

File - CP Task Force
1971

CITIZEN INVOLVEMENT

REQUIREMENT:

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

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

Neighborhood Associations

Boise Citizens Improvement Association

Ellet Neighborhood Program Association

Humboldt Neighborhood Improvement Organization

Irvington Community Association

King Improvement Association

Sabin Community Association

Vernon Community Association

Woodlawn Improvement Association

Albina Neighborhood Improvement Committee

Emanuel Displaced Persons Association

Model Cities Housing & Physical Environment Working Committee

Model Cities Relocation Review Committee

Citizens Review Committee - Housing Repair Program

Buckman Neighborhood Association

Southeast Uplift Committee

Northwest District Association

Portland Center Association

City-Wide Citizen Organizations

Portland Citizens Committee

Task Force - Neighborhood Organizations

Public Agencies

CDA - Model Cities Agency

City-County Council on Aging

Housing Authority of Portland - Tenant Advisory Council

Portland Action Committees Together (PACT)

Tri-County Community Council

Portland Metropolitan Steering Committee (PMSC)

City Planning Commission

Portland Development Commission

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

Private Non-Profit Corporations

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

Downtown Housing, Inc.

Albina Contractors Association

Metropolitan Economic Development Industrial Alliance, Inc. (MEDIA)

Albina Professional Designers Association

Citizen-Elected Boards

Model Cities Citizens Planning Board

Portland Action Committees Together (PACT)

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

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

Type of Groups

Civic (2)

Portland Citizens Committee

Task Force - Neighborhood Organizations

Neighborhood (19)

*Boise Citizens Improvement Association

*Eliot Neighborhood Program Association

*Humboldt Neighborhood Improvement Organization

*Irvington Community Association

*King Improvement Association

*Sabin Community Association

*Vernon Community Association

*Woodlawn Improvement Association

*Albina Neighborhood Improvement Committee

*Emanuel Displaced Persons Association

*Model Cities Housing & Physical Environment Working Committee

*Model Cities Relocation Review Committee

*Citizens Review Committee - Housing Repair Program

Cascade Project Advisory Committee

Metropolitan Economic Development Industrial Alliance, Inc. (MEDIA)

Buckman Neighborhood Association

Southeast Uplift Committee.

Northwest District Association

Portland Center Association

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

Public Agencies (9)

Portland Agency Housing Committee

City-County Council on Aging

Housing Authority of Portland - Tenant Advisory Council

Portland Action Committees Together (PACT)

Tri-County Community Council

CDA - Model Cities Agency

~~Portland~~ Metropolitan Steering Committee (PMSC)

City Planning Commission

Portland Development Commission

Citizen Elected Boards (3)

~~Model~~ Cities Citizens Planning Board

Portland Action Committees Together (PACT)

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

Private Organizations (5)

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

Downtown Housing, Inc.

**Albina Contractors Association

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

***~~Albina~~ Professional Designers Association

(** - Black, Non-Profit

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

**** - Black).

5

Constituency Represented

Minorities

Poor

Senior Citizen

Middle Income

Agencies & Organizations

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

Urban Renewal

Albina Neighborhood Improvement Project

CDA - Model Cities Agency

Emanuel Hospital Urban Renewal Project

Pre-Neighborhood Development Program (Pre-NDP)

Neighborhood Development Program (NDP)

Albina Contractors Association

Certified Area Program (Buckman)

Portland State

South Auditorium

Model Cities Programs

Albina Contractors Association

Metropolitan Economic Development Industrial Alliance, Inc. (MEDIA)

Sec. 312 Rehabilitation Loans and Sec. 115 Rehabilitation Grants

Albina Neighborhood Improvement Project

Neighborhood Development Program

Buckman Certified Area Program

Low-and-Moderate Income Housing Programs

a. Public Housing-Low Income

No. of Units

Columbia Villa

438

Columbia Villa Extension	38
Dahlke Manor	115
Dekum Court (1)	81
Dekum Court (2)	40
Hillsdale Terrace	60
Holgate House	80
Hollywood East	299
Iris Court	51
Maple Mallory	48
Northwest Towers	179
Peaceful Villa	65
Royal Rose Annex	9
Royal Rose Annex	36
Schrunk Riverview Tower	118
Sellwood Center	112
Sumner Court	9
Tamarack	20
Williams Plaza	101
Leased Single Family Dwellings Various Sites	2013

Rent Supplement Project 221 (D) 3RS

B. Low and Moderate Income

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

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

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

c. Low Income

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

Mortgage Interest Subsidy Program (Sec. 236)

d. Low & Moderate Income

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

Mortgage Interest Subsidy Program (Sec. 235i)

e. Low & Moderate Income

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

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

Northeast (Model Neighborhood)

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

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

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

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

Southeast

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

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

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

Northwest

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

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

North (St. Johns)

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

Southwest

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

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

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

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

General

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

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

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

Public Housing

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1. All neighborhoods in the Model Cities Area that have been involved in the development of an urban renewal plan under the Neighborhood Development Program;

This issue has resulted in four area plans for the Neighborhood Development Program having been developed which have been approved by each of the neighborhood associations, the Model Cities Housing

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

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

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

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

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

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

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

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

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

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

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

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

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

6. A group of residents of the Northwest area raised the question as to whether the Highway Commission had given sufficient study to alternative routes to the proposed freeway. In this issue the judge ruled that the Highway Commission had not abided by its own laws and he ordered it to hold a location hearing and, at the same time, prepare an environmental impact statement. The location hearing will be held in the near future.

Addendum

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

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

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

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

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

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

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

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