

ND 507 RELOCATION ACTIVITY REPORTS

R E L O C A T I O N   P L A N

for

PORTLAND NEIGHBORHOOD DEVELOPMENT PROGRAM

May 1, 1972

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ND 507 RELOCATION ACTIVITY REPORT (General Relocation Program)

GENERAL RELOCATION PLAN FOR P.L. 91-646

1. INTRODUCTION.

This plan describes the data required to be submitted with an application for HUD assistance for a program, project, or activity involving displacement under the provisions of P.L. 91-646, The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970. The plan also assures that the requirements of Oregon Law ORS. 457 will be met.

2. INFORMATION SUBMITTED.

The plan incorporates the payment benefits and procedures provided for in the Act and through it the Portland Development Commission commits itself to provide relocation housing that is decent, safe, and sanitary according to local and Federal standards, at price levels that relocatees can afford.

3. ASSURANCES.

- a. Sections 210 and 305 of the Act require that assurances be given that the Commission can comply with the applicable provisions of the Act. The required assurances have been given and copies are found at Exhibit A.
- b. Chapter 4, Paragraph 2b, of Circular 1371.1 requires that the Commission either secure the approval of the HUD Area Office to proceed with displacement on the basis of assurances of availability of housing or else identify the specific housing resources which have become available or will become available within 60 days prior to displacement. The required assurances are included in the Project Relocation Plan.

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4. GENERAL RELOCATION PLAN.

a. Name of Relocation Agency:

Relocation operations will be implemented by the Portland Development Commission which is the Central Relocation Agency for the City of Portland.

(1) Organization of the Central Relocation Agency:

The Portland Development Commission is a semi-autonomous department of the City of Portland, composed of a board of five commissioners appointed by the Mayor and approved by the City Council under certain provisions of the City Charter. Relocation is a section of the Department of Operations of the Commission. An organization chart for the Relocation Section is shown at Exhibit B. The size of the relocation staff may vary according to the workload. The present relocation staff is as follows:

<u>Position</u>	<u>No. of Persons in the Position</u>
Chief, Relocation and Property Management	1
Supervisor, Relocation	1
Relocation Advisor II	2
Relocation Advisor I	3
Relocation Specialist I	1
Property Management and Business Relocation Advisor	1
Management Aide II	1
Secretary	1
Maintenance Mechanic	1

(2) Development of the plan.

This plan has been developed by the Portland Development Commission. In developing the plan, the Commission has considered the problem of coordinating the relocation required under this plan with other relocation activities in the area.

Section 42.125 of the regulations requires that local agencies receiving HUD assistance for a program involving displacement contact other Federal, State, and local governmental agencies to determine the extent of present and proposed governmental actions that may affect the carrying out of their relocation assistance program and the availability of appropriate housing resources.

A schedule of competing displacement and an estimate of the housing resources available to displacees is shown in the Project Plan. The only other relocation agency in the locality is the Oregon State Highway Commission. There has been good liaison between both Commissions, so that an adequate exchange of information with respect to the level of displacement has been possible. However, efforts are now being made to establish the necessary machinery to enable direct coordination of all relocation activities.

(3) Responsibility for the plan.

The Portland Development Commission has prepared this plan and assumes the responsibility for its execution.



ND 507 RELOCATION ACTIVITY REPORT (General Relocation Program) Cont'd

(4) Staff qualifications of the operating agency.

The Portland Development Commission has been the central relocation agency for many years. It has a trained staff which is sensitive to human relationships, and competent in a variety of skills to carry out the relocation work. Examples of the duties to be performed by the staff are as follows:

Summary of duties and responsibilities:

The Relocation Staff assists with relocating displacees and serves as representative between the Commission and citizens and organized groups.

Examples of Duties:

- (a) Interviews residents being relocated to determine their housing needs.
- (b) Interprets the project program to citizens and keeps them informed of progress being made.
- (c) Conducts investigations for suitable residential relocation.
- (d) Performs a case work function in assisting relocatees to gain maximum benefit from and through the relocation process and other related Commission undertaking.
- (e) Keeps residents informed of services available from the Commission and other public and private organizations.
- (f) Participates in meetings of citizen groups as appropriate.
- (g) Receives ideas, suggestions, and recommendations from citizens and organizations in the area and serves as a

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two-way communicator between the citizens and the Commission.

- (h) Maintains current listings of available housing inventory.
  - (i) Assists in preparing, receives and checks claims for relocation payments.
  - (j) Completes and verifies relocation and property management records and accounts as required.
  - (k) Assists in the preparation of relocation and property management reports.
  - (l) Analyses and determines extent of business relocation problems.
  - (m) Assists in the development of business relocation plans and resources and in the implementation of such plans to effect relocation of business concerns from project areas.
  - (n) Advises and assists businesses on availability and selection of relocation sites, conventional and Small Business Administration loans, and such other assistance as needed.
  - (o) Assists in carrying out relocation payments program as it applies to business relocation and makes recommendations on payments of claims.
  - (p) Develops property management plans for temporary operation of Commission-owned business properties, etc.
- (5) Relocation assistance to business concerns.

The Commission shall be responsible for supplying relocation assistance to businesses and non-profit organizations. The type of assistance provided is contained in paragraph H. of this plan.

b. Relocation Standards.

(1) Physical and occupancy standards:

Relocation housing will be provided which is comparable, decent, safe and sanitary and adequate in size to meet the needs of each family and individual being displaced. The dwelling unit inspection sheet used in determining decent, safe and sanitary housing is shown at Exhibit C.

(2) Ability to pay standards:

Relocation housing will be made available to persons displaced which is within the family or individual's ability to pay. Families and individuals shall not be expected to pay more than 25% of their adjusted gross income for housing expense. Relocation benefits will be taken into consideration in determining ability to pay. The definition of adjusted gross income is as follows:

Projected annual income from all sources of each member of the family residing in the household who is at least eighteen years of age, less the following:

- (a) A deduction of five percent of gross income, except that the deduction shall be ten percent in the case of a family whose head or spouse is elderly;
- (b) A deduction for extraordinary medical expenses where not compensated for or covered by insurance, defined for this purpose to mean medical expenses in excess of three percent of gross income;
- (c) A deduction of amounts for unusual occupational

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expenses not compensated for by the employer, such as special tools and equipment, but only to the extent by which such expenses exceed normal and usual expenses incidental to employment;

- (d) A deduction of amounts paid by the family for the care of children or sick or incapacitated family members when determined to be necessary to employment of the head or spouse, provided the amount deducted does not exceed the amount of income received by the family member thus released;
- (e) An exemption of \$300 for each dependent, i.e., each minor (other than the head or spouse) and for each adult (other than the head or spouse) dependent upon the family for support;
- (f) Any non-recurring income, or income of full-time students.

See the schedule of average housing cost in the Project Plan.

(3) Environmental Standards.

No displacee shall be referred to a replacement dwelling unit which is in a location subjected to unreasonable adverse environmental conditions, natural or manmade; or generally less desirable than the location of the acquired dwelling with respect to public utilities and services, schools, churches, recreation, transportation, and other public and commercial facilities; and accessible to the displaced person's present or potential place of employment.

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(4) Equal Opportunity Standards.

The Commission will not list or refer any property which it knows or has reason to know is not open to all persons without regard to race, color, religion or national origin, in a manner consistent with Title VIII of the Civil Rights Act of 1968, and available without discrimination based on source of income. All cases of unlawful discrimination will be turned over to the Civil Rights Division of the Department of Labor, State of Oregon, and/or filed with HUD on HUD Form 903.

The Commission shall take affirmative actions to provide displaced families and individuals maximum opportunities of selecting replacement housing within the community's total housing supply; lessen racial, ethnic, and economic concentrations; and facilitate desegregation and racially inclusive patterns of occupancy and use of public and private facilities. The following are examples of affirmative actions that the local agency may take:

- (a) Make full use of HUD-acquired properties, multiple listing services, and normal real estate management and brokerage services.
- (b) Inform members of minority groups of housing opportunities in nontraditional neighborhoods and provide services to familiarize them with such neighborhoods.
- (c) Provide escort services to brokers' offices in non-traditional neighborhoods.
- (d) Cooperate fully with fair housing groups, human relations

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bodies, and other social, civic, and religious groups  
interested in facilitating freedom of residence.

c. Relocation Assistance Advisory Services.

(1) General.

The Commission will establish a relocation assistance advisory services program in order to provide the maximum assistance possible to eligible persons required to relocate, to assist such persons in relocating to decent, safe and sanitary housing that meets their needs. The services will be provided by personal contact whenever possible.

(2) Eligibility.

Relocation assistance advisory service shall be offered to:

- (a) all persons occupying property to be acquired;
- (b) all persons occupying property immediately adjacent to the real property acquired when the Commission determines that such person or persons are caused substantial economic injury because of the acquisition;
- (c) all persons who, because of the acquisition of real property used for a business or farm operation, moves from other real property used for a dwelling, or moves his personal property from such other real property.

(3) Minimum Advisory Service.

The relocation assistance advisory service program shall include as a minimum such measures, facilities or services as may be necessary or appropriate to:

- (a) discuss and explain the services available, relocation

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payments and the eligibility requirements therefor and assist in completing any applications or other forms required;

- (b) determine the need, if any, of displaced persons, for relocation assistance.

(4) Information on Available Housing.

The Commission will:

- (a) provide current and continuing information on the availability, prices and rentals of comparable decent, safe and sanitary sales and rental housing, and of comparable commercial properties and locations for displaced businesses. It will maintain an inventory of available standard housing in the urban area. The inventory will be compiled from all available sources, such as the multiple listing services, newspaper advertisements, private listings, builders, etc.;
- (b) supply information concerning Federal and State housing programs, disaster loan programs, and other Federal or State programs offering assistance to displaced persons.

(5) Assistance to Prospective Homeowners.

