737	90,737	80,855	80,855
Contingencies	4,701		240,042		431,932	
TOTAL PROJECT EXPENDITURES	\$ <u>22,455,699</u>	\$ <u>21,210,316</u>	\$ <u>13,174,163</u>	\$ <u>11,736,242</u>	\$ <u>6,674,449</u>	\$ <u>1,632,779</u>
Relocation Payments	\$ <u>1,027,360</u>	\$ <u>694,837</u>	\$ <u>292,975</u>	\$ <u>265,957</u>	\$ <u>1,522,800</u>	\$ <u>450,985</u>
ESTIMATED COMPLETION DATE:	<u>Dec. 31, 1972</u>		<u>Feb. 28, 1973</u>		<u>Apr. 30, 1976</u>	

PORTLAND DEVELOPMENT COMMISSION  
Detail of Program Expenditures, Relocation Payments and Rehabilitation Grants  
Per Latest Approved DHUD Budgets and Actual Costs to January 31, 1972

	<u>NEIGHBORHOOD DEVELOPMENT PROGRAM</u>		<u>BUCKMAN CERTIFIED AREA PROGRAM</u>	
	<u>DHUD Budget</u>	<u>ACTUAL to</u>	<u>DHUD Budget</u>	<u>ACTUAL to</u>
	<u>Appvd. 6/30/71</u>	<u>January 31, 1972</u>	<u>Appvd. 6/8/71</u>	<u>January 31, 1972</u>
Program Expenditures:				
Administrative Costs and Services	\$ 624,470	\$ 366,738		
Legal Services - Condemnation	30,000	33,92		
Survey and Planning - Execution	56,400	31,528		
Acquisition Expenses, Surveys and Appraisals	39,892	10,637		
Operation of Acquired Property	5,121	2,644		
Relocation & Community Organization	1,435			
Site Clearance	41,035			
Project Improvements	208,585	2,000		
Disposal Costs	23,906			
Rehabilitation, Excluding Grants	181,574	1,746		
Interest	100,485	29,097		
Other Income (Int. on investments)	( 5,000)			
Real Estate Purchases	405,114	102,200		
Program Inspection	21,262			
Contingencies	85,475			
	<u>\$ 1,819,754</u>	<u>\$ 549,982</u>		
TOTAL EXPENDITURES				
RELOCATION PAYMENTS	<u>\$ 656,408</u>	<u>\$ 180,274</u>		
REHABILITATION GRANTS	<u>\$ 585,046</u>	<u>\$ 305,764</u>	<u>\$ 73,500</u>	<u>\$ 14,000</u>
ESTIMATED COMPLETION DATE	<u>June 30, 1972</u>			

PORTLAND DEVELOPMENT COMMISSION  
Detail of Project Expenditures, Relocation Payments and Rehabilitation Grants  
Per Latest Approved DHUD Budgets and Actual Costs to December 31, 1971

72-26

	SOUTH AUDITORIUM PROJECT		PORTLAND STATE PROJECT		EMANUEL HOSPITAL PROJECT	
	DHUD Budget #16	Actual to	DHUD Budget #4	Actual To	DHUD Budget #1	Actual To
	Appvd. 12/13/71	Dec. 31, 1971	Appvd. 10/27/71	Dec. 31, 1971	Appvd. 4/23/71	Dec. 31, 1971
Project Expenditures (Detail P.2)	\$ 22,455,699	\$ 21,197,269	\$ 13,174,163	\$ 11,651,998	\$ 6,674,449	\$ 1,571,710
Noncash Grants-in-Aid	<u>3,948,790</u>	<u>293,241</u>	<u>3,174,874</u>	<u>3,763,076</u>	<u>826,955</u>	
Costs Project Cost	26,404,489	21,490,510	16,349,037	15,415,074	7,501,404	1,571,710
Less Sale Price Project Land	<u>(10,756,589)</u>	<u>( 9,793,166)</u>	<u>( 3,725,000)</u>	<u>( 3,033,595)</u>	<u>( 913,170)</u>	
NET PROJECT COST	\$ <u>15,647,900</u>	\$ <u>11,697,344</u>	\$ <u>12,624,037</u>	\$ <u>12,381,479</u>	\$ <u>6,588,234</u>	\$ <u>1,571,710</u>
FEDERAL CAPITAL GRANTS:						
Project Capital Grant	8,057,788	5,686,784	8,212,834	5,235,682	5,758,507	
Relocation Grants & Rehab. Grants	<u>1,027,360</u>	<u>694,837</u>	<u>292,975</u>	<u>256,193</u>	<u>1,522,800</u>	<u>368,120</u>
TOTAL FEDERAL GRANTS	\$ <u>9,085,148</u>	\$ <u>6,381,621</u>	\$ <u>8,505,809</u>	\$ <u>5,491,875</u>	\$ <u>7,281,307</u>	\$ <u>368,120</u>
LOCAL GRANTS-IN-AID:						
Cash	3,341,291	3,341,291	1,173,461	1,173,461		
Real Estate Tax Credits	300,031	149,129	62,868	15,425	2,772	
Noncash	<u>3,948,790</u>	<u>293,241</u>	<u>3,174,874</u>	<u>3,763,076</u>	<u>826,955</u>	
TOTAL LOCAL GRANTS	\$ <u>7,590,112</u>	\$ <u>3,783,661</u>	\$ <u>4,411,203</u>	\$ <u>4,951,962</u>	\$ <u>829,727</u>	<u>-0-</u>
MINIMUM LOCAL GRANTS-IN-AID REQUIRED	\$ <u>5,056,581</u>					
APPROVED BUDGET AMOUNT POOLING CREDIT	\$ <u>1,028,319</u>				<u>\$(1,366,351)</u>	

PORTLAND DEVELOPMENT COMMISSION  
Detail of Project Expenditures, Relocation Payments and Rehabilitation Grants  
Per Latest Approved DHUD Budgets and Actual Costs to December 31, 1971

	SOUTH AUDITORIUM PROJECT		PORTLAND STATE PROJECT		EMANUEL HOSPITAL PROJECT	
	DHUD Budget #16 Appvd. 12/13/71	Actual to Dec. 31, 1971	DHUD Budget #4 Appvd. 10/27/71	Actual to Dec. 31, 1971	DHUD Budget #1 Appvd. 4/23/71	Actual To Dec. 31, 1971
Survey & Planning (inc. interest)	\$ 270,319	\$ 270,319	\$ 229,067	\$ 205,822	\$ 242,376	\$ 247,950
Project Execution Expenditures:						
Administrative Costs & Services	2,009,392	1,920,700	587,674	454,582	766,026	127,015
Legal Services-Condemnation	88,100	86,665	52,500	14,930	40,000	9,501
Survey and Planning	175,386	160,548	15,000	160		
Acq. Expenses, Surveys & Appraisals	337,489	328,455	82,792	72,164	78,586	14,653
Operation of Acquired Property	( 44,116)	( 37,518)	( 91,736)	( 110,481)	6,463	6,354
Relocation Costs and Planning						
Site Clearance	347,871	297,360	346,070	125,967	256,315	16,875
Project and Site Improvements	3,155,142	2,241,921	988,698	637,696	1,000,434	
Disposition Costs	228,733	216,864	11,273	8,370	17,720	
Rehabilitation						
Interest	2,349,455	2,269,390	824,375	680,586	892,000	41,761
Other Income (interest on investments)	(1,134,417)	(1,084,648)	( 242,859)	( 235,407)	(178,000)	( 4,600)
Real Estate Purchases	14,500,305	14,359,874	10,040,530	9,706,872	3,039,742	1,031,346
Project Inspection	167,339	167,339	90,737	90,737	80,855	80,855
Contingencies	4,701		240,042		431,932	
TOTAL PROJECT EXPENDITURES	<u>\$22,455,699</u>	<u>\$21,197,269</u>	<u>\$13,174,163</u>	<u>\$11,651,998</u>	<u>\$6,674,449</u>	<u>\$1,571,710</u>
Relocation Payments	<u>\$ 1,027,360</u>	<u>\$ 694,837</u>	<u>\$ 292,975</u>	<u>\$ 256,193</u>	<u>\$1,522,800</u>	<u>\$ 368,120</u>
ESTIMATED COMPLETION DATE:	<u>Dec. 31, 1972</u>		<u>Feb. 28, 1973</u>		<u>Apr. 30, 1976</u>	

JRD:j  
1/12/72

PORTLAND DEVELOPMENT COMMISSION  
Detail of Program Expenditures, Relocation Payments and Rehabilitation Grants  
Per Latest Approved DHUD Budgets and Actual Costs to December 31, 1971

	NEIGHBORHOOD DEVELOPMENT PROGRAM		BUCKMAN CERTIFIED AREA PROGRAM	
	DHUD Budget Appvd. 6/30/71	ACTUAL to Dec. 31, 1971	DHUD Budget Appvd. 6/8/71	ACTUAL to Dec. 31, 1971
Program Expenditures:				
Administrative Costs and Services	\$ 624,470	\$ 300,086		
Legal Services - Condemnation	30,000	2,467		
Survey and Planning - Execution	56,400	26,520		
Acquisition Expenses, Surveys and Appraisals	39,892	8,934		
Operation of Acquired Property	5,121	2,263		
Relocation & Community Organization	1,435			
Site Clearance	41,035			
Project Improvements	208,585			
Disposal Costs	23,906			
Rehabilitation, Excluding Grants	181,574	1,282		
Interest	100,485	22,491		
Other Income (Int. on investments)	( 5,000)			
Real Estate Purchases	405,114	77,500		
Program Inspection	21,262			
Contingencies	85,475			
TOTAL EXPENDITURES	<u>\$ 1,819,754</u>	<u>\$ 441,543</u>		
RELOCATION PAYMENTS	<u>\$ 656,408</u>	<u>\$ 148,829</u>		
REHABILITATION GRANTS	<u>\$ 585,046</u>	<u>\$ 252,815</u>	<u>\$ 73,500</u>	<u>\$ 14,000</u>
ESTIMATED COMPLETION DATE	<u>June 30, 1972</u>			

JRD:j -  
Revised 1/25/72

February 24, 1972

Date

TO: The Commissioners

FROM: John B. Kenward

Commission Reports & Documents No. 72-42

SUBJECT: Travel Expenses

Commissioner Elaine Cogan and Earl Sweet, Administrative Assistant to Mr. Kenward, attended the Urban Growth Policy Conference in Seattle on February 3, 1972, to hear DHUD Secretary George Romney and others discuss current DHUD policy. Travel Expense reports are attached.

Recommendation: Motion to approve travel expenses as per attached reports.

