

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

May 16, 1972

John B. Kenward
Executive Director

Mr. Russell H. Dawson, Director
Department of Housing and Urban Development
520 S. W. Sixth Avenue, Cascade Building
Portland, Oregon 97204

Dear Mr. Dawson:

We are pleased to hereby submit, for official review, 9 copies of the application for Federal loan and grant for Portland's NDP 3rd Action Year, July 1, 1972 to July 1, 1973. This application covers on-going activities in Woodlawn, Irvington and King-Vernon-Sabin. The application also incorporates our request to include the Boise-Humboldt, Eliot and Northwest neighborhoods under the NDP.

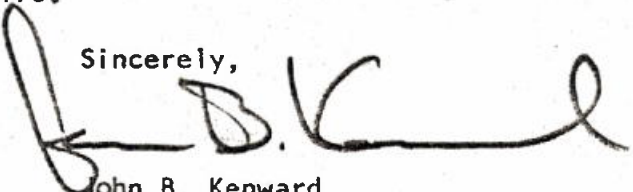
Part III, Supporting Schedule I, Form HUD 6280 in ND 302 outlines a summary of the approved Cost Estimate and Financing Plans for conventional Urban Renewal Projects ORE. R-1, R-8, R-16, and R-20, which reflect a gross pooling credit of non-cash grants-in-aid in the amount of \$1,396,918. This amount does not include an additional \$650,000 for project ORE. R-16 involving the purchase of Shattuck School.

The most recent amendatory application submitted for additional S-1 Relocation funds, project ORE. R-16, includes the additional \$650,000 non-cash grants-in-aid for Shattuck School and will raise the total non-cash grant-in-aid pooling credits by a proportionate amount.

Attached to the application are copies of letters from the State and Regional Clearinghouses approving the application. Approval of the Eliot and Northwest neighborhoods by CRAG for inclusion under the NDP is anticipated at their next meeting on May 19, and a copy of their letter regarding same will be forwarded to your office as soon after May 19 as possible.

We trust that the documentation is in order. We shall be happy to provide additional information if you so desire.

Sincerely,


John B. Kenward
Executive Director

JBK:ELY:gc
Enclosures - Binders 1 - 9

COLUMBIA REGION ASSOCIATION of GOVERNMENTS

6400 S.W. CANYON COURT
PORTLAND, OREGON 97221

(503) 297-3726

RECEIVED

MAY 12 1972

May 10, 1972

EX. DIR.	
A. DIR.	
D. OPER.	
SP. ASST.	
<i>Old copy to</i>	

Mr. John Kenward
Portland Development Commission
1700 SW 4th Avenue
Portland, Oregon

ATTENTION: Mr. Chuck Olson

Dear John:

In reply to a request from Mr. Olson concerning your NDP projects for Northwest Portland and Elliott Neighborhood, please be informed that the General Advisory Board recommended approval of these projects at their regular meeting held on May 5, 1972 and their recommendation is being forwarded to the Executive Board for review on May 19th. Assuming no difficulties, final approval from the Clearinghouse will be on May 19th.

Approval for the Woodlawn-Irvington, King-Vernon-Sabin, and Boise-Humboldt projects was granted by the Executive Board at their meeting on April 21st, 1972. Our files indicate Mr. Charles Taft, Acting Director of the Portland Development Commission was notified of Clearinghouse approval by letter on April 28, 1972. I have attached a copy of this letter for your files.

Sincerely,

Lyle

Lyle E. Balderson
Area Development Director

LEB:gh
attachment

CLACKAMAS COUNTY

Canby
Gladstone
Happy Valley
Lake Oswego
Milwaukie
Oregon City
West Linn

CLARK COUNTY

Camas
Vancouver
Washougal

COLUMBIA COUNTY

Clatskanie
Columbia City
Hottel
Lebanon
Scappoose
St. Helens
Vernonia

MULTNOMAH COUNTY

Fairview
Gresham
Portland
Troutdale
Wood Village

WASHINGTON COUNTY

Beaverton
Cornelius
Durham
Forest Grove
Hillsboro
North Plains
Sherwood
Tigard
Tualatin

760-2A-9

COLUMBIA REGION ASSOCIATION of GOVERNMENTS

CRAG

6400 S.W. CANYON COURT

PORTLAND, OREGON 97221

(503) 297-3726

RECEIVED

MAY 1 1972

April 28, 1972

PORTLAND OR

EX. DIR.	
A. DIR.	
✓ D. OPER.	
SP. ASST.	
✓ 100 copy 4	

CLACKAMAS COUNTY

Canby
Gladstone
Happy Valley
Lake Oswego
Milwaukie
Oregon City
West Linn

Mr. Charles E. Taft
Acting Director
Portland Development Commission
1700 SW Fourth Ave.
Portland, Oregon 97201

CLARK COUNTY

Camas
Vancouver
Washougal

Dear Mr. Taft:

Please be informed that the Executive Board of the Columbia Region Association of Governments in its meeting of April 21, 1972, reviewed your agency's application for a Federal grant in the amount of \$3,596,000.

COLUMBIA COUNTY

Clatskanie
Columbia City
Tillamook

This grant is to provide for the upgrading and improvement of the Woodlawn, Irvington, King/Vernon/Sabin/Boise/Humboldt districts in the City of Portland.

MULTNOMAH COUNTY

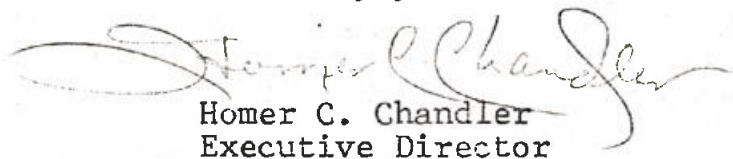
Fairview
Gresham
Portland
Troutdale
Wood Village

The Board found that that which is proposed is in conformance with land use, transportation, and public utilities services. Therefore, the Board unanimously endorsed this project and urges its early funding.

WASHINGTON COUNTY

Beaverton
Cornelius
Durham
Forest Grove
Hillsboro
North Plains
Sherwood
Tigard
Tualatin

Sincerely yours,


Homer C. Chandler
Executive Director

HCC:jc



EXECUTIVE DEPARTMENT

CAPITOL BUILDING

SALEM, OREGON 97310

May 2, 1972

TOM McCALL
GOVERNOR

CLEIGHTON L. PENWELL
Director

RECEIVED

MAY 5 1972

PORTLAND DEVELOPMENT COMMISSION

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

Re: Portland Development Commission
Neighborhood Development Project
PNRS #7203 2 460

Dear Mr. Kenward:

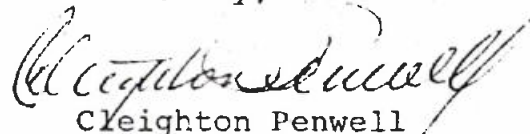
This is to notify you that the State Clearinghouse has completed the review of your proposal.

Your Notice of Intent was referred to the appropriate state agencies. All respondents indicated concurrence and approval.

We are pleased to add our approval and wish you every success.

A copy of this letter should accompany your application to the Federal Agency as evidence of your having complied with OMB A-95. Comments of the appropriate local reviewing agencies should also be included.

Sincerely,


Cleighton Penwell

CP:nm



EXECUTIVE DEPARTMENT

TOM McCALL
GOVERNOR

CLEIGHTON L. PENWELL
Director

CAPITOL BUILDING

MAY 5 1972

PORTLAND DEVELOPMENT COMMISSION

May 2, 1972

SALEM, OREGON 97310

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

Re: Portland Development Commission
Neighborhood Development Project
PNRS #7203 2 470

Dear Mr. Kenward:

This is to advise you that the Clearinghouse has completed its review of the subject proposal. The questions raised by the state agencies have been addressed to their satisfaction at the conference held April 28, 1972. The conditions agreed to at that meeting are as follows:

1. That the Portland Development Commission jointly plan and coordinate all its future urban renewal programs with the Housing Authority of Portland.
2. That the Portland Development Commission cooperate fully with the Columbia Region Association of Governments (CRAG) in their "study of the effects of urban renewal (displacement) on the lives of those displaced."

No other substantial conflicts or criticisms remain.

We are pleased to add our approval and wish you every success.

A copy of this letter should accompany your application to the Federal Agency as evidence of your having complied with OMB A-95. Comments of the appropriate local reviewing agencies should also be included.

Sincerely,

Cleighton Penwell
Cleighton Penwell

CP:Km



EXECUTIVE DEPARTMENT

CAPITOL BUILDING

SALEM, OREGON 97310

May 2, 1972

TOM McCALL
GOVERNOR

RECEIVED

CLEIGHTON L. PENWELL
Director

MAY 1972

PORTLAND DEVELOPMENT COMMISSION

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

Re: Portland Development Commission
Neighborhood Development Project
PNRS #7203 2 480

Dear Mr. Kenward:

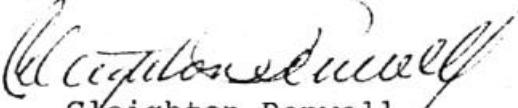
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We are pleased to add our approval and wish you every success.

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Sincerely,


Cleighton Penwell

CP:Km

NEIGHBORHOOD DEVELOPMENT PROGRAM
(ORE. A-5)
Portland, Oregon

Application for the

THIRD NDP ACTION YEAR

July 1, 1972

to

July 1, 1973

WOODLAWN NEIGHBORHOOD DEVELOPMENT PROJECT (AREA 1.A)

IRVINGTON NEIGHBORHOOD DEVELOPMENT PROJECT (AREA 2.B)

KING-VERNON-SABIN NEIGHBORHOOD DEVELOPMENT PROJECT (AREA 3.C)

BOISE-HUMBOLDT NEIGHBORHOOD DEVELOPMENT PROJECT (AREA 4.D)

ELIOT NEIGHBORHOOD DEVELOPMENT PROJECT (AREA 5.E)

NORTHWEST NEIGHBORHOOD DEVELOPMENT PROJECT (AREA 6.F)

May 10, 1972

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

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Area Eligibility Data	ND 303
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Report on Urban Renewal Plans and Planning Activity Reports	ND 402
Real Estate Acquisition Activity Report	ND 501
Project Improvement Activity Report	ND 502
Noncash Grants-in-Aid Report	ND 503
Property Management Activity Report	ND 504
Rehabilitation Activity Report	ND 505
Land Marketing Activity Report	ND 506
Relocation Activity Report	ND 507
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Legal Report	ND 601

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

NEIGHBORHOOD DEVELOPMENT PROGRAM

NEIGHBORHOOD DEVELOPMENT
PROGRAM APPLICATION

LOCALITY

Portland, Oregon

PROGRAM NUMBER

ORE. A-5

POPULATION

382,600

DATE RECEIVED (To be filled in by HUD)

INSTRUCTIONS: Prepare original and 9 conformed copies for HUD. Place original in Binder No. 1, copies in other binders.

A. CORPORATE NAME OF APPLICANT

PORTLAND DEVELOPMENT COMMISSION

B. SUBMISSION

☐ Initial application for year from _____ to _____, for purpose of funding shown in Block C. (Month, Day, Year) (Month, Day, Year)☒ Application for Third action year from July 1, 1972 to July 1, 1973 for purpose of funding shown in Block C, and: (e.g., second, third) (Month, Day, Year) (Month, Day, Year)☒ ~~Change in boundaries of urban renewal areas covered by Neighborhood Development Program~~ as substantial changes affecting the land use plan provisions of the urban renewal plan. Area number(s) 1-A (Woodlawn); 3-C (K-V-S).☒ Addition of urban renewal area or areas to Neighborhood Development Program. Area number(s) 4-D (Boise-Humboldt); 5-E (Eliot); 6-F (Northwest)

C. TYPE AND AMOUNT OF FUNDS BEING APPLIED FOR

TYPE
(Check applicable items)

TOTAL AMOUNT

☒ TEMPORARY LOAN

\$ 4,950,000

☒ FEDERAL CAPITAL GRANT, TOTAL

\$ 4,920,000

☒ PROGRAM CAPITAL GRANT

\$ 3,877,500

☒ 2/3 Basis☐ 3/4 Basis☐ Municipality with population of 50,000 or less☐ In redevelopment area with more than 50,000 population☒ RELOCATION GRANT

Assume will be shared Project Cost after July 1, 1972

\$ -0-

☒ REHABILITATION GRANT

\$ 1,042,500

D. ESTIMATED FEDERAL CAPITAL GRANT FOR RESERVATION YEAR \$ 5,500,000

E. GENERAL INFORMATION

(Enter information indicated for each separate urban renewal area covered by the Neighborhood Development Program for which funds are being applied for in Block C.)

AREA NUMBER	CATEGORY OF ELIGIBILITY	PREDOMINANT TREATMENT		PERCENT OF AREA IN MODEL CITIES AREA	ESTIMATED PERCENT OF ITEM I EXPENDITURES ALLOCATED BY AREA	URBAN RENEWAL PROJECT NUMBERS PRIOR TO CONVERSION TO NDP
		CLEARANCE REDEVELOPMENT	REHAB			
1. 1-A	Woodlawn	I	X	100%	19%	N/A
2. 2-B	Irvington	I	X	100%	18%	N/A
3. 3-C	K-V-S	I	X	100%	23%	N/A
4. 4-D	B-H	I	X	100%	20%	N/A
5. 5-E	Eliot	V		100%	11%	N/A
6. 6-F	Northwest	I	X	-0-	9%	N/A
7.						
8.						
9.						
10.						
11.						
12.						
13.						
14.						
15.						

F. DECLARATION

The applicant hereby applies to the United States of America for the financial assistance indicated in Block C above, under the provisions of Section 131 of Title I of the Housing Act of 1949, as amended, to aid in financing the program described in this application.

G. SUPPORT DOCUMENTATION

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

H. URBAN RENEWAL AREA BOUNDARIES

The urban renewal areas within the Neighborhood Development Program are as approved by the governing body of the Local Public Agency on May 11, 1970; April 16, 1971; Jan. 10, 1972; and May 1, 1972.

(With initial application or subsequent application containing a boundary change, describe on attached sheets boundaries of urban renewal areas covered by Neighborhood Development Program and identify each area by same number as shown above in Block E.)

I. EXECUTION

IN WITNESS WHEREOF, the Applicant has caused this application to be executed in its name, and its seal to be hereunto fixed and attested, this 5th day of May, 19 72.

1700 S. W. 4th Avenue

Street Address

Portland, Oregon 97201

City, State, and Zip Code

PORTLAND DEVELOPMENT COMMISSION

Corporate Name of Applicant

By

Signature
Executive Director

ND 201 ACTIVITY PROGRAM SUMMARY-(Woodlawn, Irvington, King-Vernon-Sabin,
Boise-Humboldt)

A. Form HUD-6271, Activity Program Summary, is attached to this report as Exhibit A.

B. Narrative Statements

1. Planning and Programming Activities

Action Year: Planning and programming activities will continue in each NDP area in the same manner in which such activities have been carried out in earlier action years. The various neighborhood organizations and committees, their consultant planners, and staff from this LPA will coordinate their efforts in developing short and long range neighborhood improvement plans and activities under the NDP. Each neighborhood has its own list of priorities for improvement which will serve as guides for plan implementation. Coordination with various city bureaus, state agencies, other on-going studies, and the CDA is an inherent part of the total NDP planning process and will continue. Possible conflicts in plan implementation will be avoided through this effort.

Reservation Year:

Same as above.

2. Real Estate Acquisition Activities

Action Year: Following are acquisition activities that will be carried out in each NDP area during the action year:

ND 201 ACTIVITY PROGRAM SUMMARY - (Woodlawn, Irvington, King-Vernon-Sabin,
Boise-Humboldt), Cont'd

Woodlawn

1. Acquisition of 18 parcels adjacent to the east end of the present pilot housing site for additional multi-family housing development. These 18 parcels will be acquired with remaining 2nd Action Year funds. See ND 501, Exhibit A.
2. Acquisition of 8 parcels adjacent to the west edge of the park site for additional park space and development of a proposed community center. These properties are not specifically identified at this time. Efforts are now underway to coordinate plan proposals and develop the necessary final details and documentation to allow acquisition activities to take place during the action year.

King-Vernon-Sabin

Acquisition may involve 8 properties adjacent to King School for development of a community facility. Acquisition and all other activities relative to the development of this facility will be carried out with funds from the HUD Neighborhood Facility Grant Program. The City of Portland and the CDA are in the process of preparing an application for such a grant. See ND 501, Exhibit B.

Boise-Humboldt

1. Acquisition of 20 parcels south of Fremont Street for multi-family housing development.

ND 201 ACTIVITY PROGRAM SUMMARY - (Woodlawn, Irvington, King-Vernon-Sabin,
Boise-Humboldt), Cont'd

2. Acquisition of 8 scattered parcels in the area between Shaver, Mississippi, Fremont, and the I-5 Freeway for redevelopment of multi-family housing. It is anticipated that most, if not all, of those structures will be vacant and/or dilapidated to the point that they pose a safety hazard.

The above parcels under Items 1 and 2 will be identified during the final months of this 2nd Action Year after further planning by all parties involved for the necessary documentation under NDP regulations and prior to actual acquisition.

20 additional parcels will be acquired during the action year under spot clearance activities. Such parcels will be identified during the course of structural inspections for rehabilitation, and will involve all 4 of the NDP areas.

Reservation Year:

Spot clearance parcels will be acquired at approximately the same level in the reservation year as in the action year.

Other clearance activities are expected to increase in the Boise-Humboldt and King-Vernon-Sabin areas and decrease or end in Woodlawn and Irvington. The extent of deteriorated conditions in parts of the Boise-Humboldt and King-Vernon-Sabin areas indicates a need for continued clearance actions and redevelopment of housing and other public facilities to meet the diverse needs of these neighborhoods.

ND 201 ACTIVITY PROGRAM SUMMARY - (Woodlawn, Irvington, King-Vernon-Sabin,
Boise-Humboldt), Cont'd

Preliminary property acquisition estimates for the reservation year are as follows:

35 Parcels under spot clearance activities.

30 Parcels in Boise-Humboldt for housing redevelopment.

25 Parcels in King-Vernon-Sabin for housing redevelopment.

90 Parcels total acquisition during the Reservation Year.

3. Property Management Activities

Action Year: The LPA will be managing some properties temporarily as a result of property acquisitions. It is estimated that there may be as many as 118 dwelling units under temporary management at some time during the action year, with the average being about 90 dwelling units.

All property management activities will be carried out by LPA staff, except for security services which will be contracted for from outside the LPA.

Reservation Year: Property acquisition activities are expected to be at the same level or slightly higher during the reservation year. Properties under management will be a direct reflection of that activity. Projections indicate as many as 58 dwelling units may be under management at any one time during the year, with an average of 38 dwelling units. Management will be by LPA staff, and contracts will

ND 201 ACTIVITY PROGRAM SUMMARY - (Woodlawn, Irvington, King-Vernon-Sabin,
Boise-Humboldt), Cont'd

be assigned for continued security services.

5. Demolition and Site Clearance Activities

Action Year: Demolition and site clearance activities will be directly related to the level of acquisition activities. It is anticipated that 20 structures will be demolished under the spot clearance program. These structures will be identified during the action year, and will be spread throughout the four NDP areas. In addition, there will be other clearance activities for redevelopment in each of the following areas:

Woodlawn

1. Demolition of 18 structures with 2nd Action Year funds.
 2. Demolition of 8 structures with 3rd Action Year funds.
- In both cases, redevelopment will be multi-family housing.

King-Vernon-Sabin:

Demolition of 8 structures under the Neighborhood Facility Grant Program.

All costs relative to the acquisition, relocation, clearance and redevelopment of these properties will be paid for by the Neighborhood Facilities grant.

ND 201 ACTIVITY PROGRAM SUMMARY - (Woodlawn, Irvington, King-Vernon-Sabin,
Boise-Humboldt), Cont'd

Boise-Humboldt:

Demolition of 28 structures for housing redevelopment.

20 structures will be cleared south of Fremont Street for multi-family housing redevelopment. 8 vacant and/or derelict structures in the area between Fremont, Shaver, Mississippi, and the I-5 Freeway will be selected for acquisition and clearance to be redeveloped into housing uses to serve as relocation resources for future displaces in the Boise-Humboldt area as a result of NDP actions.

All demolition and site clearance activities will be accomplished through contract services of private contractors.

Reservation Year:

Demolition and site clearance under the spot clearance program will continue at approximately the same level during the reservation year. It is expected that other clearance activities will be minimal in Woodlawn and Irvington and will increase in Boise-Humboldt and King-Vernon-Sabin. Approximately 70 structures will be demolished under these activities during the reservation year.

6. Project Improvement Activities

Action Year: All project improvement installations will

ND 201 ACTIVITY PROGRAM SUMMARY - (Woodlawn, Irvington, King-Vernon-Sabin,
Boise-Humboldt), Cont'd

be done through contract with private contractors.

Following are the activities that will take place in
each NDP area:

Woodlawn:

1. Street construction and reconstruction on Dean,
Liberty, and Claremont Streets.
2. Open space improvements at 13th and Holman Streets.

King-Vernon-Sabin:

1. Improvements in Alberta Park.
2. Construction of pedestrian overpass at Alberta Park.
3. Development of a 1 block greenway system.
4. Street tree planting.

Irvington:

1. Improvements in Irving Park.
2. Street tree planting.
3. Installation of 2 school crossing signals.

Boise-Humboldt:

1. Improvements in Peninsula Park.
2. Installation of additional street lights.
3. Open space development at Mississippi and Prescott
Streets.

ND 201 ACTIVITY PROGRAM SUMMARY - (Woodlawn, Irvington, King-Vernon-Sabin,
Boise-Humboldt), Cont'd

Reservation Year: The level of project improvement activities in the reservation year will be at a slightly higher level than in the action year. Priorities established by each NDP neighborhood organization stress neighborhood improvement activities. Emphasis of improvements will continue to be on street trees, park and open space developments, community facilities, street lighting and street improvements.

7. Land Marketing Activities:

Action Year: Land marketing will take place in Woodlawn and Irvington. It is expected that 15 scattered parcels from both neighborhoods will be ready for disposition during the action year.

Reservation Year: Land marketing during the reservation year will take place in all 4 NDP areas. In Woodlawn, the proposed site for multi-family redevelopment will be disposed of to a developer. Other dispositions will be made as the result of spot clearance activities which will be at approximately the same level as in the action year (15 parcels).

8. Rehabilitation Activities:

Action Year: Rehab activities will continue in all NDP

ND 201 ACTIVITY PROGRAM SUMMARY - (Woodlawn, Irvington, King-Vernon-Sabin,
Boise-Humboldt), Cont'd

areas. Approximately 650 residential structures will be rehabilitated through Section 115 grants, Section 312 loans, and other non-Federally assisted funding sources. Rehab activities in Boise-Humboldt and King-Vernon-Sabin during the action year will be concentrated within "impact areas." In Woodlawn and Irvington, rehab will take place throughout the area.

Projections call for 300 Section 115 grants and 200 Section 312 loans, in addition to other private funding sources to accomplish the rehab program during the action year.

Reservation Year: It is anticipated that the rehab workload will increase due to the addition of the King-Vernon-Sabin and Boise-Humboldt areas. Rehab activities have barely started in King-Vernon-Sabin, and there are possibly greater needs for rehab in King-Vernon-Sabin and Boise-Humboldt than in Irvington and Woodlawn. It is estimated that 750 homes will be rehabilitated during the reservation year, using approximately 330 grants, 270 loans, and other non-Federal funds.

ND 201 ACTIVITY PROGRAM SUMMARY - (Woodlawn, Irvington, King-Vernon-Sabin,
Boise-Humboldt), Cont'd

9. Activities of LPA and/or Other Local Agencies in Providing
Supporting Facilities.

Narrative statements under this item in the NDP Application to HUD for the Second Action Year discusses this activity relative to the King-Vernon-Sabin Project Area, and such statements are still applicable. (See ND 201, Page 16, of the NDP Second Action Year Application).

ND 201 ACTIVITY PROGRAM SUMMARY - (Eliot, Northwest)

Planning and programming activities in Eliot and the Northwest will be carried out in the same manner as in the other on-going NDP areas. The neighborhood associations in both areas are working with LPA staff members in trying to develop action programs and other necessary details for documentation. Preliminary proposals have been decided upon, and the planning effort is now geared toward the finalization of plans for implementation under the NDP. Urban Renewal Plans and other supporting documentation will be submitted to HUD within the time limit specified by HUD regulations.

Following is a list of proposed activities for each neighborhood during the action Year:

Eliot:

1. Acquisition, relocation, and clearance of approximately 6 blocks in the southwest section of the area for commercial and public re-use.
2. Continued planning for the rest of the Eliot neighborhood. ✓
Planning will include studies to determine the feasibility of housing rehabilitation, land use and marketability, and a Traffic Study to develop efficient circulation patterns.

Northwest:

1. Acquisition, relocation, and clearance for expansion of Good Samaritan Hospital and housing development; limited residential rehabilitation; and limited public improvements activities.

ND 201 ACTIVITY PROGRAM SUMMARY - (Eliot, Northwest), Cont'd

All activities under the NDP during the Action Year will be concentrated within the central portion of the Northwest neighborhood.

Surveys of neighborhood conditions indicate that initial activities can be carried out in this central portion with the least amount of delay and the greatest amount of impact in showing what can be accomplished under the NDP.

2. Continued planning in the balance of the Northwest neighborhood. Planning activities will include studies for rehabilitation feasibility, land use and marketability, traffic, street tree planting and Couch improvements. A community attitude and social survey will also be undertaken. Planning during the action year in both areas will establish guidelines and priorities for continued NDP activities in subsequent action years in each area.

U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPM
NEIGHBORHOOD DEVELOPMENT PROGRAM

ACTIVITY PROGRAM SUMMARY

LOCALITY

Portland, Oregon

PROGRAM NUMBER

Ore A-5 (Areas 1, 2, 3, 4)

INSTRUCTIONS: Submit one copy in each binder.

THIRD

ACTION YEAR: FROM July 1, 1972 TO July 1, 1973

ACTIVITY CLASSIFICATION	ACTIVITY UNITS				COSTS (\$000)			
	PRIOR YEAR ACTUAL (1)	CURRENT YEAR ACTUAL & ESTIMATE (2)	ACTION YEAR ESTIMATE (3)	RESERVATION YEAR ESTIMATE (4)	PRIOR YEAR ACTUAL (5)	CURRENT YEAR ACTUAL & ESTIMATE (6)	ACTION YEAR ESTIMATE (7)	RESERVATION YEAR ESTIMATE (8)
1. REAL ESTATE ACQUISITION (Parcels)			*18					
		(* 18 Parcels to be acquired with 2nd Action Yr. Funds)						
Residential	42	33	55	80	\$423.9	\$272.2	\$376	\$480
Commercial	-0-	-0-	1	10	-0-	-0-	15	200
Industrial	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Institutional	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Total	42	33	74	90	423.9	272.2	391	475.5
Staff Services (Man/Years)	1	1	1.5	1.5	16	16	22.8	22.8
Contract Services	XXX	XXX	XXX	XXX	-0-	-0-	-0-	-0-
2. PROPERTY MANAGEMENT (Rental Units Under Management)			*+ 18					
		18 Parcels to be acquired with 2nd Action Yr. Funds,						
		8 Parcels to be acquired with Neighborhood Facility Grant Funds						
Beginning of Period	-0-	43	70	27	XXX	XXX	XXX	XXX
Additions During Period	44	28	*+ 82	90	XXX	XXX	XXX	XXX
Vacates During Period	1	1	125	97	XXX	XXX	XXX	XXX
End of Period	43	70	27	20	XXX	XXX	XXX	XXX
Average Under Management	43	70	85	92	XXX	XXX	XXX	XXX
Staff Services (Man/Years)	1.5	1.5	1	1.5	12	14.5	11.8	12.7
Contract Services	XXX	XXX	XXX	XXX	-0-	2.4	16	17
3. RELOCATION			++ 13					
		13 Families, 15 Individuals, 3 businesses to be relocated with 2nd A.Y. Funds						
		11 Families to be relocated with N. F. Grant Funds						
Families	26	36	++ 87	97	XXX	XXX	XXX	XXX
Individuals	7	8	27	43	XXX	XXX	XXX	XXX
Business Concerns	-0-	2	8	13	XXX	XXX	XXX	XXX
Total	33	46	122	153	XXX	XXX	XXX	XXX
Staff Services (Man/Years)	3	3	2.8	3.5	18	24.7	33.2	41.6
Contract Services	XXX	XXX	XXX	XXX	-0-	-0-	-0-	-0-

ACTIVITY CLASSIFICATION	ACTIVITY UNITS				COSTS (\$000)			
	PRIOR YEAR ACTUAL (1)	CURRENT YEAR ACTUAL & ESTIMATE (2)	ACTION YEAR ESTIMATE (3)	RESERVATION YEAR ESTIMATE (4)	PRIOR YEAR ACTUAL (5)	CURRENT YEAR ACTUAL & ESTIMATE (6)	ACTION YEAR ESTIMATE (7)	RESERVATION YEAR ESTIMATE (8)
4. DEMOLITION (Structures)								
Residential	23	65	53	65	\$7.8	\$52	\$43.7	\$61.5
Nonresidential	-0-	-0-	1	5	-0-	-0-	1.3	6.5
Total	23	65	54	70	7.8	52	45	68
Staff Services (Man/Years)	1	1	1	1	15	15	16.9	16.9
Contract Services	XXX	XXX	XXX	XXX	7.8	52	45	68
5. SITE IMPROVEMENTS								
Item 1	XXX	XXX	XXX	XXX	238	347.5	479	480
Staff Services (Man/Years)	1	1	2	2	15	15	33.8	33.8
Contract Services	XXX	XXX	XXX	XXX	238	347.5	479	480
6. LAND MARKETING (Sq. Ft.)								
Low-Rent Public Housing*	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Moderate Cost Housing*	-0-	24,950	82,500	225,689	-0-	10.3	30	79
Other Housing*	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Commercial*	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Institutional*	-0-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
Total*	-0-	24,950	82,500	225,689	-0-	10.3	30	79
Staff Services (Man/Years)	-0-	0.5	1	1	0.7	0.7	15.2	15.2
Contract Services	XXX	XXX	XXX	XXX	-0-	-0-	-0-	-0-
7. REHABILITATION (Structures)								
Rehabilitation to PRS ^{1/}	338	480	500	600	XXX	XXX	XXX	XXX
Rehabilitation to Code Standards	-0-	11	150	150	XXX	XXX	XXX	XXX
Total	338	491	650	750	XXX	XXX	XXX	XXX
Rehabilitation Grants	151	185	300	330	511	647.5	990	1,155
Rehabilitation Loans	122	145	200	270	650	783	1,080	1,458
Staff Services (Man/Years)	16	20	31	36	240.7	306.3	397.8	461.9
Contract Services	XXX	XXX	XXX	XXX	29.8	51	73	87.5

*Columns (4) through (8) are actual and estimated land disposition proceeds.