The Commission will provide assistance to prospective homeowners in obtaining mortgage financing, including helping in the preparation and submission of purchase offers, obtaining credit reports, verifying employment where this is

necessary to effect the purchase, and making any other arrangements with lending institutions to facilitate the obtaining of loans, particularly for minority and low-income families and individuals. Families and individuals who wish to become homeowners will be advised of their priority to purchase HUD-acquired properties.

(6) Home Ownership Counseling.

The Commission will provide home ownership counseling to prospective homeowners in accordance with appropriate HUD guidelines.

(7) Other Assistance.

The Commission will provide other assistance in obtaining housing as needed, such as assistance in obtaining priority for admission to public housing and Federally-assisted low- and moderate-income housing.

(8) Housing Discrimination Complaint.

If a family or individual is unable to purchase or rent a replacement dwelling because of discrimination based on race, color, creed, source of income or national origin, the family or individual shall be provided with Form HUD-903 and assistance in completing the form. They will also be provided with assistance in filing the proper complaint with the appropriate local and/or state agencies.

(9) Social Services.

All families and individuals will be provided with access to needed social services and counseling, both prior to



and subsequent to relocation. Necessary services and counseling shall also be made available to those residents who do not move, whenever the need exists. The Commission will also provide or have provided, necessary job, financial, educational, health, and other services and counseling needed, and will follow up to determine the extent to which the service has been utilized.

(10) Information Statement.

See copies of information statements at Exhibit D.

d. Assistance to Business Concerns and Nonprofit Organizations.

The Commission will provide relocation advisory assistance to all business concerns and nonprofit organizations to be displaced by a project or program. The Commission will also provide advisory services and assistance to any business concern or nonprofit organization occupying property which is immediately adjacent to the project area or real property acquired for purpose of the project or program when the business is determined by the Commission to have suffered substantial economic injury as a result of project activities. Examples of the services to be provided are as follows:

(1) Consultation.

The Commission will consult with the owner or operator of a business to determine the need for relocation assistance.

Among the items to be considered are space, traffic patterns, markets, problems arising because of the number of and minority employees, and any other recognized problems.

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(2) Availability of Relocation Sites.

The Commission will provide current and continuing information on the availability, cost, and square footage of comparable commercial or industrial locations, and make referrals to real estate brokers who may be able to assist in obtaining suitable accommodations.

(3) Economic Information.

The Commission will provide information relative to property values, growth potentials in various areas, zoning ordinances, and other general and economic information which may assist the business in site selection.

(4) Referrals to Small Business Administration.

The Commission will furnish SBA with a complete list of all businesses that will be affected by the project or program. Where appropriate, the Commission will also assist the displacee in securing from the SBA technical and managerial assistance.

(5) Information Statement.

A copy of the business information statement is shown at Exhibit E.

e. Actions to Insure Nondiscrimination in Housing Referrals.

The Commission will take all available legal action to insure that housing listings and referrals will be in keeping with the requirements of Title VIII of the Civil Rights Act of 1968.

The Commission has had good cooperation from members of the Portland area real estate community with regard to compliance with the provisions of the Oregon Civil Rights Laws. The applicable sections of

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the Law are quoted below. The Commission will refer to the Civil Rights Division of the Oregon State Bureau of Labor any complaint of failure to comply with any of the provisions of this or any other applicable law.

659.031. Definitions for ORS. 659.033. As used in ORS. 659.033, unless the context requires otherwise:

- (1) "Person engaged in the business of selling real property includes:
  - (a) A person who, as a business enterprise, sells, leases or rents real property.
  - (b) A person who sells, leases or rents real property in connection with or as an incident to his business enterprise.
- (2) "Purchaser" includes an occupant, prospective occupant, lessee, prospective lessee, buyer or prospective buyer.

PERTINENT PART:

659.033. Discrimination in selling, renting or leasing real property prohibited.

- (1) No person engaged in the business of selling real property shall, solely because of race, color, religion or national origin of any person:
  - (a) Refuse to sell, lease or rent any real property to a purchaser.
  - (b) Expel a purchaser from any real property.
  - (c) Make any distinction, discrimination or restriction against a purchaser in the price, terms, conditions or privileges relating to the sale, rental, lease or occupancy of real property or in the furnishing of any facilities or services in connection therewith.
  - (d) Attempt to discourage the sale, rental or lease of any real property to a purchaser.
- (2) No person shall publish, circulate, issue or display, or cause to be published, circulated, issued or displayed,

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any communication, notice, advertisement or sign of any kind relating to the sale, rental or leasing of real property which indicates any preference, limitation, specification or discrimination based on race, color, religion or national origin.

- (3) No real estate broker or salesman shall accept or retain a listing of real property for sale, lease or rental with an understanding that a purchaser may be discriminated against with respect to the sale, rental or lease thereof solely because of race, color, religion or national origin.
- (4) No person shall assist, induce, incite or coerce another person to commit an act or engage in a practice that violates this section.

f. Grievance Procedures.

*Revised - See Amendment of*

At the time of this writing, the HUD guidelines governing the establishment of grievance procedures have not been issued. In the absence of the guidelines, the following procedures have been developed in accordance with the provisions of Chapter 1, Appendix 1, of HUD Relocation Handbook 1371.1, Paragraph 42.190:

*9/11/72.*

Who May Appeal

Any person aggrieved by a determination as to eligibility for, or the amount of, a payment under the regulations as published in Handbook 1371.1, may, upon proper appeal, have his claim reviewed or reconsidered by the Portland Development Commission or its authorized designee.

How to Appeal

The appeal must be in writing. It must state the reasons for the appeal and any other information that the appellant believes will assist in the review of his claim. The appeal should be addressed to the Chairman of the Commission.

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Time of Appeal

The appeal should be filed as soon as possible after the appellant is aware of the decision by which he feels aggrieved. However, in no event may an appeal be accepted after date by which adjustments are prohibited by Federal law.

Answer to an Appeal

The Commission or its authorized designee will deliver to the appellant in writing within 30 days of the receipt of the written appeal, their answer.

Final Appeal

Any person dissatisfied by the decision of the Commission may make a final appeal to the area office of HUD.

Class Appeals

Any person or class of persons may similarly seek review and revision of any schedules with respect to payments under the regulations as published in HUD Relocation Handbook 1371.1.

Assistance in Preparing Appeals

Upon request, the Commission will supply to any appellant, necessary technical or clerical assistance in preparing an appeal to either the Commission or the area office of HUD.

g. Resident Involvement.

The HUD guidelines for the establishment of resident involvement procedures have not been issued. Pending receipt of the guidelines, the following policy will be followed:

Chapter 1, Paragraph 8 of Relocation Handbook 1371.1, sets forth the HUD relocation policy. In part, the paragraph says that

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"it is HUD relocation policy that: . . . Persons to be displaced be afforded the opportunity of participating in the formulation of relocation plans and in establishing procedures for handling relocation grievances, and be provided full information relating to program or project activities which may have an impact on the residents of the project or program area."

It is Commission policy to work with neighborhood organizations in planning and developing the urban renewal plan. If there is a recognized neighborhood organization, the Commission will work with it to see that residents' needs and desires are incorporated into the plan in any case where relocation is likely to occur.

h. Procedure for Making Relocation Payments.

(1) Notification to Persons in Area.

- (a) Information About Relocation Payments. At the earliest possible date, the Commission will notify all persons who may be displaced or otherwise affected by project activities, of the availability of relocation payments, the office where detailed information about the payments may be obtained, and the dates governing the eligibility for the payments.
- (b) Assistance. The Commission will provide all displacees eligible to receive a payment with the proper claim forms, and upon request of a claimant, will provide assistance in the preparation of claims for relocation payments.
- (c) Time Limit for Submission. A claim for a relocation payment (other than a claim for a Replacement Housing Payment

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for Homeowners) shall be submitted to the Commission within a period of six months after displacement of claimant. A claim for a Replacement Housing Payment for Homeowners may be submitted within 18 months following displacement of the claimant.

(2) Payment of Claims.

(a) Payments will be made as promptly as possible after a person's eligibility has been determined. Advance payments may be made in hardship cases if the Commission determines such advances to be appropriate.

(b) Agency Setoff Against Claim.

1 The Commission may set off against a relocation payment claim of an otherwise eligible person any financial obligation to the Commission arising out of the use of the real property from which the claimant is displaced, and which are unpaid by the claimant. Whenever the Commission determines the financial obligation could not be met without undue hardship to the claimant, the obligation shall not be set off against the claim. The \$200 dislocation allowance will not be subject to setoff.

2 Before taking any setoff action, the Commission will notify the displaced person of its intention to set off the claim and shall advise the person that he may, within 30 days, file a statement denying or disputing the claim. If such statement is filed by the person, the Commission

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may tentatively set off the claim if it institutes within 30 days action to recover under the provisions of Chapter 6 of the Relocation Handbook.

i. Eviction Policy.

Eviction will be used only as a last resort. It shall be undertaken only for one or more of the following reasons:

- (1) The failure to pay rent except in those cases where the failure to pay is based upon the Commission's failure to keep the premises in habitable condition.
- (2) Maintenance of a nuisance or use of the premises for illegal purposes.
- (3) A material breach of the rental agreement.
- (4) Refusal to accept one of a reasonable number of offers of accommodations meeting HUD-approved relocation standards.
- (5) The eviction is required by State or Local law, and cannot be prevented by the Commission.