  
Executive Director

Action: Feb. 24, 1972. Page 72-27. Approved.



**PORTLAND DEVELOPMENT COMMISSION**

**TRAVEL EXPENSE REPORT**

NAME: Elaine Cogan

TITLE Commissioner, Portland Develop. Commission

TRIP		DATE	TIME
FROM	Portland	DEPARTURE	2/2/72
TO	Seattle	RETURN	2/3/72
			8:25 p.m.

**EXPENSE INCURRED**

DATES								TOTAL
1. Overnight: Room	America West Motel (shared cost with husband)							2.63
Meals	Dinner --2/2 @ \$9.40 Bkfst 2/3 @ 1.90							11.30
2. Transport: Hired	Airport to downtown & return							4.00
Pers. Auto Miles	Taxi							1.50
@ c Mile								
3. Tel. & Tel.								
4. Parking								
5. Tolls								
6. Handling								
7. Meals								
8. Other (Explain)	Registration fee, including lunch							12.00
<b>TOTAL EXPENSES</b>								<b>31.43</b>

Continental Airlines, round trip

40.00

**EXPLANATION**

Mrs. Cogan attended the Urban Growth Policy Conf. in Seattle, to hear HUD Sec. Geo. Romney, Sam Jackson & others speak. Meeting was held in the Olympic Hotel, Seattle, Wash.
---

**ADJUSTMENT**

71.43

<b>TOTAL EXPENSES</b>	<b>71.43</b>
<b>TRAVEL ADVANCE</b>	<b>-0-</b>
<b>DIFFERENCE</b>	<b>71.43</b>

**EMPLOYEE**

x	<i>Elaine Cogan</i>
Signature	
	<i>2-24-72</i>
Date of Report	

**APPROVED**

Section Chief
Assistant Director

**Instructions**

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

## DESCRIPTION OF EXPENSE ITEMS

### 1. OVERNIGHT TRIP:

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

### 2. TRANSPORTATION:

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

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

### 3. TELEPHONE AND TELEGRAPH:

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

### 4. PARKING AND TOLLS:

&

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

### 6. HANDLING:

Baggage handling.

### 7. MEALS - NOT OVERNIGHT TRIP:

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

### 8. OTHER:

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

Attach airline ticket stubs.

Elaine Cogan

RECEIVED

FEB 9 1992

February 7, 1992

Dear Mary,

Following are my expenses for attendance at the Urban Growth Policy Conference in Seattle February 5, 1992.

American West Hotel 2-2-72	\$ 2.63 (!)
Airporter to & from airport	4.00
Registration fee	12.00
Meals	
dinner 2-2-72	9.40
breakfast 2-3-72	1.90
Taxi cab	1.50
Continental Airlines	40.00
Total	<u>\$71.43</u>

Receipts are enclosed for everything except meals. Thank you for taking care of this.

Sincerely,  
Elaine

Mrs

19946

ROOM LAST (NAME) FIRST IN OUT RATE

LOCAL PHONE  
METER READING

OUT

IN

NET

STREET

IN

CITY

STATE

REG. CARD NO.

CREDIT CARD NO.

CLERK

PREV. NO.

FOLLOWING NO.

*AmericaWest***SIXTH AVE. MOTOR HOTEL**  
2000 SIXTH AVENUE SEATTLE, WASHINGTON 98121  
MUTUAL 2-8300

DATE REFERENCE CHARGES CREDITS BALANCE PICK-UP

FIRST BILLING

GUEST  
SIGNATURE

DATE FIRST BILLING

DATE SECOND BILLING

CODE:

D - FREIGHT

G - GRATUITY

K - NEWSSTAND

E - TELEGRAM

H - VALET

L - LONG DISTANCE

F - FLORIST

J - FOOD

M - BEVERAGE

PLEASE REMIT DIRECT TO THE  
PROPERTY NAMED ABOVELAST AMOUNT IS  
BALANCE DUE

THIS IS YOUR RECEIPT

\$2.00 2-2-72

SEA-TAC TO SEATTLE

DRIVER NO. 6 WESTERN TOURS  
SEATTLE, WN.

RECEIPT

Date Feb. 2 1972

8418

Received From Elaine Cogan

Address Portland Development  
Commission

Dollars \$ 12<sup>00</sup>

For

ACCOUNT			HOW PAID		
AMT. OF ACCOUNT			CASH		
AMT. PAID			CHECK		
BALANCE DUE			MONEY ORDER		

By Ly D'Allessandro

8K806 Redifprm

W/T

RECEIPT

Paid in full to AIRPORTER SERVICE

\$ 2 00

2-3-72

Date

Sign



ISSUED BY  
**CONTINENTAL AIRLINES, INC.**PASSENGER TICKET AND BAGGAGE CHECK  
SUBJECT TO CONDITIONS  
OF CONTRACT ON  
PASSENGER'S COUPON  
PASSENGER'S COUPON

ORIGIN

AIRLINE FORM SERIAL NUMBER

005460182524

ENDORSEMENTS (CARBON)

DEPART  
COUNT

DESTINATION

NAME OF PASSENGER

NOT TRANSFERABLE

DATE OF ISSUE

ISSUED IN EXCHANGE FOR

DATE AND PLACE OF ORIGINAL ISSUE

02/02/72

TOUR CODE

CONJUNCTION TICKET(S)

DATE AND PLACE OF ISSUE

NOT GOOD FOR PASSAGE	CARRIER	FLIGHT	CLASS	DATE	TIME	STATUS	FARE BASIS/TKT. DESIGNATOR	NOT VALID BEFORE	NOT VALID AFTER	ALLOW
FROM PORTLAND/PDX	CO	429	Y	02FEB	0825P	OK	Y			
TO SEATTLE	CO			OPEN			Y			
TO PORTLAND/PDX				VOID						
TO VOID										
TO VOID										

FARE	37.84	PDX CO SEA 28.88	Y CO PDX 28.88
TAX	2.96	48.88	
TOTAL	48.88		

FOR ISSUING OFFICE ONLY

EQUIV.  
AMT.  
PD.

ROUTE CODE

CPN

TICKET NUMBER

005 460182524 4

4821 020 370 271  
2/73\*BAC

PRINTED IN U.S.A. BY RAND McNALLY

NOTICE

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

CONDITIONS OF CONTRACT

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

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

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

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

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

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

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

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

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

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

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

CARRIER RESERVES THE RIGHT TO REFUSE CARRIAGE TO ANY PERSON WHO HAS ACQUIRED A TICKET IN VIOLATION OF APPLICABLE LAW OR CARRIER'S TARIFFS, RULES OR REGULATIONS  
ISSUED BY Continental Air Lines, Inc. SOLD SUBJECT TO TARIFF REGULATIONS

Summary: Urban Growth Policy Conference, Seattle, Washington  
February 3, 1972

-Elaine Cogan-

A focus on the "real city", the central area and its suburbs, was the theme of this one-day conference. Several hundred planners, citizens and government officials from HUD REGION X attended. Similar conferences are being held in each of the regions over a 45-day period.

Samuel C. Jackson, assistant HUD secretary for community planning and management, gave the keynote address. Speaking of the haphazard fashion in which the country has grown, he said that "we have allowed the land speculator to determine how growth will occur. " The need for metropolitan cooperation on problems such as crime and pollution control have been more obvious than the need for such cooperation in the field of housing, zoning and building codes, he stressed.

Mr. Jackson cited the need for more uniformity in building codes, whose present diversity is "restricting a national response to filling housing needs."

He said that the development of mass production and standardization procedures which would lower housing costs, are not possible as long as differing codes proliferate, even in one metropolitan area. Zoning restrictions, he continued, affect all, suburban and urban dweller.

It was evident from Mr. Jackson's remarks that HUD is interested in area-wide housing plans which will not be hampered by differing regulations among jurisdictions.

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An interesting session followed when representatives from Alaska, Idaho, Oregon and Washington addressed HUD Secretary George Romney and the group at large. As would be expected, their presentations varied greatly.

John Asplund, chairman of the Greater Anchorage Area Borough, recommended that regional approaches be a requisite for federal funds. Roy Haney, federal state coordinator, in the office of the governor of Idaho, stated that structural disarray is the greatest problem facing local government today. He suggested that all federal funding should go directly to the states which "have the responsibility and authority to act."



Senator Wally Carson of Salem spoke for Oregon in an articulate fashion. He, also, was upset at the "chaotic destructive urban growth" and stated that not only do we have hundreds of local governments and special districts, we also have 150 separate federal agencies to deal with.

William Mahan, chairman of the Puget Sound Governmental Conference, urged that federal funding conform to regional planning entities.

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Secretary Romney listened intently to these remarks, taking notes and responding afterwards. He did not urge a change in our local governmental structures as much as cooperation to meet mutual ends. The secretary revealed a new program, TOP (The Option Process), which he is discussing with mayors of ten eastern cities. HUD will attempt to see if there is interest and need for federal incentives for regional planning, especially in the field of housing.

-----

The above were the highlights of the conference. An intrinsic worth was the opportunity to share ideas and experiences with many informed people. It was the general feeling that HUD will continue to move to strengthen regional cooperation and that the area of housing needs and priorities is high on the agenda.

# PORTLAND DEVELOPMENT COMMISSION

## TRAVEL EXPENSE REPORT

NAME: Earl S. Sweet

TITLE Administrative Asst.-Compliance

TRIP		DATE	TIME
FROM	Portland	DEPARTURE	2/3/72
TO	Seattle	RETURN	2/3/72
			7:10 a.m.
			5:45 p.m.

### EXPENSE INCURRED

DATES								TOTAL
1. Overnight: Room								
Meals								
2. Transport: Hired	Airport shuttle service to downtown							4.00
Pers. Auto Miles								
@ c Mile								
3. Tel. & Tel.								.20
4. Parking	Airport parking--1 day							2.50
5. Tolls								
6. Handling								
7. Meals								
8. Other (Explain)	Registration fee, including lunch							12.00
TOTAL EXPENSES								18.70

Northwest Airlines, round trip 40.00  
 EXPLANATION ADJUSTMENT \$58.70

Mr. Sweet was sent by the Exec. Director to attend the Puget Sound Govt. Conference on Urban Growth Policy. Speakers were Geo. Romney, Sam Jackson, DHUD, and others. Meeting was held at the Olympic Hotel.

TOTAL EXPENSES	58.70
TRAVEL ADVANCE	-0-
DIFFERENCE	58.70

EMPLOYEE

<i>x Earl S. Sweet</i>
Signature
Date of Report

APPROVED

Section Chief
Assistant Director

### Instructions

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

## DESCRIPTION OF EXPENSE ITEMS

### 1. OVERNIGHT TRIP:

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

### 2. TRANSPORTATION:

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

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

### 3. TELEPHONE AND TELEGRAPH:

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

### 4. PARKING AND TOLLS:

&

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

### 6. HANDLING:

Baggage handling.