^{1/} Property Rehabilitation Standards

GPO 879-489

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
NEIGHBORHOOD DEVELOPMENT PROGRAM
EXPENDITURES BUDGET

LOCALITY
Portland, Oregon
PROGRAM NUMBER
CRE. A-5

INSTRUCTIONS: Submit original and four copies in Binder No. 1 and one copy in other binders.

ACTION YEAR: From July 1, 1972 to July 1, 1973

ACTIVITY CLASSIFICATION	TO BE COMPLETED BY LPA					TO BE COMPLETED BY HUD
	APPROVED BUDGET FOR CURRENT YEAR (a)	ACTUAL AND ESTIMATED COSTS TO END OF CURRENT YEAR (b)	ESTIMATED UNLIQUIDATED OBLIGATIONS AT END OF CURRENT YEAR (c)	ESTIMATED COST OF NEW ACTIVITIES DURING ACTION YEAR (d)	BUDGET REQUESTED (c) + (d) (e)	BUDGET APPROVED (f)
1. Administrative Costs (1410, 1475)	624,470			1,300,000	1,300,000	
2. Legal Service (1415.02 through 1415.05)	30,000			21,000	21,000	
3. Survey and Planning (1430)	56,000			233,000	233,000	
4. Acquisition Expenses (1440.02 through 1440.06)	36,892			43,550	43,550	
5A. Temporary Operation of Ac- quired Property (1448)	5,121			12,500	12,500	
Amount Included in Line 5A as real estate tax credits (1448.038)	[-0-]	[]		[-0-]	[-0-]	[]
6. Relocation and Community Organization, excluding Relocation Payments * (1443)	1,435		*Includes Relocation Payments of \$671,500 as a Program Cost.			
				686,500*	686,500 *	
7. Site Clearance (1450)	41,035			59,900	59,900	
8. Project Improvements (1455)	208,585			617,000	617,000	
9. Disposal, Lease, Retention Costs (1445)	23,906			4,000	4,000	
10. Rehabilitation, excluding rehabilitation grants (1460)	181,574			76,625	76,625	
11. Interest (1420.013, 1420.02)	100,485			130,000	130,000	
12. Other Income (-) (1449)	-(5,000)			(14,000)	(14,000)	
13. Real Estate Purchases (1440.01)	405,114			591,000	591,000	
14. Subtotal (Sum of lines 1 through 13, excluding 5B)	1,713,017			3,761,075	3,761,075	
15. Contingencies (not to exceed 15% of line 14)	85,475			109,576	109,576	
16. Program Inspection (1418)	21,262			36,849	36,849	
17. Total Program Expenditures (Sum of lines 14, 15 & 16)	1,819,754			3,907,500	3,907,500	

ACTIVITY CLASSIFICATION	TO BE COMPLETED BY LPA					TO BE COMPLETED BY HUD
	APPROVED BUDGET FOR CURRENT YEAR (a)	ACTUAL AND ESTIMATED COSTS TO END OF CURRENT YEAR (b)	ESTIMATED UNLIQUIDATED OBLIGATIONS AT END OF CURRENT YEAR (c)	ESTIMATED COST OF NEW ACTIVITIES DURING ACTION YEAR (d)	BUDGET REQUESTED (c) + (d) (e)	BUDGET APPROVED (f)
18. Relocation Payments (100% reimbursable to LPA) (1501)	820,608			-0-**-	-0-**-	
19. Rehabilitation Grants (100% reimbursable to LPA) (1502)	585,046			1,042,500	1,042,500	

APPROVAL OF THE EXPENDITURES BUDGET IN THE AMOUNTS SHOWN IN COLUMN (e) IS HEREBY REQUESTED.

*** Relocation payments included in Line No. 6 as Program Cost.

May 5, 1972
(Date)

PORTLAND DEVELOPMENT COMMISSION
(Local Public Agency)

(Signature of Authorized Official)

John B. Kenward
Executive Director
(Title)

THE EXPENDITURES BUDGET IS HEREBY APPROVED IN THE AMOUNTS SHOWN IN COLUMN (f).

(Date)

(Signature)

(Title)

SUPPORTING DATA - FORM HUD-6275 - DATA SUPPORTING PROJECT EXPENDITURES BUDGET

NEIGHBORHOOD DEVELOPMENT PROGRAM

Portland, Oregon

1. Administrative costs \$1,300,000
1410.1475 - Administrative Staff expense and non-
expendable furniture and equipment breakdown as
follows:

	<u>M/Y</u>	
Supervisory, Central Office	3.74	67,670
Accounting, Central Office	1.9	30,396
Clerical, Central Office	1.6	15,630
Programming	6.86	106,130
Real Estate Acquisition	1.5	22,800
Property Management	1.0	11,840
Relocation	2.8	33,152
Demolition	1.0	16,900
Site Improvement	2.0	33,800
Land Marketing	1.0	15,200
Rehabilitation and Finance	31.0	397,768
Community Services	39.25	<u>366,114</u>
Sub Total		1,117,900
Physical Plant & Misc.		182,100

2. Legal Services 21,000

1415.02 through 1415.05 - 72 parcels
(including 70 improved and 2 unimproved),
acquisition, condemnation, disposal and
operation of acquired property.

3. Survey & Planning 233,000

1430 - Contracts for:
Neighborhood Planning Consultants
(4 contracts) \$68,000

Boise-Humboldt (B-H) - Housing Rehab
Feasibility Study 5,000
B-H Traffic Study 5,000

Eliot Land Use & Marketability Study	50,000
Eliot Housing Rehab Feasibility Study	15,000
Eliot Neighborhood Traffic Study	10,000
Eliot Public Utility Study	5,000
Northwest (NW) Land Use & Marketability Study	35,000
NW Housing Rehab Feasibility Study	20,000
NW Neigh. Traffic Study	15,000
NW Street Tree & Park Master Plan	5,000
	<u>\$233,000</u>

4. Acquisition Expenses		43,550
1440.02 Contracts for Acquisition		
1st & 2nd Appraisals		
72 parcels x 2 @ \$175 ea.	25,200	
22 - 3rd Appraisals @ \$175 ea.	3,850	
(Based on appraisals for 39 parcels for Woodlawn Park)		
1440.04 Title Information and Insurance		
average based on approved values and latest fee schedules (72 @ \$70.00)	5,040	
1440.05 Sundry Acquisition Costs		
Recording Fees (72 @ \$5.00)	360	
Escrow Services (72 @ \$50.00)	3,600	
1440.06 Sundry Acquisition Costs		
Condemnations (11 parcels @ \$500.00)	5,500	
5A. Temporary Operation of Acquired Property (all residential)		12,500
1448.01 Income from temp. operation		
5 units x 1 mo. x \$60 avg. mo. rent/unit	(-) 300	
20 units x 1 mo. x \$50 avg. mo. rent/unit	(-) 1,000	
1448.032 Custodial and Security Services		
Security	4,000	
Custodial	1,450	
1448.033 Utilities - 70 units x \$10.00	700	
1448.034 Insurance on acquired properties		
\$2/1000 on \$596,000	1,150	
1448.036 Real Estate Tax Payment		
\$591,000 x 30 mills x 4 mos.	5,900	
1448.04 Losses or Charge-offs - 6 units @ \$100/unit - 10% or 6 units @ \$100/unit	600	
5B. 1448.038 Amount incl. in Line 5A as Real Estate Contract		-0-
6. Relocation and Community Organization		686,500
This line item includes \$671,500 in Relocation payments as a program cost		

Relocation Payments

1501 Fixed moving expenses and dislocation allowance:	93 @ \$500 ea.	\$ 46,500
Replacement housing pmt. for tenants and certain others:	54 @ \$3,000 ea.	162,000
Replacement housing pmt. for homeowners:	38 @ \$11,000 ea.	418,000
	1 @ \$15,000 ea.	15,000
Business Payments:	6 @ \$ 5,000 ea.	<u>30,000</u>
		671,500

Community Organization - Survey

15,000

Northwest NDP Area - Survey of community
organization, attitudes, & desires of
NW area residents related to renewal activities

7. Site Clearance

59,900

1450 Site clearance of 67 residential
structures and 3 commercial structures.
Demolition contracts include granular
fill in basements and capping of utilities.

1. Woodlawn, KVS, Irv. & B-H NDP areas	
53 Resident. Struct. @ \$825 ea.	\$43,725
1 Comm. Bldg.	1,275
2. Eliot NDP Area	
13 Resident. Struct. @ \$900 ea.	11,700
2 Comm. Bldg.	2,300
3. Northwest NDP Area	
1 Resident. Struct.	<u>900</u>
	\$59,900

8. Project Improvements

617,000

1455 Item I Improvements in NDP Areas
as listed in Project Improvements Supporting
Schedule, Form HUD-6220

Woodlawn	50,000
Irvington	173,000
King-Vernon-Sabin	172,000
Boise-Humboldt	75,000
Northwest	<u>147,000</u>
TOTAL	617,000

9. Disposal, Lease, Retention Costs

4,000

1445.01 Reuse appraisals for
Woodlawn Pilot Housing

10. Rehabilitation, excluding rehab grants

76,625

(based on LPA experience in 1st action year)

1460.1 Rehabilitation Financing Costs -

Misc. fees connected with rehab appl.

625 applications @ \$5.00

3,125

Estimated Breakdown of Applications:			
#115 Grants	#312 Loans	Other	Total
260	185	195	640

1460.1a Contract for rehab inspection
services including compliance letters and
issuing Certificates of Completion
1,050

73,500

11. Interest		130,000
1420.013 Temporary Loans		
12. Other Income		(14,000)
1449 Interest on Investments		
13. Real Estate Purchases		591,000
1440.01 Cost of land and improvements		
72 Parcels (70 improved, 2 unimproved)		
1. Woodlawn, KVS, Irv. & B-H NDP Areas		
Woodlawn Comm. Ctr. 8 parcels	\$ 60,000	
B-H Clearance Areas 28 parcels	196,000	
Derelict Structures, (Locations Unspecified) 20 parcels	120,000	
2. Elliot NDP Area		
Clearance Area 15 parcels	179,000	
(So of Mem. Coliseum)		
3. Northwest NDP Area		
Good Sam. Hospital Area 1 parcel	36,000	
	<u>\$591,000</u>	
14. Subtotal (sum of Lines 1 through 13)		3,761,075
15. Contingencies - 2.9% of Line 14		109,576
16. Program Inspection		36,849
1418 Inspection Fee - 0.75% of first 10 million of Lines 14, 15, 18 and 19, Form HUD-6275		
17. Total Program Expenditures		3,907,500
18. Relocation Payments (100% reimbursable to LPA)		-0-
(Relocation Payments included in Line No. 6 as Program Cost		
19. Rehabilitation Grants (100% reimbursable to LPA)		1,042,500
1501 Rehabilitation Grants, 315		

SUPPORTING SCHEDULE

PROJECT IMPROVEMENTS CHARGED AS PROJECT EXPENDITURES
(July 1, 1972 to July 1, 1973)

IDENTIFICATION	TO BE COMPLETED BY LPA			TO BE COMPLETED BY HUD	
	TOTAL COST	CHARGE TO PROJECT		BY HUD	
		%	AMOUNT	%	AMOUNT
Woodlawn NDP Area					
Street Reconstruction - as a shared cost	\$		\$		\$
NE Claremont Ave. from Madrona to Oneonta (200 Ft.)	3,400	60	2,040		
NE Claremont Ave. from Winona to Dekum (200 Ft.)	3,400	60	2,040		
NE Liberty St. from 6th to Durham (800 Ft.)	13,600	60	8,160		
NE Bellevue Ave. from Winona to Dean (200 Ft.)	3,400	60	2,040		
NE Dean St. from Durham to Dekum (750 Ft.)	12,750	60	7,650		
Lenore St. Durham to 13th (780 Ft.)	13,260	60	7,956		
Sub Total	49,810*		29,886		
* Local share to be paid from City of Portland assessment district.					
Street Reconstruction as 100% Project Cost					
NE Claremont Ave. from Oneonta - 100 Ft. So. to Park boundary and from Winona - 100 Ft. No. to Park Boundary (200 Ft.)	4,000	100	4,000		
Engineering	4,114	100	4,114		
Total Street Improvements	57,924		38,000		
Open Space Improvements 13th and Holman	10,500	100	10,500		
Design & Engineering	1,500	100	1,500		
Total	\$12,000		\$12,000		
TOTAL - ALL PROJECT IMPROVEMENTS WOODLAWN NDP AREA	\$69,924				
TOTAL PROJECT IMPROVEMENTS TO BE CHARGED TO ITEM 1 OF GROSS PROJECT COST			\$ 50,000		\$

SUPPORTING SCHEDULE

PROJECT IMPROVEMENTS CHARGED AS PROJECT EXPENDITURES
(July 1, 1972 to July 1, 1973)

IDENTIFICATION	TO BE COMPLETED BY LPA			TO BE COMPLETED BY HUD	
	TOTAL COST	CHARGE TO PROJECT			
		%	AMOUNT	%	AMOUNT
Irvington NDP Area	\$		\$		\$
<u>Irving Park Improvements (Phase II)</u>					
Construction	140,000	100	140,000		
Design & Engineering	11,000	100	11,000		
Sub Total	151,000		151,000		
<u>Street Tree Work (Phase III)</u>					
500 New Trees In place @ \$20.00 ea.	10,000	100	10,000		
Design	1,000		1,000		
Sub Total	11,000		11,000		
<u>Traffic Signals</u>					
2 School Crossing Traffic Signals					
2 @ \$5,000 each	10,000	100	10,000		
Engineering	1,000	100	1,000		
Sub Total	11,000		11,000		
 TOTAL - ALL PROJECT IMPROVEMENTS IRVINGTON NDP AREA	 173,000	 100			
TOTAL PROJECT IMPROVEMENTS TO BE CHARGED TO ITEM 1 OF GROSS PROJECT COST			\$ 173,000		\$

SUPPORTING SCHEDULE

PROJECT IMPROVEMENTS CHARGED AS PROJECT EXPENDITURES
(July 1, 1972 to July 1, 1973)

IDENTIFICATION	TO BE COMPLETED BY LPA		TO BE COMPLETED BY HUD	
	TOTAL COST	CHARGE TO PROJECT		
		%	AMOUNT	
King-Vernon-Sabin NDP Area				
Alberta Park Improvements	\$		\$	\$
Construction	70,000	50	35,000	
Design & Engineering	8,000	50	4,000	
Sub Total	78,000		39,000	
Pedestrian Overpass to Alberta Park (Over N. E. Killingsworth Street N. E. 20th Avenue)				
Construction	80,000	100	80,000	
Design & Engineering	9,000	100	9,000	
Sub Total	89,000		89,000	
Greenway System - Demonstration Block (N.E. 14th Ave. - Going to Prescott)				
Construction	30,000	100	30,000	
Design & Engineering	3,000		3,000	
Sub Total	33,000		33,000	
Street Tree Work				
500 New Trees In Place @ \$20.00	10,000		10,000	
Design	1,000		1,000	
	11,000		11,000	
TOTAL - ALL PROJECT IMPROVEMENTS KING-VERNON-SABIN NDP AREAS	211,000			
TOTAL PROJECT IMPROVEMENTS TO BE CHARGED TO ITEM 1 OF GROSS PROJECT COST			\$ 172,000	\$

SUPPORTING SCHEDULE

PROJECT IMPROVEMENTS CHARGED AS PROJECT EXPENDITURES
(July 1, 1972 to July 1, 1973)

IDENTIFICATION	TO BE COMPLETED BY LPA		TO BE COMPLETED BY HUD	
	TOTAL COST	CHARGE TO PROJECT		
		%	AMOUNT	
Boise-Humboldt NDP Area				
<u>Peninsula Park Improvements</u>	\$		\$	\$
Construction	70,000	50	35,000	
Design & Engineering	8,000	50	4,000	
Sub Total	78,000		39,000	
<u>New Street Lights</u> (Locations unspecified at this time)				
Standard City Lights for Existing Poles (Approx. 150 lights installed)	24,750	100	24,750	
<u>Open Space Development</u> (At N. Prescott St. and Albina Ave.)				
Construction	10,000	100	10,000	
Design & Engineering	1,250	100	1,250	
Sub Total	11,250		11,250	
TOTAL - ALL PROJECT IMPROVEMENTS BOISE-HUMBOLDT AREA	\$114,000			
TOTAL PROJECT IMPROVEMENTS TO BE CHARGED TO ITEM 1 OF GROSS PROJECT COST			\$ 75,000	\$

SUPPORTING SCHEDULE

PROJECT IMPROVEMENTS CHARGED AS PROJECT EXPENDITURES
(July 1, 1972 to July 1, 1973)

IDENTIFICATION	TO BE COMPLETED BY LPA		TO BE COMPLETED BY HUD	
	TOTAL COST	CHARGE TO PROJECT		BY HUD
		%	AMOUNT	
Northwest NDP Area				
Couch Park Improvements - Phase I	\$		\$	\$
Construction	40,000	100	40,000	
Design & Engineering	4,000		4,000	
Sub Total	<u>44,000</u>		<u>44,000</u>	
Demonstration Block Improvements (Tentative Location: NW Hoyt St. from 22nd to 23rd)				
Construction	30,000	100	30,000	
Design & Engineering	3,000		3,000	
Sub Total	<u>33,000</u>		<u>33,000</u>	
Street Trees & Related Improvements				
400 new trees @ \$20.00 each	10,000	100	10,000	
Benches, & other street furniture	2,000	100	2,000	
Design & Engineering	1,500	100	1,500	
	<u>13,500</u>		<u>13,500</u>	
Sewer & Water Improvements - Phase I (In the Good Samaritan Hospital Development Area)				
Construction	52,000		52,000	
Engineering	4,500		4,500	
	<u>56,500</u>		<u>56,500</u>	
TOTAL - ALL PROJECT IMPROVEMENT IN NORTHWEST AREA	\$147,000			
TOTAL PROJECT IMPROVEMENTS TO BE CHARGED TO ITEM 1 OF GROSS PROJECT COST			\$ 147,000	\$

U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
NEIGHBORHOOD DEVELOPMENT PROGRAM
FINANCING PLAN

PROGRAM LOCALITY

Portland, Oregon

PROGRAM NUMBER

A-5

INSTRUCTIONS: Submit original and two copies in Binder No. 1 and one copy in other binders.

FINANCING PLAN FOR ACTION YEAR FROM July 1, 1972 TO July 1, 1973.

SECTION A. ESTIMATE OF GROSS AND NET PROGRAM COST AND SHARING OF NET PROGRAM COST

LINE NO.	ITEM	7/1/72 7/1/73 CURRENT YEAR FROM TO		7/1/72 7/1/73 ACTION YEAR FROM TO	
		APPROVED FINANCING PLAN (a)	REVISED ESTIMATE OF COLUMN (a) (b)	FINANCING PLAN REQUESTED (c)	TO BE COMPLETED BY HUD FINANCING PLAN APPROVED (d)
A-1	PROGRAM EXPENDITURES (From HUD-6275, Expenditures Budget, Line 17, as follows: COL. (b) from Col. (b); Col. (c) from Col. (e))	*Includes Relocation Payments of \$671,500 as a Program Cost. \$1,819,754		\$3,907,500*	
A-2	NON-CASH LOCAL GRANTS-IN-AID (From Part IV, Schedule I, Summary of Non-Cash Grants-in-Aid)	834,877		1,938,750	
A-3	GROSS PROGRAM COST (Line A-1 plus Line A-2)	2,654,631		5,846,250	
	LAND PROCEEDS. ACTUAL DISPOSITION PROCEEDS FROM LAND ACQUIRED IN INDICATED YEAR AND DISPOSED OF IN THAT YEAR (Include sold, retained or leased)				
A-5	ESTIMATED LAND PROCEEDS. (From land acquired or to be acquired in indicated year but not disposed of in that year)				
A-6	TOTAL ESTIMATED PROCEEDS RECEIVED OR TO BE RECEIVED FOR LAND ACQUIRED AND TO BE ACQUIRED IN INDICATED YEAR. (In Col. (b), enter Line A-1 plus A-5)	150,000		30,000	
A-7	ADJUSTMENT OF ESTIMATED LAND INVENTORY PROCEEDS (Adjustments in Col. (c) must be justified in Code No. ND506)	-0-		-0-	
A-8	NET ESTIMATED LAND PROCEEDS (Line A-6 plus or minus Line A-7)	150,000		30,000	
A-9	NET PROGRAM COST (Line A-3 minus Line A-8)	2,504,631		5,816,250	
A-10	SHARING OF NET PROGRAM COST LOCAL GRANTS-IN-AID: TOTAL REQUIRED (1/3 or 1/4 of Line A-9)	834,877		1,938,750	
A-11	NON-CASH GRANTS-IN-AID (From Line A-2)	834,877		1,938,750	
A-12	REAL ESTATE TAX CREDITS (From HUD-6275, Line 5B)	-0-		-0-	

SECTION A. (Continued)

LINE NO.	ITEM	Current Year From <u>7/1/71</u> to <u>7/1/72</u>		Action Year From <u>7/1/72</u> to <u>7/1/73</u>	
		APPROVED FINANCING PLAN (a)	REVISED ESTIMATE OF COLUMN (a) (b)	FINANCING PLAN REQUESTED (c)	TO BE COMPLETED BY HUD FINANCING PLAN APPROVED (d)
A-13	LOCAL CASH GRANTS-IN-AID, EXCLUDING REAL ESTATE TAX CREDITS. (Line A-10 minus sum of Lines A-11 and A-12) (Sum of Lines A-11, A-12, and A-13 must equal Line A-10)	-0-		-0-	
A-14	PROGRAM CAPITAL GRANT (2/3 or 3/4 of Line A-9)	1,669,754		3,877,500	
A-15	RELOCATION GRANT (From HUD-6275, Line 18 as follows: Col. (b) from Col. (b); Col. (c) from Col. (e))	820,608	** See notation on Line A-1.		
A-16	REHABILITATION GRANT (From HUD-6275, Line 19 as follows: Col. (b) from Col. (b); Col. (c) from Col. (e))	585,046		1,042,500	
A-17	TOTAL FEDERAL CAPITAL GRANT (Sum of Lines A-14, A-15 and A-16)	3,075,408		4,920,000	

SECTION B. MAXIMUM AMOUNT OF TEMPORARY LOAN FOR ACTION YEAR

LINE NO.	ITEM	AMOUNT REQUESTED BY LPA	AMOUNT APPROVED BY HUD
B-1	CASH REQUIRED FOR PROGRAM EXPENDITURES, RELOCATION GRANTS AND REHABILITATION GRANTS (From column (c), sum of Lines A-1, A-15 and A-16)	4,950,000	
B-2	ESTIMATED VALUE OF UNSOLD LAND AT BEGINNING OF ACTION YEAR. (Use disposition values for unsold parcels which were used in calculating the disposition proceeds in the latest approved financing plan) (See Section A, column (a))	-0-	
B-3	TOTAL CASH REQUIREMENTS (Sum of Lines B-1 and B-2)	4,950,000	
B-4	REAL ESTATE TAX CREDITS (From column (c), Line A-12)	-0-	
B-5	CASH GRANTS-IN-AID, EXCLUDING REAL ESTATE TAX CREDITS (From Column (c), Line A-13)	-0-	
B-6	SUBTOTAL (Sum of Lines B-4 and B-5)	-0-	
B-7	MAXIMUM TEMPORARY LOAN THROUGH DIRECT OR PRIVATE FINANCING (Line B-3 minus B-6)	4,950,000	

SECTION C. SOURCES OF FUNDS FOR REPAYMENT OF TEMPORARY LOAN

LINE NO.	ITEM	AMOUNT REQUESTED BY LPA	AMOUNT APPROVED BY HUD
C-1	TOTAL DISPOSITION PROCEEDS (Sum of Line A-8, Col. (c), and B-2)	30,000	
C-2	PROGRAM GRANT (From Line A-14, col. (c))	3,877,500	
C-3	RELOCATION GRANT (From Line A-15, col. (c))	(see notation on Line A-1) -0-	
C-4	REHABILITATION GRANT (From Line A-16, col. (c))	1,042,500	
C-5	TOTAL (Sum of Lines C-1 through C-4; Must equal Line B-7)	4,950,000	

APPROVAL OF THE FINANCING PLAN IN THE AMOUNTS SHOWN IS HEREBY REQUESTED:

May 5, 1972

(Date)

(Signature of Authorized Official)

PORTLAND DEVELOPMENT COMMISSION

(Local Public Agency)

John B. Kenward

Executive Director

(Title)

THE FINANCING PLAN AS SHOWN IN THE APPROPRIATE COLUMNS IS HEREBY APPROVED:

(Date)

(Signature)

(Title)

SUPPORTING SCHEDULE 1. SUMMARY OF NON-CASH GRANTS-IN-AID

PART I - NON-CASH GRANTS-IN-AID SUBMITTED FOR FIRST TIME WITH APPLICATION FOR ACTION YEAR

TYPE OF LOCAL GRANTS-IN-AID		REQUESTED BY LPA	APPROVED BY HUD
1.	DONATIONS OF LAND		
2.	SITE CLEARANCE		
3.	PROJECT IMPROVEMENTS		
4.	SUPPORTING FACILITIES	\$535,069	
5.	COMMUNITY-WIDE FACILITIES		
6.	PUBLIC HOUSING CREDITS		
7.	SECTION 112 CREDITS	206,250	
8.	TOTAL (Sum of Lines 1 through 7)	\$741,319	
9.	AMOUNT IN LINE 8 TO BE USED IN ACTION YEAR FINANCING PLAN	\$741,319	

PART II - UNUTILIZED NON-CASH GRANT-IN-AID FROM INVENTORY

\$341,274

(Instructions will be issued at a subsequent date covering the calculation of the amount of unutilized non-cash grants-in-aid which can be utilized as credits for the action year.)

SUPPORTING SCHEDULE 1. (Continued)

PART II - NON-CASH POOLING CREDITS FROM URBAN RENEWAL PROJECTS AND SUBMITTED AS NDP NON-CASH GRANT-IN-AID CREDITS FOR THE ACTION YEAR

SOURCE OF POOLING CREDIT AND ADJUSTMENT TO URBAN RENEWAL PROJECT POOLING CALCULATION

LINE NO.	ITEM	ORE. R-1, R-8, R-16, R-20 SUM OF COMPLETED URBAN RENEWAL PROJECTS. (a)	TRANSFERRED TO NDP FOR ACTION YEAR (b)	ADJUSTED SUM OF COMPLETED URBAN RENEWAL PROJECTS TO BE USED FOR FUTURE POOLING CALCULATIONS COL. (a) MINUS COL. (b) (c)
1.	ITEM 1 - PROJECT EXPENDITURES	\$44,618,327	XXXXXXXXXX	\$44,618,327
2.	ITEM 2 - NON-CASH	8,429,859	\$856,157	7,573,702
3.	GROSS PROJECT COST	53,048,186	XXXXXXXXXX	53,048,186
4.	LAND PROCEEDS	15,487,912	XXXXXXXXXX	15,487,912
5.	NET PROJECT COST	37,560,274	XXXXXXXXXX	37,560,274
6.	LOCAL GRANTS-IN-AID TOTAL	13,917,009	XXXXXXXXXX	13,917,009
7.	NON-CASH	8,429,859	\$856,157	7,573,702
8.	CASH	5,487,150	XXXXXXXXXX	5,487,150
9.	Project FEDERAL CAPITAL GRANT	\$23,643,265	XXXXXXXXXX	\$23,643,265
10.	AMOUNT OF NON-CASH GRANT-IN-AID CREDITS TRANSFERRED FROM URBAN RENEWAL PROJECTS POOLING CREDITS TO NDP FOR ACTION YEAR -- July 1, 1972 to July 1, 1973 \$ 836,815 (From Line 2, column (b))			

PART IV - TOTAL NON-CASH GRANTS-IN-AID FOR ACTION YEAR

1.	FROM PART I (Line 9)	\$ 741,319
2.	FROM PART II	\$ 341,274
3.	FROM PART III (Line 10)	\$ 856,157
4.	TOTAL (Enter this figure in Line A-2, Column (c), of Form HUD-6280.)	\$1,938,750

U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

NEIGHBORHOOD DEVELOPMENT PROGRAM

SUMMARY OF URBAN RENEWAL AREA DATA

Submission: Initial ☒ Revision ☐

LOCALITY

Portland, Oregon

PROGRAM AND AREA NUMBER

ORE A-5-1,2,3,4

AREA NAME

Woodlawn, Irvington
King-Vernon-Sabin, Boise-Humboldt

COUNTY(S)

Multnomah

CONGRESSIONAL DISTRICT(S) IN
WHICH AREA IS SITUATED

Third

INSTRUCTIONS: To be completed and submitted with the initial application for each separate urban renewal area covered by the Neighborhood Development Program. To be revised and resubmitted only if the boundaries of the area are changed, or for substantial changes affecting the land use plan provisions of the Urban Renewal Plan.

1. AREA ELIGIBILITY

CATEGORY: 1☐ Sec. 111 disaster area

2. PREDOMINANT TREATMENT

☐ Clearance and redevelopment☒ Rehabilitation3. RELATION TO APPROVED MODEL
CITIES AREA☐ Area is not within model cities area☒ Area is entirely within model cities area☐ Area is partially within model cities area4. PRESENT CHARACTER OF AREA
AND CONDITION OF BUILDINGS☒ Built up☐ Predominantly open☐ Open(Check one below unless area
is "Open")☒ Predominantly residential☐ Not predominantly residential5. CONTEMPLATED LAND
USES☒ Predominantly residential☐ Not predominantly residentialNUMBER OF ACRES WITHIN
MODEL CITIES AREA: 1,838.30

6. ESTIMATED NUMBER OF DWELLING UNITS

(a) Total in area: 9,215(b) Number of buildings with
deficiencies: 4,6377. ESTIMATED NUMBER OF
SITE OCCUPANTSWHITE
NonminorityNEGRO/
BLACKAMERICAN
INDIAN

ORIENTAL

SPANISH
AMERICANOTHER
MINORITIES

TOTAL

a. Families in area

4,214

3,097

N/A

N/A

N/A

N/A

7,311

b. Individuals in area

9,428

5,224

N/A

N/A

N/A

N/A

14,652

c. Business concerns (including nonprofit
organizations) in area

317

SUBMITTED BY:

Date

Signature

Portland Development Commission
Local Public AgencyExecutive Director
Title

ENVIRONMENTAL DEFICIENCIES

HUD-6272
(12-70)

CONDITION	DESCRIPTION OF EXTENT TO WHICH CONDITION EXISTS (Give source of information. If additional space is required, continue on a plain sheet and attach to this form.)
1. Overcrowding or improper location of structures on the land	INFORMATION FOR EACH NEIGHBORHOOD PREVIOUSLY SUBMITTED
2. Excessive dwelling unit density	
3. Conversions to incompatible types of uses, such as roominghouses among family dwellings	
4. Obsolete building types, such as large residences or other buildings which through lack of use or maintenance have a blighting influence	
5. Detrimental land uses or conditions, such as incompatible uses, structures in mixed use, or adverse influences from noise, smoke, or fumes	
6. Unsafe, congested, poorly designed, or otherwise deficient streets	
7. Inadequate public utilities or community facilities contributing to unsatisfactory living conditions or economic decline	
8. Other equally significant environmental deficiencies	

DATA ON URBAN RENEWAL AREA

Present Character, Condition of Buildings, and Proposed Land Uses

(Complete this page for each separate urban renewal area covered by the NDP. Areas shall be shown to the nearest acre. Total area within perimeter boundaries of the urban renewal area shall be accounted for, excepting only any interior areas which have been excluded from the urban renewal area. Meanings of terms are identical with those in RHM 7205.1, chapters 1 and 2.)