ASSURANCE WITH RESPECT TO RELOCATION REQUIREMENTS  
OF TITLE II OF THE UNIFORM RELOCATION ASSISTANCE AND REAL  
PROPERTY ACQUISITION POLICIES ACT OF 1970

The Portland Development Commission (Applicant herein) hereby assures that it has authority under applicable State and local law to comply with Section 210 of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, Public Law 91-646, 91st Cong. S.1, 84 Stat. 1894 (1971), and certifies, assures, and agrees that, notwithstanding any other provision set forth in any application, contract, or agreement with respect to the application identified as NDP ORE. A-5

Third Action Year:

1. Fair and reasonable relocation payments and assistance shall be provided in accordance with Sections 202, 203, and 204 of the Act and applicable HUD regulations, to or for families, individuals, partnerships, corporations or associations displaced as a result of the instant project;
2. Relocation assistance programs offering the services described in Section 205 of the Act shall be provided to such displaced families, individuals, partnerships, corporations, or associations in the manner provided under applicable HUD regulations;
3. Within a reasonable time prior to displacement, decent, safe, and sanitary replacement dwellings will be available to such displaced families and individuals in accordance with Section 205(a)(3) of the Act;
4. Affected persons will be adequately informed of the benefits, policies, and procedures provided for under HUD regulations;
5. The relocation process will be carried out in such a manner as to provide displaced persons with uniform and consistent services, and replacement housing will be available in the same range of choices with respect to such housing to all displaced persons regardless of race, color, religion, or national origin;
6. The costs to the Applicant of providing payments and assistance hereunder shall be borne in accordance with Section 211 of the Act; and
7. The Applicant will execute such amendments to applicable contracts and agreements and execute, furnish, and be bound by such additional documents as the Secretary of Housing and Urban Development shall determine necessary to effectuate or implement the assurances provided herein.

This document is hereby made part of and incorporated in any contract or agreement, or any supplements and amendments thereto, relating to the above identified application and shall be deemed to supersede any provisions therein to the extent that such provisions conflict with the assurances or agreements provided herein.

May 8, 1972

(Date)

PORTLAND DEVELOPMENT COMMISSION

(Legal Name of Applicant)

(Signature)

Executive Director

(Title)

ATTEST:

The undersigned chief legal counsel for the Applicant hereby certifies that the Applicant has authority under State and local law to comply with Section 210 of the aforesaid Federal Act and that the foregoing assurances and agreements have been legally and duly given and made by the Applicant.

Oliver N. Norville  
(Attorney)

ASSURANCE WITH RESPECT TO COMPLIANCE WITH REAL PROPERTY  
ACQUISITION REQUIREMENTS OF TITLE III OF THE UNIFORM RELOCATION  
ASSISTANCE AND REAL PROPERTY ACQUISITION POLICIES ACT OF 1970

The Portland Development Commission (Applicant herein) hereby assures that it has authority under applicable State and local law to comply with Section 305 of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, Public Law 91-646, 91st Cong. S.1, 84 Stat. 1894 (1971), and certifies, assures, and agrees that, notwithstanding any other provision set forth in any application, contract, or agreement with respect to the application identified as NDP ORE. A-5  
Third Action Year :

1. In acquiring real property in connection with the instant project, the Applicant will be guided to the greatest extent practicable under State law, by the real property acquisition policies set out under Section 301 of the Act and the provisions of Section 302 thereof;
2. Property owners will be paid or reimbursed for necessary expenses as specified in Sections 303 and 304 of the Act;
3. Affected persons will be adequately informed of the benefits, policies, and procedures provided for under HUD regulations;
4. The costs to the Applicant of providing payments and assistance hereunder shall be borne in accordance with Section 211 of the Act; and
5. The Applicant will execute such amendments to applicable contracts and agreements and execute, furnish, and be bound by such additional documents as the Secretary of Housing and Urban Development shall determine necessary to effectuate or implement the assurances provided herein.

This document is hereby made part of and incorporated in any contract or agreement, or any supplements and amendments thereto, relating to the above identified application and shall be deemed to supersede any provisions therein to the extent that such provisions conflict with the assurances or agreements provided herein.

May 8, 1972

(Date)

PORTLAND DEVELOPMENT COMMISSION

(Legal Name of Applicant)

By [Signature]

(Signature)

Executive Director

(Title)

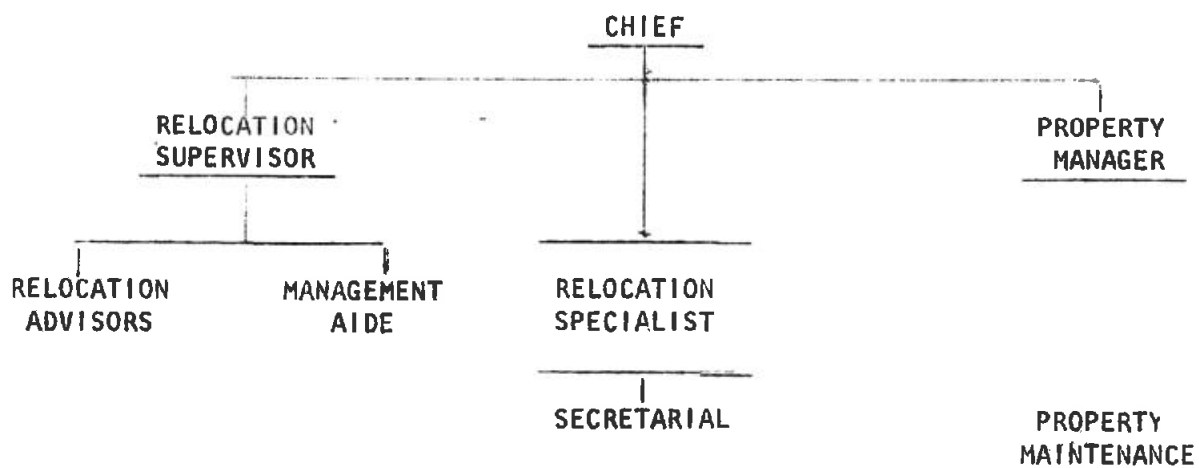
ATTEST:

The undersigned chief legal counsel for the Applicant hereby certifies that the Applicant has authority under State and local law to comply with Section 305 of the aforesaid Federal Act and that the foregoing assurances and agreements have been legally and duly given and made by the Applicant.

[Signature]

(Attorney)

ORGANIZATION CHART  
RELOCATION AND PROPERTY MANAGEMENT SECTION  
PORTLAND DEVELOPMENT COMMISSION



Note: The title "Relocation Advisor" includes Social Worker

INSPECTED BY _____ DATE _____		MET	NOT MET
NAME _____ PHONE _____			
ADDRESS _____			
HOUSE _____ DUPLEX _____ APT _____ SR _____ HK _____			
NO. OF ROOMS _____ COMP FURN _____ PART FURN _____ UNFURN _____			
NO. OF ROOMS ACCESSIBLE BY STAIRS _____ BY ELEVATOR _____			
MANAGER _____ OWNER _____			
RENT _____, INCL HEAT _____ WATER _____ GAS _____ GAR _____ ELEC _____			
NO. BRS. _____ SIZE #1 _____ #2 _____ #3 _____ #4 _____			

DWELLING UNIT INSPECTION SHEET, PDC R-6, 9/68

GENERAL REQUIREMENTS:

1. House must be weatherproof (29.24.020)
2. Floors, porches, walls, ceilings and stairs must be in sound and good repair. (29.28.010)
3. Doors and hatchways must be in good repair. (29.28.010 (13))
4. Multiple dwellings with more than 50 occupants must have two means of exit. (24.66.020(c))
5. Exits must have direct access to outside or public corridor. (24.66.030 (G) )
6. Hallways must be lighted adequately --- at least 2' candle power. (29.20.040(d) )
7. Hallway ventilation must be by windows, doors, outside skylights, ventilation ducts, or mechanical ventilation 5x/hr. (29.20.040(d) )
8. Premises must be free of vermin, rodents, filth, debris, garbage. (29.28.010 - 29.28.020)
9. Heating equipment must be able to maintain 70° at 3' above floor. (29.24.030)
10. There may be no unvented or open flame gas heaters. (29.24.030)

11.	Habitable rooms must have window area of 12 sq. ft. or 1/8 of floor area. (29.20.040 (a) )	MET	NOT MET
12.	Every habitable room must have openable area of not less than 1/2 the required glass area OR mechanical ventilation changing air, 4x/hr. (29.20.040)		
13.	Dwelling unit must have at least two habitable rooms, one of which is at least 150 sq. ft. cf. "Efficiency units" (29.20.030)		
14.	Electrical equipment, wiring and appliances must be installed and maintained in a safe manner, with two outlets or one light fixture and one outlet per room. (29.24.040)		
15.	Water must be heated to not less than 120°F. (29.08.260)		
16.	Ceiling height in hotels and apartments must be 8'; in dwelling and service rooms 7½'. (29.20.030)		
17.	Habitable rooms must have width of 7' in any dimension; water closets 30" in width and at least 2½' in front of the water closet. (29.20.030(c) )		

#### EFFICIENCY UNITS:

18.	Foyer must open from public area. (29.20.030(b)(2)		
19.	There must be 220 sq. ft., plus 100 sq. ft. for each person in excess of two. (29.20.030(b)(1)		
20.	A kitchenette must be 3x5 or more with doors and fan or window. (29.20.030(b)(4)		
21.	A dressing closet must have adequate circulation and storage. (29.20.030(b)(3)		
22.	There must be a separate bathroom accessible from foyer or dressing closet only. (29.20.030(b)(5)		

#### LIVING AREA:

23.	There must be two rooms, one of which must be at least 150 sq. ft. (29.20.030)		
24.	Rooms for cooking and living, or for living and sleeping, must have at least 150 sq. ft. (29.20.030(b)		

#### BEDROOMS:

25.	Bedrooms must be at least 90 sq. ft. (29.20.030(b)		
-----	----------------------------------------------------	--	--

	MET	NOT MET
26. There must be 50 sq. ft. additional for each occupant in excess of two. (29.20.030(b)) No. Brs. _____ Size: #1 _____ #2 _____ #3 _____ #4 _____ #5 _____		
KITCHEN:		
27. Plumbing fixtures, including sink, must be of nonabsorbent material with hot and cold running water, properly installed, and in good working condition. (29.20.050(d))		
28. A kitchen must have not less than 35 sq. ft. (29.20.030)		
BATHROOM:		
29. Bathrooms must have at least one electric light fixture. (29.24.040)		
30. Bathrooms must not open directly off the kitchen. (29.20.050(f))		
31. Bathrooms and toilet rooms must afford privacy. (29.20.050(g))		
32. Dwelling unit must contain at least one bathroom with sink, toilet, wash basin, tub or shower properly connected to both hot and cold water lines with air change once every 5 minutes. (29.20.050)		
33. In buildings with sleeping rooms there must be toilet facilities or one toilet, lavatory, tub or shower for every 10 of each sex, accessible from a public hall. (29.20.050(b))		
34. Plumbing fixtures must be of nonabsorbent material, properly installed, and in good working condition. (29.20.050)		
35. Water closet compartments must be of approved nonabsorbent material. (29.20.050(e))		
BASEMENT:		
36. Basement areas more than 50% below grade cannot be used for habitation (29.20.040 & 29.08 "Definitions")		
37. Basement areas must be dry and well drained. (29.20.040)		
SPACE REQUIREMENTS FOR STANDARD HOUSING		
1. Opposite sex children may not share a bedroom with a child over six (6) years of age.		
2. Husband and wife should not share a bedroom with a child over three (3) years of age.		