### 7. MEALS - NOT OVERNIGHT TRIP:

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

### 8. OTHER:

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

Attach airline ticket stubs.

20¢, two phone  
calls

THIS IS YOUR RECEIPT

\$2.00

SEA-TAC TO SEATTLE

DRIVER NO. 1 WESTERN TOURS  
SEATTLE, WN.

PORTLAND  
INTERNATIONAL  
AIRPORT  
—PARKING—

E 0250 2

—2—  
THANK YOU

S9823 3 FEB 72

W/T


R C E I P T

Paid in full to AIRPORTER SERVICE

\$ 2<sup>00</sup>

2-3-72

Date



Sign

74

ISSUED BY **NORTHWEST ORIENT** PASSENGER TICKET AND BAGGAGE CHECK  
SUBJECT TO CONDITIONS OF CONTRACT ON PASSENGER'S COUPON  
**PASSENGER'S COUPON**

If the passenger's journey involves an ultimate destination other than the country of departure, the Warsaw Convention and the Convention governs and in most cases limits the liability of carriers for death, or personal injury and in respect of loss of or damage to baggage.

NAME OF PASSENGER **IRL SWEET** NOT TRANSFERABLE ORIGIN **2 3 72**

DESTINATION **1** **2** **2**

TICKET DESIGNATOR/TOUR CODE **1** **2** **2**

DATE OF ISSUE **2 3 72**

ISSUED IN EXCHANGE FOR

DATE AND PLACE OF ORIGINAL ISSUE

FOR ISSUING OFFICE ONLY  
FROM/TO CARRIER ARE LATION

AIRLINE FORM SERIAL NUMBER  
**012:24 0:655:847**

**185**  
**2-3-72**  
**FEINWA72**  
**PDX**

**2 FLIGHT**

X/O	NOT GOOD FOR PASSAGE	FARE BASIS	CARRIER	FLIGHT/CLASS	DATE	TIME	STATUS	ALLOW.
FROM	<b>X</b>	<b>PTLND ORE 91852</b>	<b>NW</b>	<b>714</b>	<b>2-3</b>	<b>7:10</b>	<b>86</b>	
TO	<b>0</b>	<b>SEATTLE 91852</b>	<b>PDX 309</b>	<b>4-2/3</b>	<b>5:45 PM</b>			
TO	<b>PTLND ORE</b>							

BAGGAGE CHECKED UNCHECKED

PCS. UNCK. WT. PCS. UNCK. WT.

FARE **37.04** TAX **2.96** TOTAL **40.00** ROUTE CODE **1830353** CPN. **4833 010 379 592** TICKET NUMBER **173 BAC**

DATE AND PLACE OF ISSUE **IRL SWEET**

FORM OF PAYMENT

ENDORSEMENTS (CARBON)

IT IS UNLAWFUL TO PURCHASE OR RESELL THIS TICKET FROM/TO ANY SOURCE OTHER THAN NORTHWEST AIRLINES OR ITS AUTHORIZED TRAVEL AGENT.

I ACKNOWLEDGE RECEIPT OF TICKET(S) AND/OR COUPONS FOR RELATED CHARGES DESCRIBED HEREON. PAYMENT IN FULL TO BE MADE WHEN BILLED OR IN EXTENDED PAYMENTS IN ACCORDANCE WITH STANDARD POLICY OF COMPANY ISSUING CARD AND AS REFLECTED IN APPLICABLE TARIFFS.

**UNIVERSAL CREDIT CARD CHARGE FORM**

**NORTHWEST AIR LINES 012**

DATE OF ISSUE **2 3 72**

1. CARDHOLDER COPY

IF EXTENDED PAYMENT DESIRED, CIRCLE NO. OF MONTHS **3 6 9 12**

NAME OF PASSENGER IF OTHER THAN CARDHOLDER **COMPLETE ROUTING** OTATO NO. CONNECTION OF PASSENGER WITH SUBSCRIBER APPROVAL CODE

FARE BASIS CARRIER

TICKETS NOT TRANSFERABLE NO CASH REFUNDS

AIRLINE FORM SERIAL NO. **012 240655 847**

FORM OF CREDIT

ACCOUNT NO.

EXP. DATE **4833 010 379 592**

CARDHOLDER NAME **IRL SWEET**

FARE **37.04** TAX **2.96** TOTAL **40.00** ROUTE CODE **1830353**

EQUIV. AMT. PD.

# NOTICE

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

## CONDITIONS OF CONTRACT

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

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

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

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

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

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

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

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

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

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

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

CARRIER RESERVES THE RIGHT TO REFUSE CARRIAGE TO ANY PERSON WHO HAS ACQUIRED A TICKET IN VIOLATION OF APPLICABLE LAW OR CARRIER'S TARIFFS, RULES OR REGULATIONS  
ISSUED BY NORTHWEST AIRLINES, INC., ST. PAUL, MINNESOTA, 55111, U. S. A.


SOLD SUBJECT TO TARIFF REGULATIONS

Rev. 4/29/69 - A

PUGET SOUND GOVERNMENTAL CONFERENCE  
Seattle Ferry Terminal, Pier 52  
SEATTLE, WASHINGTON 98104

FEB 3 1972  
COUNTY, WASHINGTON  
TREASURER  
1972

FEB 3 1972  
DAV  
JED

<b>EARL S. SWEET</b> 3717 S.W. CORBETT, APT. 36 PORTLAND, OREGON 97201		537 Feb 3 1972 24-166 1230
PAY TO THE ORDER OF	<i>Puget Sound Governmental Conf.</i> = <u>12.00</u>	
	<i>= Twelve and 00/100 hundredths -</i>	
	DOLLARS	
 GREAT WESTERN NATIONAL BANK	HEAD OFFICE PORTLAND, OREGON 97204	
<i>Earl S. Sweet</i>		
MEMO		
⑆1230⑆0166⑆ 1 23893 0⑆ ⑆0000001200⑆		

*above registration fee  
included lunch at Olympic Hotel.*

February 24, 1972

TO: The Commissioners

FROM: John B. Kenward

Commission Reports & Documents No. 72-41

SUBJECT: Additional Office Space

Due to the increased number of projects being undertaken by the Commission and the consequent addition of employees to handle the increased workload, doubling-up in use of existing office space has resulted. Although doubling-up on space utilization solved that problem momentarily, it is now apparent that this practice has increased the noise level to the degree that productive efficiency is being sacrificed. It is also evident that the addition of new employees to the staff has finally generated a requirement for additional secretarial help for which there is no physical space.

It is proposed to reorganize staff personnel within the existing office space and lease an additional 550 sq. ft. to the west of the main office at an annual rate of \$4.44 per sq. ft. (\$200.00 per month) for the Real Estate Section.

Recommendation: Motion to authorize preparation and execution of amendment to lease providing for additional space as outlined above.

  
Executive Director

ACTION: Feb. 24, 1972. Page 72-27. Approved.



February 24, 1972

Date

TO: The Commissioners

FROM: John B. Kenward

Commission Reports & Documents No. 72-40

SUBJECT: Personnel

Based on the recommendations of the Deputy Director, the Chief of Housing Rehabilitation and Development, and the Rehabilitation Supervisor that he has shown exceptional ability and interest and has developed a workload equivalent to that of a Rehabilitation Advisor I, I recommend the promotion of Julius Cowan to the position of Rehabilitation Advisor I effective February 1, 1972. Salary range for this position begins at 50-A (\$846.) He was formerly employed as a Community Information Specialist I in the Community Services Department, at \$647.

Recommendation: Motion to authorize promotion as listed above.

  
Executive Director

Action: Feb. 24, 1972. Page 72-27. Approved.

Date February 24, 1972

TO: The Commissioners

FROM: John B. Kenward

Commission Reports & Documents No. 72-39

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

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

Parcel No. E-2-5

Option dated February 16, 1972

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

RECOMMENDATION:

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



Executive Director

ACTION: Feb. 24, 1972. Page 72-26. Approved.

Date February 24, 1972

MEMORANDUM

TO: John B. Kenward, Executive Director

FROM: Harold D. Hand, Real Estate Supervisor

SUBJECT: Transmittal of Real Estate Option with Recommendation  
Parcel No. E-2-5  
Emanuel Hospital Urban Renewal Project, ORE. R-20

Transmitted herewith is Option to purchase subject property for the sum of \$ 12,000.00, which amount does not exceed:

☒ The HUD concurred-in value

☐ The proclaimed fair market value

Special terms of Option, if any:

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

Commission shall deposit the sum of \$15,000 as a replacement housing payment to be disbursed to Grantor upon acquiring and occupying standard housing at 4329 N.E. 70th Avenue within one year of the date of closing of transaction or the date of vacation of property, whichever is later.

The following related documents are attached:

1. Title Report No. 384572 from Pioneer National Title Insurance Company
2. Letter of Transmittal and Escrow Instructions to Pioneer National Title Insurance Company
3. Letter to owner notifying him of acceptance of Option.

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

1. That the property be purchased under the terms of the Option and the attached letter of acceptance of Option be sent by certified mail to the owner.
2. That the Auditor be instructed to prepare a warrant made payable to Pioneer National Title Insurance Company in the amount of \$12,000.00.

  
Real Estate Supervisor

February 24, 1972

MEMORANDUM

TO: John B. Kenward  
 FROM: Real Estate  
 SUBJECT: Acquisition Progress Report  
 Emanuel Hospital Project  
 Commission Reports & Documents No. 72-38

TOTAL PARCELS TO BE ACQUIRED;		135
Parcels acquired to date	85	
Parcels in escrow for closing	3	
Options obtained outstanding	1	
Parcels in condemnation	<u>12</u>	<u>101</u>
Ownership parcels to be negotiated		<u><u>34</u></u>

Recommendation: For information and file.

  
 Executive Director

ACTION: Feb. 24, 1972. Page 72-25. Approved.