ITEM	ACREAGE				CONDITION OF BUILDINGS		ACREAGE BY PROPOSED LAND USES
	TOTAL	BY PRESENT CHARACTER			TOTAL BUILDINGS	NUMBER WITH DEFI- CIENCIES	
		IMPROVED		UNIM- PROVED			
		WITH BLOGS OR STREETS	W/OTHER IMPROVE- MENTS				
	1826.60	1754.80	32.90	38.90	10,024	5,431	1,838.30
1. Streets, alleys, public rights-of-way, Total	522.90	522.90		-0-			519.00
2. Residential, Total	1096.80	1067.00	-0-	29.80	9,499	5,133	1,117.70
A. Dwelling purposes	1094.80	1065.00	-0-	29.80	9,497	5,133	1,117.70
B. Related public or semipublic purposes	2.0	2.0	-0-	-0-	2	-0-	-0-
3. Nonresidential, Total	206.90	164.90	32.90	9.10	525	298	201.60
A. Commercial	55.50	51.40	-0-	4.10	348	211	40.40
B. Industrial	16.80	11.80	-0-	5.00	46	23	6.30
C. Public or semipublic (institutional)	134.60	101.70	32.90	-0-	131	64	154.90
Open or unimproved land not included in 3A, B, or C above.	-0-			-0-			

MEMORANDUM

Date May 17, 1972

TO: NDP File

FROM: Orville Nilsen

SUBJECT: Qualification of properties for the Woodlawn Pilot Housing Expansion
19 Properties: 18 structures, 1 vacant lot.

The worst structures have the following ratings by engineer's inspection:

<u>Address</u>	<u>Points</u>
*1075 N. E. Winona	28 1/2
6823 N. E. Claremont	27 1/2
1104 N. E. Winona	31 1/2
1405 N. E. Saratoga	21 1/2
1415 N. E. Saratoga	29 1/2
6931 N. E. 15th	23 1/2

NOTE: Any structure rating 24 or more is structurally substandard and requires clearance. (There are 4 such structures, and this amounts to 22.2% of the 18 structures). Any structure rating 14 - 23 is deficient - rehabilitation questionable.

* 1075 N. E. Winona was acquired under the derelict structure program, and has already been demolished.

NOTE: Ernie Yuzon treated the report in ND 303 slightly differently. He did not include the property previously acquired and demolished (1075 N. E. Winona). He combined all the structures with 14 points and over (53% of the total of 17 structures) and stated they are deficient to the point where rehabilitation would be questionable and substandard to the point warranting clearance.

ON:ska

cc : EY

ND 303 AREA ELIGIBILITY DATA - (Woodlawn, Irvington, King-Vernon-Sabin,
Boise-Humboldt)

1. PART A. Urban Renewal Area Report.

Not Applicable. Eligibility data for the Woodlawn, Irvington, King-Vernon-Sabin, and Boise-Humboldt Neighborhoods have been documented in previous NDP Action Year applications.

2. PART B. Clearance and Redevelopment Area Report.

Clearance activities will take place during the 3rd Action Year in Woodlawn, King-Vernon-Sabin, and Boise-Humboldt. In the King-Vernon-Sabin Neighborhood, clearance activities will be carried out for redevelopment of a Neighborhood Facility, and such activities will be funded under HUD's Neighborhood Facilities Grant Program (See Exhibits E & F). Qualifying documentation in this regard will be made in the application by the City of Portland for a Neighborhood Facilities Grant to be applied in this neighborhood.

In Woodlawn, clearance activities during the action year will be carried out both with 2nd Action Year and 3rd Action Year funds. Those properties to be acquired and cleared with funds from the 2nd Action Year Budget are identified on the attached maps, Exhibits B & C, and will be extensions of properties already acquired by the LPA for multi-family housing redevelopment. 3rd Action Year funds will be used to acquire and clear other properties adjacent to the Woodlawn Park site, but have not been specifically identified at this time. Such acquisitions will most likely be for additional park space and development of a community center involving about 8 parcels.

ND 303 AREA ELIGIBILITY DATA - (Woodlawn, Irvington, King-Vernon-Sabin,
Boise-Humboldt), Cont'd

It is anticipated that some clearance activities will also take place in Boise-Humboldt (about 28 parcels) but no specific property identification has been made.

Residents and planners for this area, as in Woodlawn, are presently working on the necessary details in order to identify properties for acquisition and clearance.

- a. Maps of the Clearance Areas in King-Vernon-Sabin (Under the Neighborhood Facility Grant Program) and Woodlawn (2nd Action Year Funds) are Attached Hereto as Exhibits and Identify the Following:

- (1) Approximate property lines and outline of each building.
- (2) Existing land use of each property.
- (3) Buildings in each block to be cleared.

- b. Statement and Data Establishing that Area Meets Clearance Eligibility Criteria.

Inspection of the 17 structures in the proposed Woodlawn Pilot housing site show that 53% are deficient to the point where rehabilitation would be questionable and substandard to the point warranting clearance. (One other derelict structure in the proposed site was recently acquired and cleared under the NDP spot clearance activity.) Traffic circulation in this

entire section is hampered by diagonal street layouts which run abruptly into standard grid systems. A high percentage of substandard structures appear to be concentrated within this part of the Woodlawn area. Existing buildings are in various stages of decline and would not be suitable for conversion into the proposed reuse.

c. Description of Type of Survey Made.

Interior and exterior inspections of 7 structures (41% of total 17) in the proposed Woodlawn Pilot housing site were made by a registered professional structural engineer on April 20, 1972. Results of these inspections and other available data show that 9 (53%) of the buildings have extensive interior and exterior deficiencies to the point where rehab would be questionable and structurally substandard to the point where clearance is required. Visual surveys indicate that deteriorated conditions also affect the remaining 8 structures.

Inspections of all 17 structures were also made by City Inspectors in September, 1971 and their findings confirm the conclusion that most of the buildings are deteriorated.

ND 303 AREA ELIGIBILITY DATA - (Woodlawn, Irvington, King-Vernon-Sabin,
Boise-Humboldt), Cont'd

Data relative to surveys of those structures to be acquired for a Community Facility in King-Vernon-Sabin will be submitted with the Neighborhood Facility Grant Application to HUD, and prepared by the City of Portland and the CDA.

3. PART C. Spot Clearance Report

Spot clearance activities will be carried out in each of the four NDP neighborhoods during the action year. Specific properties in each neighborhood have not been specifically identified, but it is anticipated that 20 properties will be acquired and cleared under this activity. Spot clearance properties will be identified in the course of inspecting homes for rehabilitation loans and grants. Such properties will most likely be residential and will meet the following criteria:

1. Structurally substandard to a degree requiring clearance and infeasible of rehabilitation.
2. Necessity to remove a blighting influence.

4. PART D. Specific Substandardness Criteria to Justify Clearance.

Criteria used to justify clearance has previously been submitted to HUD with the application for the NDP Action Year July 1, 1970 to July 1, 1971. Such criteria will also apply to clearance in all NDP areas in the Third Action Year.

5. Alternate Approach.

Not Applicable.

ND 303 AREA ELIGIBILITY DATA - (Eliot)

1. PART A. Urban Renewal Area Report

a. Locality Map

Attached hereto is a Locality Map, Exhibit A, which identifies the following:

- (1) Boundaries of NDP.
- (2) Boundaries of other Urban Renewal Areas.
- (3) Central Business District.
- (4) Model Cities Area.
- (5) OEO poverty areas.
- (6) Major thoroughfares.

b. Map of NDP Locality

See Exhibit A, Locality Map.

c. Map of NDP Area and Vicinity

The following items are identified on maps attached as exhibits:

- (1) Boundaries.....Exhibit G (Separate Attachment)
- (2) Existing Land Use.....Exhibit G (Separate Attachment)
- (3) Total and number of buildings....Exhibit H (Separate Attachment)
with deficiencies in each
block.
- (4) General distribution of
Environmental Deficiencies.....Exhibit D

d. Statement Explaining Selection of Area, Delineation of Boundaries, and Relationship to Local Renewal Objectives.

The Eliot Neighborhood for many years has posed as one of the most difficult areas in the City of Portland to plan for in terms of land use. A variety of deficiencies in this neighborhood have developed over the years to the point now that treatment of this neighborhood should not be deferred any longer. The neighborhood lies totally within the Model Cities area, and represents the blight core of Northwest Portland.

Following is a description of conditions in Eliot:

Land Use and Zoning

Incompatible and unrelated land uses exist side by side and structural conditions vary considerably even within a one block area. A predominant number of structures within the Eliot neighborhood date back to the period between 1890 and 1920, many of which are derelict and/or abandoned. Approximately 75% of the land area in Eliot is in non-residential uses, and it appears that industrial and commercial use intrusions into residential areas will continue under present conditions. Close to 15% of the land is vacant, and there is a high turnover in property ownerships.

ND 303 AREA ELIGIBILITY DATA - (Eliot), Cont'd

Existing zoning patterns reinforce the trend toward more intensive non-residential uses. 69% of the land in Eliot is zoned for commercial and industrial uses. This figure also includes street areas, but such zoning is far in excess of actual industrial or commercial use. Residential zones cover 31% of the land, but there are no zones for single family development (R5). A2.5 is the most restrictive residential zone in the area but most of the existing residential structures are single-family dwellings. Zoning and land uses are more intense in the south half, and become less intense toward the north end of the neighborhood.

Housing

The area contained 2,173 dwelling units in 1960 and this number has decreased to about 1,567 in 1971. This reduction is due to the steady influx of industrial and commercial uses into the neighborhood and very little development of new housing units to replace dilapidated structures. About 98% of existing housing was built before 1940 and most of these fall into a value range of less than \$15,000. A majority of structures need rehabilitation and improvement. Most larger apartment buildings with 4 or more units are somewhat dilapidated.

ND 303 AREA ELIGIBILITY DATA - (Eliot), Cont'd

Commercial - Industrial Uses

Much of the existing commercial uses are in a state of disrepair and in many instances do not properly serve the needs of the neighborhood. Most are owned by non-residents and do not offer goods and services that are specifically needed by residents of Eliot. Many residents have to walk or drive 10 - 15 blocks for groceries, and there is a lack of facilities that provide pharmacy items, dry goods, and other sundries.

The heaviest industrial concentration is located in the southwest portion of Eliot west of the I-5 freeway. Most of these do not have a direct relationship to the neighborhood, but such uses are still encroaching into residential areas.

Traffic

Heavy traffic volumes also plague the neighborhood. Eliot's proximity to downtown and the freeway, together with the many industrial uses in the area have resulted in congested traffic conditions throughout the day. The problem is further compounded by through traffic generated outside the area and an incomplete freeway system to handle volume traffic.

Population

Eliot has experienced a sharp decline in population over the past 2 decades. During the period 1950-1960 population dropped 35.7%, and between 1960-1970 this decline amounted to about 32.2%. During the

ND 303 AREA ELIGIBILITY DATA - (Eliot), Cont'd

same periods population in the Model Cities area and the City of Portland increased. This statistic is indicative of other social and economic deficiencies which do exist. 66.2% of the population is black and 13.5% is elderly. A little less than half of the Eliot population is either divorced, separated, or widowed, and about 30.5% of all households have incomes of less than \$3,000 annually. In contrast, households with incomes below \$3,000 in the Model Cities area runs about 23% and 15% for the City as a whole. Finally, Eliot's unemployment rate is one of the highest in the City.

Crime is also a serious problem. 18.3% of all crimes in the Model City are committed in Eliot, but Eliot has only 8.6% of the Model Cities population. Opportunities for crime do exist in this neighborhood and much needs to be done physically, socially, and economically before conditions can improve in Eliot.

Source of Information:

Eliot Neighborhood Study December 1971 by Pierce Ramoy & Associates, Eliot Neighborhood Planning Consultants

1970 U. S. Census

Portland City Planning Commission

Community Renewal Program, Sept. 1967

Field Surveys by Planning Consultants, 1971

Delineation of Boundaries

Boundaries of the Eliot Neighborhood are coincident with boundaries of the Eliot Planning Area as designated by the Model Cities Citizens

ND 303 AREA ELIGIBILITY DATA - (Eliot), Cont'd

Planning Board. The neighborhood is generally bounded by N. E. Fremont Street on the north, the I-5 Freeway and Fremont Interchange on the west, N. E. Broadway on the south and N. E. 7th Avenue on the east. Boundaries encompass the last remaining portion of the Model Cities area that is not under the NDP.

The Emanuel Hospital Project under Section 112 is located within the above described boundaries, but will be excluded from the NDP.

Selection of boundaries was made on the basis of citizen participation and commitment, as well as short and long range planning objectives for neighborhood improvement without regard to race, color, sex, religion or national origin of residents.

Relationship to Local Renewal Objectives

In the Community Renewal Program (CRP) developed by the Portland Planning Commission in 1967, the overall objective for improvement of northeast Portland was to encircle the blight core of Central Albina (of which Eliot is a part) with physical improvement programs to contain blight and then apply programs within the blight core itself which would provide for appropriate treatment measures. Programs have been instituted around this blight core according to plan and the time has arrived for treatment of the core itself.

Other documentation regarding the relationship of the Eliot NDP to local renewal objectives are similar to those described for other

ND 303 AREA ELIGIBILITY DATA - (Eliot), Cont'd

Model Cities NDP areas. Improvement activities will reflect the development objectives of Eliot residents and will conform to the Model Cities Comprehensive Development Plan and the Comprehensive Development Plan for the City of Portland, both plans prepared by the Portland City Planning Commission. Additional guidelines and recommendations for improvement activities will be provided by a recently completed traffic study and a commercial land use study in the Model Cities area.

e. Evidence Supporting Eligibility of the Eliot Urban Renewal Area.

The Eliot Area qualifies under Category V. The area is built up and not predominantly residential. (See Land Use Map, Exhibit G). The north portion of Eliot is predominantly residential, and that area could be maintained as residential if rehabilitation activities are feasible and proper measures are taken to protect this area from intrusion by heavy commercial or industrial uses,

(1) Criteria Developed and Used in Classifying Buildings with Deficiencies.

Criteria used in determining structural conditions in Eliot came from the Techniques for Measuring Blight, a method using County Assessment data as a major source of information, developed by the City Planning Commission for the Community

ND 303 AREA ELIGIBILITY DATA - (Eliot), Cont'd

Renewal Program (CRP) published in 1967. A copy of Techniques for Measuring Blight is attached as Exhibit L in Section ND 303 in the initial NDP Application for the Action Year July 1, 1970 to July 1, 1971. This report describes criteria used and development of the technique used in rating structures as to condition.

(2) Description of Type of Surveys Made and Date of Surveys.

Techniques for Measuring Blight, developed as a tool to prepare the CRP in 1967, was used in determining building deficiencies in Eliot. Such determinations were visually checked by the Neighborhood Planning Consultants in November of 1971. Consultants have also gathered other basic neighborhood data regarding population statistics, streets, utilities, housing and other physical and environmental conditions from various agencies and departments of the City. Such data has provided an overall view of conditions existing within the area, and will help to determine neighborhood improvement objectives consistent with residents' needs and local planning and renewal objectives.

ND 303 AREA ELIGIBILITY DATA - (Eliot), Cont'd

A neighborhood survey by mail was also conducted by the CDA during the early part of 1971 to determine needs and priorities of Model Cities residents which included residents of the Eliot area.

(3) Justification for the Inclusion of Any Sizeable Area Not Meeting "Distribution of Deficiencies" Test.

Not Applicable. There is no sizeable area included which does not meet the "Distribution of Deficiencies" Test. The Emanuel Hospital Project under Section 112 is located within the Eliot boundary but will be excluded from the NDP. See Exhibit H, Condition of Structures Map.

(4) Criteria Used in Assigning Residential Character to Properties In Mixed Use and Vacant Parcels.

- (a) Improved parcels used for both residential and non-residential purposes are considered to be of residential character if 51% or more of the floor space is devoted to residential use.
- (b) Vacant parcels are considered residential if:
 - 1. They are used for residential accessory purposes (parking, gardens, etc.) or

2. They are mixed in with improved residential parcels or with residential type improvements in areas appropriate for continued residential use.

f. Statement Explaining How the Workable Program for Community Improvement Is of Sufficient Scope and Content to Furnish a Basis for Evaluating The Need for Urban Renewal Activities, How the Area is Identified For Renewal Treatment, and How Proposed NDP Activities are in General Accord With the Workable Program.

The current Workable Program for Community Improvement for the City of Portland is being reviewed by HUD for recertification. The program was previously certified by HUD on February 1, 1970 for the period February 1, 1970 to January 31, 1972. The Comprehensive Development Plan developed by the City Planning Commission in 1966 is a basic element of the Workable Program, and identifies the Eliot neighborhood as an area for public and semi-public development. Planning studies to update this Comprehensive Development Plan is a continuing function of the Portland City Planning Commission and its staff. Copies of the 1966 General Plan Map are on file in the Regional Office of the Department of Housing and Urban Development, and copies of all the Planning Commission's study reports relating to the Comprehensive Plan

adopted since the 1966 publication of the General Plan Map have been forwarded to the Regional Office of the Department of Housing and Urban Development as a part of the Workable Program recertification submissions. The Planning Commission has recently published a Preliminary Comprehensive Development Plan report for the Model Cities Area which describes recommended land uses and proposals in greater detail than is shown on the 1966 Plan. This Plan recommends mixed density housing with public and semi-public development for the west end of the neighborhood and industrial uses for the southwest portion. (A copy of the Model Cities Comprehensive Development Plan report is submitted to HUD Area Office under separate cover).

The City of Portland Planning Commission staff in 1967 completed The Community Renewal Program (CRP) Report. (Submitted to HUD for review and approved in February, 1968). This study provides the City with a thorough assessment of blight throughout the City of Portland and offers recommendations for comprehensive, long-range treatment.

The CRP identifies the Eliot Area as part of the Albina-Woodlawn blighted area in Northeast Portland, and proposes a strategy of encirclement and confinement of blight by undertaking initial treatment of areas around its periphery followed by an attack on the

ND 303 AREA ELIGIBILITY DATA - (Eliot), Cont'd

lower Albina blight core itself. The NDP is now taking place on the periphery, and with the inclusion of Eliot the final step in this strategy can be carried out.

- g. If Required by State or Local Law, Evidence that each Urban Renewal Area As a Whole, or any Identified Clearance and Redevelopment Sections Thereof, Has Been Properly Designated by the Local Planning or Other Agency.

Not Applicable.

- h. If Any Area is to be Excluded from the Urban Renewal Area, Reasons For Exclusion, and Description of Compatibility of Uses and Conditions Therein With Surrounding Area.

The Emanuel Hospital Project Area will be excluded. This Project is being carried out under Section 112 of the Housing Act for hospital redevelopment.

2. PART B. Clearance and Redevelopment Area Report.

A limited amount of clearance activities in the southwest corner of the Eliot area is contemplated during the initial phase of the NDP for public and commercial re-use. However, properties are not more specifically identified at this time and details regarding specific land uses are now being developed. Additional documentation under this subsection will be provided along with an Urban Renewal Plan for this area in the near future, prior to any clearance actions taken under the NDP.

ND 303 AREA ELIGIBILITY DATA - (Eliot), Cont'd

3. PART C. Spot Clearance Report.

Not Applicable at this time. No spot clearance is proposed for this Action Year. A spot clearance report will be submitted to HUD prior to the commencement of such activities which may take place in subsequent NDP Action Years. Spot clearance parcels are not identified at this time.

4. PART D. Specific Substandardness Criteria to Justify Clearance.

Criteria to be used to justify clearance will be the same as that being used to qualify clearance in the Woodlawn and Irvington NDP areas A-5-1 and A-5-2. This criteria is described in the initial NDP application for the Action Year July 1, 1970 to July 1, 1971 in Woodlawn and Irvington,

5. Submission Requirements for Alternate Approach.

Not Applicable.

ND 303 AREA ELIGIBILITY DATA - (NORTHWEST)

1. PART A. Urban Renewal Area Report

a. Locality Map

Attached hereto is a Locality Map, Exhibit A, which identifies the following:

- (1) Boundaries of NDP.
- (2) Boundaries of other Urban Renewal Areas.
- (3) Central Business District.
- (4) Model Cities Area.
- (5) OEO poverty areas.
- (6) Major thoroughfares.

b. Map of NDP Locality.

See Exhibit A, Locality Map.

c. Map of NDP Area and Vicinity

The following items are identified on maps attached as exhibits:

- (1) Boundaries - Exhibit I.
- (2) Existing Land Use - Exhibit I.
- (3) Total and number of buildings, with deficiencies in each block - Exhibit J.
- (4) General distribution of Environmental deficiencies - Exhibit D.

d. Statement Explaining Selection of Area, Delineation of Boundaries, and Relationship to Local Renewal Objectives.

Northwest Portland is one of the City's most unique neighborhoods. The area offers a variety of activities and services, and its population includes people of diverse life styles. The area, however,

is beginning to show symptoms of a declining neighborhood and the unique quality of its environment is being threatened. The following information describes existing conditions.

Land Use and Zoning

Northwest Portland has the most diverse mixture of land uses of any comparable sized area in the City. Uses range from heavy manufacturing and hospital use, to huge retail outlets and small 'head shops', to single family dwellings and high rise apartments. There has been a steady expansion of industrial and other non-residential uses over the years, the result being the erosion of the housing supply and its environment. Between 1965 and 1969, this erosion amounted to a net loss of approximately 330 housing units. Industrial, commercial, service organizations, single family, and multi-family residential usage is not only common in the area, but also exists within the same blocks. There is a trend toward increasing use of A0 zoned (high density apartment) land for office, medical clinic, parking lots, or other non-residential purposes.

The area is still going through this change, and land development is approaching a saturation point. A proposed I-505 Freeway through the area north of the neighborhood will have a significant impact on the neighborhood as would a proposal by Good Samaritan Hospital to expand their facilities. A recently completed housing complex in the neighborhood for elderly with 101 units under Housing Authority of Portland sponsorship also affects the area. These changes, with other changes by industrial and commercial interests have resulted in a population reduction with an increase in population density.

ND 303 AREA ELIGIBILITY DATA, Cont'd

There is a high degree of substandardness in the apartment house areas of the neighborhood -- nearing 50% or more for most of the area. This deterioration is especially bad in those residential areas within or next to predominantly non-residential sections of the Northwest. If the diversity of the Northwest neighborhood environment is to survive, the predominantly residential areas need to be protected from extensive encroachment by industry and other incompatible land uses.

Relative to recreational facilities, this neighborhood has the poorest rating in the City. Very little open space is available other than two small poorly equipped parks.

Traffic and Transportation

The traffic congestion problem is critical. Heavy traffic circulates on residential streets not designed to handle present volumes of traffic and there is very little off-street parking available. On many streets there is not enough space for on-street parking and traffic circulation, yet on-street parking is mandatory because of the lack of off-street parking for the high density apartments and commercial enterprises.

The partially completed I-405 Freeway has alleviated part of the congestion, but more traffic planning needs to be done in the neighborhood in order to eliminate the problem. Residential traffic conflicts with traffic generated by industrial and commercial uses, and the resultant congestion is beneficial to neither group. Traffic problems

ND 303 AREA ELIGIBILITY DATA, Cont'd

in the Northwest are among the worst in the City, and the Traffic Engineer has assigned a high priority to traffic planning in this area.

Population and Social Conditions

The Northwest has several population characteristics unique in Portland, which are closely related to the extensive apartment development. Mobility rates are very high. Population figures show that there is a polarization of age toward young adults and elderly. Generally, it can be defined as a residential area for young adults awaiting marriage; adults who are not married, or if married have no children; and senior citizens whose families have grown up and left home. The Northwest is one of Portland's highest population density areas. Densities range from 24-59 persons per acre; compared to 11-15 persons per acre east of the Willamette River and about 4 persons per acre in Southwest Portland.

There is a high percentage of unmarrieds and the majority of area residents are renters. Only 16.8% are homeowners. Current surveys show that there is a high influx of youth and communal residents ("hippies") and a high out-migration of families. The average family size in the area is only 1.8 persons and at least 40% of all residents are unrelated.

Incomes in the Northwest are well below City-wide averages and there is a high rate of unemployment. The Northwest has become a neighborhood

ND 303 AREA ELIGIBILITY DATA, Cont'd

of necessity for many of these people because of the low rents, social conveniences, convenience of public transportation services and shopping facilities, and proximity to employment in the downtown area.

The need for health care is great in this area. Much of the need is due to the high percentage of elderly and their lack of mobility and individuals of lower incomes. Available information suggests three things about health care in the Northwest.

- (1) General health problems and needs are greater in Northwest Portland than in Multnomah County as a whole;
- (2) Health problems are generally more chronic and persistent for the individual;
- (3) There is more reliance in the Northwest upon public health facilities than private.

The Northwest is neither a high or low crime rate area. According to police records, the overall incidence of Class I and Class II crimes in the Northwest about equals that of the City: 144 crimes per 1000 population vs. 147.9 crimes per 1000 population for the City in 1970. However, the incidence of the more serious Class I crimes (rape, robbery, homicide, etc.) is higher in the Northwest than City wide (92.5 in the Northwest vs. 83.9 in the City). The predominantly non-residential area along the I-405 Freeway stands out as the center of most crimes and as the area showing the fastest increase.

ND 303 AREA ELIGIBILITY DATA, Cont'd

Source of Information:

Northwest Comprehensive Plan Interim Report No. 1, May 1971
Northwest Comprehensive Plan Interim Report No. 2, Aug. 1971
Community Renewal Program (CRP), Sept. 1967
Portland's Industrial Areas, April, 1967
Portland's Commercial Areas, Oct. 1966
Portland's Residential Areas, Oct. 1965
Portland City Planning Commission

Delineation of Boundaries

The Northwest NDP area is generally bounded on the north by N. W. Thurman Street, on the east by the I-405 Freeway, on the south by W. Burnside Street, and on the west by N. W. Westover and Cornell Roads and N. W. 23th Avenue.

The area between N. W. Thurman and N. W. Vaughn Streets also qualifies for NDP treatment under the regulations, but is excluded at this time. Studies are currently underway to determine the route for the proposed I-505 Freeway and an alternate corridor is the area north of Thurman Street. When a final determination is made regarding the freeway, this area will be included in the NDP.

Selection of boundaries was made on the basis of distribution of physical and environmental blight and needs for neighborhood improvements based on a Comprehensive Development Plan for the Northwest by the Portland City Planning Commission. Such determination was made without regard to race, color, sex, or national origin of residents.

ND 303 AREA ELIGIBILITY DATA, Cont'd

Relationship to Local Renewal Objectives

Proposed activities in the Northwest district under the NDP will conform to goals and objectives developed under a recently completed planning study of the district by the Portland City Planning Commission. Following is a list of some goals under the Northwest Comprehensive Plan which will serve as guidelines for project activities::

Housing

- (1) Preserve and rehabilitate existing housing.
- (2) Improve housing conditions for residents of the Northwest who represent all age groups, levels of income, life styles, renters and home owners.

Land Use

Enhance the urban residential environment for a diverse population through:

- (1) improved zoning regulations and procedures;
- (2) enhancement of the visual environment;
- (3) reduction and elimination of incompatible land uses and blight factors;
- (4) increase of residential land uses;
- (5) enhancement and protection of residential or predominantly residential areas bordering on industrial and commercial areas;
- (6) preservation of commercial areas within the district for small scale, convenience business;
- (7) location of large scale, regionally supported business along the perimeter of the district,

ND 303 AREA ELIGIBILITY DATA, Cont'd

Transportation and Traffic

- (1) Preserve streets within the district insofar as possible for local use, and limit through traffic by diversion to peripheral routes.
- (2) Integrate systems of movement into and within the district and promote their compatibility in a way which enhances and preserves the liveability of the Northwest district.
- (3) Improve the efficiency of on and off-street parking to gain maximum use of existing facilities.

Human Resources

- (1) Provide improved and additional recreational, cultural and socialization opportunities to the residents of the district.
- (2) Create circumstances that will offer a greater sense of meaning and purpose in the lives of the people of the Northwest.

The 1967 Community Renewal Program discusses broad objectives for preservation of the Northwest neighborhood. This report recommends that steps be taken to alleviate conflicts between industrial and residential areas of the district, and discusses the need for intensive traffic planning to alleviate traffic congestion in the Northwest. The report also recognizes the need to preserve the residential areas of the neighborhood which includes Portland's only remaining concentration of 19th Century commercial and residential buildings. These objectives coincide with objectives for action under the NDP.

- e. Evidence Supporting Eligibility of the Northwest District Urban Renewal Area.

ND 303 AREA ELIGIBILITY DATA, Cont'd

The Northwest District qualifies under Category I. The area is built up and predominantly residential. (See Land Use Map, Exhibit I).

(1) Criteria Developed and Used in Classifying Buildings With Deficiencies.

Determination of the extent of deficiencies in buildings was based on criteria developed and used by the City's Bureau of Buildings. Such criteria is based on the age of the structure and condition of various structural and exterior elements on a building. Depreciation factors based on structural age and type of construction were also applied to non-residential structures.

(2) Description of Type of Surveys Made and Date of Surveys.

A visual survey of the exterior of each structure was made by City building inspectors in early 1970. A sample survey form used to document conditions is attached hereto as Exhibit K. Results of this survey were spot checked in the field by LPA staff in March, 1972.

(3) Justification for the Inclusions of Any Sizeable Area Not Meeting "Distribution of Deficiencies Test".

There is no sizeable area included which does not meet the "Distribution of Deficiencies Test". There is, however, a small area around Chapman School that appears to be in good condition, but is included. This area was included to allow for a reasonable boundary alignment, and to allow for treatment of deficiencies that affect the area due to its proximity to the

ND 303 AREA ELIGIBILITY DATA, Cont'd

rest of the district containing deficiencies. There is also a possibility that planning and improvement activities for the Chapman School Area will be necessary in order to meet neighborhood improvement objectives.

(4) Criteria Used in Assigning Residential Character to Properties In Mixed Use and Vacant Parcels.

- (a) Improved parcels used for both residential and non-residential purposes are considered to be of residential character if 51% or more of the floor space is devoted to residential use.
- (b) Vacant parcels are considered residential if:
 - 1. They are used for residential accessory purposes (parking, gardens, etc.) or
 - 2. They are mixed in with improved residential parcels or with residential type improvements in areas appropriate for continued residential use.

f. Statement Explaining How the Workable Program for Community Improvement Is of Sufficient Scope and Content to Furnish a Basis for Evaluating The Need for Urban Renewal Activities, How the Area is Identified For Renewal Treatment, and How Proposed NDP Activities are in General Accord with the Workable Program.