3. \* Chart of bedrooms needed:

By Bedroom			By Number of Persons		
<u>No. of</u> <u>Bdrms.</u>	<u>No. of</u> <u>Persons:</u> <u>Min.</u>	<u>Max.</u>	<u>No. of</u> <u>Persons:</u>	<u>No. of Bdrms:</u> <u>Min.</u>	<u>Max.</u>
0	1	2	1	1	1
1	1	3	2	1	2
2	2	4	3	1	2
3	4	6	4	2	3
4	6	8	5	3	3
5	8	10	6	3	4
			7	4	4
			8	4	5
			9	5	5
			10	5	6

\* Indicates exceptions regarding efficiency units.

COMMENTS:

## COOKING APPLIANCES

The Portland City Code does not require that a kitchen have a cooking appliance or a provision for a cooking appliance; however, HUD Handbook 1371.1, Chapter 2, Paragraph 3.b.(1)(a)1, page 3, says that, "A housekeeping unit must include a kitchen with . . . a stove, or connections for same (according to local codes and customs) . . . " It is customary in this area for kitchens to have a connection for a cooking appliance; therefore, for relocation purposes all kitchens shall be equipped for the connection of a cooking appliance. The connection shall be installed and maintained in a safe manner, in accordance with all applicable codes and ordinances of the City; or, the unit may have the cooking appliance installed in accordance with the applicable codes.

## NON-HOUSEKEEPING ROOMS OR GROUP H. OCCUPANCY

The room size and occupancy standards for Group H. occupancy are the same as mentioned elsewhere in this section. However, the sanitary requirements differ and are as follows:

### 29.20.050 Sanitation.

Group H. occupancy. Where private water closets, lavatories, and baths are not provided, there shall be provided on each floor for each sex at least one water closet, one lavatory and one bath accessible from a public hallway.

Additional water closets, lavatories, and baths shall be provided on each floor for each sex at the rate of one for every additional ten guests, or marked for "Men" or "Women".



## INFORMATION STATEMENTS TO FAMILIES AND INDIVIDUALS

The Commission's general relocation information statements consist of a general distribution pamphlet and letters sent to displacees or potential displacees.

With respect to the letters, Exhibit D, Page 2, is sent to occupants of a proposed project area prior to the survey required for the project plan. Exhibit D, Pages 3 and 3a, is an example of the rent and eviction policy letter. Exhibit D, Page 4, is a general information letter which is sent to an occupant when it appears that he will be relocated.

Dear

As you are aware, the \_\_\_\_\_ has asked the Portland Development Commission to submit an application to the Department of Housing and Urban Development to \_\_\_\_\_. The proposal is to \_\_\_\_\_ (see the shaded area on the enclosed map).

In the preparation of the application to the Department of Housing and Urban Development, we are required to interview all occupants whose dwellings may be acquired for the purpose of the Project, to note their rehousing, relocation, and social needs. A member of our staff will soon be calling on you to obtain this information.

Please note THIS IS NOT A NOTICE TO VACATE. You should not consider moving until the Project is approved. You are eligible for certain relocation benefits, including monetary benefits, only if you are in occupancy at the time of purchase by the Portland Development Commission.

You will be notified immediately if the project goes through and will be given ample time to move. You will not have to move until you have found standard, decent, safe and sanitary housing which meets your satisfaction. We will be glad at that time to assist you in locating a new home, in arranging the actual move of your household furnishings, and in filling out the necessary claim forms for benefits to which you are entitled under Federal regulations.

If you have any questions, please call \_\_\_\_\_ at 224-4800.

Very truly yours,

\_\_\_\_\_  
Title \_\_\_\_\_

Dear

The Portland Development Commission has acquired title to the property you occupy at the above address.

Information received indicates your rent is \$\_\_\_\_\_ per month and is paid to \_\_\_\_\_. Your rent will continue for the time being at this rate and is now due and payable to the Portland Development Commission at 1700 S. W. Fourth Avenue.

If you move during a period for which rent has been paid, the unused portion will be refunded to you.

The relocation staff of the Portland Development Commission will contact you soon to offer help in finding a new location and to explain the benefits for which you qualify.

Please keep in close contact with us so we can ensure that your rights under the Federal Relocation Regulations are protected. As required by Federal law a copy of the Commission's eviction policy for this project is attached.

Yours very truly,

\_\_\_\_\_

Title \_\_\_\_\_

### EVICTON POLICY

Eviction will be used only as a last resort. It shall be undertaken only for one or more of the following reasons:

1. The failure to pay rent except in those cases where the failure to pay is based upon the Commission's failure to keep the premises in habitable condition.
2. Maintenance of a nuisance or use of the premises for illegal purposes.
3. A material breach of the rental agreement.
4. Refusal to accept one of a reasonable number of offers of accommodations meeting HUD-approved relocation standards.
5. The eviction is required by State or local law, and cannot be prevented by the Commission.

Dear

As you no doubt know, the Portland Development Commission has acquired, or intends to acquire, the property which you occupy at the above address for the \_\_\_\_\_ (name of project) \_\_\_\_\_ in accordance with the wishes and objectives of the \_\_\_\_\_ (name of neighborhood organization) \_\_\_\_\_.

(Description of Project)

The \_\_\_\_\_ Project is being carried out with assistance from the U. S. Department of Housing and Urban Development (HUD). If you are relocated you will be entitled to receive payments and assistance under the provisions of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970. In general, this Act provides that: Displaced families and individuals may be eligible for either (1) a payment to cover actual reasonable moving expenses; or, (2) a fixed moving expense allowance not to exceed \$300 plus a dislocation allowance of \$200. In addition, a payment not to exceed \$15,000 is available to assist displaced homeowners in the purchase of a replacement dwelling unit and a payment not to exceed \$4,000 is available to displaced tenants and certain homeowners to assist in the rental of a replacement dwelling unit or, in some cases, for use as a downpayment on the purchase of a replacement dwelling unit. Your special attention is called to the fact that the amounts of payments described above are maximum. The actual amount which you will receive will depend upon your individual circumstances.

We will be glad to assist you in locating a new home, in arranging the actual move of your household furnishings, and in filing the necessary claim forms for benefits to which you may be entitled under Federal regulations. Please see the enclosed brochure for more complete information.

If you have any questions please feel free to contact us.

Yours very truly,

\_\_\_\_\_

Title \_\_\_\_\_

safe and sanitary. There are Federal restrictions on the amount to be paid depending upon how much the displaced person needs in additional money over the amount he receives for his former house. The Relocation Advisor can explain in detail what is needed to qualify.

If an owner-occupant wants to rent a new home instead of buy, an amount not to go beyond \$4,000 is available under certain conditions to rent a decent, safe and sanitary house.

In addition, a renter-occupant may also qualify for financial assistance in purchasing a replacement dwelling in an amount not to exceed \$4,000. Full details can be provided by the Relocation Advisor.

Before payments for any replacement dwelling benefits can be made, the replacement dwelling must be inspected by Portland Development Commission personnel to ascertain that it meets the decent, safe, and sanitary standards in accordance with the requirements of the Secretary of the Department of Housing and Urban Development.

## **ELIGIBILITY**

Eligibility requirements for relocation payments may vary depending upon the type of activity causing displacement, the length of time the dwelling unit has been occupied by the person displaced, and other factors. To determine eligibility for relocation payments, the Relocation Office of the Portland Development Commission should be contacted.

## **APPEALS**

Any person who is dissatisfied with a determination as to his eligibility, the amount of payments, or service received may have his case reviewed by the Executive Director of the Portland Development Commission. Such person should contact the Supervisor of the Relocation Office for assistance in filing his appeal. A final appeal may be made to the Department of Housing and Urban Development.

Portland Development Commission  
1700 S.W. Fourth Avenue  
Portland, Oregon 97201



**PORTLAND  
DEVELOPMENT  
COMMISSION**

EXHIBIT D

# **RELOCATION ASSISTANCE BENEFITS**

**An outline of  
regulations governing  
relocation assistance  
available if you  
move because of  
urban renewal or  
other Federally-  
assisted programs**



On January 2, 1971, the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 was signed into law. It replaces all previous Federal relocation legislation.

Under the provisions of the law, no family or individual will be required to vacate any dwelling until that family or individual has found or been offered reasonable choices of replacement dwellings which are:

- decent, safe, and sanitary
- open to all persons regardless of race, color, religion, sex, national origin, or source of income
- in an area with satisfactory environmental conditions and accessible to public services
- adequate in size, facilities and amenities to accommodate the needs of the family or individual
- available on the market at a price or rental within the financial means of the family or individual

The law further provides that no person lawfully occupying a property will be required to move without receiving at least 90 days written notice of the date by which such move is required.

Relocation legislation, because of its wide scope, is somewhat complicated and difficult to read and interpret. This information Statement is intended as a broad summary of the principal provisions to which a displaced person may be entitled.

PERSONS READING THIS STATEMENT ARE URGED NOT TO FORM ADVANCE OPINIONS AS TO THE BENEFITS AND AMOUNTS TO WHICH THEY MAY BE ENTITLED. CERTAIN CONDITIONS MUST BE MET BEFORE ELIGIBILITY CAN BE ESTABLISHED AND PAYMENT BENEFITS DETERMINED. FULL RELOCATION ASSISTANCE WILL BE GIVEN IN DETERMINING ELIGIBILITY AND BENEFITS.