MEMORANDUM

February 18, 1972

TO: John B. Kenward

FROM: Benjamin C. Webb

SUBJECT: Emanuel Project Status Report, February 11 - 17, 1972

	HOUSEHOLDS		BUSINESS AND NON- PROFIT ORGANIZATIONS	
<u>OCCUPANTS IN PROPERTY:</u>	<u>LAST REPORT</u>	<u>THIS REPORT</u>	<u>LAST REPORT</u>	<u>THIS REPORT</u>
Acquired by PDC	13	13	9	10
Optioned by PDC	2	2	1	0
Neither Acquired nor Optioned	<u>36</u>	<u>37</u>	<u>15</u>	<u>15</u>
Remaining in Occupancy	52	52	25	25
No Longer in Occupancy	<u>104</u>	<u>103</u>	<u>8</u>	<u>9</u>
Total Number of Occupants	<u>155</u>	<u>155</u>	<u>33</u>	<u>34</u>

RELOCATION ACTIVITIES:

Relocated	96	97	8	9
Relocation in Progress	13	14	13	13
Continuous Contact	29	27	8	9
Relocation not Started	10	10	4	3
Move-Outs	<u>7</u>	<u>7</u>	<u>0</u>	<u>0</u>
Total	<u>155</u>	<u>155</u>	<u>33</u>	<u>34</u>

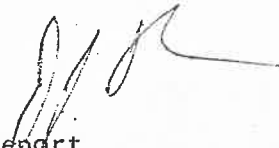
OFFICE ACTIVITIES:

Telephone Calls	161	223
Visitors	37	29

cc: SHB

MEMORANDUM

Date February 17, 1972

TO: John B. Kenward  
FROM: James J. Robertson   
SUBJECT: Emanuel Progress Report

Demolition Progress:

	<u>Feb. 10, 1972</u>	<u>Feb. 17, 1972</u>
Buildings Cleared.....	42	43
Buildings Under Demolition Contract.....	9	8
Buildings Advertised for Demolition.....	0	11
Buildings Held for PDC Use.....	1	1
Buildings Vacant but not Advertised.....	<u>11</u>	<u>0</u>
	<u>63</u>	<u>63</u>

Site Improvements:

Sewer construction scheduled to start in March of 1972.

JJR:LJV/ms

Date February 24, 1972

TO: The Commissioners

FROM: John B. Kenward

Commission Reports & Documents No. 72-36

SUBJECT: Offer to Purchase Parcel No. D-W20-14/15 in the Woodlawn  
Neighborhood Development Project by Brayson & Brayson, A Copartnership

A proposal has been received from Brayson & Brayson, a copartnership consisting of James William Brayson and James William Brayson, Jr., hereinafter called the "Redeveloper," for the purchase of the West 1/2 of Lot 14 and all of Lot 15, Block 20, WOODLAWN, in the City of Portland, County of Multnomah and State of Oregon, addressed as 815 N. E. Portland Blvd. (Parcel No. D-W20-14/15), in the Woodlawn Neighborhood Development Project at a minimum disposal price concurred in by the Department of Housing and Urban Development and established by the Commission as the minimum disposal price for redevelopment of a 1-story, four bedrooms, 2 baths, single family residence to be sold under F.H.A. Section 235 to Ruby L. Davis.

Plans and specifications for the improvements to be constructed on the land have been reviewed and approved by the architectural consultant to the Commission.

Columbia Mortgage Co. by letter dated October 25, 1971, advises they are prepared to furnish the construction financing and also prepared to extend permanent financing to the purchaser.

RECOMMENDATION:

It is recommended that the Commission adopt the resolution authorizing the acceptance of offer to purchase Parcel No. D-W20-14/15 by Redeveloper, approving construction plans for redevelopment, determining financial ability of Redeveloper, authorizing execution of Agreement for the Sale of Land under certain terms and conditions, and authorizing the execution and delivery of Deed under certain conditions.

  
Executive Director

ACTION: Feb. 24, 1972. Page 72-23. Report and Res. No. 1530 approved.

Date February 24, 1972

TO: The Commissioners

FROM: John B. Kenward

Commission Reports & Documents No. 72-35

SUBJECT: Agreement with Property Owner for Removal and Demolition of  
Substandard Structure on Parcel No. W-W3&4TL3 in the Woodlawn  
Neighborhood Development Project, ORE. A-5-1

There exists in the Woodlawn Neighborhood Development Project Area a substandard structure located on Tax Lot 3 of Blocks 3 and 4, WOODLAWN, addressed as 6968 N. E. Bellevue Street, and owned by Frances Carr, which constitutes a hazard and blight on the neighborhood and is of no economical value or use. It has been determined that the property cannot be feasibly rehabilitated in accordance with the Urban Renewal Plan for said Project.

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

RECOMMENDATION:

It is recommended that, since it has been determined by the Commission that the structure located on Tax Lot 3 of Blocks 3 and 4, Woodlawn, in the Woodlawn Neighborhood Development Project cannot be feasibly rehabilitated in accordance with the Urban Renewal Plan for said Project and the property owner has executed a Real Estate Option as to the improvements only on said property and requested the Commission remove and demolish said structure, Resolution authorizing Executive Director to enter into an agreement, in form approved by Legal Counsel, with the property owner for removal and demolition of substandard structure as described above at not cost to the owner be adopted.



Executive Director

ACTION: Feb. 24, 1972. Page 72-23. Report and Res. No. 1529 approved.



Date February 24, 1972

TO: The Commissioners

FROM: John B. Kenward

Commission Reports & Documents No. 72-34

SUBJECT: Acquisition of Certain Demo Property in the Woodlawn  
Neighborhood Development Project, ORE. A-5-1

Pursuant to an approved Urban Renewal Plan, as amended, approved by the City Council, the Portland Development Commission, as the duly designated Urban Renewal Agency of the City of Portland, is undertaking a neighborhood development program in the Woodlawn Neighborhood Development Project. Said Plan provides for the acquisition of properties where prevailing conditions do not permit practical or feasible rehabilitation of the structure.

The following property has been inspected by the Bureau of Buildings of the City of Portland, Albert R. Kenney, Jr., registered professional engineer and appropriate staff members and it has been found to be in such a condition that the property cannot be feasibly rehabilitated in accordance with the Urban Renewal Plan; reports of such inspections have been filed in the Commission records:

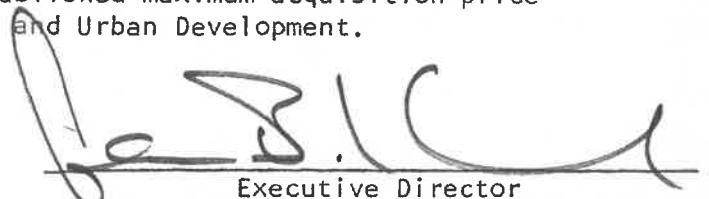
Parcel No. W-W3&4-TL3

As to the improvements only located on Tax Lot 3 of Blocks 3 and 4, WOODLAWN, in the City of Portland, County of Multnomah, Oregon, and addressed as 6968 N.E. Bellevue Street.

An FHA appraisal has been obtained, together with concurrence in maximum acquisition price of the Department of Housing and Urban Development.

RECOMMENDATION:

It is recommended that, since it has been determined by certain physical inspections, that the above described property in the Woodlawn Neighborhood Development Project cannot be feasibly rehabilitated, the Chief of Real Estate be directed to commence acquisition as to the improvements only located on the above described property by obtaining a real estate option to purchase said property at a price not to exceed the established maximum acquisition price concurred in by the Department of Housing and Urban Development.



Executive Director

ACTION: Feb. 24, 1972. Page 72-23. Report and Res. No.  
1528 approved.

Date February 24, 1972

TO: The Commissioners

FROM: John B. Kenward

Commission Reports & Documents No. 72-33

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

In accordance with Resolution No. 1464, adopted November 8, 1971, authorizing and directing Chief of Real Estate to commence acquisition of certain properties in the Woodlawn Neighborhood Development Project for park extension and housing site purposes, the following option has been obtained, which option has been fully reviewed by the Executive Director and Legal Counsel; has been found to be in an amount which does not exceed the fair market value as proclaimed in accordance with the Department of Housing and Urban Development proclaimer procedures, and, after having inspected said property, found it to be substantially in the same condition as when appraised:

Parcel No. 14-12

Option dated February 15, 1972

In accordance with Resolution No. 1517, adopted January 31, 1972, authorizing and directing Chief of Real Estate to commence acquisition of certain properties where existing conditions do not permit practical or feasible rehabilitation of the structures, the following options have been obtained, which options have been fully reviewed by the Executive Director and Legal Counsel; have been found to be in an amount which does not exceed the fair market value as proclaimed in accordance with the Department of Housing and Urban Development proclaimer procedures, and, after having inspected said properties, found them to be substantially in the same condition as when appraised:

Parcel No. W-C2-10

Option dated February 2, 1972

Parcel No. W-HP8-26

Option dated February 3, 1972

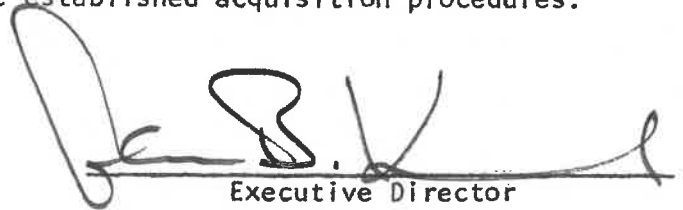
In accordance with resolution adopted this date authorizing and directing Chief of Real Estate to commence acquisition of certain property where existing conditions do not permit practical or feasible rehabilitation of the structure, the following option has been obtained for the acquisition of the improvements only at no cost to the Commission for demolition by the Commission, which option has been fully reviewed by the Executive Director and Legal Counsel; has been found to be in an amount which does not exceed the concurred-in price, and, after having inspected said property, found it to be substantially in the same condition as when appraised:

Parcel No. W-W3 & 4-TL3

Option dated February 16, 1972

RECOMMENDATION:

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



Executive Director

ACTION: Feb. 24, 1972. Page 72-22. Approved.

Date February 24, 1972

MEMORANDUM

TO: John B. Kenward, Executive Director

FROM: Harold D. Hand, Real Estate Supervisor

SUBJECT: Transmittal of Real Estate Option with Recommendation  
Parcel No. 14-12  
Woodlawn Neighborhood Development Project, ORE. A-5-1

Transmitted herewith is Option to purchase subject property for the sum of \$ 14,000.00, which amount does not exceed:

☐ The HUD concurred-in value

☒ The proclaimed fair market value

Special terms of Option, if any:

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


Commission shall deposit the sum of \$7,940 to escrow as a replacement housing payment to be disbursed to Grantor upon acquiring and occupying standard housing located on Lot 39, Unit 4, CASCADE PARK, Clark County, State of Washington.

The following related documents are attached:

1. Title Report No. 390835 from Pioneer National Title Insurance Co.
2. Letter of Transmittal and Escrow Instructions to Pioneer National Title Insurance Company
3. Letter to owner notifying him of acceptance of Option.