The current Workable Program for the City of Portland is presently being reviewed by HUD for re-certification. The Workable Program was previously certified for the period February 1, 1970 to January 31, 1972. Statements in the Workable Program identify the extent of the City's

ND 303 AREA ELIGIBILITY DATA, Cont'd

physical, social, racial, and economic problems. The magnitude of these problems clearly indicate the need for continued urban renewal activities throughout the City. The report shows that close to 20% of the dwelling units in Portland are substandard and that 15% of all Portland families have incomes of less than \$3,000. As one would assume, these conditions are concentrated in older sections of the City like the Northwest district.

The Workable Program cites the needs for physical improvements throughout the City as described in the Community Renewal Program (CRP), 1967 report. Problems in the Northwest described in the CRP are the same as those described above under Section 1.d.

The Comprehensive Development Plan for the City of Portland has also been a part of the Workable Program, and identifies the Northwest area as predominantly residential with non-residential uses at the north-east and east section of the neighborhood along the I-405 and the proposed I-505 Freeways.

Proposals for action activities and goals for improvement of the Northwest neighborhood will alleviate the aforementioned deficiencies and further the goals under Portland's Workable Program.

- g. If Required by State or Local Law, Evidence that each Urban Renewal Area As a Whole, or any Identified Clearance and Redevelopment Sections Thereof, Has Been Properly Designated by the Local Planning or Other Agency.

Not Applicable.

ND 303 AREA ELIGIBILITY DATA, Cont'd

- h. If Any Area is to be Excluded from the Urban Renewal Area, Reasons For Exclusion, and Description of Compatability of Uses and Conditions Therein With Surrounding Area.

Not Applicable.

2. PART B. Clearance and Redevelopment Area Report.

It is anticipated that some clearance and redevelopment activity will be carried out in this area under the NDP during the initial phase. However, such areas have not yet been specifically identified. LPA Staff is presently working with the Northwest District Association in trying to identify such areas within the very near future in conjunction with the preparation of an Urban Renewal Plan for the neighborhood. The locally adopted Urban Renewal Plan will be submitted within the time limit specified under HUD regulations along with other specific information under this section.

3. PART C. Spot Clearance Report.

Spot clearance activities will be minimal in the first phase of the NDP in the Northwest district. Properties for spot clearance have not been identified as yet, but will be identified prior to submission of the Northwest Urban Renewal Plan along with development of other documentation required under this section.

4. PART D. Specific Substandardness Criteria to Justify Clearance.

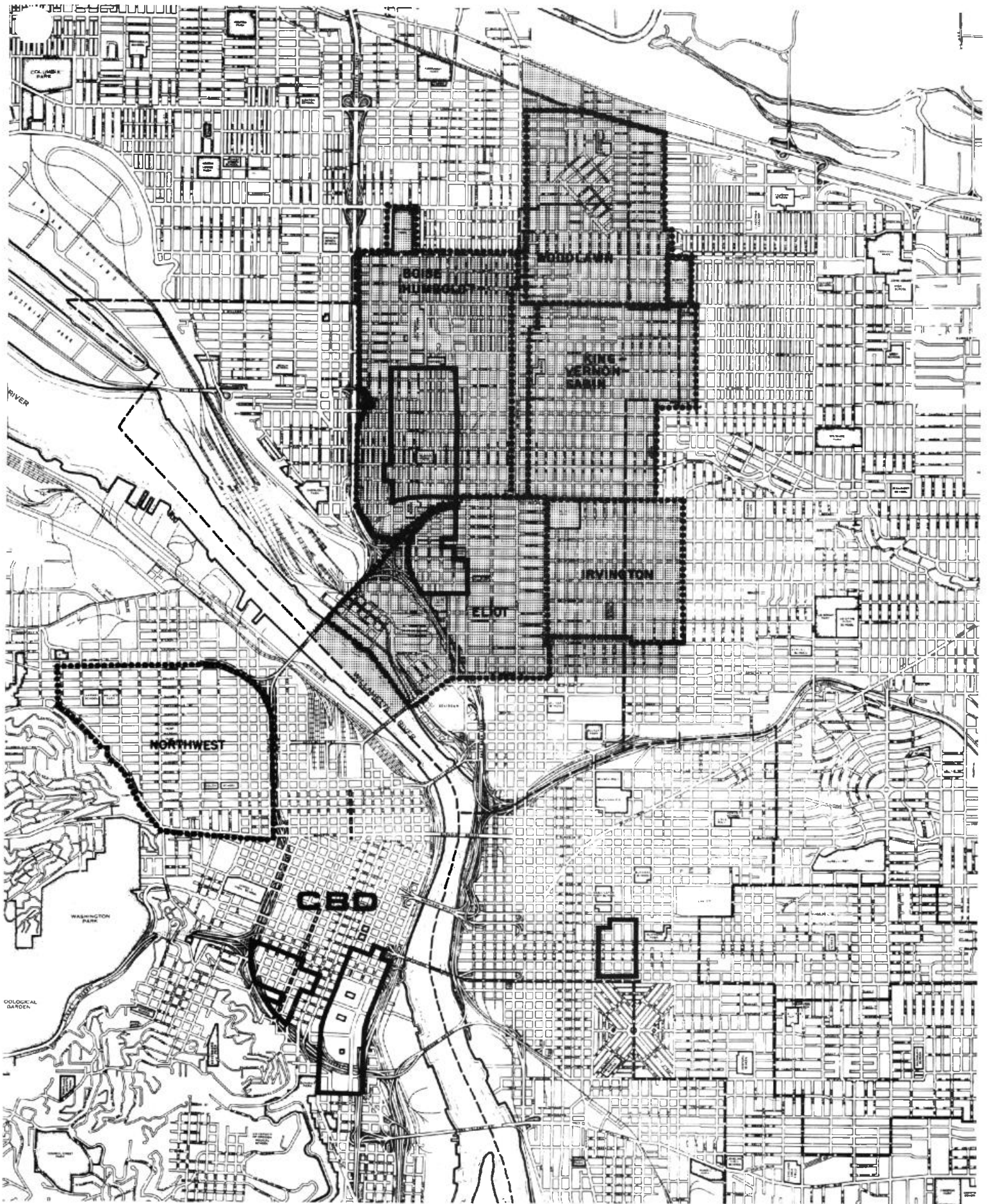
Criteria to be used to justify clearance will be the same as that being used to qualify clearance in the Woodlawn and Irving NDP Areas A-5-1

ND 303 AREA ELIGIBILITY DATA, Cont'd

and A-5-2. This criteria is described in the initial NDP application for the Action Year July 1, 1970 to July 1, 1971 in Woodlawn and Irvington.

5. Submission Requirements for Alternate Approach.

Not Applicable



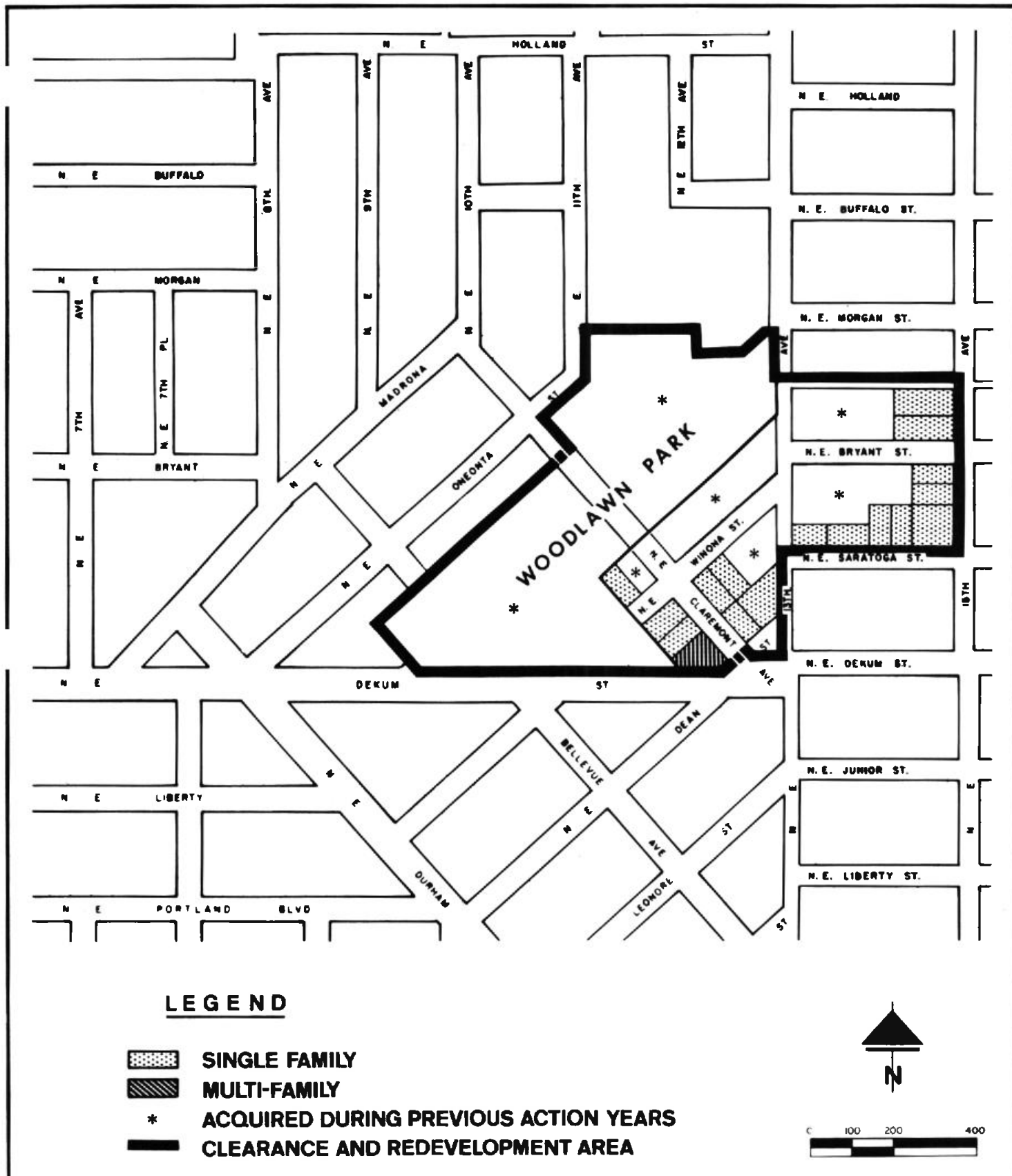
-  **MODEL CITIES AREA**
-  **NDP AREAS**
-  **OEO POVERTY AREAS**
-  **EXISTING URBAN RENEWAL PROJECTS**



0 2000 4000
SCALE IN FEET

LOCALITY MAP
NEIGHBORHOOD DEVELOPMENT PROGRAM
PORTLAND DEVELOPMENT COMMISSION
MAY 1972

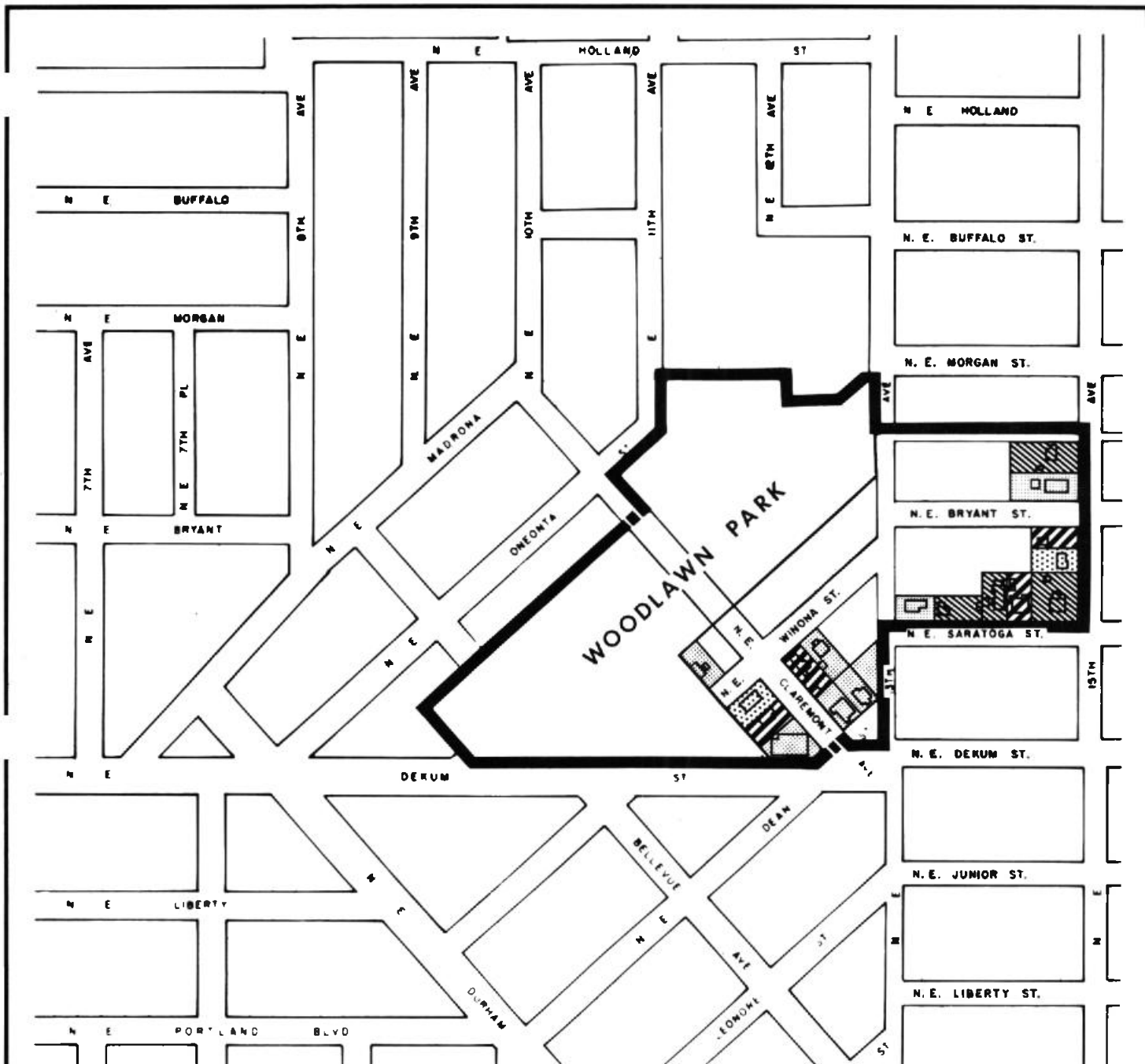
ND 303
EXHIBIT A








WOODLAWN AREA
 Neighborhood Development Program
 PORTLAND DEVELOPMENT COMMISSION
 PORTLAND, MULTNOMAH COUNTY, OREGON
 MARCH, 1972

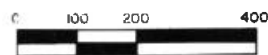
EXISTING LAND USE

ND 303
 EXHIBIT
 B



LEGEND

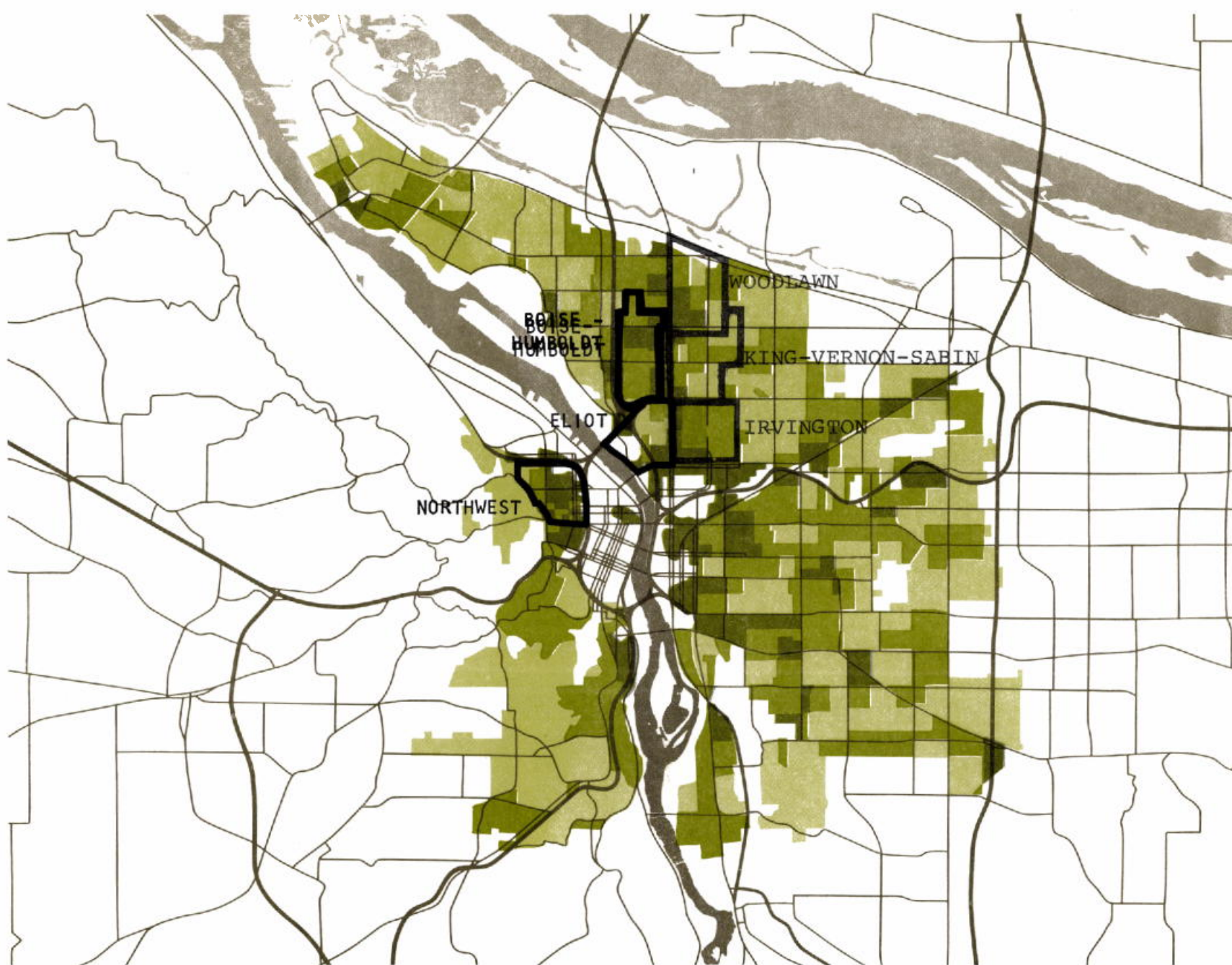
-  STANDARD
-  DEFICIENT-REHABILITATION FEASIBLE
-  DEFICIENT-REHABILITATION QUESTIONABLE
-  STRUCTURALLY SUBSTANDARD AND REQUIRING CLEARANCE
-  CLEARANCE AND REDEVELOPMENT AREA



WOODLAWN AREA
 Neighborhood Development Program
 PORTLAND DEVELOPMENT COMMISSION
 PORTLAND, MULTNOMAH COUNTY, OREGON
 MARCH, 1972

CONDITION OF STRUCTURES

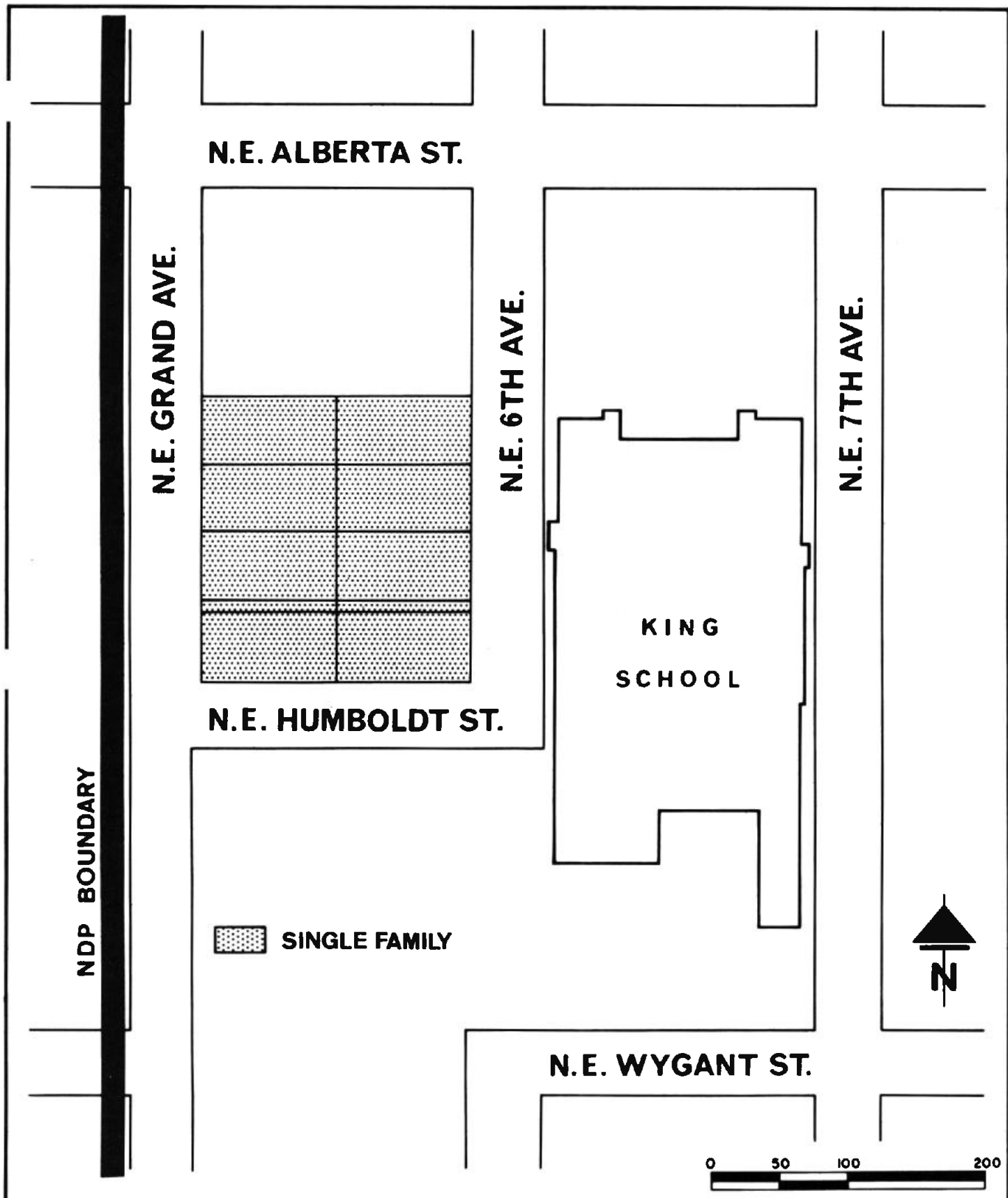
ND 303
 EXHIBIT
 C



**environmental
conditions**

● good
● fair
● poor

ND 303 EXHIBIT D



KING-VERNON-SABIN AREA

Neighborhood Development Program

PORTLAND DEVELOPMENT COMMISSION

PORTLAND, MULTNOMAH COUNTY, OREGON

MARCH, 1972

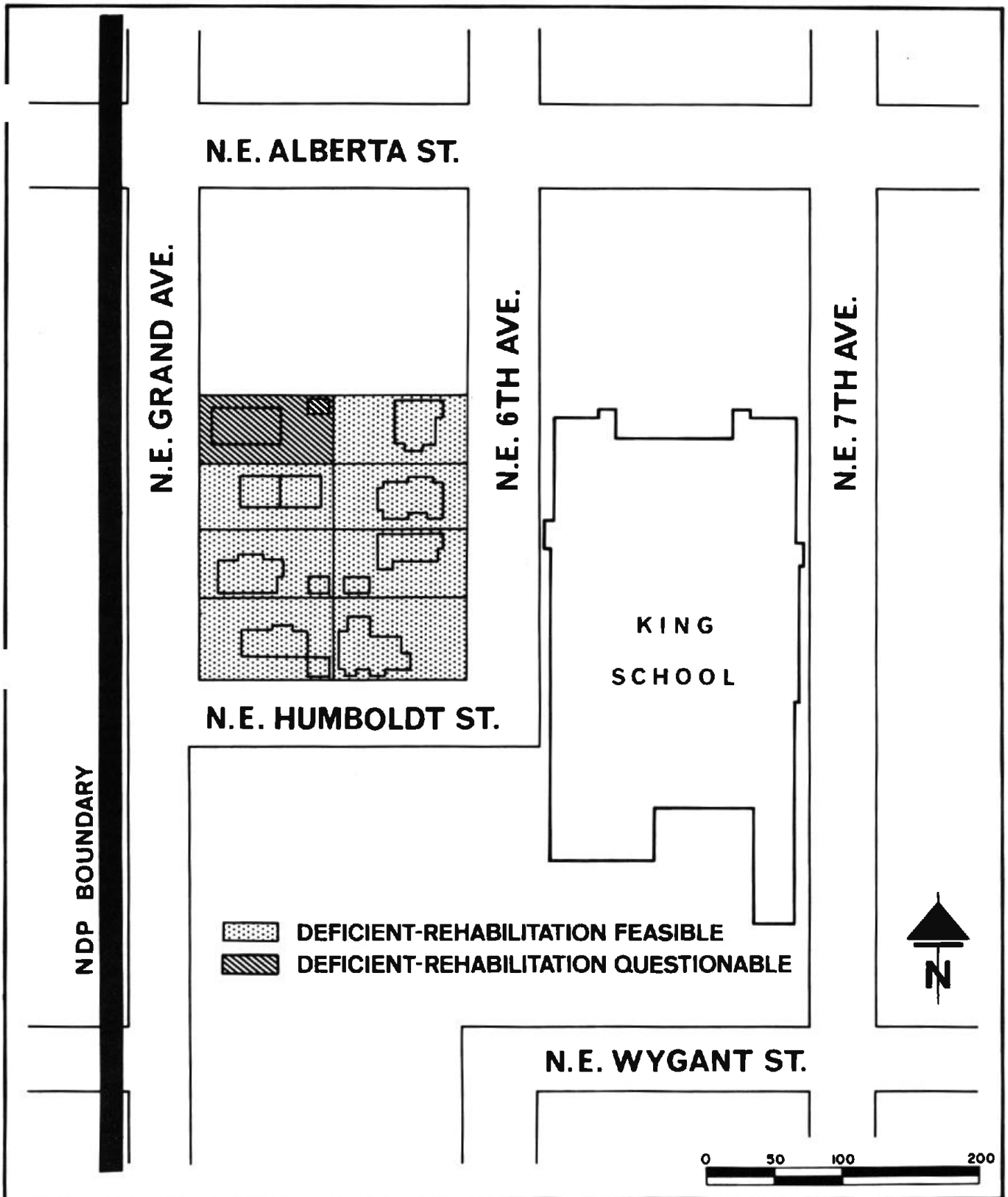
EXISTING LAND USE

(COMMUNITY FACILITY)

ND 303

EXHIBIT

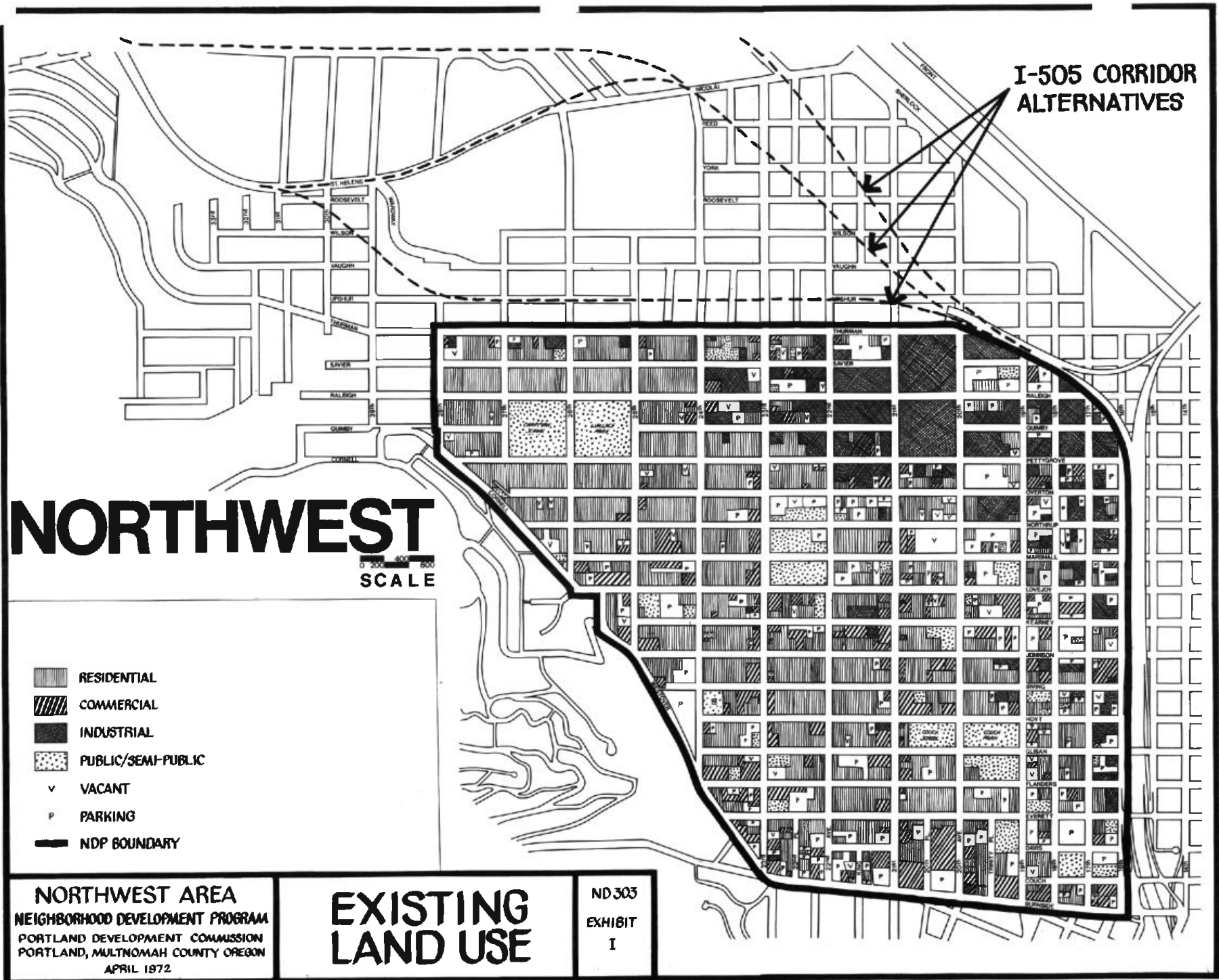
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KING-VERNON-SABIN AREA
Neighborhood Development Program
PORTLAND DEVELOPMENT COMMISSION
PORTLAND, MULTNOMAH COUNTY, OREGON
MARCH, 1972