## RELOCATION SERVICES

Displaced persons will be given detailed information regarding their eligibility and possible benefits by representatives of the Portland Development Commission. The Central Relocation Staff is located at 1700 S.W. Fourth Avenue, Telephone 224-4800. In addition, site offices are established in some project areas. Relocation services are available in each of such site offices.

**Relocation services for this project are available at:**

**A boundary map for this project is included.**

Displaced persons should personally visit or telephone the Relocation Office for the project when help in relocation is needed. Information available through such office includes current list of replacement dwellings and business locations as well as current data on available financing, including FHA and VA requirements and information. Other information such as locations of schools, parks, playgrounds and shopping areas, and public transportation routes is available. A qualified Relocation Advisor is available to aid displaced persons to the fullest extent.

## MOVING EXPENSES

**Individuals and Families.** Any eligible individual or family displaced by a project financed in whole or in part by Federal funds is entitled to receive either (1) a payment for reasonable expenses of moving personal property and disconnecting and

reconnecting utilities and appliances; *or*, (2) a moving expense allowance not to exceed \$300 as computed by an approved schedule *and* a dislocation allowance of \$200.

**Business and Non-Profit Organizations.** Eligible displaced businesses and non-profit organizations are entitled to receive actual reasonable moving expenses for moving personal property and for disconnecting, dismantling, removing, reassembling, reconnecting and reinstalling machinery and equipment, including inventory. Also, the actual reasonable cost of searching for a replacement location may be claimed up to \$500.

As an alternate, the displaced business or non-profit organization may accomplish the move itself. In this case, the amount of the payment usually will not exceed the estimated cost of accomplishing the move commercially, as determined by the Portland Development Commission.

Under certain conditions, businesses and non-profit organizations may receive payments for direct losses of tangible personal property resulting from the necessity to relocate.

In most cases moving expenses will be made for moving personal property to a distance of not more than 50 miles.

In lieu of moving expense payments, a displaced or discontinued business may, under certain conditions, elect to receive an amount equal to the average annual net earnings of the business during the two tax years immediately preceding the year in which such business is displaced. The payment will not be less than \$2,500 nor more than \$10,000. Those who choose this payment will not be eligible to receive any other payment.

**Storage of Personal Property.** Occasionally, unusual circumstances may make the storage of personal property necessary. This expense may qualify for a payment. Generally the payment period will not exceed six months.

## REPLACEMENT HOUSING

A displaced owner-occupant who is found qualified may be eligible for a payment which does not exceed \$15,000 so that he can apply this toward the purchase of a comparable home which is decent,







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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## ND 507 RELOCATION ACTIVITY REPORT (Business Payments)

### PROVISIONS GOVERNING THE RELOCATION ASSISTANCE AND PAYMENTS DUE TO BUSINESS CONCERNS (INCLUDING NON-PROFIT ORGANIZATIONS AND FARMS).

#### GENERAL OVERVIEW

The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) was signed into law by the President on January 2, 1971. The Act establishes a uniform policy for the fair and equitable treatment of persons who are displaced by Federal or Federally assisted programs.

In general, "Business concerns displaced on or after January 2, 1971, may be eligible for either:

1. Payments to cover the following, within certain limitations:
  - a. Actual reasonable moving expenses,
  - b. Actual direct loss of tangible personal property, and
  - c. Actual reasonable expenses in searching for a replacement business; or
2. A fixed payment equal to the business concern's average annual net earnings, but not less than \$2,500 nor more than \$10,000, if it is determined that the business cannot be relocated without a substantial loss of its existing patronage and it is not a part of a chain operation."

To qualify for benefits under the Act, you must:

1. Qualify as a business or farm operation. The Act defines a business as any lawful activity, except a farm operation, conducted primarily:
  - a. For the purchase, sale, lease, and rental of personal and real property, and for the manufacture, processing, or marketing of products, commodities or any other personal property;

ND 507 RELOCATION ACTIVITY REPORT (Business Payments), Cont'd

- b. For the sale of services to the public;
- c. By a nonprofit organization; or
- d. Solely for the purpose of qualifying for moving and related expenses, for assisting in the purchase, sale, resale, manufacture, processing or marketing of products, commodities, personal property, or services by the erection and maintenance of an outdoor advertising display or displays. Such displays do not necessarily have to be located on the premises on which any of the cited activities are conducted.

A nonprofit organization is not defined by the Act. A farm operation is defined as ". . . any activity conducted solely or primarily for the production of one or more agricultural products or commodities, including timber for sale, or home use, and customarily producing such products or commodities in sufficient quantity to be capable of contributing materially to the operator's support."

and

2. Qualify as a displaced person. The Act defines a displaced person

as:

"Any person who:

- a. Moves from real property within the project area, or moves his personal property from such real property, on or after the date of the pertinent contract for federal financial assistance for the project; and
- b. Is displaced as a result of:
  - (1) Acquisition of real property for a project.
  - (2) The receipt of a written order from the acquiring agency to vacate property for a project
  - (3) The receipt of a written notice from the acquiring agency that it intends to acquire that property for a project.
  - (4) Code enforcement, rehabilitation, improvement of private property, or demolition."

ND 507 RELOCATION ACTIVITY REPORT (Business Payments), Cont'd

This pamphlet explains the policies and requirements in connection with the making of relocation payments to business concerns, nonprofit organizations, and farm operations. As used in this pamphlet, the term "business" or "business concerns" includes nonprofit organizations and farm operations as well as non-farm, for profit business concerns, unless otherwise noted. In addition, the owner of an outdoor advertising display may also be considered to be a business, but solely for the purpose of determining eligibility for a payment for moving and related expenses.

If your business occupies property within a project with definite project boundaries, a project map is enclosed. Under some circumstances the business may be required to move for purpose of the project, even though the project has no definite boundaries. However, no one lawfully occupying property will be required to move without at least 90 days written notice from the Commission.

You are encouraged to contact or visit the Commission office shown on the face of this pamphlet if you are likely to be displaced. The regular Commission office hours are 8:30 a.m. to 5:00 p.m.; however, by arrangement appointments can be made at other than regular office hours. The Commission is anxious to consult with businesses expected to be displaced to determine relocation needs. The Commission will also assist in searching for and provide information on various relocation sites. Information such as availability, cost and square footage, property values, growth potentials, zoning ordinances, etc. will be provided. If appropriate, the Commission will also make referrals to the Small Business Administration.

INSTRUCTIONS

The following material has been prepared from the Rules and Regulations under the Urban Renewal Act to assist you in conducting your relocation activities in such a way that any claims you may make will fully comply with all requirements.

BID REQUIREMENTS

General. When moving expenses of a business concern are estimated to exceed \$500, unless unable to do so, the business concern must obtain a bid from three reputable movers and/or other contractors. If the total cost of a move by a general contractor, or of any separately identified category of service involved in a move where there is no general contractor, is estimated to cost \$2,000 or more, the sealed-bid procedure must be followed. Each business concern, including those contemplating a self-move, must meet the sealed-bid requirements. You will be provided with written instructions and with the appropriate guideforms. (SEE ATTACHMENT FOR DETAILED INSTRUCTIONS ON BIDDING PROCEDURES.)

ND 507 RELOCATION ACTIVITY REPORT (Business Payments), Cont'd

A. ACTUAL MOVING EXPENSES - ELIGIBLE EXPENDITURES. A relocation payment for moving expenses of individuals, families, business concerns, nonprofit organizations, and farm operations may include expenditures for the following:

1. The cost of transporting persons or personal property from the acquired site to a replacement site (including to storage).  
Transportation costs beyond the first 50 miles from the city limits are not eligible except when the Commission determines that a move of a longer distance is justified and reasonable.
2. Packing and crating personal property.
3. Obtaining (including advertising for) bids or estimates for transportation, packing, and crating.
4. Storage of personal property, for a period generally not to exceed six months, when the Commission determines that storage is necessary.
5. Insurance premiums covering loss and damage of personal property while in storage or transit.
6. Disconnecting, dismantling, removing, reassembling, reconnecting and reinstalling machinery, equipment, or personal property (including goods and inventory kept for sale).
7. Property lost, stolen, or damaged (not caused by the fault or negligence of the displaced person, his agent, or employees) in the process of moving where insurance to cover such loss or damage is not available.

ND 507 RELOCATION ACTIVITY REPORT (Business Payments), Cont'd

B. MOVING EXPENSES - INELIGIBLE EXPENDITURES. A relocation payment for moving expenses may not include expenditures for the following:

1. Cost of moving structures, improvements, or other real property in which the displaced person reserved ownership.
2. Interest on loans to cover moving expenses.
3. Loss of good will.
4. Loss of profits.
5. Loss of trained employees.
6. Personal injury.
7. Cost of preparing the claim for moving and related expenses.
8. Modification of personal property to adapt it to replacement site, except when required by law or as permitted under HUD procedures.

COMPUTATION OF ALLOWABLE MOVING EXPENSE

A. LABOR COSTS. Actual reasonable moving expenses may include supervisory costs and overtime costs, subject to the requirement set forth in the following subparagraphs:

1. Supervisory Costs. If the Commission concurs in a business concern's proposal to use working foremen or group leaders, regularly employed by the business, to provide supervisory services in connection with a move, the amount of their wages covering the time spent in actual supervision of the move may be included as a moving expense. The business concern's request for approval of the use of its employees to provide supervisory services shall be in writing and shall fully explain the need for the services and the justification for the use of the



ND 507 RELOCATION ACTIVITY REPORT (Business Payments), Cont'd

concern's employees. It should be submitted at the same time that the business submits written notification of its intention to move. The applicable bid specifications must identify those serving in a supervisory capacity in carrying out the move, and the extent and nature of the supervision. The amount includable as a moving expense shall be based on the hourly rate paid by commercial movers or contractors in the locality for similar services, or the employees' normal wage rate, whichever is the lesser.