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

1. That the property be purchased under the terms of the Option and the attached letter of acceptance of Option be sent by certified mail to the owner.
2. That the Auditor be instructed to prepare a warrant made payable to Pioneer National Title Insurance Company in the amount of \$ 14,000.00

  
Real Estate Supervisor

PDC-RE-3  
5/1/71

Date February 24, 1972

MEMORANDUM

TO: John B. Kenward, Executive Director

FROM: Harold D. Hand, Real Estate Supervisor

SUBJECT: Transmittal of Real Estate Option with Recommendation  
Parcel No. W-C2-10  
Woodlawn Neighborhood Development Project, ORE. A-5-1

Transmitted herewith is Option to purchase subject property for the sum of \$ 4,175.00, which amount does not exceed:

☐ The HUD concurred-in value

☒ The proclaimed fair market value

Special terms of Option, if any:

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

The following related documents are attached:

1. Title Report No. 390995 from Pioneer National Title Insurance Co.
2. Letter of Transmittal and Escrow Instructions to Pioneer National Title Insurance Company
3. Letter to owner notifying him of acceptance of Option.

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

1. That the property be purchased under the terms of the Option and the attached letter of acceptance of Option be sent by certified mail to the owner.
2. That the Auditor be instructed to prepare a warrant made payable to Pioneer National Title Insurance Company in the amount of \$ 4,175.00.

  
Real Estate Supervisor

Date February 24, 1972

MEMORANDUM

TO: John B. Kenward, Executive Director

FROM: Harold D. Hand, Real Estate Supervisor

SUBJECT: Transmittal of Real Estate Option with Recommendation  
Parcel No. W-HP8-26  
Woodlawn Neighborhood Development Project, ORE. A-5-1

Transmitted herewith is Option to purchase subject property for the sum of \$ 8,975.00, which amount does not exceed:

☐ The HUD concurred-in value

☒ The proclaimed fair market value

Special terms of Option, if any:

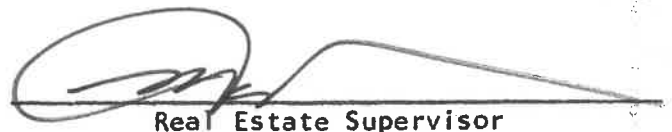
Grantor shall deposit the sum of \$200 to subject escrow until the Commission authorizes in writing the release of said deposit.

The following related documents are attached:

1. Title Report No. 390994 from Pioneer National Title Insurance Co.
2. Letter of Transmittal and Escrow Instructions to Pioneer National Title Insurance Company
3. Letter to owner notifying him of acceptance of Option.

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

1. That the property be purchased under the terms of the Option and the attached letter of acceptance of Option be sent by certified mail to the owner.
2. That the Auditor be instructed to prepare a warrant made payable to Pioneer National Title Insurance Company in the amount of \$ 8,975.00.

  
Real Estate Supervisor

Date February 24, 1972

MEMORANDUM

TO: John B. Kenward, Executive Director

FROM: Harold D. Hand, Real Estate Supervisor

SUBJECT: Transmittal of Real Estate Option with Recommendation  
Parcel No. W-W384-TL3 (Improvements Only)  
Woodlawn Neighborhood Development Project, ORE. A-5-1

Transmitted herewith is Option to purchase subject property for the sum of  
\$ -0-, which amount does not exceed:

☒ The HUD concurred-in value

☐ The proclaimed fair market value

Special terms of Option, if any:


Grantor give the Commission the right to go on the land and remove the structure within a reasonable period of time, leaving the premises in a reasonably clean and safe condition. The rights given under the Option are not intended to affect the title to the land except as expressly provided herein or in the Urban Renewal Plan.

Grantor agrees to file restrictive covenants as required by the Commission to limit the use of Tax Lot 3 of Blocks 3 and 4, WOODLAWN, in accordance with Urban Renewal Plan. The following related documents are attached:

1. Title Report No. N/A from \_\_\_\_\_
2. Letter of Transmittal and Escrow Instructions to \_\_\_\_\_  
N/A
3. Letter to owner notifying him of acceptance of Option.

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

1. That the property be purchased under the terms of the Option and the attached letter of acceptance of Option be sent by certified mail to the owner.
2. ~~That the Auditor be instructed to prepare a warrant made payable to~~  
~~xx~~  
~~xx~~  
~~in the amount of \$ xxxxxxxxx.~~

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

February 24, 1972

                      
Date


TO: The Commissioners

FROM: John B. Kenward

Commission Reports & Documents No. 72-32

SUBJECT: NDP Progress Report

Recommendation: For information and file.

  
Executive Director

Action: Feb. 24, 1972. Page 72-22. Approved.



72-32

# NEIGHBORHOOD DEVELOPMENT PROGRAM

## WEEKLY PROGRESS REPORT

A-5/KVS

		1/21	1/28	2/4	2/11	2/18	2/25	3/3
INSPECTIONS COMPLETED	A	426	446	473	486	511		
LOAN & GRANT ELIGIBILITY CONFIRMED	G A	190 233	199 240	208 244	217 247	225 252	234	242
312 LOANS & 115 GRANTS PACKETS SUBMITTED FOR FUNDING	G A	164 153	173 160	181 169	190 172	199 176	208	217
JOBS UNDERWAY 312 LOANS & 115 GRANTS	G A	135 141	140 146	148 154	157 157	164 163	173	181
JOBS COMPLETED 312 LOANS & 115 GRANTS	G A	113 66	119 71	124 75	130 81	135 84	140	148

### RECAP OF STRUCTURES CERTIFIED TO STANDARDS

115/312 Program

All Other Finance Sources

Code Enforcement Complete

Total

Cum. Total AY-1 & AY-2

AY2	AY1
84	246
88	88
6	4
178	338

516

WOODLAWN & IRVINGTON REHABILITATION  
WEEKLY PROGRESS REPORT

WEEK ENDING 2-18-72

FINANCIAL DETERMINATION

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

Detail	Total	312 Loans	115 Grants	312/115 Comb/d	Undetermined
19					
11					
4					
7					
28	69	20	3	5	41

DISQUALIFIED OR  
UNWILLING APPLICANTS

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

115					
5					
6	126	-0-	-0-	-0-	126

JOB PREPARATION

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

3					
45					
-0-					
-0-					
-0-					

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

5					
8	61	42	6	13	-0-

JOBS UNDERWAY (ON SCHEDULE)

Complete: Certificates Not  
Issued  
Complete: Except Ext.Paint

62					
17					
-0-	79	40	32	7	-0-

JOBS COMPLETED

115/312 Program

*	84	46	36	2	-0-
---	----	----	----	---	-----

TOTAL COMPLIANCE LETTERS

	419	148	77	27	167
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STRUCTURES CERTIFIED TO  
STANDARDS - Exclusive of  
115/312 Assistance - FHA/HAP \*

	88				
--	----	--	--	--	--

RECAP OF STRUCTURES  
CERTIFIED TO STANDARDS

	AY-2	AY-1
115/312 Program	84	246
All Other Fin. Sources	88	88
Code Enforcement Com- pletions	6	4

TOTAL\* 178 338

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

FINANCE CUMULATIVE

PROGRESS REPORT

Project Oregon A-5

Week Ending February 18, 1972

By J. Ramon Keefer

Action Year 1

Jobs Started

BLACK CONTRACTORS

JOBS

AMOUNT

Inside Model Cities  
Outside Model Cities

62  
19

\$ 278,191  
80,010

Total

81

358,201

WHITE CONTRACTORS

Inside Model Cities  
Outside Model Cities

53  
112

278,855  
534,598

Total

165

813,453

TOTALS ACTION YEAR 1

246

1,171,654

Action Year 2

MINORITY CONTRACTORS

Inside Model Cities  
Outside Model Cities

18  
4

75,697  
14,000

Total

22

89,697

WHITE CONTRACTORS

Inside Model Cities  
Outside Model Cities

46  
95

205,400  
425,375

Total

141

630,775

TOTALS ACTION YEAR 2

163

720,472

ACCUMULATED TOTALS

409

1,892,126

# FINANCE CUMULATIVE

## PROGRESS REPORT

(page 2)

Project Oregon A-5

Week Ending February 18, 1972

### WORK UNDERWAY AND/OR COMPLETED

#### Action Year 1

#### PROPERTIES REHABED

Woodlawn  
Irvington

92      404,006  
154      767,648

Totals

246      1,171,654

#### FINANCING ISSUED

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

#### Action Year 2

Woodlawn	22	91,600	66	216,672		
Irvington	53	305,650	31	106,800		
<u>Totals</u>	<u>75</u>	<u>397,250</u>	<u>97</u>	<u>323,472</u>	172	720,722
COMBOS		(Costs included above)			<u>-9</u>	included
		Properties			163	
 <u>IN TRANSIT</u>						
8 Loans		28,950				
1 Grants		3,500			9	32,450
COMBOS		(Costs included above)			<u>-1</u>	
		(Properties)			8	
 <u>CUMULATIVE</u>						
	205	Loans		1,086,900		
	249	Grants		837,926		
	<u>-37</u>	Combos		<u>-0-</u>		
	<u>417</u>	Properties				1,924,826

Date February 18, 1972

TO: The Commissioners  
FROM: John B. Kenward  
SUBJECT: Progress Report - Model Cities Housing Repair Program  
42nd Week

Applications

Total applications received for HRP Assistance	360
Applications disqualified for financial, ownership & area reasons	85
Applications disqualified for structural reasons	73
Appeals approved by Model Cities Citizens Review Committee	59
Total applications eligible for processing	261
Total jobs committed or underway	182
Applications remaining to be processed	79

Funds

HRP Grant Funds committed	\$175,556.00
Estimated HRP Grant Funds remaining for Action Year 2	17,265.60

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

NDO 1 (5630 N. E. Union Avenue)

Woodlawn

There were twenty-four home inspections completed during this period. The City Building Inspector was accompanied on each inspection at the request of the residents. Seven inspections were scheduled for future dates.

At the request of the Woodlawn Improvement Association Executive Board, contact was made with the Director of the Community Education Department of Portland Community College in regards to the new State Property Tax Rebate Program for low-income families. A possible presentation to the association's general membership on the new tax program and tentative plans for a community-wide workshop before the filing date of April 15 were discussed. Nothing definite has been decided.

The Woodlawn Association has indicated great interest in a Home Ownership Workshop for residents of the area. Since the Boise/Humboldt area residents have indicated a similar interest, discussions have been held between the Supervisors of NDO's 1 and 4 and representatives from the Model Cities Consumer Protection Office regarding joint sponsorship of a Home Ownership Workshop for the Boise/Humboldt and Woodlawn neighborhoods. A tentative date of March 4 and a tentative format and location have been discussed at length. Firm commitments are being sought from each neighborhood association involved. All steps and plans have been cleared through the Coordinator.