CONDITION OF STRUCTURES (COMMUNITY FACILITY)

ND 303
EXHIBIT
F



NORTHWEST

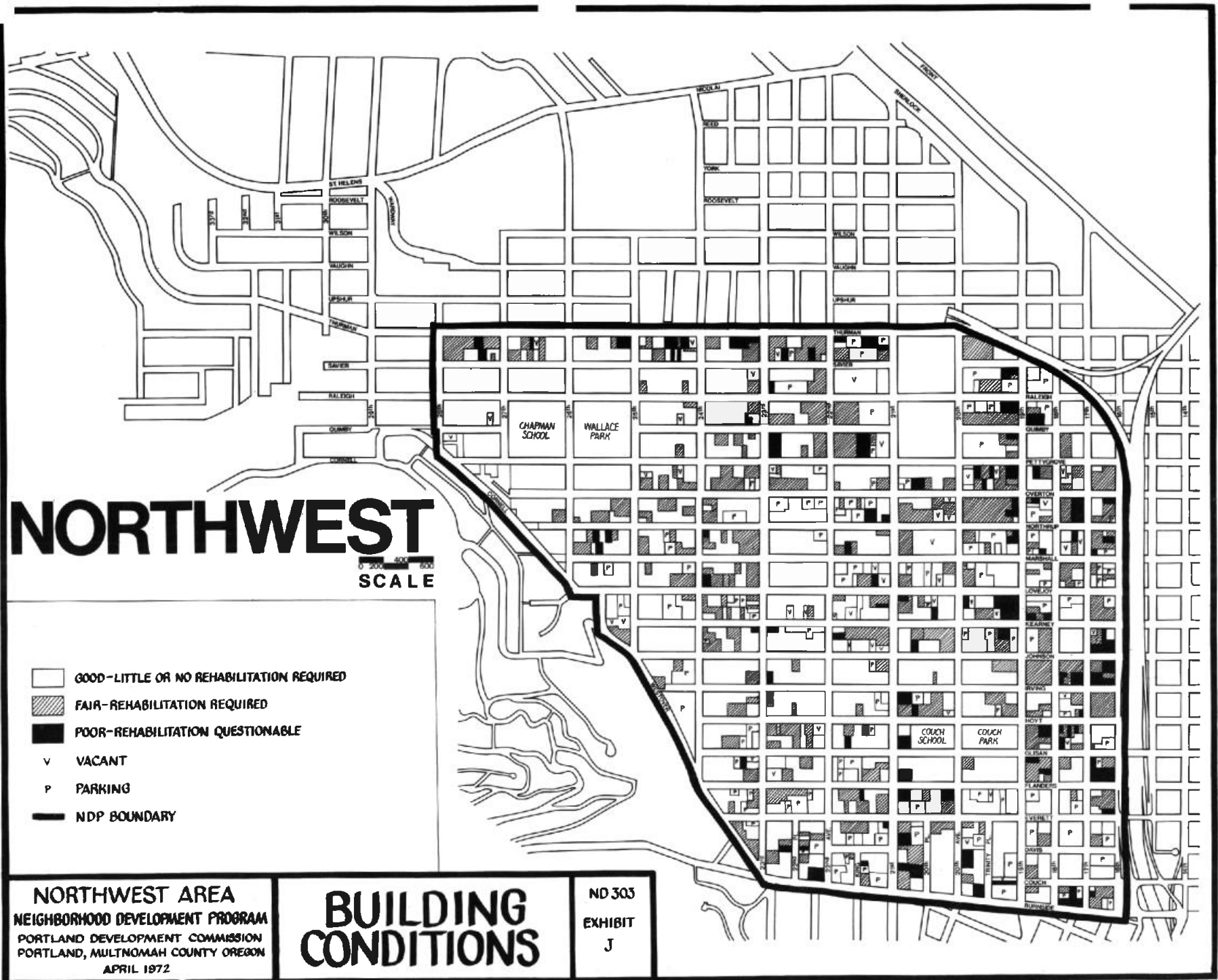
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-  GOOD-LITTLE OR NO REHABILITATION REQUIRED
-  FAIR-REHABILITATION REQUIRED
-  POOR-REHABILITATION QUESTIONABLE
-  V VACANT
-  P PARKING
-  NDP BOUNDARY

NORTHWEST AREA
 NEIGHBORHOOD DEVELOPMENT PROGRAM
 PORTLAND DEVELOPMENT COMMISSION
 PORTLAND, MULTNOMAH COUNTY OREGON
 APRIL 1972

BUILDING CONDITIONS

ND 303
 EXHIBIT
 J



CITY OF PORTLAND
HOUSING CONDITION SURVEY
for
NORTHWEST COMPREHENSIVE PLAN

Date

ITEM I - IDENTIFICATION

A. Address _____
B. Lot _____ C. Block _____
D. Addition _____

ITEM II - HISTORY

A. Date Constructed _____
B. Date and Description of Additions or Alterations since 1950 _____

ITEM III - EXTERIOR OF BUILDING

		CONDITION RATING				
		D	P	F	G	NA
A.	FOUNDATION Height above grade; condition					
B.	SIDING Condition of material, paint, mortar, etc.					
C.	EAVES AND CORNICE Condition of material and brackets					
D.	ROOF					
E.	GUTTER AND DOWNSPOUTS					
F.	EXTERIOR FIREPLACE AND CHIMNEY Check for settlement					
G.	PORCHES Check for settlement and rot					
H.	EXTERIOR DOORS AND FRAMES					
I.	WINDOWS AND FRAMES					
J.	EXTERIOR STAIRS Rise-run condition					
K.	FIRE EXCAPES					

FILE NO. _____

HOUSING CONDITION SURVEY

Address

ITEM III - EXTERIOR OF BUILDING CONTINUES

CONDITION RATING

D	P	F	G	NA

L. COURTS

M. ACCESSORY BUILDING(S)
General Condition

OVERALL CONDITION RATING

REMARKS

**URBAN RENEWAL PLAN
(ND 401)**

SUPPLEMENT NO. 3

for

WOODLAWN NEIGHBORHOOD DEVELOPMENT PROJECT

ORE. A-5-1

Portland, Oregon

April 10, 1972

**Prepared by the Portland Development Commission,
the Urban Renewal Agency of the City of Portland**

**1700 S. W. Fourth Avenue
Portland, Oregon 97201**

THIRD SUPPLEMENT TO URBAN RENEWAL PLAN
for
WOODLAWN NEIGHBORHOOD DEVELOPMENT PROJECT
(ORE. A-5-1)

The Urban Renewal Plan for the Woodlawn Neighborhood Development Project, approved by the City Council of the City of Portland by Resolution No. 30661, adopted on March 4, 1970, as supplemented, is hereby further amended and supplemented as follows:

1. Section C, Subsection 3.b(1) is hereby amended by deleting the following paragraph:

"The portion of N. E. Claremont Avenue right-of-way located within the neighborhood park site, as shown on the Woodlawn Area Park Site Property Map (Exhibit C-1) will be closed to vehicular traffic."

2. Section C, Subsection 3.b.(2), entitled "(2) Vacation and Extension of Streets in Neighborhood Park and Multi-Family Housing Site, Phase 2" is hereby amended by deleting the entire subparagraph (2) as so entitled, and by substituting the following:

"(2) Circulation Patterns, Multi-Family Housing Site.

That portion of N. E. Bryant St., N. E. 13th Ave., N. E. Winona St., except any portion lying within the intersection of N. E. Winona St. and N. E. Claremont Ave., N. E. Dean St., and the alley running east and west between N. E. Bryant St. and N. E. Morgan St., lying within the Multi-Family Housing Project site will be vacated. The internal circulation pattern for the multi-family housing site will be developed at the time the site plan is prepared. The circulation pattern will provide for access by pedestrians, bicycles and motor vehicles and may reserve access rights for the public."

3. Section D, Subsection 2.c.(2), entitled "(2) Woodlawn Neighborhood Park and Multi-Family Housing Site, Phase 2", is hereby amended by deleting the entire subparagraph (2) as so entitled.

4. Section D, Subsection 2.d. is hereby supplemented by adding a subparagraph thereto to be designated, entitled, and to read as follows:

"(1) Woodlawn Neighborhood Multi-Family Housing Project.

The property identified for housing in the Woodlawn Area Land Use Plan, (Park and Multi-Family Housing), Exhibit F, will be or has been under prior authorization acquired and cleared for redevelopment for multi-family dwellings in order to meet the diverse needs of the community in terms of cost, size, and types of housing within the Woodlawn Area. Building density will be at a maximum of 20 units per acre within the Multi-Family Housing site. Housing will be provided for a variety of family sizes and incomes. The properties to be or which have been acquired comprise the area bounded generally as follows:

WOODLAWN NEIGHBORHOOD MULTI-FAMILY HOUSING PROJECT
Boundary Description

The following described property located in the City of Portland, County of Multnomah, State of Oregon:

Beginning at the most westerly corner of Lot 10, Block 13, Woodlawn; thence northeasterly along the back lot lines of Blocks 13 and 14, Woodlawn, and their extensions across N. E. Claremont Avenue to the westerly line of N. E. 13th Avenue; thence northerly along the westerly line of N. E. 13th Avenue to the intersection of the westerly extension of the northerly line of the alley in Block 5, Lowell; thence easterly along the northerly line of the alley in Block 5, Lowell, and the westerly extension thereof to the westerly line of N. E. 15th Avenue; thence southerly along the westerly line of N. E. 15th Avenue to the northerly line of N. E. Saratoga Street; thence westerly along the northerly line of N. E. Saratoga Street and the westerly extension thereof to the westerly line of N. E. 13th Avenue; thence southerly along the westerly line of N. E. 13th Avenue and the southerly extension thereof a distance of 250 feet, more or less, to its intersection with the westerly extension of the northerly line of N. E. Dekum Street from Block 25, Columbia Heights; thence westerly along the westerly extension of the northerly line of N. E. Dekum Street from Block 25, Columbia Heights, to its intersection with the southeasterly extension of the northeasterly line of N. E. Claremont Avenue; thence northwesterly along the southeasterly extension of the northeasterly line of N. E. Claremont Avenue to the northwesterly line of N. E. Dean Street; thence southwestly along the northwesterly line of N. E. Dean Street and its extension across N. E. Claremont Avenue to the northerly line of N. E. Dekum Street; thence westerly along the northerly line of N. E. Dekum Street to the westerly corner of Lot 5, Block 17, Woodlawn; thence northwesterly along the southwestly boundary line of Lots 5, 4, and 3, Block 17, and the northwesterly extension thereof across N. E. Winona Street and along the southwestly boundary line of Lot 10, Block 13, Woodlawn, to the point of beginning.

and include the following described parcels of real property:

<u>Parcel No.</u>	<u>Legal Description</u>
L5-14 & 15	Lots 14 & 15, Block 5, LOWELL ADDITION
L5-A	Lot A, Block 5, LOWELL ADDITION
L6-3	Lot 3, Block 6, LOWELL ADDITION
L6-4 & S14-TL10	Lot 4, Block 6, LOWELL ADDITION: & Tax Lot 10, Sec. 14-1N-1E (0.02 Ac.)
S14-TL8	Tax Lot 8, Section 14-1N-1E (0.19 Ac.)
S14-TL11	Tax Lot 11, Section 14-1N-1E (0.09 Ac.)
S14-TL12	Tax Lot 12, Section 14-1N-1E (0.40 Ac.)
S14-TL120	Tax Lot 120, Section 14-1N-1E (0.11 Ac.)
S14-TL136	Tax Lot 136, Section 14-1N-1E (0.01 Ac.)
14-9 & 10	Lots 9 & 10, EXC pt tkn for st. & EXC pt vac st NEly of & adj., Block 14, WOODLAWN
14-11	Lot 11, Block 14, WOODLAWN
14-12	Lot 12, Block 14, WOODLAWN
14-13	Lot 13, Block 14, WOODLAWN
14-14	Lot 14, Block 14, WOODLAWN
14-15	Lot 15, Block 14, WOODLAWN
14-16	Lot 16, Block 14, WOODLAWN
16-3 & 4	Lot 4, EXC pt tkn for St; All Lot 3, Block 16, WOODLAWN
16-5	Lot 5, EXC pt tkn for st; Block 16, WOODLAWN
CH3-TL1	Tax Lot 1 of Lot 1, North Block 3, COLUMBIA HEIGHTS
CH3-TL2	Tax Lot 2 of North Block 3, (W53' of Lot 2) COLUMBIA HEIGHTS
CH3-TL3	Tax Lot 3 of Lots 1 & 2, North Block 3, COLUMBIA HEIGHTS
CH3-3	Lot 3, North Block 3, COLUMBIA HEIGHTS

CH3-4	Lot 4, Except part in st., North Block 3, COLUMBIA HEIGHTS
CH3-TL5	Tax Lot 5 of Lot 1, North Block 3, COLUMBIA HEIGHTS
L5-11/12	Lot 11 and the N30' of Lot 12, Block 5, LOWELL ADDITION
L5-12/13	S10' of Lot 12 and all Lot 13, Block 5, LOWELL ADDITION
L6-1	Lot 1, Block 6, LOWELL ADDITION
L6-2	Lot 2, Block 6, LOWELL ADDITION
13-9	Lot 9, Block 13, WOODLAWN
13-10	Lot 10, Block 13, WOODLAWN
16-1	Lot 1, Block 16, WOODLAWN
16-2	Lot 2, Block 16, WOODLAWN
16-6 & 7	Lot 6, Exc. pt. tkn for st. Lot 7, Block 16, WOODLAWN
16-8	Lot 8, Block 16, WOODLAWN
17-3	Lot 3, Block 17, WOODLAWN
17-4	Lot 4, Block 17, WOODLAWN
17-5	Lot 5, Block 17, WOODLAWN"

5. Exhibit E, Woodlawn Area Proposed Land Use Map, Phase 2, is hereby amended. Said Exhibit E as amended, shall hereafter be designated as Exhibit F, Woodlawn Area Land Use Plan (Park and Multi-Family Housing).

**URBAN RENEWAL PLAN
(ND 401)**

**SUPPLEMENT NO. 1
for**

KING-VERNON-SABIN NEIGHBORHOOD DEVELOPMENT PROJECT

ORE. A-5-3

Portland, Oregon

April 10, 1972

**Prepared by the Portland Development Commission,
the Urban Renewal Agency of the City of Portland**

**1700 S. W. Fourth Avenue
Portland, Oregon 97201**

ND 401 URBAN RENEWAL PLAN - SUPPLEMENT NO. 1

The Urban Renewal Plan for the King-Vernon-Sabin Neighborhood Development Project, approved by the Portland City Council by Resolution No. 30991 and adopted on December 15, 1971, is hereby amended and supplemented as follows:

1. Section C, General Land Use Plan, Subsection 2.c. is hereby supplemented by adding a subparagraph thereto to be designated, entitled, and to read as follows:

Community Facility Land Use

A community facility may be developed on the site within the King-Vernon-Sabin area as shown on the attached Land Use Plan, Exhibit C. Acquisition, relocation, clearance, and development activities for such facility will be carried out under the HUD Neighborhood Facility Grant Program. Size and location of the facility are to be determined on the basis of community need and guidelines established by HUD for development of such a facility.

The facility will be multi-use to provide facilities for social, health, recreational, and other public services to serve residents of the area.

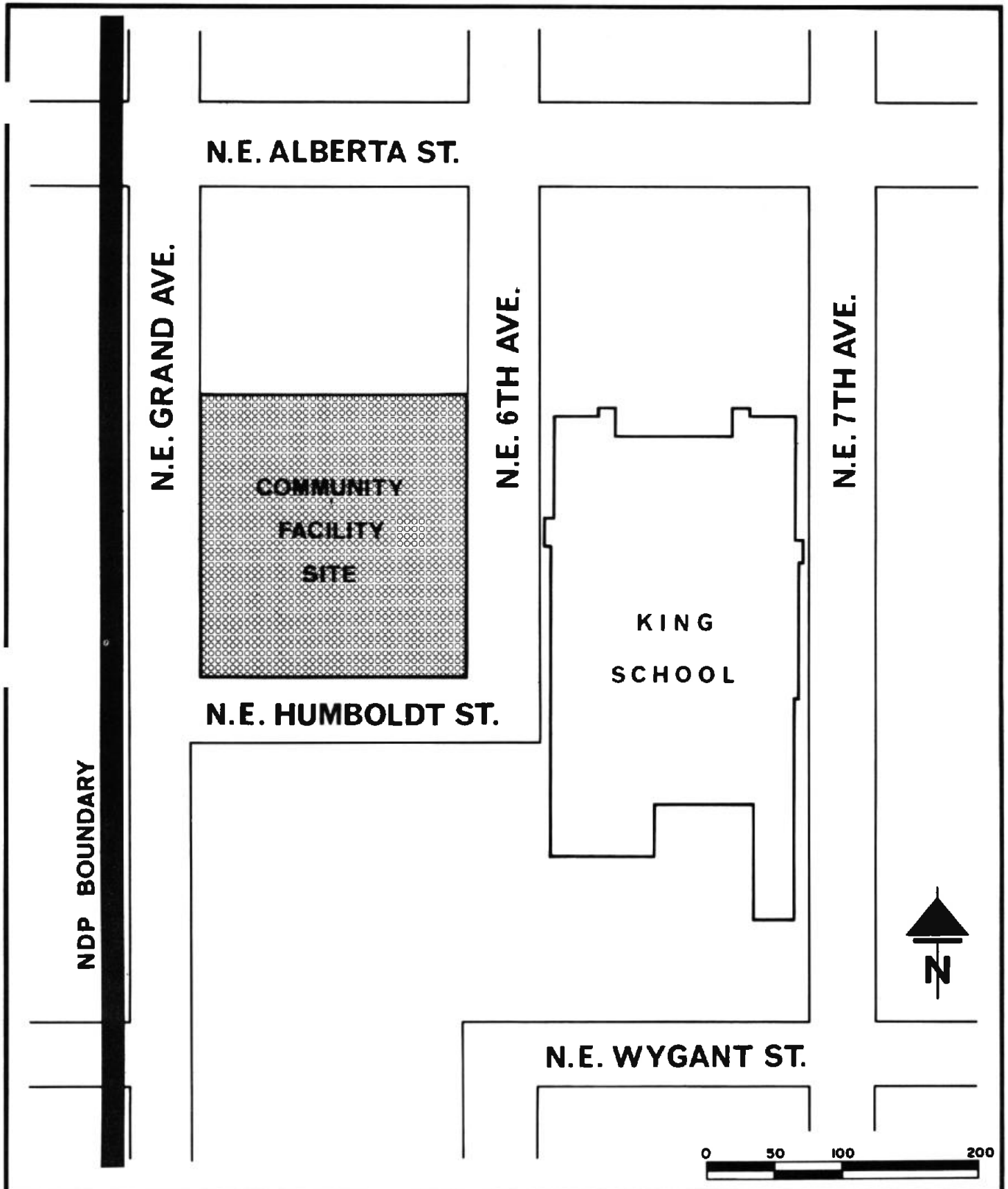
2. Section D, Urban Renewal Techniques to be Used to Achieve Plan Objectives, Subsection 2.c. is hereby further supplemented by adding a subparagraph thereto to be designated, entitled, and to read as follows:

Acquisition and Clearance of Properties for Development of a Community Facility.

Properties within the King-Vernon-Sabin area may be acquired and cleared for redevelopment of a Community Facility under the Department of Housing and Urban Development Neighborhood Facility Grant Program. The designated area for the facility includes the following described parcels of real property:

<u>Parcel No.</u>	<u>Legal Description</u>
L2-4	Lot 4, Block 2, LESHs Addition
L2-5	Lot 5, Block 2, LESHs Addition
L2-6	Lot 6, Block 2, LESHs Addition
L2-7	Lot 7, Block 2, LESHs Addition
L2-8	Lot 8, Block 2, LESHs Addition
L2-9	Lot 9, Block 2, LESHs Addition
DH2-1, 2 & D	Lot D; Lots 1 and 2, Block 2, Davis Highland
DH2-23, 24 & C	Lot C; Lots 23 and 24, Block 2, Davis Highland

3. The Urban Renewal Plan is hereby amended and supplemented by appending thereto exhibits to be designated and entitled "Exhibit C - Land Use Plan - Community Facility".



KING-VERNON-SABIN AREA
Neighborhood Development Program
PORTLAND DEVELOPMENT COMMISSION
PORTLAND, MULTNOMAH COUNTY, OREGON
MARCH, 1972

LAND USE PLAN

(COMMUNITY FACILITY)

ND 401
EXHIBIT
C

ND 401 URBAN RENEWAL PLANS - (Eliot, Northwest)

Urban Renewal Plans for the Eliot and Northwest areas are not prepared at this time. Planning in both areas is now underway to determine action programs and to develop details needed to develop Urban Renewal Plans.

Locally adopted Urban Renewal Plans for each of these two areas will be submitted to HUD within the time limit following program approval prescribed by the NDP regulations and prior to commencement of action activities.

ND 402 REPORT ON URBAN RENEWAL PLAN AND PLANNING ACTIVITIES REPORTS
(Woodlawn, Irvington, King-Vernon-Sabin, Boise-Humboldt)

1. Report on Urban Renewal Plan

Not Applicable. Urban Renewal Plans for each of the 4 NDP Areas have previously been submitted, and no substantial changes have been made other than the Supplements for Woodlawn and King-Vernon-Sabin shown in Section ND 401.

2. Planning Activity Reports

a. Disposition and Rehabilitation Zoning Proposals.

Not Applicable. No zone changes are anticipated in any NDP area during this Action Year.

b. Acquisition and Clearance

(1) Statement of Basis for Determination that Objectives of the Urban Renewal Plan Cannot be Achieved Through Rehabilitation of Areas Designated for Clearance.

Recreational, health, and cultural facilities are very limited in each of the NDP neighborhoods. In the King-Vernon-Sabin neighborhood, residents have placed a high priority on the need to have a community facility to provide for these activities. As a result, an application with supporting data for a Neighborhood Facility Grant from HUD is now being prepared by the City of Portland and the Model Cities Agency for development of the community facility. Acquisition for this facility will involve eight properties.

In Boise-Humboldt, the overriding need is for new housing to replace dilapidated buildings. On this basis, the Boise-Humboldt

ND 402 REPORT ON URBAN RENEWAL PLAN AND PLANNING ACTIVITY REPORTS, Cont'd
(Woodlawn, Irvington, King-Vernon-Sabin, Boise-Humboldt)

Coordinating Committee has designated the area south of Fremont Street for relocation, clearance, and redevelopment of housing. Structural conditions in this area are among the worst in the Boise-Humboldt, but specific properties for relocation and clearance have not yet been designated. Citizens and planners are presently working toward this end in order that clearance activities can be carried out in the 3rd Action Year.

Clearance activities in Woodlawn during the 3rd Action Year will be carried out as a result of the Woodlawn Neighborhood Association's desire to see more housing and park space developed in their neighborhood. The first phase of acquisitions during the Action Year will be done with 2nd Action Year funds and such properties (18 parcels) are shown in Exhibits B and C in Section ND 303. Other acquisitions will involve 8 parcels for additional park space and development of a proposed community center. These other acquisitions will be made with 3rd Action Year funds, but are not identified specifically at this time. The majority of properties contemplated for acquisition and clearance are structurally substandard.

(2) Identification of Historic Sites or Structures for Clearance

Not Applicable.

c. Historic/Architectural Preservation.

Not Applicable.

d. Minority Group Considerations

(1) Affirmative Action Taken or to be Taken to Assure Equal Opportunity and Nondiscrimination.

The Portland Development Commission will take affirmative action to assure that there will be equal opportunity and non-discrimination regardless of race, color, creed, sex, or national origin by requiring such a clause to be included in each contract for demolition, construction, or development on any property owned or sold by the Portland Development Commission. Also, such a provision will be inserted in any deed or lease in which the Portland Development Commission is a party. A statement assuring compliance with this policy will also be required of each agency or body generating non-cash local grant-in-aid.

(2) Statement Explaining How Plan Proposals and Activities Will Contribute to a Reduction in the Concentration of Minority Group Families and to the Promotion of Equal Opportunity in Housing.

All NDP Project Areas are integrated neighborhoods. Experience has shown that neighborhood rehabilitation increases the desirability of the neighborhood to the point that integrated neighborhoods are maintained and concentration of minorities avoided.

(a) The effect of the proposed activities upon minority group concentration within the community at large will be minimal

while at the same time maintaining the integrated nature of all NDP Areas.

(b) Families that are displaced as a result of action activities will be given free choice and relocation assistance to locate where they desire. The Housing Authority has leased housing in all parts of the City and those displaced will be encouraged and given assistance to relocate into any part of the City they desire, in public or private housing.

(c) As indicated above, rehabilitation in the NDP neighborhoods will tend to prevent concentration of minority groups and maintain neighborhoods as integrated areas.

(d) Since the racial characteristics of each neighborhood will remain generally unchanged by Project activities, schools and other public facilities serving families living in these Areas will not be affected by such activities. The Portland School District does have an affirmative policy to weaken concentration of minority groups in particular schools and is presently considering further action to achieve racial balance in the schools.

(3) Statement of Overriding Considerations that Dictate Undertaking of Activities

Plan proposals and activities for rehabilitation, housing, and recreational developments, and other public improvements will contribute to the livability of an integrated neighborhood and serve to prevent the concentration of minority groups which is an overriding consideration.

(4) Statement on Substantial Reduction in Supply of Housing to Minority Group Families and Proposals for Provision of Standard Housing Elsewhere in the Locality.

During the life of the project there will not be a reduction in the supply of housing for minority group families. The overall quantity of housing units in Project Areas will be maintained by clearance of substandard and incompatible structures and redevelopment of new housing units. In fact, total housing may increase as a result of residential rehabilitation activities and development of other new housing. Densities may vary in different sections of the Project Areas to allow for orderly mixtures of housing types and improvement and development of essential non-residential uses to serve neighborhood needs.

(5) Description of Consultation With and Participation by Minority Group Representatives in Planning and Other Activities.

Citizen groups and working committees from each neighborhood, with technical assistance from the LPA and planning consultants, have prepared proposals and priorities forming the basis for their neighborhood plans. All neighborhood groups and committees include minority group representatives.

ND 402 REPORT ON URBAN RENEWAL PLAN AND PLANNING ACTIVITY REPORTS, Cont'd
(Eliot, Northwest)

Urban Renewal Plans for Eliot and the Northwest have not been prepared at this time. Planning in these two areas is underway and is geared toward developing the necessary details for developing the Urban Renewal Plan. Locally adopted Urban Renewal Plans and documentation under this section will be submitted within the time limit prescribed by HUD regulations prior to commencement of action activities.

ND 501 REAL ESTATE ACQUISITION ACTIVITY REPORT
(Woodlawn, Irvington, King-Vernon-Sabin, Boise-Humboldt)

1. Real Estate Acquisition Activity Report

This report describes acquisition activities that will be carried out in the Action Year in all NDP areas through spot clearance and clearance of other identified areas for redevelopment.

a. Real Estate Acquisition Activity Program

It is estimated that 20 properties from all NDP areas will be acquired under spot clearance activities during the Action Year. Such properties are not identified at this time, but will be identified in the course of structural inspections for rehabilitation activities in each of the NDP areas. Such properties will be those that are economically infeasible of rehabilitation. Following is a list of properties, by NDP areas, that have been identified for acquisition and clearance during the Action Year.

Woodlawn
(See also Exhibit A)

<u>Parcel No.</u>	<u>Legal Description</u>
1. CH3-TL1	Tax Lot 1 of Lot 1, North Block 3, Columbia Heights
2. CH3-TL2	Tax Lot 2 of North Block 3, (1/53' of Lot 2) Columbia Heights
3. CH3-TL3	Tax Lot 3 of Lots 1 and 2, North Block 3, Columbia Heights
4. CH3-3	Lot 3, North Block 3, Columbia Heights
5. CH3-4	Lot 4, Except part in street, North Block 3, Columbia Heights
6. CH3-TL5	Tax Lot 5 of Lot 1, North Block 3, Columbia Heights
7. L5-11/12	Lot 11 and the N30' of Lot 12, Block 5, Lowell Addition

ND 501 REAL ESTATE ACQUISITION ACTIVITY REPORT, Cont'd
(Woodlawn, Irvington, King-Vernon-Sabin, Boise-Humboldt)

<u>Parcel No.</u>	<u>Legal Description</u>
8. L5-12/13	510' of Lot 12 and all Lot 13, Block 5, Lowell Addition
9. L6-1	Lot 1, Block 6, Lowell Addition
10. L6-2	Lot 2, Block 6, Lowell Addition
11. 13-10	Lot 10, Block 13, Woodlawn
12. 16-1	Lot 1, Block 16, Woodlawn
13. 16-2	Lot 2, Block 16, Woodlawn
14. 16-6/7	Lot 6, Except part taken for street, Lot 7, Block 16, Woodlawn
15. 16-8	Lot 8, Block 16, Woodlawn
16. 17-3	Lot 3, Block 17, Woodlawn
17. 17-4	Lot 4, Block 17, Woodlawn
18. 17-5	Lot 5, Block 17, Woodlawn

The above properties will be acquired with Second Action Year funds. These parcels are adjacent to the existing site for proposed multi-family housing and will be combined with the existing site for such development.

It is anticipated that approximately 8 other parcels adjacent to the west end of the existing park site in Woodlawn will also be acquired in the Third Action Year for park expansion and development of a Community Center. These parcels will be acquired with Third Action Year funds, but have not specifically been identified at this time. The neighborhood association, planners, and LPA staff are presently working with various City agencies and potential developers in dealing

ND 501 REAL ESTATE ACQUISITION ACTIVITY REPORT, Cont'd
(Woodlawn, Irvington, King-Vernon-Sabin, Boise-Humboldt)

with the details of specific location and redevelopment. Hopefully, final determination will be made in the near future to allow timely acquisition of such properties in the Third Action Year.

King-Vernon-Sabin
(See also Exhibit B)

<u>Parcel No.</u>	<u>Legal Description</u>
1. L2-4	Lot 4, Block 2, LESHS Addition
2. L2-5	Lot 5, Block 2, LESHS Addition
3. L2-6	Lot 6, Block 2, LESHS Addition
4. L2-7	Lot 7, Block 2, LESHS Addition
5. L2-8	Lot 8, Block 2, LESHS Addition
6. L2-9	Lot 9, Block 2, LESHS Addition
7. DH2-1, 2 & D	Lot D; Lots 1 and 2, Block 2, Davis Highland
8. DH2-23, 24 & C	Lot C; Lots 23 and 24, Block 2, Davis Highland

Properties described above will be acquired through the HUD Neighborhood Facility Grant Program by the City of Portland for redevelopment of a multi-purpose Community Facility. Acquisition, relocation, clearance, redevelopment, and related costs will not be borne by the NDP budget.