2. Overtime Costs. If, in order to avoid or minimize disruption of normal business activities, a business concern conducts its move at times requiring the payment of overtime rates, these costs may be compensable. At the time that the business concern submits written notification of its intention to move, it shall advise the Commission if it anticipates that the move will involve overtime, and the bids secured must reflect the overtime anticipated to be required. The documentation submitted in support of a claim for overtime must identify the cost attributable to overtime. If unexpected circumstances occur during the move, the Commission may, upon receipt of proper documentation from the business concern, concur in an amount for overtime not previously requested.

- B. LICENSE AND INSPECTION FEES. A relocation payment for moving expenses may include the amount of inspection fees required by local law or ordinance and licenses and permits required to permit the operation of the business at a new location. The amount may not exceed the amount that the business concern would be required to pay annually.

ND 507 RELOCATION ACTIVITY REPORT (Business Payments), Cont'd

C. RELETTERING AND PRINTING. Expenditures for relettering trucks, signs, and similar items used by a displaced business concern in the operation of its business, and the amount paid (less salvage value, where appropriate) for printing a reasonable supply of printed matter to replace that made obsolete as a result of the move may be compensable as a moving expense. The duplication of a tenant's sign painted on a door or window may also be compensable as a moving expense. If a business elects to overprint or overstamp stationery or other printed matter, expenditures for a reasonable supply thereof may be compensable as a moving expense reimbursable through a relocation payment. No payment for property loss may be made on the items for which a relocation payment for moving expense has been made.

D. STORAGE COSTS

1. General. A relocation payment for moving expenses may include actual reasonable storage costs incurred by a business concern that either (1) does not immediately reestablish at a new location; or (2) although reestablishing at a new location, cannot complete its move until the total required space becomes available.

2. Limitations.

a. Time Limit. If the Commission determines that storage costs, including insurance while in storage, are necessary in connection with relocation, such costs shall generally be limited to a period of six months. The six-month period may be extended if the Commission determines that a longer period is necessary.

ND 507 RELOCATION ACTIVITY REPORT (Business Payments), Cont'd

b. Ineligible Costs. A payment for storage may not include costs related to:

- (1) Any item(s) stored in or upon property owned or occupied by the claimant unless the Commission determines that such storage is justified.
- (2) Any item(s) removed from storage, even if replaced by other items. (Storage costs compensable as a moving expense must be reduced accordingly for any item(s) removed.)
- (3) Any item(s) subsequently replaced by substitute equipment.

3. Loss of Property. No payment for direct loss of property may be made for any item(s) placed in storage, except when the move to storage is made because of an emergency and (a) the claimant is not permitted time to determine the items that he wishes to dispose of, and (b) the agency determines that the claimant has moved expeditiously to remove from storage those items on which he intends to file a claim for direct loss of property.

E. UTILITY AND SERVICE LINES. A relocation payment for moving expenses may include the necessary expenditures for reconnecting utility services to relocated, or substitute equipment, machinery, or trade fixtures, to the extent that these services were required in the old location. Utility services may include electrical, water, gas, compressed air, vacuum, vent, sewer, oil, and similar internal service lines. The amount of a relocation payment for moving expenses may not include any expenditures for changes

ND 507 RELOCATION ACTIVITY REPORT (Business Payments), Cont'd

in or to a utility service entrance main panel or main valve system unless required by local code or ordinance, nor any amounts for which compensation was made at the old location. (See paragraph G.1.)

F. CONVERSION COSTS

1. A relocation payment for moving expenses may include expenditures made by a business concern to adapt or convert relocated equipment to the use of a different type of power supply. Expenditures for the following are examples: conversion from direct electric to alternating current; changes in voltage; purchase and installation of motors, transformers, rectifiers, and similar equipment necessary to accomplish the required conversion; and other changes required by local codes or ordinances. Conversion of machines from power shaft and pulley drive to electric motor drive is considered to be a physical change and is therefore subject to prior HUD concurrence in the same manner and to the same extent as provided under paragraph G.1. If a claimant elects to convert or adapt his equipment beyond that necessary to comply with local law or to insure the resumption of his business operation, the excess cost is not compensable.
2. You must provide the Commission with documentation, from reliable sources, attesting to the fact that the proposed method of adaption or conversion is the least expensive, or is required by local code or ordinance.

G. SUBSTITUTE EQUIPMENT

1. A business concern or owner of outdoor advertising displays or signs

ND 507 RELOCATION ACTIVITY REPORT (Business Payments), Cont'd

may elect to replace with a comparable item, any item of personal property currently utilized in its operation but which is not moved. The amount of a relocation payment for moving expenses in this case shall be the lesser of:

- a. The actual cost of the substitute equipment delivered and installed at the new location, less any proceeds received from the sale or trade-in of the old equipment, or, if a bona fide sale cannot be made, less the market value of the old equipment determined by an independent appraisal.
  - b. The estimate cost to relocate the old equipment, as determined by the Commission.
2. No Payment for direct loss of property may be made for the equipment for which a substitute is allowed.

H. PHYSICAL CHANGES AT NEW LOCATION.

1. Policy. The cost of making physical changes in or to a building to which a business concern relocates may be eligible as a moving expense under the following provisions and limitations:
  - a. The physical changes must be necessary to permit the reinstallation of specific items relocated or substituted machinery or equipment necessary to the continued operation of the business, or be required to meet local codes or ordinances related to the installation and use of the machinery or equipment.
  - b. The cost of foundations, concrete pads, or other similar construction required for the reinstallation of relocated or

ND 507 RELOCATION ACTIVITY REPORT (Business Payments) Cont'd

substitute machinery or equipment may be eligible provided that the construction is necessary to the proper operations of the equipment, and compensation for a similar installation was not made to the business concern as part of the price paid to acquire the former property.

- c. Changes in or to a building or structure may not increase the value of the building or structure for general purpose uses, may not increase the structural or mechanical capacity of the building or of its components beyond the requirements of specific types of equipment moved from the old location or replaced with a substitute, nor include building or structural alterations required by local building codes and ordinances, except if required for the installation of specific types of equipment moved from the old location or necessary for the continuation of the business. No relocation payment in connection with a change in or to a building or structure shall be made for items for which compensation was made as an acquisition cost at the old location.
- d. You must submit the following documentation to the Commission:
  - (i) A detailed description or drawing, or both, of the installation in the former location.
  - (ii) A detailed description or drawing, or both, of the installation as proposed or actually installed.
  - (iii) A copy of all instructional materials or drawings to be provided to contractors or workmen.

ND 507 RELOCATION ACTIVITY REPORT (Business Payments) Cont'd

- (iv) A statement describing the basis for the estimated or actual cost related to the physical changes.
- (v) A statement explaining why the changes are necessary to reinstallation of the equipment.

2. Notice. In any case where it appears that physical changes must be made to a building, you should discuss your plans with the Commission before the move so that a determination of acceptability can be made.

I. PERSONAL PROPERTY OF LOW VALUE AND HIGH BULK. In some cases, personal property used in connection with a business may be of low value and high bulk; e.g., items in junkyards and stockpiles, or sand, gravel, minerals, and metals. If the Commission determines that the estimated cost of moving such property would be disproportionate in relation to its value, a relocation payment for moving expenses may be made in an amount not to exceed the difference between the cost of replacing the property with comparable items available on the market, and the amount which probably would have been received for liquidating the property. The Commission's determination will be based on an appraisal and an estimate of the cost of moving.

J. SELF-MOVES. The amount of a relocation payment for a self-move shall not exceed the estimated cost of accomplishing the move if it were performed by a commercial mover or contractor. However, you may present documentation and justify the need for a greater amount. Upon review of the documentation and inspection of the personal property involved, the Commission shall determine whether or not a greater amount is justified and explain to you the basis for the determination in writing.

ND 507 RELOCATION ACTIVITY REPORT (Business Payments) Cont'd

If you wish to move yourself instead of hiring a mover, you should so indicate to the Commission at the time you submit written notification of your intention to move.

A self-move is subject to the three-bid requirements if the cost of the move is estimated to exceed \$500.

Allowable expenses for a self-move may include:

1. Amounts paid for truck and/or equipment hire.
2. If vehicles or equipment owned by the business concern are used.  
a reasonable amount to cover gas and oil, and the cost of insurance and depreciation directly allocable to hours and/or days the equipment is used for the move.
3. Wages paid for the labor of persons who physically participate in the move. (The labor may be performed by regular employees of the concern, owners of the concerns, or persons employed for the move).  
Labor costs are to be computed on the basis of actual hours worked at the hourly rate paid, but the hourly rate may not exceed that paid by commercial movers or contractors in the locality for each profession or craft involved.
4. Labor cost as provided in paragraph A. above.

You must submit full documentation for all amounts claimed. Generally, the relocation payment may not exceed the estimated cost of the move, or of the low bid obtained for a move estimated to cost in excess of \$500.



However, a larger amount may be paid if the Commission determines that the documentation submitted by the business concerns justifies the larger amount.

- K. PAYMENT OF CLAIMS FOR MOVING EXPENSES. A claim for a payment for actual moving expenses shall be supported by a bill or other evidence of expenses incurred. By prearrangement between the Commission, the displaced person, and the mover (evidenced in writing), you or the mover may present an unpaid moving bill to the Commission, and the Commission may pay the mover directly.

L. PAYMENT IN LIEU OF MOVING AND RELATED EXPENSES

1. General. A payment in lieu of moving and related expenses may be made to a business (except the owner of an outdoor advertising display) that elects to receive such payment and that meets the eligibility requirements for a payment for moving and related expenses and the additional eligibility requirements set forth below.
2. Amount of Payment. A payment in lieu of moving and related expenses shall be equal to the average annual net earnings of the business concern or farm operation, but not less than \$2,500 nor more than \$10,000. For the purposes of this payment, a profit-making business owned by a nonprofit organization shall be treated as a business, not as a nonprofit organization. Payment to a nonprofit organization which does not operate for profit, shall be in the amount of \$2,500.