At the request of the Woodlawn Executive Board, contact was made with one of the Woodlawn Representatives to the Model Cities Citizens Planning Board, who has expressed the desire to resign from the Board, to secure a formalized letter of his intentions.

Two hundred and forty-seven personal resident contacts were made during this period urging participation in Woodlawn Association meetings and activities. All members of the Woodlawn Housing and Physical Planning Subcommittee received written notices and follow-up telephone calls relative to the January 19th committee meeting at NDO 1, at which Mr. John Kenward, Executive Director, spoke to the committee on development of the Pilot Housing Project. All members of the Woodlawn Executive Board also received written notices and follow-up telephone calls as reminders of the January 25th Board meeting at NDO 1.

Seven individual families have been referred to the Relocation Department at Central Office. Five of these referrals were concerned with possible City Postings for vacation because of sub-standard housing conditions; one was concerned with a family of nine renting a two bedroom home across from Woodlawn School; and one was for a lady who wished to list her home with the Relocation Department.

Other referrals include (1) a Woodlawn resident wanting to participate in the neighborhood Street Tree Program to the Engineering Department at Central Office; (2) a resident inquiring about her street assessment to the Finance Department; (3) an elderly resident whose home was recently inspected and whose hot water heater has subsequently broken down to the Rehab Department; (4) two persons with property in the Boise/Humboldt area who wanted information on the area

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January 16-31, 1972  
page two

home rehabilitation program to NDO 4; (5) a Boise resident searching for a home near Cascade Center to NDO 4, the Federal Housing Administration, and the Emanuel Relocation Office; (6) two Irvington residents wanting street trees to NDO 2; (7) an Eliot area resident wanting information about home rehabilitation plans for the Eliot area to NDO 3; (8) an Eliot resident who had her house recently repaired under the Home Repair Program with questions about the quality of work to rehab staff; (9) a Model Cities resident interested in a small business loan to MEDIA.

Model Cities has requested use of the NDO 1 Conference Room for the Law and Justice Working Committee meetings on the second and fourth Mondays of each month. Permission was granted and an NDO 1 staff person assigned to cover the meetings.

At the request of the Rehabilitation Department, an inspection was secured on a substandard property on the corner of Seventeenth and Dekum. This property will be posted for vacation unless the unsanitary conditions are cleaned up.

Staff attended a meeting of residents along 15th and Saratoga on January 21 to explore resident feelings to the proposed expansion of the Pilot Housing Project. This meeting was led by the neighborhood planning consultant.

Community workers delivered flyers in the Woodlawn area at the close of this period publicizing the February 1 Citizens Planning Board meeting where a re-allocation of funds for a neighborhood facility was being considered and subsequently approved. They also assisted with distribution of flyers from NDO 2 publicizing the Vernon Association general membership meeting.

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

General

A number of agencies met with Contract Compliance Officers to discuss further involvement of model neighborhood residents in EEO programs.

Irvington

Twelve inspections were completed during this reporting period with fifteen scheduled for the future. 142 residents were contacted soliciting participation in the home rehabilitation program. At the request of residents, the City Building Inspector was accompanied on each inspection.

Flyers were distributed throughout the neighborhood publicizing the general membership meeting of January 20 at Irvington School where the Association By-Laws were amended and design of Irving Park discussed.

Clerical assistance was given by this office to the Irving Park Design Committee which held two meetings in this period.

The ICA Third Action Year Priorities Committee met several times in this office during the latter half of January to discuss program timing and action. All residents were contacted by personal telephone calls for each meeting as reminders.

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Phase II of the Street Tree Program was completed during this period. Community Services staff completed all callbacks to obtain each resident's desire. To date, 500 trees have been planted, completing Phase I; 400 trees have been committed for Phase II planting.

#### King/Vernon/Sabin

There were numerous inquiries regarding the date when the K/V/S home rehabilitation would begin. The K/V/S Coordinating Committee met once at this office during this period to consider Third Action Year Priorities for the K/V/S area. All committee members were contacted by mail and telephone as reminders of the meeting. At the request of one of the committee co-chairmen, staff prepared and mailed a questionnaire to each committee member to rate priorities for the Third Action Year.

The Model Cities Neighborhood Facility Task Force met at least twice weekly at this office during this period in order to prepare an application for a Neighborhood Facilities Grant to submit to City Council for approval and then to HUD by February 15. Matching funds for development of a neighborhood facility are being sought from Model Cities. In conjunction with this need, the Executive Committee of the Task Force requested that flyers be coordinated through NDO 2 to be distributed in each Model Cities neighborhood encouraging attendance at the February 1 Model Cities Citizens Planning Board meeting in support of a neighborhood facility in the King area. Also, at the request of the Task Force, letters of support for the application were sent to the Mayor, Citizens Planning Board Working Committees, individual members of the Board, neighborhood associations, and other concerned and/or related agencies.

Flyers were distributed publicizing the Vernon Association's general membership meeting of January 19 at Vernon School.

The Sabin Association general membership met during this period at Sabin School to hear a panel discussion on citizens participation in community activities. At the request of the community, staff secured the panel members as noted in the January 1-15 Bi-Weekly Report, and subsequently wrote follow-up thank you letters to the participating panelists at the request of the Association.

#### NDO 3 (10 N. E. Graham)

##### Eliot

A new part-time community worker was added to the staff during this reporting period.

Flyers were distributed throughout the Eliot neighborhood to publicize the February 1 Citizens Planning Board meeting. One staff meeting was held during this period to orientate the new staff person, as well as to discuss office program and procedures.

Letters were mailed to the members of the Board and Planning Committee to remind them of the joint meeting on January 19 at NDO 3. A presentation of the Model Cities Preliminary Plan was made by Mr. Dennis Wilde and Dick Ballanger of the City Planning Commission.



Eliot (cont'd)

NDO 3 staff was present at a preliminary review of the Eliot Plan at central office with representatives from the City Traffic Engineers, City Engineers, Planning Commission, HUD, Model Cities, Fire and Police Departments, School District No. 1, Pierce, Ramey & Associates, and the Development Commission.

Flyers were distributed through the neighborhood to publicize the general membership meeting January 26th at Matt Dishman Center. Board of Directors and Planning Committee members were contacted by telephone as a reminder of the meeting. Because of the bad weather on the evening of the meeting, it was impossible to obtain a quorum and so the meeting was adjourned without conducting any association business.

There were ninety-four door-to-door contacts in the neighborhood explaining the planning program and encouraging participation in the Eliot Association meetings and planning activities. As a result of community worker contacts, several residents have called the office to discuss plans for the Eliot neighborhood. Several questions about the Home Repair Program were referred to the rehab department at NDO 1.

Returned questionnaires from Eliot residents were compiled and information given to the consultants to assist them in neighborhood planning.

NDO 4 (4000 N. Mississippi)

Boise/Humboldt

The major accomplishment during this period was the approval of the Boise/Humboldt Urban Renewal Plan by the City Council at the January 19 Council hearing. The application was then forwarded to HUD with approval anticipated no later than February 15. Flyers were distributed door-to-door and letters mailed throughout the planning area encouraging attendance at the January 19th Council hearing. Arrangements for transportation to the hearing were cooperatively arranged between Model Cities, Community Care, and NDO 4. Model Cities Citizens Participation Reimbursement Forms were secured for the use of Boise/Humboldt residents to attend this hearing.

All members of the Boise/Humboldt Coordinating Committee were contacted by letter and telephone as reminders of the January 19 meeting at NDO 4. Transportation was also provided.

Flyers were distributed throughout the entire area publicizing the joint Boise/Humboldt meeting on January 25 at Boise School. Primary emphasis of the meeting was to discuss and approve the Boise/Humboldt Third Action Year Priorities. Members of the Boise/Humboldt Coordinating Committee led this meeting.

Thirty-seven door-to-door contacts were made by community workers to encourage residents to participate in neighborhood meetings and activities. Community workers also began a survey of all existing neighborhood facilities and churches to be recorded on maps for future use.

Community Services Bi-Weekly Report  
January 16-31, 1972  
page five

Boise/Humboldt (cont'd)

Inquiry was made to the office regarding the City Inspector's posting sidewalks needing repair. Several residents requested the assistance of our staff. As a result, contact was made with the City Engineer's office to determine if this posting could be delayed or cancelled if the violation was not critical. A visitation was made with concerned property owners and follow-up procedures begun. The City Engineer met with staff at the various posted properties and as a result, two of the postings will be cancelled; another location will be delayed a minimum of six months.

Staff has begun to explore the feasibility of initiating a Home Ownership Workshop in the Boise/Humboldt area in conjunction with the Woodlawn Association. Two meetings were held with representatives from the Consumer Protection Agency to plan for this workshop.

ANIP

A sub-committee of the Albina Neighborhood Improvement Committee has been formed to work with staff in planning the ANIP Completion Ceremony scheduled for Sunday, February 20, at Boise School.

SE UPLIFT (4316 S. E. Hawthorne)

SE UPLIFT

Activities during this period centered around six areas: (1) Members of SE Uplift Governing Committee were called and reminded of their meeting; correspondence for the committee was prepared and arrangements were made for guest speakers; (2) informational data on neighborhood planning was prepared for the Buckman Coordinating Committee; (3) minutes for the Booklyn Association and SE Non-Profit Housing Corporation were prepared; (4) a map of Buckman showing type of structure and names of residents was updated; (5) residents were referred to appropriate social agencies, upon request; (6) Forty-one residents were contacted on a door-to-door basis and fifty-one residents contacted by telephone.