Boise-Humboldt

In Boise-Humboldt, priority activities for the Third Action Year include the acquisition, relocation and clearance of parcels for housing redevelopment south of Fremont Street (20 parcels), and in the area between Fremont, Shaver, Mississippi, and I-5 Freeway (8 parcels). Planning activities will be carried out during the latter phase of

ND 501 REAL ESTATE ACQUISITION ACTIVITY REPORT, Cont'd
(Woodlawn, Irvington, King-Vernon-Sabin, Boise-Humboldt)

the 2nd Action Year to develop the details necessary for specific identification of these properties. Additional documentation regarding these 28 properties to be acquired in Boise-Humboldt and the projected 8 unidentified parcels in Woodlawn will be submitted early in the Action Year prior to acquisition of these 36 properties.

Acquisition activities for the 20 spot clearance parcels, and for the 18 parcels identified above in Woodlawn will commence July 1, 1972. Acquisition activities for the 36 unidentified parcels in Woodlawn and Boise-Humboldt will commence around September, 1972 after proper documentation and necessary approvals are made for acquisition and redevelopment of these 36 parcels. In all instances acquisition activities will be completed by July 1, 1973.

Following is an estimate of staff time and cost that will be attributed to property acquisition activities during the Action Year:

Real Estate Section	\$ 21,179
Chief, Real Estate	10% of time
Real Estate Specialist	50% of time
Real Estate Specialist	50% of time
Assistant to Chief, Real Estate	25% of time
Secretary Steno I	10% of time

b. Estimate of Payments for Real Estate

The estimate of payments for real estate is based on current assessed value of each property and LPA staff analysis of LPA experience, comparable sales and other market data attributable to the Area. The

ND 501 REAL ESTATE ACQUISITION ACTIVITY REPORT, Cont'd
(Woodlawn, Irvington, King-Vernon-Sabin, Boise-Humboldt)

estimate will be updated by actual acquisition appraisals prior to acquisition activities.

c. Land Acquisition Policy Statement

A land acquisition policy statement has previously been submitted as part of the application for the 1st NDP Action Year, July 1, 1970 to July 1, 1971 in ND 501, Exhibit D.

d. Property Maps

Property maps for identified properties to be acquired in Woodlawn are attached hereto as Exhibit A, and in King-Vernon-Sabin as Exhibit B.

Property maps for other unidentified, but proposed properties to be acquired, will be submitted prior to land acquisition with appropriate Urban Renewal Plan Amendments.

e. Acquisition Appraisals

Acquisition appraisals will be contracted for after the appropriate Urban Renewal Plan Amendments and Supplements are approved by HUD. The preliminary estimate of payments for the 18 properties to be acquired in Woodlawn with 2nd Action Year funds is \$229,500; and for the 56 properties to be acquired in all NDP areas with 3rd Action Year funds the estimate of payments is \$376,000.

f. Tabulation of Property to be Acquired

See Exhibit C.

ND 501 REAL ESTATE ACQUISITION ACTIVITY REPORT, Cont'd
(Woodlawn, Irvington, King-Vernon-Sabin, Boise-Humboldt)

g. Explanation of Differences Between Appraiser's Valuations and LPA

Estimate of Acquisition Costs

All estimates at this time are LPA staff estimates. Acquisition appraisals have not been made at this time, but will be made early in the Action Year prior to actual acquisition.

2. Estimate of Acquisition Cost

An overall adjustment factor of 20% is indicated by the experience of this LPA. This factor includes 10% for land assemblage, 5% for acquisition activity breeding price increase, and 5% for value appreciation due to the time span between estimates and acquisition. This adjustment factor assumes completion of acquisition by July 1, 1973.

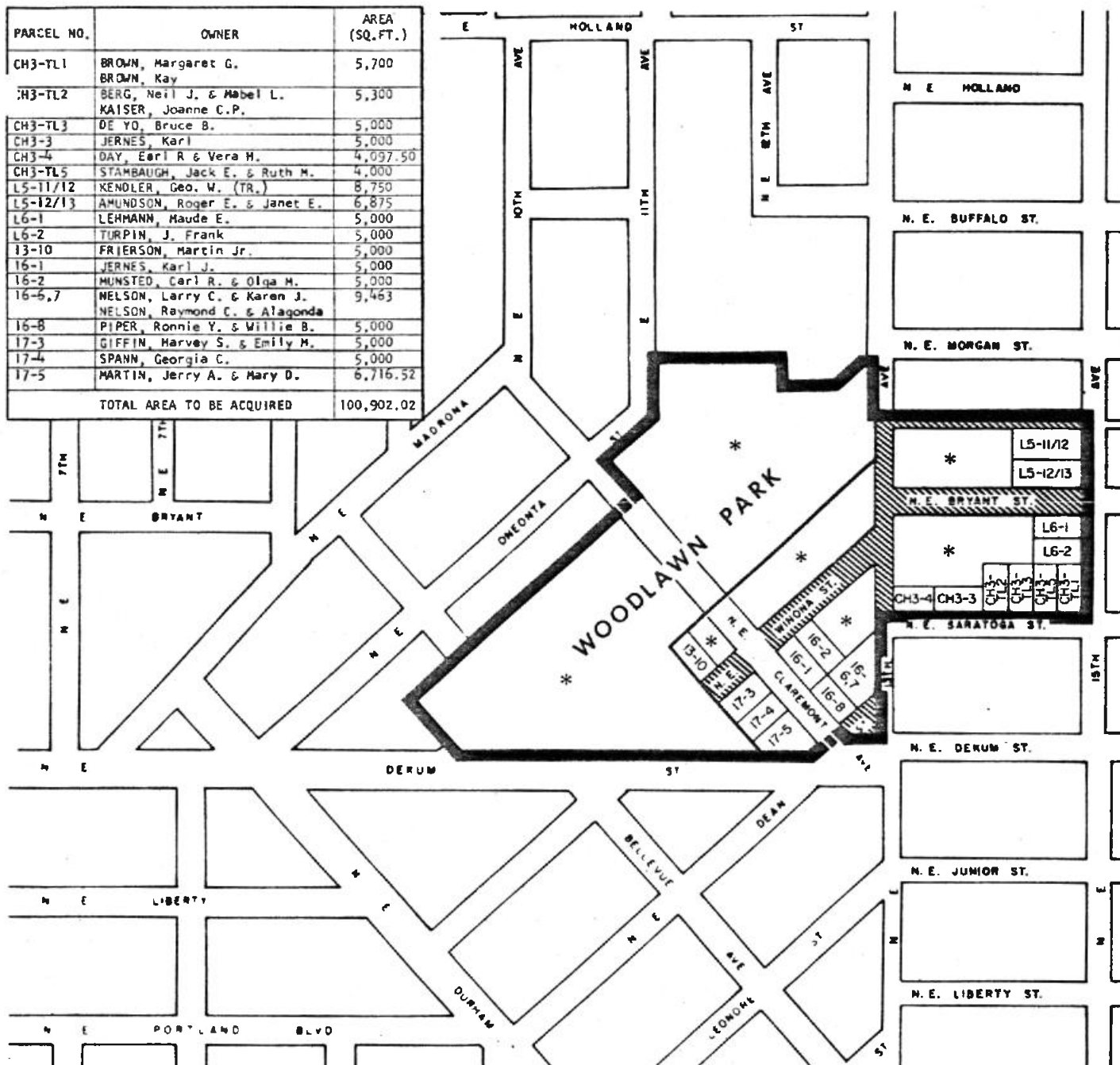
3. Race, Creed, Color

Procedures for removal of restrictions based on race, creed, color, or national origin were previously submitted in the application for the 1st NDP Action Year, in Section ND 501, Exhibit F.




ND 501 REAL ESTATE ACQUISITION ACTIVITY REPORT, Cont'd
(Eliot, Northwest)

Preliminary action proposals for Eliot and the Northwest areas include real estate acquisition activities. However, specific property identification has not been made yet. LPA staff members are presently working with neighborhood associations in each of these two areas in finalizing action proposals and identifying properties for acquisition. Proper documentation under this and other ND Sections will be submitted along with adopted Urban Renewal Plans within the time limit specified under HUD regulations and before action activities commence in Eliot and the Northwest under Portland's NDP.

PARCEL NO.	OWNER	AREA (SQ. FT.)
CH3-TL1	BROWN, Margaret G. BROWN, Kay	5,700
CH3-TL2	BERG, Neil J. & Mabel L. KAISER, Joanne C.P.	5,300
CH3-TL3	DE YO, Bruce B.	5,000
CH3-3	JERNES, Karl	5,000
CH3-4	DAY, Earl R & Vera H.	4,097.50
CH3-TL5	STAMBAUGH, Jack E. & Ruth M.	4,000
L5-11/12	KENDLER, Geo. W. (TR.)	8,750
L5-12/13	AMUNDSON, Roger E. & Janet E.	6,875
L6-1	LEHMANN, Maude E.	5,000
L6-2	TURPIN, J. Frank	5,000
13-10	FRIERSON, Martin Jr.	5,000
16-1	JERNES, Karl J.	5,000
16-2	MUNSTED, Carl R. & Olga M.	5,000
16-5,7	NELSON, Larry C. & Karen J. NELSON, Raymond C. & Alagonda	9,463
16-8	PIPER, Ronnie Y. & Willie B.	5,000
17-3	GIFFIN, Harvey S. & Emily M.	5,000
17-4	SPANN, Georgia C.	5,000
17-5	MARTIN, Jerry A. & Mary D.	6,716.52
	TOTAL AREA TO BE ACQUIRED	100,902.02



LEGEND

- | | |
|---|---------------------------------------|
|  | RIGHTS OF WAY TO BE VACATED |
|  | ACQUIRED DURING PREVIOUS ACTION YEARS |
|  | CLEARANCE AND REDEVELOPMENT AREA |



WOODLAWN AREA
ghborhood Development Program
PORTLAND DEVELOPMENT COMMISSION
PORTLAND, MULTNOMAH COUNTY, OREGON
MAR. 8, 1972

PROPERTY ACQUISITION MAP

ND 501
EXHIBIT
A

NDP BOUNDARY

N.E. GRAND AVE.

N.E. ALBERTA ST.

L2-4	L2-9
L2-5	L2-8
L2-6	L2-7
$\frac{1}{2}$ C	$\frac{1}{2}$ D
DH2-23,24	DH2-1,2

N.E. 6TH AVE.

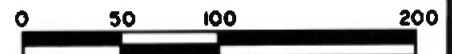
N.E. 7TH AVE.

KING
SCHOOL

N.E. HUMBOLDT ST.

PARCEL NO.	OWNER	AREA (SQ. FT.)
L2-4	FREEMAN, Joseph J.	5,000
L2-5	POWELL, Clyde N. & Gwendolyn	5,000
L2-6	HAMILTON, Kenneth L. & Rosemary A.	5,000
L2-7	BECK, Marceline	5,000
L2-8	KENT, Walter & Lou	5,000
L2-9	KOPPEN, Bergliot A. (By: REED, James & Aiseanle)	5,000
DH2-1,2 & D	OREGON PACIFIC DISTRICT CHURCH OF THE NAZARENE	5,532
DH2-23,24 & C	BLEW, Anne L.	5,528
TOTAL AREA TO BE ACQUIRED		41,060

N.E. WYGANT ST.



KING-VERNON-SABIN AREA
Neighborhood Development Program
PORTLAND DEVELOPMENT COMMISSION
PORTLAND, MULTNOMAH COUNTY, OREGON
MARCH, 1972

PROPERTY ACQUISITION MAP

(COMMUNITY FACILITY)

ND 501
EXHIBIT
B

TABULATION OF PROPERTY TO BE ACQUIRED

THIRD ACTION YEAR

Estimates of Value and Acquisition Cost	No. of Parcels	Land Area in Square Feet	Appraiser's Valuations		LPA Estimate of Acquisition Cost
			Land Only	Total	
a. Total purchases and donations	* 18 ++56	100,902 291,200			\$229,500 \$376,000
b. Purchases (Total)	* 18 ++56	100,902 291,200	\$	\$	\$229,500 \$376,000
Federally owned or leased	- 0 -				
Other publicly owned	- 0 -				
Privately owned	* 18 ++56	100,902 291,200			\$229,500 \$376,000
Public utility easements	- 0 -			
Damage to property not taken	- 0 -		
c. Donations (Total)	- 0 -		\$	\$	
Vacation of streets and other public rights-of-way	- 0 -	
Donations by LPA	- 0 -				
Donations by other entities	- 0 -				

* To be acquired with NDP 2nd Action Year Funds

++ To be acquired with NDP 3rd Action Year Funds

ND 502 PROJECT IMPROVEMENT ACTIVITY REPORT - (Woodlawn, Irvington,
King-Vernon-Sabin, Boise-Humboldt)

1. Project Improvements Activity Report.

a. Project Improvements Activity Program

(1) Site Clearance

Woodlawn: It is anticipated that 8 structures will be cleared adjacent to the existing park site to allow for development of a community center and additional park space.

Boise-Humboldt: Clearance of 28 structures for housing redevelopment. 20 of these structures will be located south of Fremont Street and 8 will be in the area between Fremont, Shaver, Mississippi and the I-5 Freeway. Field surveys of these areas indicate that the 28 structures would most likely be dilapidated beyond economic rehabilitation.

In addition to the above, proposals call for clearance of 20 derelict structures out of the 4 NDP areas. Identification of these structures will be made in the course of rehabilitation activity housing inspections.

All clearance costs will be Item 1 expenses. Following is a summary of clearance costs:

<u>Type of Structure</u>	<u>Quantity</u>	<u>Clear- ance Cost</u>	<u>Total Item 1 Project Cost</u>
Wood Frame	53	\$ 825	\$43,725
Masonry	1	1,275	1,275

Unit costs are based on current demolition activities in the NDP areas. Demolition activities will be carried out through contract services which will also include costs for capping utilities, and granular fills in basement areas. No salvage or costs relative private utility companies are anticipated.

ND 502 PROJECT IMPROVEMENT ACTIVITY REPORT (Cont'd)

Demolition of the above structures will be accomplished as soon after they are vacated as may be feasible. Average time for demolition has been approximately 60 days after occupants have been relocated. All proposed demolition will be completed during the Action Year.

(2) Project Improvements

The following summarizes project improvements to take place during the Action Year:

<u>Item</u>	<u>Quantity</u>	<u>Unit Cost</u>	<u>Item I Amt.</u>	<u>Item II Amt. (Local)</u>
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Woodlawn NDP Area

(a) Street reconstruction as a shared cost	2930 LF	\$17/LF	\$29,886	\$19,924
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Street reconstruction as 100% project cost	200 LF	20/LF	4,000	
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Engineering			4,114	
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(b) Open Space Improvements			10,500	
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Design & Engineering			1,500	
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Sub-Total			\$50,000	\$19,924
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Irvington NDP Area

(a) Irvington Park Impvts-Ph II			\$140,000	
Design & Engineering			11,000	

(b) New Street Trees	500	\$20 ea	10,000	
Design			1,000	

(c) School Traffic Signals	2	\$5000	10,000	
Engineering			1,000	

Sub-Total			\$173,000	-0-
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King-Vernon-Sabin NDP Area

(a) Alberta Park Impvts.			35,000	35,000
Design & Engineering			4,000	4,000

(b) Pedestrian Overpass to Alberta Park			80,000	
Design & Engineering			9,000	

(c) Greenway System (1 block)			30,000	
Design & Engineering			3,000	

ND 502 PROJECT IMPROVEMENT ACTIVITY REPORT (Cont'd)

	<u>Quantity</u>	<u>Unit Cost</u>	<u>Item I Amt.</u>	<u>Item II Amt. (Local)</u>
(d) New Street Trees Design	500	\$20 ea	\$10,000 <u>1,000</u>	<u> </u>
Sub Total			\$172,000	\$39,000
<u>Boise-Humboldt Area</u>				
(a) Peninsula Park Impvts. Design & Engineering			35,000 4,000	35,000 4,000
(b) Street Lights-installed	150	\$165 ea	24,750	
(c) Open Space Development Design & Engineering			10,000 <u>1,250</u>	<u> </u>
Sub Total			\$ 75,000	\$39,000
Total - Above NDP Areas			<u>\$470,000</u>	<u>\$97,924</u>

The local share for Woodlawn Street construction will be provided through City of Portland assessment district. It is hoped that the local share for the Alberta and Peninsula Park may be provided from City of Portland recreation funds through the Bureau of Parks.

Street reconstruction in Woodlawn, school crossing signals in Irvington, and street lighting improvements in Boise-Humboldt along with necessary engineering preparations will be carried out through contracts administered by the LPA. All unit costs are based upon LPA and City experiences for similar activities in the NDP area. It is anticipated that the City of Portland will pass an ordinance creating the assessment district in the Woodlawn NDP area to finance the Item II improvements listed above. These improvements would be implemented during the second half of the action year through the Department of

Public Works maintenance crews or by a contractor through normal bidding procedures. No noncash grant-in-aid will be claimed for assessment work this action year.

There are no temporary Item I or Item II improvements planned for this action year.

b. Narrative Statement Evaluating Eligibility of Cost Estimates for Item I Project Improvements Proposed to be Initiated During the NDP Action Year.

The improvements listed in Part "a" above with exception of Alberta and Peninsula Park improvements, are 100% eligible for Item I project funds in accordance with the Urban Renewal Handbook, RHA 7209., Chap. 1, (Alberta and Peninsula are estimated at being at 50% eligible based on the percentage of the service area of each being within an NDP area. Improvements to be made within these parks are otherwise 100% eligible in accordance with the Urban Renewal Handbook, RHA 7209.1, Chap. 1.

The Item I street improvements will be constructed according to the City of Portland, Department of Public Works' standard plans and specifications. Traffic Signals will be installed not to exceed local or national standards. Preliminary cost estimates for all improvements shown in Part "a." and the supporting schedule, HUD Form 6220 in ND 301, were compiled with current unit cost figures and estimating procedures used by the Department of Public Works' and the LPA for similar activities in the NDP areas.

c. Eligibility and Cost Data for Each Type of Improvement Proposed.

(1) Identification of Improvement by Categories in Urban Renewal Handbook RHA 7209.1, Site Preparation and Project Improvements, Chapter 1.

(Only applicable Item I Improvements are listed according to Handbook notation).

(a) Streets, Curbs & Gutters

Street Reconstruction - Woodlawn

(b) Publicly Built and Owned and Permanently Affixed Improvements on Streets and Other Rights-of-Way. The Following Improvements are Eligible:

Traffic lights - Irvington

Street Lighting - Boise-Humboldt

Street Trees - Irvington and King-Vernon-Sabin

Greenway System - King-Vernon-Sabin

Open Space Improvements (within street rights-of-way) -
Woodlawn, King-Vernon-Sabin

(c) Overpasses for Vehicular or Pedestrian Traffic which are Necessary to Prevent Hazards.

Pedestrian Overpass to Alberta Park - King-Vernon-Sabin

(d) Local Parks and Playgrounds.

Irving Park Improvements - Irvington

Alberta Park Improvements - King-Vernon-Sabin

Peninsula Park Improvements - Boise-Humboldt

(2) Description of Scope, Character and General Design Features.

(a) Street Reconstruction - Woodlawn

This is a continuation of the street improvement program which began in the 1st Action Year. Streets to be improved presently have only their center lane paved. These

streets, including necessary curb replacement, will be reconstructed to City standards.

(b) School Traffic Signals - Irvington

For several years Irvington residents have been concerned about two quite hazardous school crossings, 15th Avenue at Brazee and Knott Street at 13th, which serve Irvington Elementary School two blocks away. There have been several accidents and near-accidents at these intersections, some involving school children. Signals proposed for installation would be the pedestrian actuated type or as otherwise stipulated by the Bureau of Traffic Engineering.

(c) Street Lighting - Boise Humboldt

Additional street lighting is proposed for the "impact" area which has one of the highest street-crime rates in the Model Neighborhood. Lights will be the standard pole light for residential streets (175 watt luminaires) and will be installed on existing poles. This project will be similar to that presently being carried out in the Irvington NDP Area through the Bureau of Lighting.

(d) Street Trees - Irvington and King Vernon-Sabin

Irvington has completed two phases of street tree planting program with considerable resident interest and participation with approximately 900 trees planted (1" to 1½" caliper 8' to 12' high). Phase III scheduled for the 3rd Action Year will complete the tree planting program in Irvington.

A master street tree plan similar to Irvington's plan is being prepared for King-Vernon-Sabin in the current year. Approximately 500 trees will be planted in the King-Vernon-Sabin "impact" area during the Action Year.

(e) Greenway System - King-Vernon-Sabin

To help reduce through traffic on residential streets and to improve the general physical quality of the neighborhood relating to its street circulation system, residents and their planning consultants are preparing a preliminary plan for a neighborhood "greenway" system. A single demonstration block of this greenway system is proposed for construction in the Action Year. Its design will be such that it can stand alone or be connected to the final plan of the proposed system. This block will include a restricted one-way, thru-access street designed to slow traffic and provide increased open space in the right-of-way area for landscaping, recreation and parking.

(f) Open Space Improvements - Woodlawn and Boise-Humboldt

During the current year, Woodlawn residents and neighborhood planners have completed preliminary plans and negotiations with the City to develop a rectangular extension of the N. E. Holman Street right-of-way at N. E. 13th Avenue (approximately 100' x 70'). Development of open space will include landscaping, walkway, benches and lighting.

In the Boise-Humboldt Area, residents and neighborhood planners wish to develop a portion of a large triangular

intersection at N. Albina Avenue and N. Prescott Street into a passive open space area similar to the Woodlawn area discussed above. There are several senior citizens living near this intersection who have expressed great interest in having this development for their use.

(g) Pedestrian Overpass - King-Vernon-Sabin

Vernon residents, Vernon School faculty, neighborhood planners have expressed a great interest and need for a pedestrian overpass over N. E. Killingsworth Street near the Vernon School at N. E. 20th and Killingsworth. This overpass would have the north end in Alberta Park and the other near the Vernon Elementary School on the south side of Killingsworth. Killingsworth is a very busy arterial street and presents a particularly hazardous situation during the school year.

A preliminary master plan for this overpass is being prepared at this time. The overpass will have ramp approaches to accommodate bicycles and those using wheel chairs. The ramps will connect to existing walkways in the park and sidewalk near the school. In addition to its functional aspects, the aesthetic quality of this structure is a chief concern so it may be a well integrated addition to the school, park and surrounding vicinity.

(h) Park Improvements - Irvington, King-Vernon-Sabin,
and Boise/Humboldt

The Irving, Alberta and Peninsula Parks developed in the 1920's, need most of their facilities updated to adequately meet today's recreational standards and the needs of the residents the parks are now serving.

Phase I improvements for Irving Park are being carried out during the current year and include new tot play equipment, baseball field expansion, new basketball courts, walkways and lighting. Phase II improvements scheduled for the Action Year will complete most of the new park master plan prepared in the current year with the local residents. The improvements will include grade school-age play equipment, water play area, additional basketball courts, tennis court refurbishing and lighting and landscaping improvements.

Alberta and Peninsula Parks are in their early stages of master planning. Improvements to be done in the Action Year are expected to be similar to those carried out in Phase I of the Irving Park improvements in accordance with priorities established by the residents' park planning committees working in conjunction with the Park Bureau and the LPA.

(3) Justification of Each Improvement in Terms of Necessity to Achieve Urban Renewal Objectives and Conformance to Local Standards

The above proposed improvements are considered to be eligible as described in the Urban Renewal Handbook. All improvements are necessary to achieve the objectives of the NDP Urban Renewal Plan for this Project Area and will be constructed in conformance with local standards.

(4) Estimated Cost of Improvement and Eligible Portion Thereof

A supporting schedule, Form HUD 6220, for project improvements in the NDP areas is included in ND 301. This schedule provides a cost and quantities breakdown of the Item I improvements covered in this activity report. A breakdown of costs are also shown and discussed in Part a. and b. of this report.

d. Description of Proposed Solutions to any Special Site Preparation

No topographic, subsoil or flood problems are evident which will require special site preparation or land protection in this Project Area.

e. If Not Previously Submitted, Information Relative to Local Design Standards

(1) Full Description of all Pertinent Established Local Design Standards (not required for First NDP Action Year)

The Department of Public Works (Bureau of Design) for the City of Portland has design standards for all contemplated

ND 502 PROJECT IMPROVEMENTS ACTIVITY REPORT (Cont'd)

improvements. A packet of standard designs and specifications has been previously submitted (with Part I of ORE. R-20) and is on file in the Renewal Assistance Office of Region X, Department of Housing and Urban Development.

(2) If There Are No Established Local Standards, Description of Those Used by the LPA and the Basis for Their Adoption
Not Applicable.

(3) Justification for Use of Any Standards Higher Than Those Generally Observed in the Community

No design standards higher than those generally observed in the community are proposed.

f. For Each Project Improvement of Excess Size or Capacity to Serve Urban Renewal Area Covered by the Neighborhood Development Project
There are no project improvements proposed of excess size or capacity in this Project Area.

g. Certified Copy of Assurance from Appropriate Public Body that Related or Connected Required Public Improvements Will be Available When Needed.

No related off-site public improvements are proposed or required.

ND 502 PROJECT IMPROVEMENTS ACTIVITY REPORT, (Cont'd)

- h. Positive Showing that Water Pollution Control Needs have been Considered in Planning and Installing all Sewerage Improvements, that Sewerage to Be Included in NDP Costs will not Add to Water Pollution and a Statement that Pollution Control Standards will be met on a Continuing Basis.

There are presently no planned Item I NDP project improvements involving the sewer systems in the Woodlawn, Irvington, King-Vernon-Sabin and Boise-Humboldt NDP areas.

A letter from the City Engineer shown as ND 502, Exhibit A following this report states positively that the City is meeting Pollution Control Standards on a continuing basis.

ND 502 PROJECT IMPROVEMENT ACTIVITY REPORT - (Eliot, Northwest)

Eliot

No project improvement activities will be carried out in the Eliot NDP area during the action year. Emphasis during this initial phase will be on acquisition and clearance of approximately 15 parcels in the south end of the proposed project area.

Northwest

Project improvement activity proposals for the Northwest area are preliminary at this time and may include the following:

1. Installation of improvements in Couch Park.
2. Demonstration block improvements.
3. Street tree planting and related improvements.
4. Sewer and water improvements.

All activities during the action year will be carried out in the central portion of the Northwest area. LPA staff and the Northwest District Association are now developing an Urban Renewal Plan and other details relative to these activities. Additional documentation under this section will be submitted early in the Action Year prior to commencement of action activities.



CITY OF PORTLAND
OREGON

RECEIVED

DEC 8 1971

97204

1220 S.W. 5TH AVENUE • PHONE (503) 228-6141

PORTLAND DEVELOPMENT COMMISSION

December 6, 1971

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

Dear Mr. Kenward:

This letter has reference to your request regarding the Neighborhood Development Program in the Woodlawn, Irvington, King-Vernon-Sabin and Boise-Humboldt neighborhoods involving sewerage disposal in these districts.

Please be advised that the City of Portland operates a sewerage system on a continuous basis in the above-mentioned neighborhoods which complies with the requirements as set forth by the Oregon State Department of Environmental Quality.

The City is now in the process of evaluating the entire existing sewerage system in an attempt to establish priorities for upgrading and expanding the existing facilities. Inasmuch as the sewers in the above-mentioned neighborhoods have been in existence and are some of our oldest sewers, it would appear that it will be necessary to spend funds for sewer improvements in these areas. To accomplish this work it will be necessary to acquire Federal grants to aid in the costs of these projects.

For further information on this subject, please contact Mr. R. Sunnarborg of our Bureau of Sanitary Engineering, 228-6141, extension 401.

Very truly yours,

JAMES L. APPERSON
City Engineer

By *W. T. Monahan*
W. T. MONAHAN
Assistant City Engineer

10/11/71

ND 502
EXHIBIT A

ND 503
NONCASH GRANTS-IN-AID REPORT

Contents of Report (See RHA 7386.1, Chapter 2)

- 1. PREPARATION OF APPLICATION - General Narrative**
- 2. NONCASH GRANTS-IN-AID REPORT**
 - a. Form HUD - 6285 - Summary of Noncash Grants-in-Aid**

Supporting Schedule 4 of Form HUD-6200
- Public or Supporting Facilities

Supporting Schedule 5 of Form HUD-6200
- Other Noncash Local Grants-in-Aid
 - b. Narrative Statements and Data**
 - (1) John Adams High School - (benefit to King-Vernon-Sabin Area)**
 - (2) Section 112 Land Acquisition & Demolition (Good Samaritan Hospital)**
 - c. Assurances of Nondiscrimination**
- Exhibits - Supporting Data from Donors with Narrative Statements**

ND 503 NONCASH GRANTS-IN-AID REPORT

1. PREPARATION OF APPLICATION - General Narrative

Budgetary approval is requested for "new" noncash grants-in-aid documented in this report totaling \$741,318, together with \$341,274 in "unutilized" noncash grant-in-aid from 2nd Action Year and \$856,157 in pooling credits from conventional projects to meet the 3rd Action Year local noncash grant-in-aid requirement of \$1,938,750.

The following is a summary of the NDP noncash credits as they relate to the 1st, 2nd and impending 3rd Action Year:

John Adams High School credit benefiting:	
1. Woodlawn NDP Area - approved amount	\$1,166,993
2. KVS NDP Area - (certificate to be submitted before June 30, 1970)	921,989
Total	<u>\$2,088,982</u>
1st & 2nd Action Year Noncash requirement (from latest HUD Financing Plan)	<u>(1,553,913)</u>
Balance of John Adams Credit	\$ 535,069
Sec. 112 Land Acq. & Demolition (from Good Samaritan Hospital)	206,250
Unutilized Noncash Credits (budget approval with 2nd A.Y. application)	341,274
Noncash pooling credits from conventional projects - (required amount to fulfill the local share requirement	<u>856,157</u>
Total (noncash local share requirement for 3rd A.Y.)	\$1,938,750

The John Adams High School noncash credit benefiting the King-Vernon-Sabin NDP Area for \$921,989 will be certified and submitted

ND 503 NONCASH GRANTS-IN-AID REPORT

to HUD in early June, 1972, during the Current Year. This credit was documented in the 2nd A.Y. application when only a limited amount of action had started in the KVS NDP area. This credit will be covered in this report based on NDP activities now being implemented throughout the entire KVS NDP Area.