3. Eligibility Requirements - Business Concern.

a. A displaced business concern may be eligible for a payment in lieu of moving and related expenses if the Commission determines that:

- (1) The business cannot be relocated without a substantial loss of its existing patronage, based on a consideration of all pertinent circumstances including such factors as the type of business conducted, the nature of the clientele, and the relative importance to the displaced business of its present and proposed location.
- (2) The business is not part of a commercial enterprise having another establishment which is not being acquired for the project, and which is engaged in the same or similar business.
- (3) The business contributes materially to the income of the displaced owner.

b. Determination of Number of Businesses. Separate legal entities will not each be entitled to a payment under this paragraph, if they actually constitute only one business. Whenever the Commission and the claimant cannot agree on the number of businesses involved, the HUD Area Office will be consulted. In determining whether two or more legal entities constitute a business, the following factors, among others, shall be taken into consideration:

ND 507 RELOCATION ACTIVITY REPORT (Business Payments) Cont'd

- (1) The extent to which the same premises and equipment are shared.
- (2) The extent to which substantially identical or intimately interrelated business functions are pursued and business and financial affairs are comingled.
- (3) The extent to which the entities are held out to the Public, and to those customarily dealing with such entities, as one business.
- (4) The extent to which the same person or closely related persons own, control, or manage the affairs of the entities.

4. Eligibility Requirements - Farm Operations. A displaced farm operation may be eligible for a payment in lieu of moving expenses if the Commission determines that:
  - a. The farm operation customarily produces products in sufficient quantity to be capable of contributing materially to the operator's support.
  - b. The Commission determines that the partial acquisition of the farm operation renders the remaining portion an uneconomic unit.
5. Eligibility requirements - Nonprofit Organizations. A displaced non-profit organization may be eligible for a payment in lieu of moving and related expenses if the Commission determines that:
  - a. The nonprofit organization cannot be relocated without a substantial loss of its existing patronage. The term

ND 507 RELOCATION ACTIVITY REPORT (Business Payments) Cont'd

"existing patronage" in this case includes the membership, persons, community, and/or clientele served or affected by the activities of the nonprofit organization.

- b. The nonprofit organization is not part of an organization having at least one other establishment which is not being acquired for the project and which is engaged in the same or similar activity.

- 6. Average Annual Net Earnings. Average annual net earnings generally shall be computed on the basis of the net earnings of the business or farm operation, before Federal, State, and local income taxes, during the two taxable years immediately preceding displacement (or if the business or farm was not in operation that long, such other period as may be approved by the Commission.

- a. Average annual net earnings include salaries, wages, or other compensation paid by the business or farm operation to the owner, his spouse, or his dependents.
- b. If the Commission determines that the two-year period immediately preceding displacement is not equitable for establishing earnings, the period used for determining average annual net earnings shall be a substitute period determined by the Commission to be most representative. A "representative" substitute period must be one during which the business conducted its operation at the site in the project area from which it was displaced.
- c. Nonprofit organizations are eligible for a relocation payment

moving and related expenses may elect to receive a payment in lieu of moving and related expenses in the amount of \$2,500. For designation of organizations deemed to be nonprofit concerns, exempt from Federal income taxation, see 26 U.S.Code, Sections 501 et seq.

7. Ownership. The term "owner" as used above includes the proprietor in a sole proprietorship, the principal partners in a partnership, and the principal stockholders of a corporation, as determined by the Commission. For the purpose of determining a principal stockholder, stock held by a husband, his wife, and their dependent children shall be treated as one unit.
8. Documentation in Support of a Claim. A claim for a payment in lieu of moving and related expenses shall be supported by such reasonable evidence of earnings as may be approved by HUD. If no other evidence is available, the claim shall be supported by copies of Federal income tax returns. The claimant may provide written authorization to the Internal Revenue Service (IRS), or he must certify that the copy presented for review by the Commission is a true copy of the tax form as filed with IRS. Documentation as to earnings is not required in support of a claim for this payment submitted by a nonprofit organization.
- L. OUTDOOR ADVERTISING DISPLAYS. The owner of an outdoor advertising display may be eligible for a relocation payment for actual and reasonable moving and related expenses, but not for a payment in lieu of such expenses,

in connection with the displacement of his display(s) by project or program activities. The display(s) need not have been located on the premises on which the advertised activities were conducted. Compensable expenditures in connection with moving outdoor advertising displays or signs may cover:

1. Dismantling, moving, storing (generally not to exceed six months), and re-erecting the display or sign.
2. Insurance to cover the foregoing.
3. Relettering the display or sign to change the address or telephone number.
4. Direct loss of property.
5. Searching for a replacement site. Compensable search costs are limited to a maximum of \$500 for all displays owned by the claimant within a single project area, except as provided in paragraph 2.  
page 21.
6. Cost for physical changes required by local law or ordinance (for example, the use of metal posts in place of wooden posts used in the old location).

N. SEARCHING FOR A REPLACEMENT LOCATION.

1. A relocation payment for moving expenses may include actual reasonable expenses incurred by a business in searching for a replacement location. Searching expenses may include:
  - a. Transportation expenses within a radius of 50 miles from the boundaries of the political jurisdiction in which the

ND 507 RELOCATION ACTIVITY REPORT (Business Payments) Cont'd

displacement will occur, at a mileage rate not to exceed the amount normally paid by the Commission for travel of its staff.

- b. Meals and lodging while away from home.
  - c. An amount to cover the reasonable time spent in searching, based on the hourly wage rate of the business concern's representative, but not to exceed \$10.00 per hour.
  - d. Reasonable fees paid to a real estate agent or broker to locate a replacement site or operation.
2. The maximum total amount of compensation for the searching expenses, as identified above, is limited to \$500 unless the Commission determines that a greater amount is justified. Expenses incurred by the business in searching for a replacement location must be supported by receipted invoices, where appropriate.

N. ACTUAL DIRECT LOSS OF PROPERTY

1. General. A business may receive a payment for any actual direct loss for any of its tangible personal property, including inventory or goods held for sale, which it chooses not to relocate. An effort to achieve a bona fide sale to dispose of the personal property is required, and the payment may not exceed the estimated reasonable expense of moving such property. A relocation payment may be made only for items of personal property. A relocation payment for direct loss of property may not be made for an item traded in which has

been compensated through a payment under paragraph G. of page 10.

2. Amount of Property Loss Payment. except as provided under subparagraph a. below, the net proceeds from the bona fide sale of the property shall be deducted from the fair market value for any item of personal property for which a claim is made for a payment for direct loss of property. The remaining amount, if any, shall represent the value not recovered by the sale.
  - a. The amount of the payment for actual direct loss of property is the lower of: (a) the value not recovered by the sale or (b) the estimated moving expenses which would have been incurred had the personal property been moved. If no offer is received for the property after reasonable efforts have been made over a reasonable period of time to accomplish a sale, then the amount of the actual direct loss of property is the lesser of: (a) the fair market value for continued use of (b) the estimated moving expenses, as determined by the Commission.
  - b. If a bonafide sale cannot be effected, the payment for the personal property shall be the fair market value for continued use (less the proceeds from any sale or exchange of the property), or the estimated moving expenses, whichever is the lesser.
3. Bona Fide Sale. A bona fide sale (as determined by the Commission) is a sale at the highest price offered, after reasonable efforts have been made over a reasonable period of time to interest prospective buyers, including secondhand dealers, and, if appropriate,



junkmen, who customarily deal in similar property. An auction held after reasonable public notice is a bona fide sale. A private sale to one's relatives or associates is not a bona fide sale. A trade-in may be considered a bona fide sale, but if the item so traded has been compensated through a payment under paragraph G. Page 10., no property loss payment shall be made.

4. Net Proceeds. The ordinary and reasonable expenses related to the sale of the personal property may be deducted from the amount realized from the sale, to determine the net proceeds, except in the case of a trade-in for which a payment has been made under paragraph G. Pg. 10. Examples of allowable expenses that may be deducted to determine net proceeds are auctioneer fees, sales commissions, and advertising costs. In addition, the actual cost incurred in delivering the property to either (but not both) of the following destinations may be included: (1) an auction house or other place of sale or (2) the purchaser's place of business.
5. Fair Market Value. The fair market value of the property for continued use at its location prior to displacement shall be ascertained by an appraisal secured by either the claimant or the Commission and concurred in by the other. It shall be made by either a qualified appraiser or valuation consultant. If the value of the property to be disposed of is so small that the expense of an appraisal is not warranted, the fair market value of the property for continued use should be ascertained by either of the following methods:

- a. Through consultation with an equipment dealer, determine a value which reflects current use market value of the item or its nearest functional equivalent of the same approximate age and condition; or
  - b. Compute the fair market value by multiplying:
    - (1) The original cost of the item to the claimant (exclusive of installation) by
    - (2) The figure obtained by dividing (a) the period of the remaining useful life of the property at the date of removal, by (b) the period of normal useful life of the property on the date of its acquisition by the claimant.
6. Limitations. No payment for direct loss of property shall be made:
- a. For an item of personal property sold or traded in and replaced with a substitute (however, a substitute equipment payment may be made under paragraph G. Page 10.)
  - b. In an amount in excess of the estimated cost of moving the personal property.
  - c. On any item of personal property for which compensation has otherwise been made.
7. Claim for Payment for Direct Loss of Property. A claim for a payment for direct loss of property shall be supported by:
- a. Written evidence of the loss, which may include appraisals, certified prices, copies of bills of sale, receipts, cancelled

ND 507 RELOCATION ACTIVITY REPORT (Business Payments) Cont'd

checks, copies of advertisements, offers to sell, auction documents, and other appropriate records.

- b. A list of the items of machinery, equipment, trade fixtures, inventory, stock-in-trade, or other tangible personal property excluded from the appraisals of the real property.
- c. Documentation of the fair market value of each item, or each lot or group of similar items, for continued use in place, unless an appraisal secured by the Commission has been concurred in by the claimant.