TELEPHONE AND VISITORS LOG - JANUARY 16-31, 1972

	<u>Visitors</u>	<u>Telephone</u>
<u>NDO 1</u>		
Community Services	74	256
Finance		23
Rehabilitation	<u>346</u>	<u>795</u>
TOTAL	420	1074
 <u>NDO 2</u>		
Community Services	45	451
Finance	<u>43</u>	<u>380</u>
TOTAL	88	831
 <u>NDO 3</u>	20	133
 <u>NDO 4</u>	85	325
 <u>SE UPLIFT</u>		
Community Services	55	68
Rehab	<u>5</u>	<u>58</u>
TOTAL	60	126

MEETING SCHEDULE - JANUARY 16-31, 1972

DATE	ORGANIZATION	PURPOSE	PLACE	ATTENDANCE
<u>PDC-RELATED MEETINGS</u>				
1/17	SE Uplift	Regular Meeting	SE Uplift	24
1/17	Home Ownership Workshop Committee	Workshop Plans	NDO 1	4
1/17	ICA 3rd Action Year Prior. Com.	Discuss Priorities	NDO 1	6
1/18	Neigh. Facility Task Force	Neigh. Facility Planning	NDO 2	7
1/19	Woodlawn Hous. & Phy. Plan. Com.	Discuss Pilot Housing	NDO 1	18
1/19	NW District Assn. Board	Discuss NDP	NDO 2	11
1/19	Eliot Board/Hous. & Phy. Plan. Com.	Discuss Planning	NDO 3	15
1/19	Vernon Community Assn.	General Membership	Vernon School	17
1/19	Boise/Humboldt Coord. Com.	Regular Meeting	NDO 4	14
1/19	Sabin Community Assn.	General Membership	Sabin School	22
1/20	Irvington Community Assn.	General Membership	Irvington School	50
1/20	ICA Priorities Sub-Committee	Discuss Priorities	NDO 2	5
1/21	Woodlawn Pilot Hous. Sub-Com.	Project Expansion	Wdlwn. Methodist Ch.	31
1/21	Irving Park Design Committee	Discuss Park Design	NDO 2	7
1/24	Neigh. Facility Task Force	Discussion of Neigh. Facility	NDO 2	16
1/25	Woodlawn Exec. Board	Regular Meeting	NDO 1	13
1/25	Joint B/H Assn.	General Membership	Boise School	20
1/26	ICA Priorities Sub-Committee	Discuss Priorities	NDO 2	4
1/26	Eliot Neigh. Program Assn.	General Membership	Disbman Center	10
1/26	KVS Coord. Committee	Physical Planning	NDO 2	8
1/26	Home Ownership Workshop Committee	Workshop Planning	NDO 1	4
1/27	Neigh. Facility Cit. Structure Com.	Neigh. Facility Planning	Village Inn	7
1/27	Buckman Coord. Committee Meeting	General Membership	Central Catholic HS	26
<u>TOTAL NUMBER OF MEETINGS: 23.</u>			<u>ATTENDANCE:</u>	<u>339</u>

OTHER MEETINGS ATTENDED BY C.S. STAFF

1/18	M. C. Education Work. Com.	Regular Meeting	NDO 1	4
1/17	M. C. Hous. & P.E. Work. Com.	Regular Meeting	MC Conf. Rm.	32
1/18	M. C. Citizens Plan. Board	Regular Meeting	Cascade Center	56
1/18	Citizens Participation Com.		SE Uplift	7
1/20	SE Non-Profit Hous. Corp.		SE Uplift	10
1/24	M. C. Law & Justice Work. Com.	Regular Meeting	NDO 1	25
1/25	M. C. Citizens Plan. Board Ex.Com.	Regular Meeting	M. C. Conf. Rm.	7
1/25	Retired Teachers Cultural Group	Info on NDP	NE 19th & Klickitat	13
1/27	Federal Compliance Committee		NDO 2	27
1/27	M. C. Education Work. Com.	Regular Meeting	NDO 2	6

TOTAL NUMBER OF MEETINGS: 10

ATTENDANCE: 187

TOTAL NUMBER OF PDC-RELATED MEETINGS FROM JULY 1, 1970-  
JANUARY 31, 1972:

451

ATTENDANCE:

9526

TOTAL NUMBER OF OTHER MEETINGS FROM JULY 1, 1970-  
JANUARY 31, 1972:

180

ATTENDANCE:

3775

# PRODUCTION TALLY

DATE 1-15 thru 1-31-72

DATE	NUMBER OF PAGES	NUMBER OF COPIES		AREA	OTHER
		NDP	Pre-NDP		
1-17	1		5500	B/H -Flier	
	1		500	B/H	
	1	350		CS	
1-18	2	260		Woodlawn	
	1	500		ICA	
1-19	1		115	Eliot	
	3		150	B/H	
1-20	16	800		CS	
	7	490		ICA	
	5	350		ICA	
	2		130	B/H	
	1		5500	B/H Flier	
1-21	1		2500	Eliot -Flier	
	1	65			
	2	90		ICA	
	2		200	Eliot	
	1	100	100	Finance	
	9	495		Vernon	
1-24	1	100		Finance	
	1	100		"	
	4	800		"	
	3	195		woodlawn	
1-25	1		45	B/H	
	1		90	B/H	
	3		255	B/H	
	1	2500		King Flier	
	4	320		Minutes	
1-25	1	115		King	
	6	270		KVS	
	1	500		CS	
	1	200		CS	
1-27	2	90		KVS	
1-28	4		200	B/H	
	2	130		MC -all	
				area flier	
1-31	1	7000			
	2	<u>1000</u>		CS	
		19,820	15,285		
			Grand Total		35,105

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

NDO 1 (5630 N. E. Union Avenue)

Woodlawn

There were twelve home inspections completed during this period. The City Building Inspector was accompanied on all inspections at the request of residents. Six inspections were set for future dates.

All members of the Woodlawn Association Housing and Physical Planning Subcommittee were contacted by written notice and follow-up telephone calls as reminders of the February 3rd meeting at NDO 1. Captain Ralph Hood of the Salvation Army discussed the desire of the Salvation Army to develop an extensive Community Center facility in the Woodlawn area.

Two hundred and seventy-eight personal resident contacts were made during this period encouraging participation in Woodlawn meetings and activities. Flyers were distributed door-to-door and at neighborhood businesses and churches publicizing the Woodlawn Association general membership meeting of February 8 where Third Action Year Priorities were presented and approved.

A brief Woodlawn Association Executive Board meeting was held at this office immediately prior to the general membership meeting to approve the Third Action Year Priorities in order to present them to the general membership. All board members were contacted by written notice and follow-up telephone calls as reminders of the meeting.

A planning session for the Home Ownership Workshop to be held on March 4, at Cascade Center for the Boise/Humboldt and Woodlawn neighborhoods was held at NDO 1. Present at the meeting were the Supervisors of NDO's 1 and 4 and representatives of the Model Cities Consumers Protection Program.

Staff assisted NDO 2 during this period in taking a traffic survey in the Irvington neighborhood.

At the request of the Woodlawn Association all members of the Housing and Physical Planning Subcommittee were contacted by mail and telephone to encourage attendance at the February 9th Model Cities Housing and Physical Environment Working Committee meeting where the Woodlawn Master Plan, Park Plan, and neighborhood zone changes were reviewed and subsequently approved.

Several residents were referred to central office during this period: (1) two Oregon State University students interested in the Commission's programs and two Linfield College students seeking employment on a work-study program were referred to the Coordinator; (2) a resident of the Goose Hollow area inquiring about an improvement program for that neighborhood was referred to the Coordinator; (3) a resident of the Humboldt area wanting to sell her home was referred to the relocation section at central office; (4) a Woodlawn resident wanting to tear down his present home and build a fourplex on his double lot was referred to the Real Estate section at central office for advice; (5) a Woodlawn resident wanting trees when another neighborhood planting is planned, was referred to the engineering department at central office.

Woodlawn (cont'd)

Several residents inquiring about the new home rehabilitation program in the Boise/Humboldt area were referred to NDO 4. Several residents of Woodlawn either came by the office or called in to complain about the raise in property taxes due to reappraisals by the Multnomah County Tax Assessors. Several residents of the King/Vernon/Sabin area were referred to NDO 2 for answers to their questions about the area home rehabilitation program. An Irvington resident concerned with removal of overhead wiring in the neighborhood was referred to the Community Services Supervisor at NDO 2.

Twenty Woodlawn residents were personally contacted relative to applying for additional financial assistance in the neighborhood street improvement program.

Three residents interested in the Home Repair Program were referred to rehab department personnel.

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

Irvington

There were eighty-one resident contacts made in the Irvington area during this period encouraging participation in the home rehabilitation program and Irvington meetings and activities. Of the twenty-two inspection appointments set, twelve were completed, nine were cancelled, and one set for future dates.

The Irving Park Newsletter was distributed in the total Irvington neighborhood and parts of the Eliot, King, and Sabin neighborhoods.

Staff participated in the Traffic Survey of the Irvington neighborhood held during this period. Arrangements were made for the Irvington Association Priorities Committee to meet at NDO 2 in this period.

Clerical assistance was furnished and the agenda and minutes prepared for the Irvington Community Association Board meeting held at Augustana Church on February 3. At the request of the Irving Park Committee, which met twice at NDO 2 during this period, correspondence was sent to the City Park Bureau.

King/Vernon/Sabin

Written notices were mailed and telephone calls made as reminders of the K/V/S Coordinating Committee meeting of February 9 held at NDO 2, where Third Action Year Priorities were considered.

Forty-four contacts to encourage residents to participate in the area home rehabilitation program were made. Sixteen inspections were completed with twenty-one set for later dates.



King/Vernon/Sabin

Members of the Neighborhood Facilities Task Force were contacted by mail and telephone relative to the five meetings of the Task Force held at NDO 2 during this period. A Neighborhood Facility Workshop is being sponsored by the Task Force to be held at NDO 2 on February 19.

A conference was held between the Coordinator for Community Services, the Rehabilitation Supervisor, and the NDO 2 Community Services Supervisor relative to inspections in the King/Vernon/Sabin impact area.

Flyers were distributed throughout the Vernon area publicizing the Vernon Association's general membership meeting to be held at NDO 2 on February 16. Flyers were also distributed through the Sabin neighborhood publicizing the Sabin general membership meeting scheduled for February 16. All members of the Sabin Executive Committee were contacted by mail and telephone as reminders of the meeting held during this period. Staff arranged for the meeting place, child care, and speakers for the Sabin general membership meeting to be held on February 16.

NDO 3 (10 N. E. Graham)

Eliot

There were 134 door-to-door contacts during this period urging resident participation in Eliot Association meetings and planning activities. Flyers were distributed throughout the Eliot neighborhood, door-to-door and to neighborhood businesses and churches, publicizing the February 9th general membership meeting. Written notices were mailed and follow-up telephone calls made to all members of the Eliot Board and Planning Committee as reminders of this meeting.

All members of the Board and Planning Committee also received written notices and telephone calls to remind them of the joint Board and Committee meeting of February 2 and the Planning Committee members were reminded in the same manner of the committee meeting on February 15.

Community workers assisted in flyer distribution in the Woodlawn, Irvington, and Boise/Humboldt areas during this period.

One staff meeting was held during this period to review the work load.

NDO 4 (4000 N. Mississippi)

Boise/Humboldt

The Boise/Humboldt Urban Renewal Plan was approved by HUD and funding for limited home rehabilitation in the Impact Area was granted during this period. Two Information Specialists were assigned to this office to begin soliciting home inspections in the Impact Area. Eleven inspections were completed with the Information Specialist accompanying the Building Inspector on each inspection at the request of the residents.