Unutilized Noncash Credits

Budgetary approval was given last year for several noncash credits that were fully documented and submitted with the 2nd Action Year (Current Year) application. The LPA plans to certify the credits during the first half of the 3rd Action Year. Therefore, in accordance with the Urban Renewal Handbook RHA 7386.1 Chapter 3, the LPA requests that the budgetary (tentative) approval of the credits be carried forward into the ensuing 3rd Action Year. These credits as documented in the NDP Second Action Year application are:

	<u>Identification</u>	<u>Providing Entity</u>	<u>Noncash Credit Amt.</u>
1.	Woodlawn NDP Street Impvts - Local Share	City of Portland Assess. Dist.	101,057
2.	Street Impvt. - N.E. 7th Ave., Bryant to Morgan	City of Portland Assess. Dist.	3,613
3.	Street Resurfacing - N.E. Killingsworth, Grand to 19th	City of Portland	7,764
4.	School Traffic Signal N.E. 11th Ave. @ Lombard	Bur. Traffic Engr.	2,331
5.	Water Main Impvts. - Woodlawn & Irv. NDP Areas	Bur. of Water Works	27,604

ND 503 NONCASH GRANTS-IN-AID REPORT

6. Grant High School Impvts. Automotive Shop Add. Remodel Metal Shop Electrical Impvts.	Port. Pub. Schools	33,532
7. Irvington Elem. School Classroom Alterations Open Play Shed	Port. Pub. Schools	46,043
8. Sabin Elementary School Convert Shop to Class- rooms New Classrooms (2) Open Play Shed	Port. Pub. Schools	18,140
9. Vernon Element. School New Classrooms (2)	Port. Pub. Schools	13,480
10. Woodlawn Element. School New Classrooms (2) & Convert Ind. Arts Shops to classrooms	Port. Pub. Schools	52,977
11. Matt Dishman Comm. Ctr. Pool & Parking Lot Impvts.	Bur. of Parks	24,929
12. Irving Park Impvts.	Bur. of Parks	8,662
13. Alberta Park Impvts.	Bur. of Parks	<u>1,142</u>
Total		\$341,274

Pooling Credits

To fulfill the required local share, \$856,157 in pool credits from conventional projects is presently required. Sufficient noncash credits from conventional projects that have received budgetary approval from HUD will be certified and submitted to HUD between now and approximately the end of the Current Year. As recently discussed with the HUD Area Office, details regarding the availability and commitment to the NDP of pooling credits from conventional projects

ND 503 NONCASH GRANTS-IN-AID REPORT

will be determined during the review period for this application.

It is hoped that the LPA may be allowed to reduce its conventional project pooling credit commitment to the NDP should Relocation Payments remain as a 100% reimbursable cost in the 3rd Action Year. These payments have been budgeted as shared cost in this application. It is also anticipated that additional NDP noncash credits not documented in this application are available and will be certified during the Action Year. In view of this, it is requested that final commitment of conventional projects pooling credits may be delayed until later in the Action Year.

2. NONCASH GRANT-IN-AID REPORT

a. FORM HUD -6285, SUMMARY OF NONCASH GRANTS IN AID

This form follows with the appropriate supporting schedules.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

NEIGHBORHOOD DEVELOPMENT PROGRAM

SUMMARY OF NONCASH GRANTS-IN-AID

LOCALITY

Portland, Oregon

PROGRAM NUMBER

A-5

TYPE OF NONCASH GRANT-IN-AID

(Enter all items on this page from appropriate supporting schedules of Form HUD-6200, identified by Schedule Number below.)

REQUESTED

**BY
LPA**

APPROVED

**BY
HUD**

1. Donations of Land
(from Schedule 1)

2. Site Clearance
(from Schedule 2)

3. Project Improvements
on Schedule 3)

4. Public or Supporting Facilities
(from Schedule 4)

\$535,069

5. Communitywide Facilities
(from Schedule 4)

6. Public Housing Credits
(from Schedule 5)

7. Section 112 Credits
(from Schedule 5)

206,250

8. **TOTAL** *(Enter total on supporting schedule of Form HUD-6280)
(sum of lines 1 thru 7)*

\$741,319

SUPPORTING SCHEDULES (Continued)

SCHEDULE 3. PROJECT OR SITE IMPROVEMENTS—NONCASH LOCAL GRANTS-IN-AID (Continued)

IDENTIFICATION (a)	NAME OF PROVIDING ENTITY (b)	ESTIMATE SUBMITTED BY LPA			TO BE COMPLETED BY HUD	
		TOTAL COST (c)	CHARGE TO PROJECT ¹		ESTIMATE ACCEPTED BY HUD	
			% (d)	AMOUNT ((c) X (d)) (e)	% (f)	AMOUNT (g)
		\$		\$		\$
TOTAL PROJECT OR SITE IMPROVEMENTS TO BE CHARGED TO ITEM 2 OF GROSS PROJECT COST (Enter on line A-4)				\$		\$

SCHEDULE 4. PUBLIC OR SUPPORTING FACILITIES

IDENTIFICATION (a)	NAME OF PROVIDING ENTITY (b)	ESTIMATE SUBMITTED BY LPA			TO BE COMPLETED BY HUD	
		TOTAL COST (c)	CHARGE TO PROJECT ¹		ESTIMATE ACCEPTED BY HUD	
			% (d)	AMOUNT ((c) X (d)) (e)	% (f)	AMOUNT (g)
John Adams High School (less noncash credit required for 1st & 2nd A. Y.) Net amount submitted for this (3rd) Action Year	Portland Public Schools	\$ 6,447,473	32.4%	\$ 2,088,982 <u>(1,553,913)</u> 535,069		\$
* Relative Benefit to NDP Areas Woodlawn 18.1% King-Vernon-Sabin 14.3% (Charge to Project)	32.4%					
TOTAL SUPPORTING FACILITIES TO BE CHARGED TO PROJECT (Enter on line A-5)				\$ 535,069		\$

¹ If a special assessment against project-acquired land is involved, apply the percent of direct benefit to the project from the improvement or facility to its total cost and subtract from that amount the total amount of the special assessment against the project-acquired land.

SUPPORTING SCHEDULES (Continued)

SCHEDULE 5. OTHER NONCASH LOCAL GRANTS-IN-AID (Including Sec. 112 educational institutions or hospitals; Sec. 107(b) low-rent public housing)

IDENTIFICATION (a)	TO BE COMPLETED BY LPA		TO BE COMPLETED BY HUD
	NAME OF PROVIDING ENTITY (b)	ESTIMATE SUBMITTED BY LPA (c)	ESTIMATE ACCEPTED BY HUD (d)
Section 112 Land Acquisition and Demolition-Good Samaritan Hospital Dev.	Good Samaritan Hospital	\$ 206,250	\$
TOTAL (Enter on line A-6)		\$ 206,250	\$

SCHEDULE 6. NET PROJECT COST OF OTHER PROJECTS POOLED WITH THIS PROJECT (From latest accepted Form HUD-6200, line A-13, for the following projects:)

PROJECT NUMBER (Enter each project number) (a)	TO BE COMPLETED BY LPA		TO BE COMPLETED BY HUD
	DATE APPROVED BY HUD (b)	ESTIMATE SUBMITTED BY LPA (c)	ESTIMATE ACCEPTED BY HUD (d)
		\$	\$
TOTAL (Enter on line A-15)		\$	\$

ND 503 NONCASH GRANTS-IN-AID REPORT

2. NONCASH GRANTS-IN-AID REPORT Cont'd

b. Narrative Statements and Data

(1) John Adams High School - 5700 N. E. 39th Ave., Portland,

Oregon

Amount of Noncash Grant-in Aid from total benefit to KVS

NDP Area: \$921,989

The John Adams High School has been fully documented in the 1st and 2nd Action Year Applications. On June 21, 1971 certification and claim for noncash credit as it benefits the Woodlawn NDP Area was approved by HUD in amount of \$1,166,993. The letter of approval from HUD for this credit is shown as Exhibit (1) A.

A second or revised certificate (Form HUD 6202) for this facility as it benefits the King-Vernon-Sabin NDP Area will be submitted in early June prior to the end of the Current Year.

Approximately 45% of the King-Vernon-Sabin NDP Area is included in the John Adams Service District. The project benefit to this NDP area has been established at 14.3% (using "design capacity" in the calculation) by the Portland Public Schools, Evaluation Dept. The letter from Portland Public Schools dated April 19, 1971 documenting their project benefit determinations for the John Adams facility and other schools originally submitted with the 2nd A. Y.

ND 503 NONCASH GRANTS-IN-AID REPORT

application is again included with this report as Exhibit

(1) B. A map showing the John Adams service area within the KVS NDP Area previously submitted with the Woodlawn certification as shown as Exhibit (1) C in this report.

Project Benefit Calculation

Calculation of the project benefit is based on data and Methodology used in Exhibit (1) B and is identical in approach to that used with the Woodlawn project benefit determinations.

Design Capacity of John Adams H. S.	1800 students
No. of High School Students in John Adams District	1755 students
No. of High School Students in John Adams District within the KVS NDP Area	257 students

Therefore:

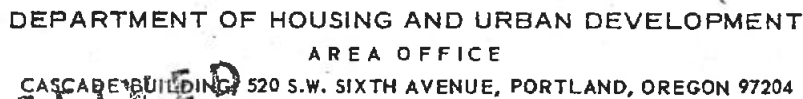
$$\text{Project Benefit} = \frac{257}{1800} \times 100 = \underline{\underline{14.3\%}}$$

Amount of Noncash Grant-in-Aid

Eligible "Base" Amount of Noncash Grant-in-Aid (approved by HUD) =	\$6,447,473
--	-------------

Amount of Noncash Credit Claimed:

\$6,447,473 X 0.143 =	<u>\$ 921,989</u>
(Amt. req'd. for 2nd A.Y.)	<u>\$ 386,920</u>
Balance available for 3rd A.Y.	<u>\$ 535,069</u>



AREA OFFICES
Portland, Oregon
Seattle, Washington

REGION X
REGIONAL OFFICE
SEATTLE, WASHINGTON

June 21, 1977

EX. DIR. *copy to*
A. DIR. *copy to*
D. DIR.
SP. ASST.
W.T. copy to
J.R.D. copy to

IN REPLY REFER TO:
10.2PMU (LaCrosse
Phone 226-3361
Ext. 2711)

Mr. John B. Kenward
Executive Director
Portland Development Commission
1700 SW Fourth Avenue
Portland, Oregon 97201

Dear Mr. Kenward:

Subject: ORE A-5, Neighborhood Development Program
Certificate of Cost of Noncash Local Grants-in-Aid (Woodlawn)
John Adams High School (A New Supporting Facility)
5700 NE 39th Avenue, Portland :

Subject certificate, submitted with your letter of May 20, 1971, has been reviewed by this office. The review of the certificate indicates that one item listed in Fixed and Permanently Installed Equipment (Attachment No. 3) is ineligible and, therefore, must be deleted. This item is drapery installation, which includes the cost of the drapes and installation in a total amount of \$4954. The percentage of benefit requested, 18.1%, is acceptable. The amount requested as eligible, \$6,452,427, has been reduced by \$4954. The total amount of noncash credit acceptable is \$1,166,993.

Returned herewith are 2 copies of the approved certificate.

Sincerely,

Russell H. Dawson
Area Director

Enclosures

ND 503
EXHIBIT (1) A



PORTLAND PUBLIC SCHOOLS

631 Northeast Clackamas Street / Portland, Oregon 97208

Phone (503) 234-3392

EVALUATION DEPARTMENT

Victor W. Doherty
Assistant Superintendent

Clifford W. Williams
Director

April 19, 1971

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

Attn: Mr. Mulvey S. Johnson, Planning Engineer

Re: Noncash Local Grant-in-Aid Documentation
for Neighborhood Development Program

Dear Mr. Kenward:

In reply to your request for "project benefit" information regarding schools serving the proposed King/Vernon/Sabin Neighborhood Development Program area (bounded by Fremont Street, Grand Avenue, Killingsworth Street, and the east Model Cities boundary), the following is provided:

<u>Facility</u>	<u>Designed Capacity</u>	<u>Actual Enrollment (10-2-70)</u>	<u>Total Number of Students in District (1969-70 Survey)</u>	<u>Number of Students in NDP Areas Within Dist.</u>	<u>Project Benefit (%) Dist. Basis</u>
John Adams High School	1,800	1,661	1,755	257	14.6%
Grant High School	2,800	2,451	2,901	344	11.8%
King Elementary School	783	695	1,219	563	46.2%
Vernon Elementary School	612	518	906	272	30.0%
Sabin Elementary School	651	592	853	516	60.5%

The "project benefits" listed above were determined by using the same source data and methodology documented in our March 1 letter to you covering project benefits from schools serving the Woodlawn and Irvington Neighborhood Development Program areas.

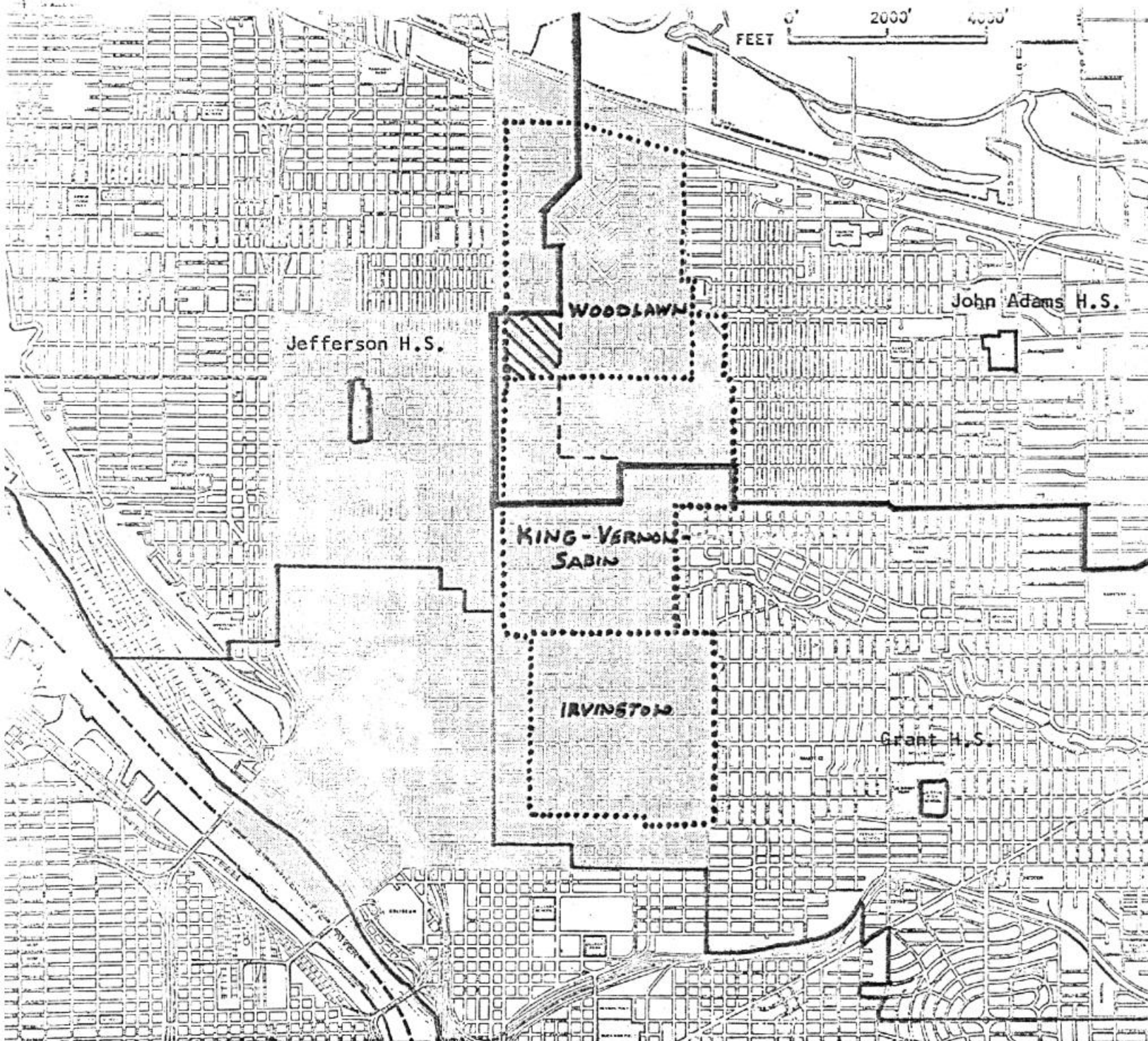
For documentation relating to services provided by these facilities to Neighborhood Development Program areas and assurances of nondiscrimination, please refer to the March 1 letter.

Sincerely yours,

Victor W. Doherty
Victor W. Doherty,
Assistant Superintendent
for Evaluation

ND 503
EXHIBIT (1) B

VWD:sw



LOCALITY MAP

JOHN ADAMS HIGH SCHOOL and the NEIGHBORHOOD DEVELOPMENT PROGRAM

- John Adams H.S. Dist. Boundary
 Original John Adams H.S. Dist. Boundary
(No longer in effect)
- NDP Boundaries
- Recent addition to John Adams H.S.
District in the Woodlawn NDP Area
- Other High School Dist. Boundaries

ND 503
EXHIBIT (I) C

(2) Section 112 Land Acquisition and Demolition - Good Samaritan Hospital and Medical Center

Amount of Noncash Local Grant-in-Aid requested: \$206,250

The Good Samaritan Hospital and Medical Center will be an eligible donor of Section 112 noncash local grant-in-aid in accordance with the Urban Renewal Handbook RHA 7216.1 Chapter 2, Section 3 upon approval of the Northwest NDP Urban Renewal Plan to be submitted within 60 days after HUD approval of the NDP Third Action Year Program. A designated area for hospital use will be specified that would qualify for Section 112 renewal activities.

It is presently anticipated that this hospital use area will be concentrated in a six block area bounded by N. W. Overton, N. W. Lovejoy, N. W. 21st and N. W. 23rd as shown on the Draft Northwest Comprehensive Plan (see Exhibit (2) A). Final determination of this area will be subject to review and approval by Northwest Area residents through their neighborhood association (NWDA).

Good Samaritan Hospital has been acquiring properties in this general area for several years in connection with its own development program and has expressed interest in participating in the NDP (see Exhibit 2 (B).)

Submission Requirements (In accordance with U. R. Handbook 7216, Chapter 2, Sec. 3, Page 10 and 11)

1. Evidence that the local governing body determinations as specified in the U. R. Handbook 7205.1 Area Eligibility, Chapter 2 have been made for Good Samaritan Hospital and Medical Center.

These determinations were adopted and approved by the City Council for a Survey and Planning Application for a Good Samaritan Hospital Proposed Section 112 Project submitted to HUD on December 22, 1969. The application has since been returned to the LPA because of a subsequent change in the HUD funding policy. These determinations can be resubmitted upon request by the HUD Area Office or as otherwise directed.

2. Evidence that the donor is eligible under the pertinent definitions given above.

The following will be provided under separate cover.

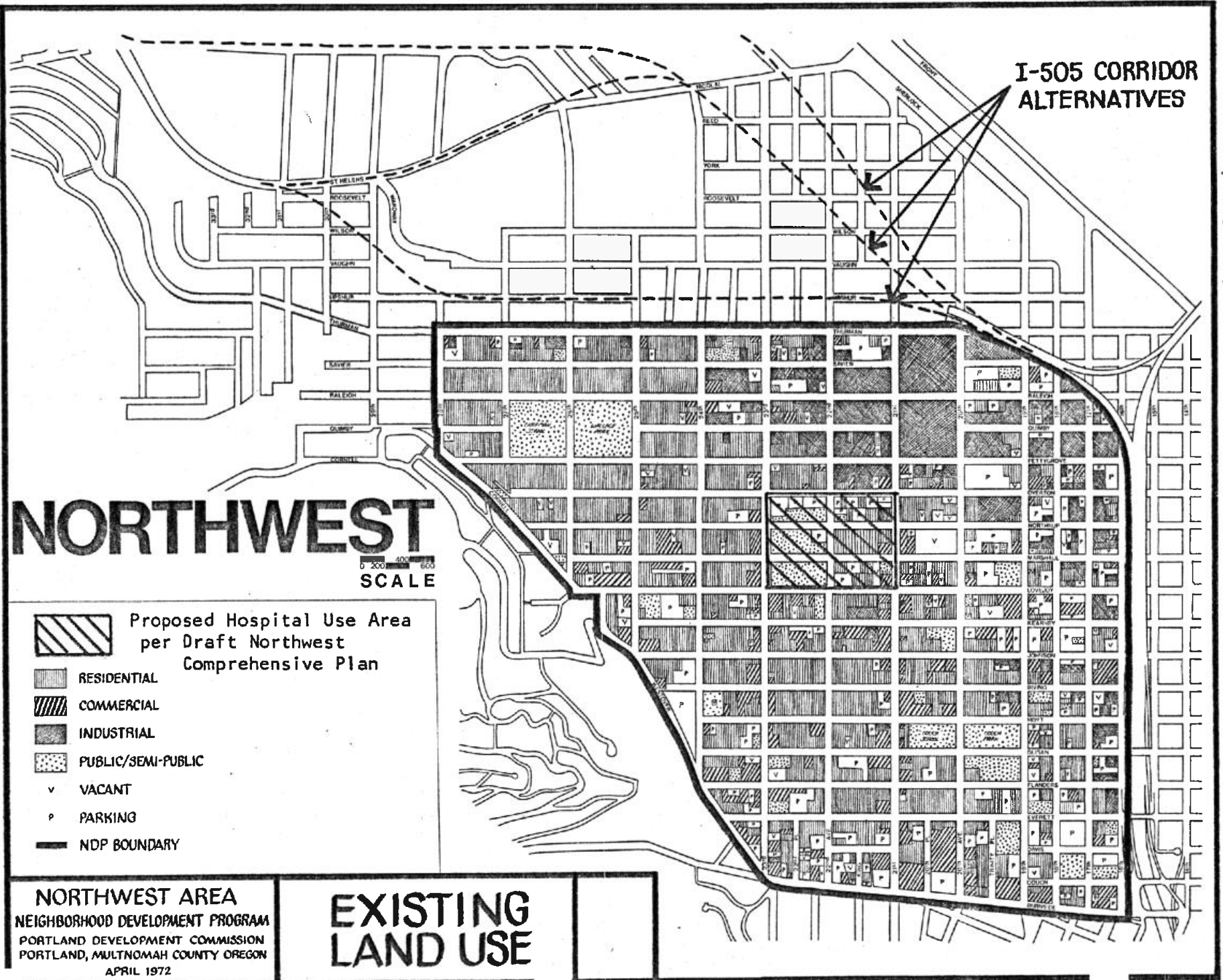
1. Certified copy of articles of Incorporation -
Good Samaritan Hospital & Medical Center.
2. Certified Copy Tax Exemption Certificate - Good Samaritan Hospital and Medical Center
3. Donor's assurance of nondiscrimination (This will be submitted to the HUD Area Office under separate cover.)

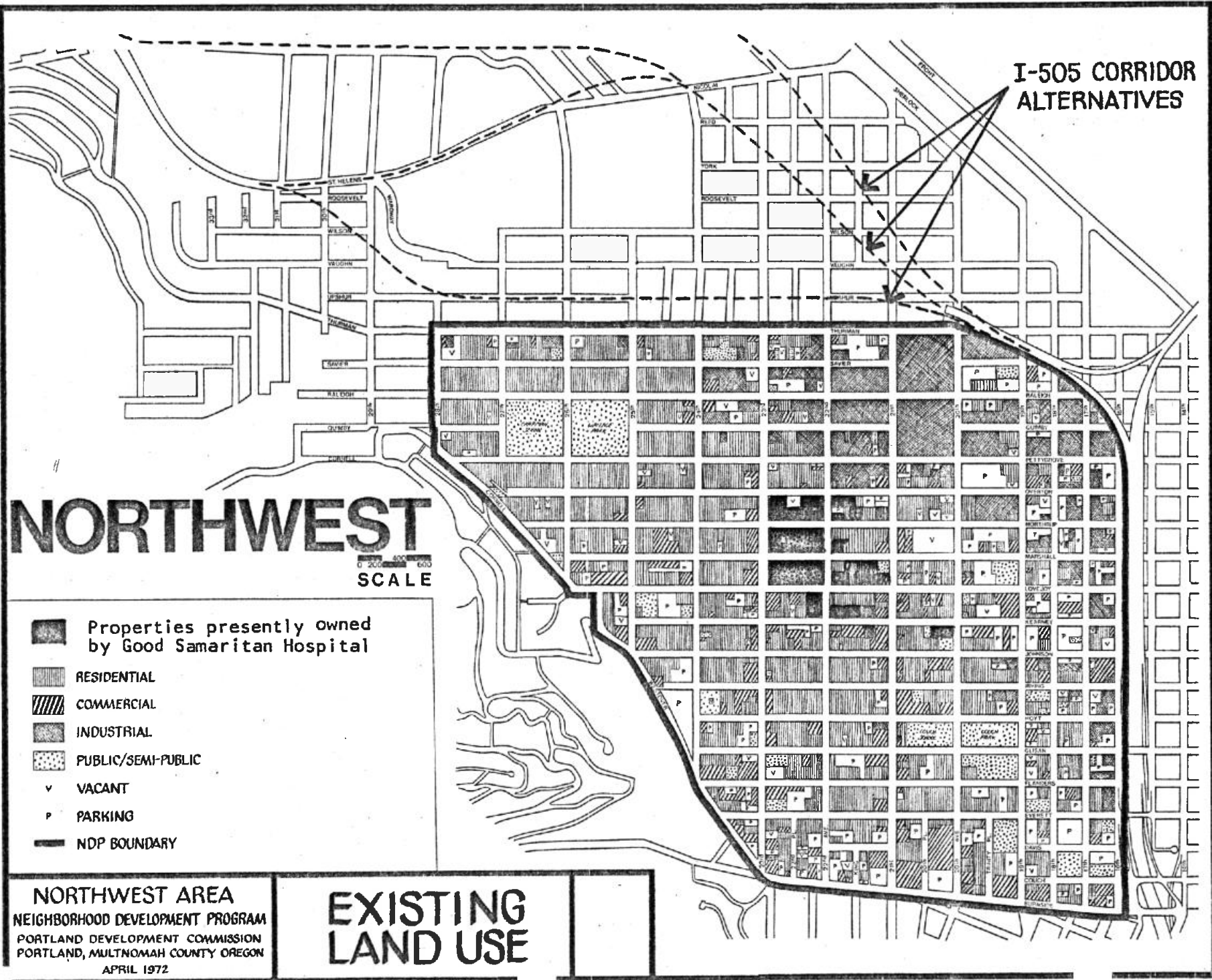
4. Identification and certification (by letter) of properties acquired by Good Samaritan Hospital including demolition costs.

Good Samaritan property acquisitions and demolition costs from January 1, 1965 are documented in a letter dated March 31, 1972 from Good Samaritan Hospital shown as Exhibit (2) C. These properties are all in or within a 1/4 mile of the proposed six block Hospital use area discussed above. See Exhibit (2) B.

Amount of Section 112 Noncash Grant-in-Aid Available & Requested

Assuming the "7 year prior" period going back from July 1, 1972 all property acquisitions and donations listed in Exhibit (2) C after July 1, 1965 amount to approximately \$1,243,000. At this time, however, budgetary approval is requested for \$206,250 which is the estimated local share required to support the Item I funding for proposed Northwest NDP Action Year activities.





EX. DIR.	
A. DIR.	
D. OPER.	<i>Martin Felt</i>
SP. ASST.	
<i>MST copy to</i>	

RECEIVED

APR 5 1972

PORTLAND DEVELOPMENT COMMISSION



Mr. Mulvey S. Johnson, Planning Engineer
Portland Development Commission
1700 S. W. Fourth Avenue
Portland, Oregon 97201

Re: Neighborhood Development Program

Dear Mr. Johnson:

Attached is the information which you requested:

Schedule A, Property Acquisitions from 1-1-65 to the present	\$932,293
Schedule B, Land Clearance Costs from 1-1-65 to 4-1-72	21,053
Total	<u>\$953,346</u>

The above does not include the property acquired as the result of the merger with the Rehabilitation Institute of Oregon, which took place on January 1, 1971:

2010 N.W. Kearney St., Blk. 284, Lots 1, 2, & 6, Couch's Add.	\$316,800
2050 N.W. Kearney St., Blk. 284, Lot 7, Couch's Addition	55,400
Total	<u>\$372,200</u>

This property is included in the long range plans of the hospital.

It was a pleasure to meet with you last Thursday and discuss this program. Please let us know if there is any other information which we can develop which will be helpful to you.

Very truly yours,

F. L. Thompson
F. L. Thompson
Business Manager

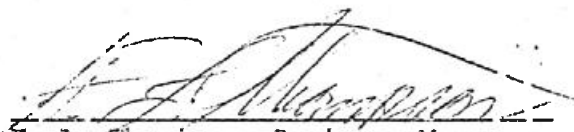
FLT/mq
Encls.