Several residents in the ANIP area, inquiring into the possibility of receiving additional rehabilitation assistance with Boise/Humboldt funding, were referred to the Rehabilitation Section at NDO 1. Several other residents residing outside the Impact Area, who have requested assistance with home repairs, were also referred to Rehab personnel at NDO 1.

The Supervisors of NDO's 1 and 4 met with representatives of the Model Cities Consumer Protection Program at NDO 1 to continue to plan for the Home Ownership Workshop. The Supervisor of NDO 4 contacted the Vice-President of the Benjamin Franklin Savings and Loan Association to gain information about its home purchasing workshps being currently held.

ANIP

A meeting was held with the ANIC Executive Committee during this period to continue plans for the ANIP Completion Ceremony to be held on February 20, at Boise School. All plans and preparations have been cleared through the Coordinator.

SE UPLIFT (4316 S. E. Hawthorne)

SE Uplift

In preparation for the February 7 SE Uplift Committee meeting, staff arranged for a speaker, contacted those individuals who were requesting zone changes and urged their attendance, prepared the agenda and minutes for the meeting.

With the assistance of resident volunteers the entire Buckman neighborhood was contacted on a door-to-door basis, urging attendance at the February 10th general membership meeting. The staff made 334 door-to-door contacts. Minutes of the Buckman meeting were prepared and delivered to the committee.

In addition, the office was contacted by residents of Hosford regarding forming a neighborhood association in their area, and the SE Uplift Office will be working with them.

Seven individuals were referred to appropriate social agencies for assistance.

TELEPHONE AND VISITORS LOG - FEBRUARY 1-15, 1972

	<u>Visitors</u>	<u>Telephone</u>
<u>NDO 1</u>		
Community Services	117	294
Rehab	351	696
Finance		<u>22</u>
TOTAL	468	1012
 <u>NDO 2</u>		
Community Services	137	528
Finance	96	449
Rehab		<u>9</u>
TOTAL	233	986
 <u>NDO 3</u>	19	124
 <u>NDO 4</u>	80	340
 <u>SE UPLIFT</u>		
Community Services	47	51
Rehab	<u>4</u>	<u>44</u>
TOTAL	51	95

MEETING SCHEDULE - FEBRUARY 1-15, 1972

DATE	ORGANIZATION	PURPOSE	PLACE	ATTENDANCE
<u>PDC-RELATED MEETINGS</u>				
2/1	Buckman Citizens Part. Committee		1904 SE Alder	7
2/1	Home Ownership Workshop Com.	Workshop Planning	NDO 1	4
2/1	Neigh. Facility Task Force	Neigh. Facility Planning	NDO 2	16
2/2	Boise/Humboldt Coord. Committee	Planning	NDO 4	15
2/2	Eliot Board & Planning Com.	Planning	NDO 3	13
2/3	ICA Executive Board	Regular Meeting	Augustana Church	18
2/3	WIA Housing & Phy. Plan. Sub-Com.	Planning	NDO 1	17
2/3	Neigh. Facility Task Force	Neigh. Facility Planning	NDO 2	15
2/3	St. John's Peninsula Action Council		North Branch YWCA	75
2/4	Irving Park Design Committee	Plan for Irving Park	NDO 2	9
2/7	SE Uplift Committee	Regular Meeting	SE UL Office	28
2/8	ANIC Exec. Board	Plan for Completion Ceremony	NDO 4	17
2/8	WIA Exec. Board	Special Meeting	NDO 1	12
2/8	WIA General Membership	3rd Action Year Priorities	NDO 1	46
2/9	Eliot Neigh. Program Assn.	General Membership	Dishman Center	31
2/10	Buckman Community Assn.	General Membership	Central Catholic HS	110
2/10	Buckman Coord. Com.		Central Catholic HS	19
2/11	Irving Park Committee	Planning for Irving Park	NDO 2	7
2/12	Neigh. Facility Task Force	Neigh. Facility Planning	NDO 2	11
2/14	Neigh. Facility Task Force, Cit.P.		NDO 2	11
2/14	Humboldt Neigh. Imp. Org.	General Membership	Humboldt School	32
2/15	Eliot Planning Committee	Physical Planning	NDO 3	13
2/15	Buckman Cit. Part. Committee		1844 SE Ankeny	6
TOTAL NUMBER OF MEETINGS: 23			ATTENDANCE:	532

OTHER MEETINGS ATTENDED BY C.S. STAFF

2/1	Model Cities Cit. Plan. Bd.	Regular Meeting	Cascade Center	225
2/9	M.C. Hous. & PE Work. Com.	Regular Meeting	Model Cities Conf. Rm.	22
2/14	M.C. Law & Justice Work. Com.	Regular Meeting	NDO 1	12

TOTAL NUMBER OF MEETINGS: 3

ATTENDANCE: 259

TOTAL NUMBER OF PDC-RELATED MEETINGS FROM JULY 1, 1970-  
FEBRUARY 15, 1972: 474

ATTENDANCE: 10,058

TOTAL NUMBER OF OTHER MEETINGS FROM JULY 1, 1970-  
FEBRUARY 15, 1972: 183

ATTENDANCE: 4034

# PRODUCTION TALLY

DATE 2-1 thru 2-15

DATE	NUMBER OF PAGES	NUMBER OF COPIES		AREA	OTHER
		NDP	Pre-NDP		
2-1	1	2500		Vernon-Flier	
	1		40	Eliot	
	2		130	Eliot	
	1	3000		Woodlawn-Flier	
	1		50	B/H	
	1	500		CS	
2-2	1	3000		Woodlawn-Flier	
	1		50	B/H	
	1	500		CS	
2-3	1	40		Irv.	
	2	135		Irv.	
	1	40		M.C. T.F	
	1	65		Woodlawn	
	1	65		Woodlawn	
	1		1500	Eliot-Flier	
2-4	3	195		Woodlawn	
	1	60		ANIC	
	1		65	Eliot	
	1		215	Eliot	
	1	4000		S.E. U.L.-Flier	
	1		500	Eliot-Flier	
2-8	1	500		CS	
	1	65		"	
	1 Both Sides	6000		Irving Park	
	1		65	Eliot	
2-10	3	225		B/H	
		20890	2615		

## PRODUCTION TALLY

DATE 2-1-Thru 2-15

DATE	NUMBER OF PAGES	NUMBER OF COPIES		AREA	OTHER
		NDP	Pre-NDP		
2-10 cont.	1	20,890	2615	Humboldt-Flier	
		3,000			
	1	200		C.S	
2-11	3	55		ICA	
	1		37	Eliot	
	1		90	Eliot	
	1	2500		Sabin Flier	
	1	250			
	4	175		B/H	
2-14	1		38	Eliot	
	1		39	Eliot	
	2	130		Woodlawn	
	4	27,200	2819		
			300	Eliot	
	1	65		Woodlawn	
	1	265		B/H	
	1	2500		IRV.- Flier	
	1	65		Woodlawn	
		30,095	3119		
		Grand Totals		33,214	

February 24, 1972

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

TOTAL PARCELS TO BE ACQUIRED IN WOODLAWN:

	<u>Previous Report 1/31/72</u>	<u>Current Report</u>
Park Site	39	39
Park Site Ext. & Housing Site	17	17
Added Demos	12	10
Improvements only	<u>2</u>	<u>4</u>
	70	70
Parcels acquired to date	56	58
Options obtained outstanding	2	5
Parcels in condemnation	<u>1</u>	<u>0</u>
Parcels to be negotiated	<u>11</u>	<u>63</u>
		<u>7</u>

TOTAL PARCELS TO BE ACQUIRED IN IRVINGTON:

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

MEMORANDUM

February 24, 1972

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

<u>WOODLAWN</u>	<u>Park Site</u>	<u>Outside Park</u>
Households relocated	45	10
Households in acquired property	1	0
Households in property to be acquired	<u>1</u>	<u>5</u>
Total Woodlawn	<u>47</u>	<u>15</u>

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

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



February 22, 1972

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

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

	<u>BUDGETED</u>	<u>UNDER CONTRACT</u>	<u>CONTRACT COMPLETION</u>
<u>Woodlawn</u>			
Street Improvements (assessment districts)	\$159,126	\$143,000*	100%
Bus Shelters	4,600		-
Street Trees	28,593	28,593	100%
Traffic Signals		8,500	100%
Subtotals	<u>\$192,319</u>	<u>\$179,955</u>	
<u>Irvington</u>			
Street Improvements (contract)	\$ 30,000	\$ 23,713	100%
Traffic Signals	1,000		-
Street Trees	10,000		-
Decorative Benches	4,681		-
Subtotals	<u>\$ 45,681</u>	<u>\$ 23,713</u>	
TOTALS	<u>\$238,000</u>	<u>\$203,668</u>	

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

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

	<u>BUDGETED</u>	<u>UNDER CONTRACT</u>
<u>Woodlawn</u>		
Street Improvements	\$ 1,950	
Park Improvements	216,750	
	<u>\$218,700</u>	
<u>Irvington</u>		
Traffic Controls	\$ 18,600	
Street Lights	16,000	
Street Trees, Phase II	10,000	\$ 6,168
Irvington Park Improvements	54,000	
	<u>\$ 98,600</u>	
<u>King-Vernon-Sabin</u>		
Traffic Signals	\$ 24,000	
Trees	6,000	
	<u>\$ 30,000</u>	
TOTALS	<u>\$347,500</u>	<u>\$ 6,168</u>

DEMOLITION

Woodlawn

	<u>Jan. 27, 1972</u>	<u>Feb. 24, 1972</u>
Buildings Cleared .....	29	29
Buildings Under Contract.....	0	8
Buildings Advertised for Bids.....	8	0
Buildings Sold and Moved.....	5	5
Buildings Acquired and Vacant.....	3	8 *
Buildings Acquired and Occupied.....	5	3
Buildings to be Acquired in Park Site.....	1	0
Buildings to be Acquired in Park Extension and Housing Site.....	4	4
Buildings to be Acquired Outside Park Site	<u>2</u>	<u>0</u>
TOTAL	<u>57</u>	<u>57</u>

\* To be advertised for demolition approximately Feb. 25, 1972

Irvington

Buildings Cleared.....	6	6
Buildings Under Contract.....	4	4
Buildings Out for Bid.....	0	0
Buildings Acquired and Vacant.....	<u>0</u>	<u>0</u>
TOTAL	<u>10</u>	<u>10</u>

JJR/ms