ND 503
EXHIBIT (2) C

GOOD SAMARITAN HOSPITAL & MEDICAL CENTER

PROPERTY ACQUISITIONS FROM 1-1-65 AND COSTS

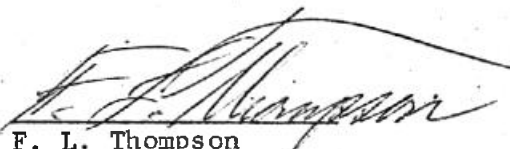
<u>DATE</u>	<u>ADDRESS</u>	<u>BLOCK</u>	<u>LOT</u>	<u>ADDITION</u>	<u>COST</u>
1-1-65	2251 N.W. Northrup	306	E 22 1/2' Lot 12 and W 5' Lot 9	Couch	\$ 18,109
2-15-65	2187 N.W. Kearney	21	W 30' Lot 18	King's 2nd	8,553
3-19-65	2265 N.W. Northrup	306	E 25' Lot 13	Couch	21,047
4-10-65	2217 N.W. Kearney	20	Parts of Lots 3 and 4	King's 2nd	21,037
4-14-65	1114 N.W. 22nd Ave.	300	N 35' Lot 17	Couch	15,965
5-20-65	2134 N.W. Marshall	301	E 36 2/3' Lot 7	Couch	18,873
9-30-65	2149 N.W. Lovejoy	301	W 20' Lot 9 and E 15' Lot 12	Couch	22,000
12-16-65	2183 N.W. Northrup	299	Lots 17 and 18	Couch	55,000
4-10-66	2147 N.W. Northrup	299	Lots 9 and 12	Couch	44,000
4-15-66	2186 N.W. Overton	299	W 50' Lots 15 and 16	Couch	25,000
4-30-66	2172 N.W. Overton	299	W 19' Lot 14 and E 12' Lots 15 and 16	Couch	12,400
6-10-66	2158 N.W. Overton	299	Lot 11	Couch	23,125
6-10-66	2164 N.W. Overton	299	E 31' Lot 14	Couch	13,500
3-10-70	1338 N.W. 20th Ave.	265	Lots 15 and 16	Couch's	44,900
6-15-70	2123 N.W. Lovejoy	301	Lot 5	Couch's	26,535
6-15-70	2122 N.W. Marshall	301	Lot 6	Couch's	37,040
8-27-70	2173 N.W. Kearney	21	E 40' Lot 18	King's 2nd	23,033
9-10-70	Vacant Parking Lot	21	Lot 13, W 40' Lot 12	King's 2nd	69,576
9-10-70	2181 N.W. Kearney	21	Mid 30' Lot 18	King's 2nd	19,500
11-23-70	2140 N.W. Marshall	301	W 13 1/3' of Lot 7 and E 23 1/3' Lot 10	Couch's	28,500
5-1-71	914 N.W. 22nd Ave.	21	Lot 17	King's 2nd	30,000
9-15-71	2105 N.W. Lovejoy	301	Lots 3 and 4	Couch's	75,000
11-15-71	2178 N.W. Overton	299	W 50' Lots 15 and 16	Couch's	22,800
3-10-72	2227 N.W. Kearney and 2222 N.W. Lovejoy	20	Lots 5 and 6	King's 2nd	100,000
3-15-72	2135 N.W. Lovejoy	301	Lot 8 and E 40' Lot 9	Couch's	120,000
4-20-72	2181 N.W. Marshall	300	Mid 33 1/3' Lot 18 and 15' Lot 17	Couch's	16,750
4-20-72	2187 N.W. Marshall	300	W 33 1/3' of Lot 18 and 15' Lot 17	Couch's	20,050
Total					<u>\$932,297</u>


W. L. Thompson, Business Mgr.

GOOD SAMARITAN HOSPITAL & MEDICAL CENTER

LAND CLEARANCE COSTS: 1-1-65 to 4-1-72

<u>DATE</u>	<u>DESCRIPTION</u>	<u>COSTS</u>
1966	W 20' Lot 9 and E 15' Lot 12, Block 301, Couch's Addition	\$ 1,375
1967	Lots 9, 11, 12, 14, and E 10' and W 50' Lots 15 and 16, Block 299, Couch's Addition	2,400
7-16-70	Lot 15, Block 265, Couch's Addition	575
11-24-70	Lots 5 and 6, Block 301, Couch's Addition	1,513
3-31-71	E 70' of Lot 18, Block 21, King's Second Addition	2,040
6-3-71	Lot 7 and E 24' of Lot 10, Block 301, Couch's Addition	1,750
12-17-71	Lots 3 and 4, Block 301, Couch's Addition	2,400
3-10-72	E 38' of Lots 15 and 16, Block 299, Couch's Addition	1,500
3-30-72	Lot 8 and E 20' of Lot 9, Block 301, Couch's Addition	7,500
	TOTAL	<u><u>\$21,053</u></u>



F. L. Thompson
Business Manager

ND 503 NONCASH GRANTS-IN-AID REPORT

c. Assurances of Nondiscrimination

- 1. John Adams High School
Previously submitted with original certification.**
- 2. Section 112 Land Acquisition and Demolition - Good Samaritan
Hospital and Medical Center to be submitted under separate
cover.**

ND 504 PROPERTY MANAGEMENT ACTIVITY REPORT

(Woodlawn, Irvington, King-Vernon-Sabin, Boise-Humboldt)

1. PROPERTY MANAGEMENT ACTIVITY REPORT

- a. There may be under management as many as 117 properties at some time during the year, with an average of 92. These will be held only long enough to relocate the occupants and demolish the buildings. The land will be sold as soon as possible for redevelopment or for open space.

Rent will be collected from tenants on the same basis as for Urban Renewal projects in the City of Portland but no tenant will be required to pay more than 25% of his income for rent and utilities. A rent roll will be established to keep a record of rentals paid.

It is anticipated that security personnel will be necessary, the cost estimated to be about \$16,000. Other property management activity will be performed by urban renewal staff. The estimated cost of staff is \$33,152 and contract services \$16,000.

The property management activity for the reservation year will depend entirely upon acquisition of properties acquired pursuant to plans developed during the action year. Properties under management during the reservation year are estimated to be as many as 90 units at some time during the year with an average of 58.

- b. There will be no need to establish mobile homes as a relocation resource.

ND 504 PROPERTY MANAGEMENT ACTIVITY REPORT - (Eliot, Northwest)

Action activities in these two areas may include acquisition and clearance during the initial phase of NDP. Property management activities will reflect the level of acquisition activity. Planning in both areas is now being geared toward the early identification of action programs and developing necessary details for documentation under this and other ND Sections prior to action. Such documentation will be prepared and submitted to HUD within the time limit set by HUD regulations.

ND 505 REHABILITATION ACTIVITY REPORT

(Woodlawn, Irvington, King-Vernon-Sabin, Boise-Humboldt)

1. Rehabilitation Activity Report.

a. Rehabilitation Activity Program.

- (1) Approximately 650 buildings in the four NDP areas will be rehabilitated during the 3rd Action Year. It is expected that about 150 of the total will be rehabilitated under the City's code enforcement program and with other non-Federally assisted funding. The remaining 500 structures will be rehabilitated with Section 115 Grants and Section 312 Loans under the NDP. Each property owner will be contacted by Community Services staff from the LPA to inform them of assistance that is available through the NDP and to arrange a time for City Building inspectors to make an inspection of the property to identify deficiencies that need to be corrected. After the building inspection, staff from the Finance Section of the LPA will meet with the property owner to discuss the cost of rehab work needed and to determine the owner's eligibility for a loan and/or grant. Subsequently, a Rehab Advisor will provide whatever assistance and counseling is necessary in obtaining a loan and/or grant to rehabilitate the structure. Such services will include the processing of necessary applications, arranging for architectural services, and obtaining a contractor to do the rehab work. After the work is completed, building inspectors will inspect the property for certification of work completed to Property Rehabilitation Standards.

ND 505 REHABILITATION ACTIVITY REPORT, Cont'd
(Woodlawn, Irvington, King-Vernon-Sabin, Boise-Humboldt)

Following is an estimate of costs for staff time for rehabilitation activities during the 3rd Action Year in existing NDP areas:

Rehabilitation Section		\$201,100
1 Rehabilitation Supervisor	100% of Time	
14 Rehabilitation Advisors	100% of Time	
5 Secretaries and Clerks	100% of Time	
Finance Section		\$109,800
1 Finance Supervisor	100% of Time	
6 Finance Advisors	100% of Time	
4 Secretaries and Clerks	100% of Time	
Community Services		\$ 67,000
3 Community Services Supervisors	50% of Time	
6 Community Information Specialists	80% of Time	
5 Secretaries	35% of Time	
General Administration		\$ 51,000
	SUB TOTAL	\$428,900
	Vacations, sick leave, 13 1/2%	\$ 57,901
	Payroll taxes, deductions, etc. 12%	<u>\$ 51,468</u>
	TOTAL	\$538,269

- (2) Estimate of rehabilitation grants required:
300 grants @ \$3,300 = \$990,000 ✓

b. Basis for Property Rehabilitation Standards.

The basis for Property Rehabilitation Standards for each of the NDP areas have previously been documented in previous NDP applications, and such basis will also apply during the action year.

ND 505 REHABILITATION ACTIVITY REPORT, Cont'd
(Woodlawn, Irvington, King-Vernon-Sabin, Boise-Humboldt)

c. Finding of Physical and Financial Feasibility of Rehabilitation

Documentation under this subsection has also been submitted with previous NDP applications.

d. Improvement, by the LPA Using NDP Funds, of Individual or Groups of Properties Prior to Resale.

Not Applicable.

2. Property Rehabilitation Standards (PRS).

Property Rehabilitation Standards for each area and supporting documentation have previously been submitted in other applications.

ND 505 REHABILITATION ACTIVITY REPORT -(Eliot, Northwest) Con't

It is expected that there will be a limited amount of rehab activity in the Northwest area during the action year. Preliminary plans indicate that there may not be rehab activities in Eliot during the action year, and that emphasis on action in Eliot during this period may be on acquisition and clearance activities.

Procedures and restrictions for carrying out rehab activities in other ongoing NDP areas will also be applied in these two areas when rehab activities are carried out.

ND 506 LAND MARKETING ACTIVITY REPORT

(Woodlawn, Irvington, King-Vernon-Sabin, Boise-Humboldt)

1. Land Marketing Activity Report.

a. Land Marketing Activity Program.

The following properties have been or will be cleared through the spot clearance program and ready for disposition during the 3rd Action Year:

Woodlawn NDP Area

<u>Parcel No.</u>	<u>Legal Description</u>	<u>Address</u>
1. W-C2-10	Lot 10, Bl. 2, Cloverdale Tract	524 N. E. Jessup
2. W-ET4-12	Lot 12, Bl. 4, El Tovar Addition	733 N. E. Buffalo
3. W-8-5	Lot 5, Bl. 8, Woodlawn	964 N. E. Oneonta
4. W-13-9	Lot 9, Bl. 13, Woodlawn	1075 N. E. Winona
5. W-HP8-26	Lot 26, Bl. 8, Highland Park Addition	1635 N. E. Ainsworth
6. W-L1-16	Lot 16, Bl. 1, Lowell Addition	1635 N. E. Bryant
7. W-CH18-4/5	W $\frac{1}{2}$ Lot 4, All Lot 5, Block 18 Columbia Heights Addition	1534 N. E. Portland Blvd.
8. W-22-7	Lot 7, Bl. 22, Woodlawn	716 N. E. Portland Blvd.

Irvington NDP Area

<u>Parcel No.</u>	<u>Legal Description</u>	<u>Address</u>
1. 1-90-8	Lot 8, Bl. 90, Irvington	2323 N. E. 12th

In addition, it is expected that six other parcels will be available for disposition to developers during the Action Year. Such properties have not been identified at this time, but LPA experience in previous NDP Action Years, regarding spot clearance activities, indicate that these additional properties will be available.

ND 506 LAND MARKETING ACTIVITY REPORT, Cont'd
(Woodlawn, Irvington, King-Vernon-Sabin, Boise-Humboldt)

Parcels to be disposed of will be redeveloped for low-moderate income housing compatible to existing zoning. No additional promotional efforts are deemed necessary because the current lot inventory is being readily absorbed. The main financing program for purchasers for this development is FHA Section 235.

Following is an estimate of staff costs:

Real Estate Section	\$ 13,728
Chief, Real Estate	10% of time
Real Estate Specialist	40% of time
Real Estate Specialist	10% of time
Assistant to Chief, Real Estate	25% of time
Secretary Steno I	10% of time

- b. Appraisal reports are not submitted at this time. Reasonable disposition value of land will be based on two acquisition and/or disposition appraisals of each property and formulated in accordance with HUD Proclaimer procedures and regulations.
- c. Properties for disposition do not necessarily have any special adaptability for redevelopment, nor is development by any one particular developer critical to the NDP. Building sites generated by spot clearance activities will be made available to area residents and other redevelopers with the capability to develop housing on these sites with emphasis on low-moderate cost housing.

d. Economic and Market Data

(1) Economic Status of Locality

A summary of Portland's economic status was submitted in the 1st NDP Action Year application in code number ND 506, Exhibit C.

(2) Economic and Market Analysis Study (EMAS)

The relatively small number of properties to be disposed of does not warrant such a study, and such study has not been requested by the Regional Office.

(3) Interim Disposal to a Public Agency or Non-Profit Corporation

Not Applicable. Interim disposal to a public agency or non-profit corporation is not contemplated.

(4) Hotel or Other Transient Housing Accommodations

Not Applicable. No hotel or other transient housing will be developed on these parcels to be disposed of.

2. Disposition Proceeds Estimates

a. For Land to be Acquired During the NDP Action Year:

The attached tabulation (Summary of Disposition Proceeds, Exhibit A) lists properties in low density residential areas with a redevelopment potential of single family or duplex structures. LPA experience in disposition of properties in urban renewal areas proximate to subject properties indicates a range of \$1,500 to \$2,400 per building site. For purposes of this estimate an average of \$2,000 has been used per buildable site disposition price.

ND 506 LAND MARKETING ACTIVITY REPORT, Cont'd
(Woodlawn, Irvington, King-Vernon-Sabin, Boise-Humboldt)

b. Revisions and Adjustments for Previously Acquired Land:

The Land Inventory Adjustment Schedule is attached hereto as Exhibit B and shows the current inventory of properties that will be ready for disposition during the 3rd Action Year. Disposition values shown reflect current disposition experience by the LPA of other similar properties in the same NDP areas.

ND 506 LAND MARKETING ACTIVITY REPORT, Cont'd
(Eliot, Northwest)

There will be no land marketing activities in the proposed Eliot or Northwest NDP areas during the action year.

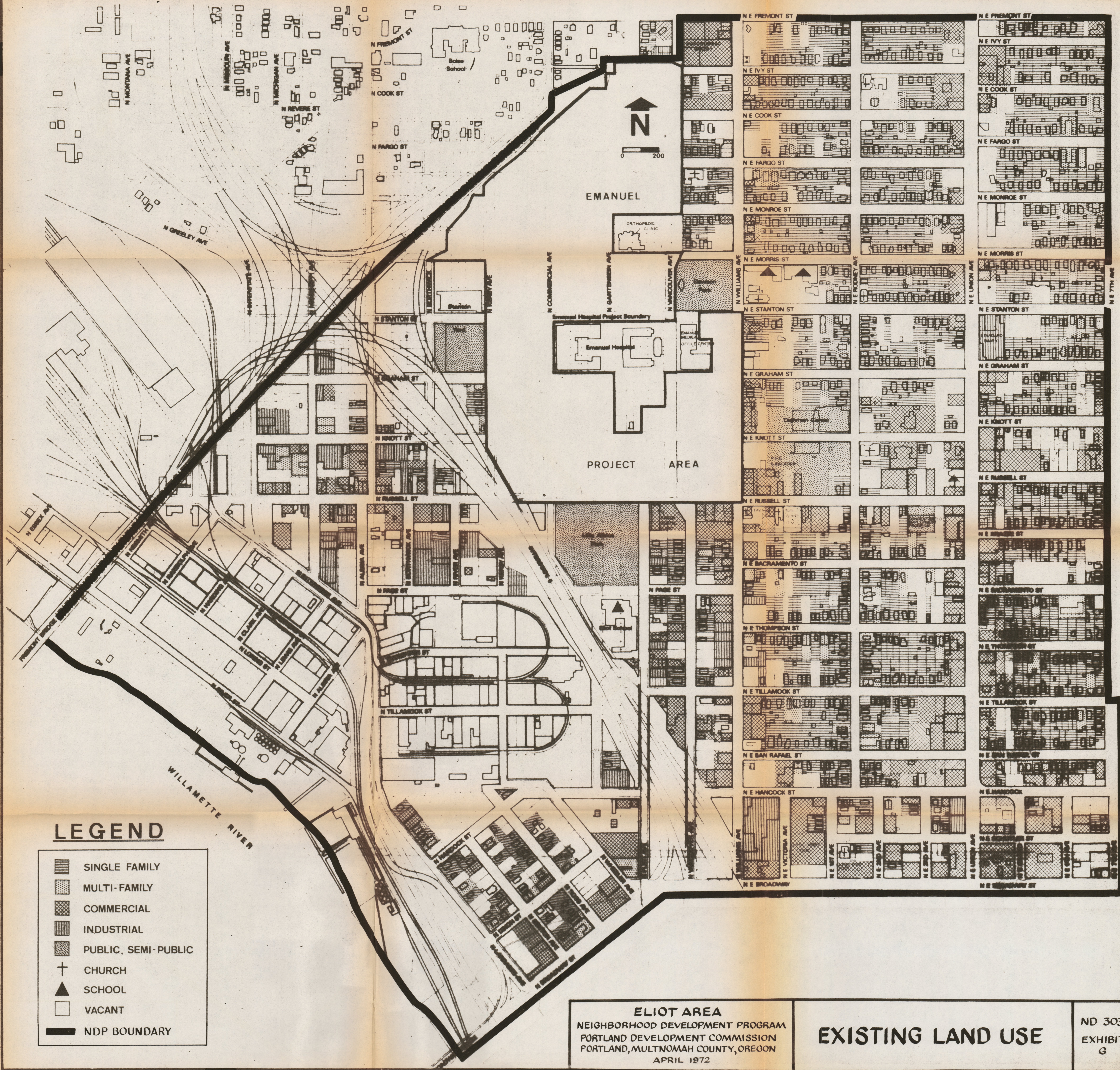
SUMMARY OF DISPOSITION PROCEEDS

Redevelopment	Approx. No. of Parcels	Area in Sq. Ft.	Valuations	
			Appraisers Estimate	LPA's Estimate
1. Total uses	15	82,500	\$	\$30,000
2. Total public and quasi- public uses	- 0 -		\$	\$
a. Streets & other public R/W (by dedication)			
b. Streets and other public R/W				
c. Parks, playgrounds, etc. (by dedication)			
d. Parks, playgrounds, etc.				
e. Public utility easements			
f. Low-rent public housing				
g. Other public uses				
h. Nonprofit institutional				
i. Moderate Income Housing				
3. Total private uses	15	82,500	\$	\$30,000
a. Residential				
b. Commercial				
c. Light industrial				
d. Heavy industrial				
e. Other				
f. Moderate Income Housing	15	82,500		\$30,000






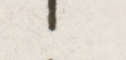
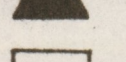
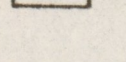
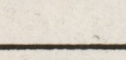
LAND INVENTORY ADJUSTMENT SCHEDULE

(For Land Acquired Prior to NDP Action Year)

	Area Sq.Ft.	DISPOSITION VALUE		ADJUSTMENT + or -
		Previous Inventory Value	Revised Inventory Value	
1. Total uses	49,400	N/A	\$18,000	N/A
2. Total public and quasi-public uses	-0-			
a. Streets & other public R/W (by dedication)				
b. Streets & other public R/W				
c. Parks, play- grounds, etc. (by dedication)				
d. Parks, play- grounds, etc.				
e. Public utility easements				
f. Low-rent public housing				
g. Other low inc. housing				
h. Mod. inc. hous.				
i. Nonprofit inst.				
j. Other pub. uses				
3. Total Private uses	49,400	N/A	18,000	N/A
a. Residential	49,400		18,000	
FHA, Sec. 1. Low inc. hous. 235 2. Mod. Inc. hous.	49,400		18,000	
3. Other				
b. Commercial				
c. Light indus.				
d. Heavy indus.				
e. Other				



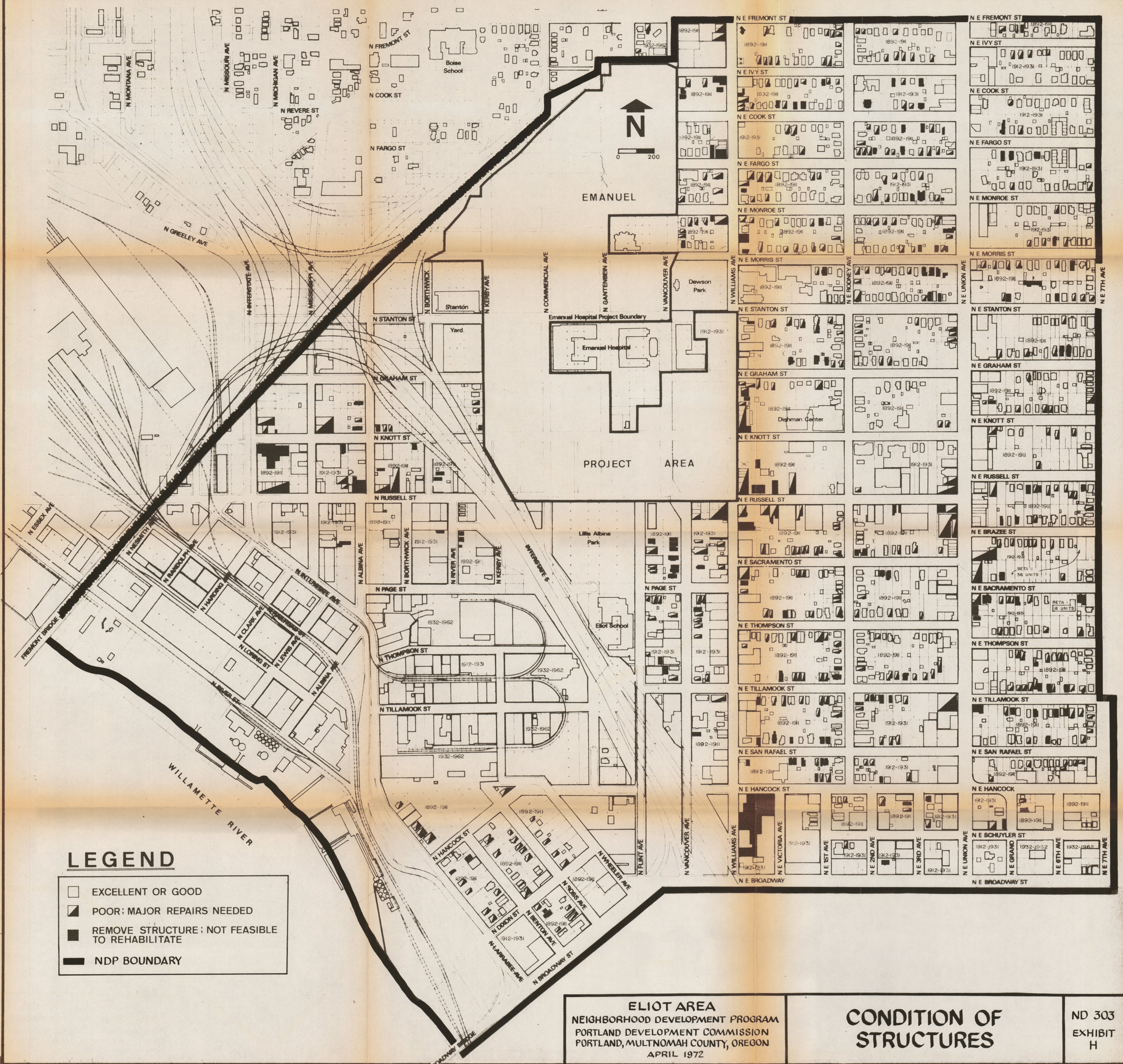
LEGEND

-  SINGLE FAMILY
-  MULTI-FAMILY
-  COMMERCIAL
-  INDUSTRIAL
-  PUBLIC, SEMI-PUBLIC
-  CHURCH
-  SCHOOL
-  VACANT
-  NDP BOUNDARY

ELIOT AREA
NEIGHBORHOOD DEVELOPMENT PROGRAM
PORTLAND DEVELOPMENT COMMISSION
PORTLAND, MULTNOMAH COUNTY, OREGON
APRIL 1972

EXISTING LAND USE

ND 303
EXHIBIT
G



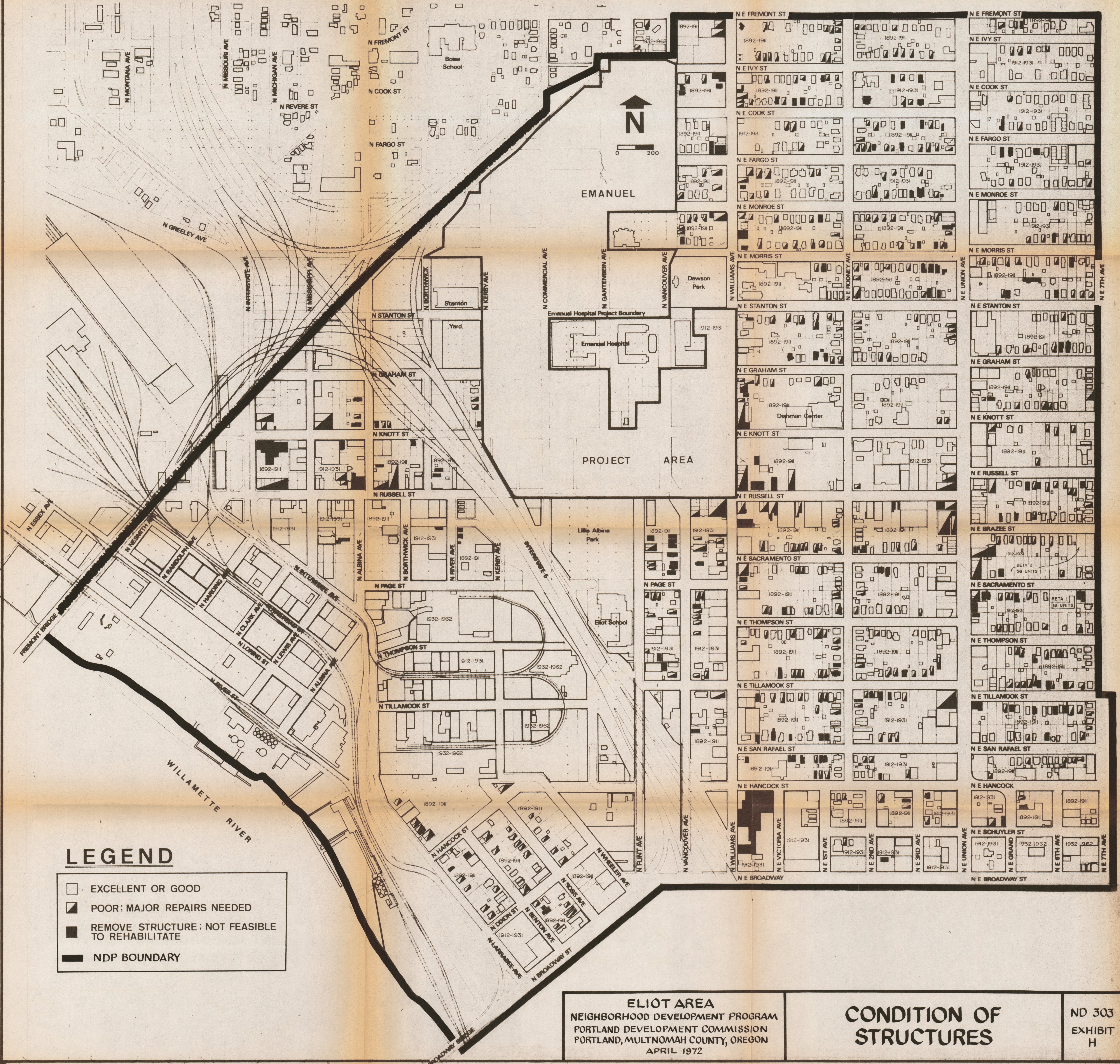
LEGEND

- EXCELLENT OR GOOD
- POOR; MAJOR REPAIRS NEEDED
- REMOVE STRUCTURE; NOT FEASIBLE TO REHABILITATE
- NDP BOUNDARY

ELIOT AREA
NEIGHBORHOOD DEVELOPMENT PROGRAM
PORTLAND DEVELOPMENT COMMISSION
PORTLAND, MULTNOMAH COUNTY, OREGON
APRIL 1972

CONDITION OF STRUCTURES

ND 303
EXHIBIT
H



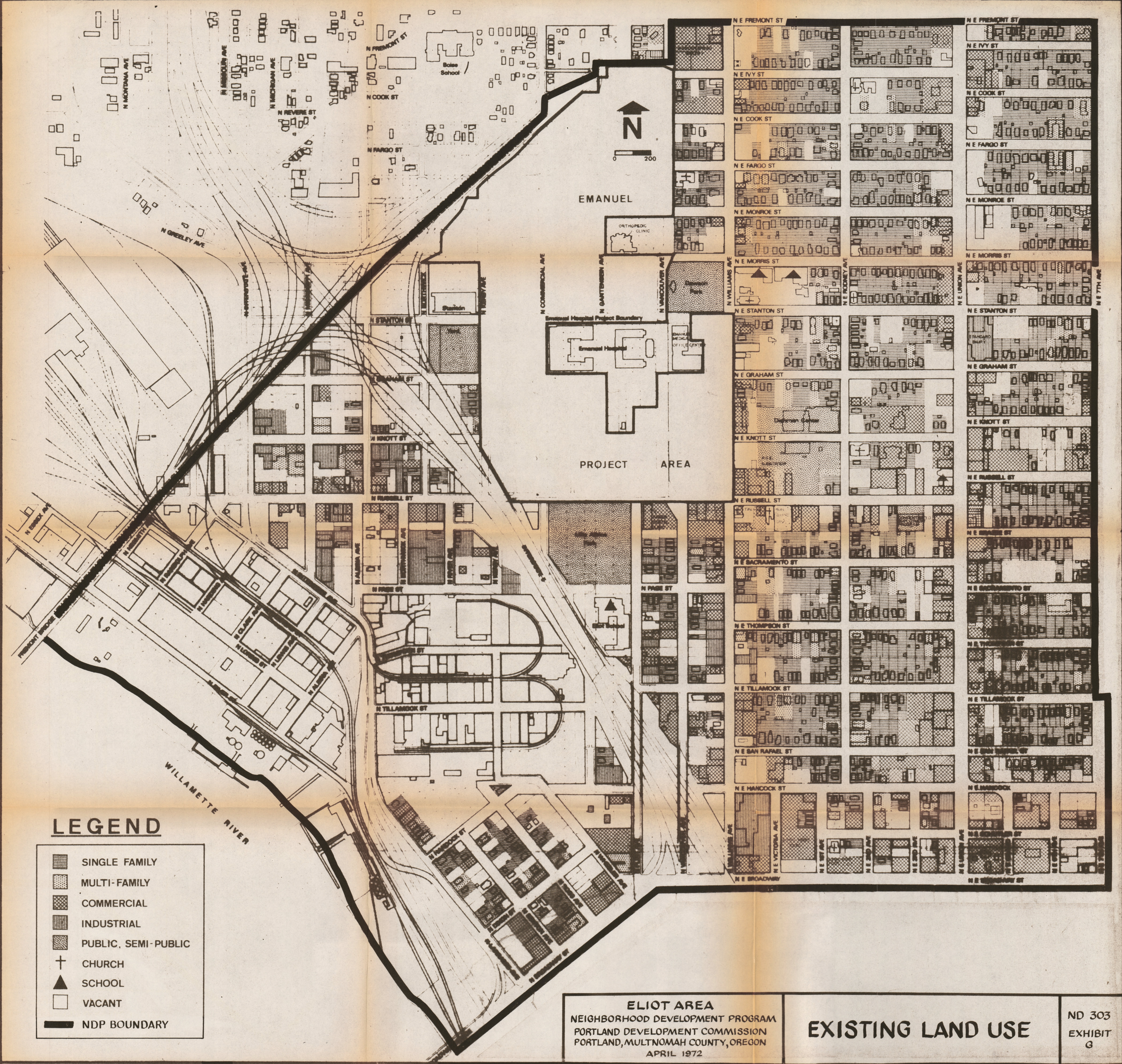
LEGEND

- EXCELLENT OR GOOD
- POOR: MAJOR REPAIRS NEEDED
- REMOVE STRUCTURE: NOT FEASIBLE TO REHABILITATE
- NDP BOUNDARY

ELIOT AREA
NEIGHBORHOOD DEVELOPMENT PROGRAM
PORTLAND DEVELOPMENT COMMISSION
PORTLAND, MULTNOMAH COUNTY, OREGON
APRIL 1972

CONDITION OF STRUCTURES

ND 303
EXHIBIT
H



LEGEND

- SINGLE FAMILY
- MULTI-FAMILY
- COMMERCIAL
- INDUSTRIAL
- PUBLIC, SEMI-PUBLIC
- CHURCH
- SCHOOL
- VACANT
- NDP BOUNDARY

ELIOT AREA
 NEIGHBORHOOD DEVELOPMENT PROGRAM
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 PORTLAND, MULTNOMAH COUNTY, OREGON
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ND 303
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