ND 507 RELOCATION ACTIVITY REPORT (Business Displacement)

SPECIAL INSTRUCTIONS

PREPARATION OF BID OR ESTIMATE SPECIFICATIONS

Preparation of Bid or Estimate Specification:

1. The scope of work covered by each bid or estimate obtained by a business concern must be the same. To achieve this uniformity, all contractors must be provided with the same work specifications on each individual move. Where appropriate, the specifications should be subdivided to reflect the specific responsibilities of each trade or craft that will perform a separate category of services in the move.
2. The Portland Development Commission may assist in the preparation of bid or estimate specifications if the business concern wishes, but selection of movers and other contractors who will be requested to bid shall be the sole prerogative of the business concern.

Review of Specifications:

The Portland Development Commission shall review the bid or estimate specifications prepared by the business concern to determine conformance with HUD requirements and with recognized sound bid procedures in conformance with local ordinances or requirements.

Obtaining Bids:

1. Bids are required to be obtained from at least three general contractors, or at least three contractors for each trade or

ND 507 RELOCATION ACTIVITY REPORT (Business Displacement) Cont'd

craft where there is no general contractor. Exceptions may be made under the following circumstances:

- a. If the business concern is unable to obtain three bids for any category of work, a lesser number shall be submitted, together with a written justification from the business concern. The Portland Development Commission shall determine whether or not the reasons stated by the claimant are valid and, if so, shall approve the use of less than three bids.
  - b. If bids for any portion of the work to be performed are prohibited by State law or by regulation, the business concern may submit estimates for that portion of the move, but only to the extent that such portion is subject to State law or regulations.
2. If the Portland Development Commission determines that advertising for bids or estimates is necessary to enable the business concern to comply with the HUD bid requirement, the reasonable costs so incurred may be considered as a moving expense.
  3. Where compensation will be made for bids or estimates, the business concern shall fully document the amount paid or to be paid.

Sealed-Bid Procedure:

If the total cost of move, or of any separately identified category of service involved in the move, is estimated to cost \$2,000 or more, the sealed-bid procedure described in this subparagraph shall be followed.

ND 507 RELOCATION ACTIVITY REPORT (Business Displacement) Cont'd

(For moves estimated to cost between \$500 and \$2,000, see Bid Requirements General, page 4.)

1. Submission of Bids or Estimates. The original and one copy of the completed sealed bid or estimate form must be mailed or otherwise presented by the bidder to the appropriate Portland Development Commission office not less than 15 days prior to commencement of the move. Each form must specify the precise scope of work covered by the bid or estimate. Each bid or estimate must be received in the Portland Development Commission office prior to the bid opening time set by the Commission, in agreement with the business, taking into consideration the aforementioned 15-day minimum period.
2. Bid Opening. The Portland Development Commission shall open the sealed bids or estimates at the established time (which should be not less than 15 days prior to the commencement of the move) and place. A duly authorized representative of the business concern must be present at the bid opening unless the business has notified the local agency of its inability to be represented and has requested that the bid opening proceed without its representation. Those who have submitted sealed bids or estimates may also be present. The business concern shall be promptly provided with a copy of each bid submitted.

Contract Award:

When the Portland Development Commission has determined the lowest bid submitted by a responsible bidder, the business concern shall be

ND 507 RELOCATION ACTIVITY REPORT (Business Displacement) Cont'd

advised to award the contract to that bidder, unless the business will undertake a self-move. Where estimates rather than bids have been submitted, the amount to be compensated as a moving expense shall not be determined until invoices and other required documentation of actual costs have been submitted and reviewed by the Commission.

Verification of Reasonableness of Bids:

The Portland Development Commission may obtain an independent analysis or estimate of the cost of the move, if deemed desirable.

ESTIMATE FOR MOVING BUSINESS CONCERNS  
AND NONPROFIT ORGANIZATIONS

Name: \_\_\_\_\_  
(Name of business concern requesting estimate)

\_\_\_\_\_  
(Present Address)

\_\_\_\_\_  
(Relocation Address)

Estimate Requested by: \_\_\_\_\_  
(Officer or Agent of Business Concern)

INSTRUCTIONS: If State law or regulations prohibit the submission of a firm bid, this estimate form must be used. This estimate (original and one copy) must be mailed or otherwise presented to the Portland Development Commission for the bid opening time set by the Commission in consultation with the above-named business concern or nonprofit organization. The amount of the lowest proposal shall establish and become the maximum amount of allowable compensation through relocation payments by the Portland Development Commission. The business concern is advised to award the contract to the low bidder; however, the business concern may award the contract(s) to any qualified contractor(s) it selects, but the maximum amount of allowable compensation by the Portland Development Commission shall not be changed.

Penalty for False or Fraudulent Statement. U.S.C. Title 18, Sec. 1001, provides: "Whoever, in any matter within the jurisdiction of any department or agency of the United States, knowingly and willfully falsifies...or makes any false, fictitious or fraudulent statements or representations, or makes or uses any false writing or document knowing the same to contain any false, fictitious or fraudulent statement or entry, shall be fined not more than \$10,000 or imprisoned not more than five years, or both."

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STATEMENT OF OFFICIAL OF ESTIMATING CONTRACTOR:

I, the undersigned having been selected by the party above named to submit an estimate for certain services specified below as the Scope of Work of this estimate, do declare: That, this estimate is submitted in good faith and without intent to obtain reimbursement to which I am not, or will not be entitled; That, I have not been a party to any agreement whatever, with any other person to fix the price, or any part of the price, or to submit a sham or collusive proposal or estimate; That, if this estimate is accepted, the Scope of Work hereinafter described will be performed in an expeditious and thorough manner and the amount charged shall be reasonable, true and accurate; That, all statements contained in this estimate are true to the best of my knowledge and belief and no portion of this agreement has been willfully falsified, altered, or omitted.



SCOPE OF WORK TO BE PERFORMED: (Please attach continuation sheets detailing work to be performed and/or inventory of all items to be moved; identify each sheet with information in upper left hand block of this form.)

CARPENTRY: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

CARTING: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

ELECTRICAL: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

MECHANICAL: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

OTHER (Specify): \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

CERTIFICATION:

I, the undersigned, agree to perform the work described above for an amount not to exceed \$ \_\_\_\_\_. I understand that this amount does not include the cost of new materials, for installation of new equipment or fixtures, or for the making of any alterations or additions to personal or real property, except as approved by the Agency and concurred in by the U. S. Department of Housing and Urban Development. I further understand that the total for moving expenses may not exceed the estimate. I certify under the penalties and provisions of U.S.C. Title 18, Section 1001, and any other applicable law, that the information submitted herewith has been examined by me and is true and correct.

Name of bidding contractor:

\_\_\_\_\_

\_\_\_\_\_  
(Signature of officer or agent)

Address: \_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_

NOTE: Must be submitted 30 to 90 days before move.

\_\_\_\_\_  
(date)

Portland Development Commission

\_\_\_\_\_  
Portland, Oregon 972\_\_\_\_

Gentlemen:

This is to inform you that I intend to move and/or liquidate from my present location at \_\_\_\_\_, on or about \_\_\_\_\_. The location to which I intend to move is \_\_\_\_\_.

It is our understanding that prior to any issuances of invitations for bidding that we will provide the Portland Development Commission with:

1. Statement setting forth the proposed scope of work;
2. Inventory of the tangible personal property to be relocated;
3. List of the contractors who will be invited to bid; and
4. Advice of expected dates for beginning and completion of the move.

At this time we are attaching an estimate and explanation of what the move may approximately cost.

We are also attaching a list of items we may offer for sale and/or which may be the basis for a claim for direct loss of property.

Very truly yours,

\_\_\_\_\_  
(name)

\_\_\_\_\_  
(firm)

\_\_\_\_\_  
(phone)

R E C E I P T

I hereby acknowledge receipt of a copy of the Portland  
Development Commission INFORMATION STATEMENT explaining  
provisions governing relocation assistance and payments  
for business concerns.

FIRM: \_\_\_\_\_

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

DATE: \_\_\_\_\_

CHECK ONE:

☐ No, we do not intend to make a self-move.

☐ Yes, we do intend to make a self-move and our employees will perform the following portions or categories of work in the move:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

ND 507 RELOCATION ACTIVITY REPORT (Woodlawn)

RELOCATION PROJECT PLAN  
for the  
WOODLAWN NEIGHBORHOOD DEVELOPMENT PROJECT

1. Estimate of the anticipated displacement of families and individuals, based on a 100 percent survey. A tabulation indicating the minority-group distribution and the income-group distribution is included in Exhibits A and B. Where the survey yielded information regarding the eligibility of families and individuals for subsidized housing, information is shown in Exhibit C.
2. Narrative description of the characteristics of the families and individuals, delineating relocation needs. The description sets forth the assumptions and conclusions which have been reached from an analysis of the data obtained by survey and/or interviews. Problems of minority groups, large families, nonelderly single individuals, or others are specifically identified and described. This information is also shown in tabular form in Exhibits A, B, and C.

The projected displacement in the Woodlawn Pilot Housing Extension area is thirteen families and fifteen individuals. Ten families wish to purchase replacement housing, two wish to rent, and one family requires public housing. Four individuals wish to purchase housing, six wish to rent, and five individuals are eligible for public housing.

For the six families and the three individuals who are now owner-occupants, we foresee no real problems in securing purchased replacement housing to meet their needs within the 90-day notice-to-move period.

ND 507 RELOCATION ACTIVITY REPORT (Woodlawn) Cont'd

for rental units in the northeast, as reported in PGE's January-February "Area Development and Research Forum", will absorb this displacement. This same report mentions an unusually high number of apartments under construction or never occupied as of November 30, 1971.

The survey did not reveal any unusual or unreasonable needs or desires on behalf of the displacees. Only four people specially indicated a preference to relocate within Woodlawn. As many as five households may move out of the urban Portland area. Two households listed unemployment as a financial problem; they will be referred to several agencies and training programs in the area.

3. Description of the nature and volume of competing demands for standard housing in the locality. (See Exhibits D and E)
4. Tabular description of available and committed housing resources that may be used for relocation purposes. (See Exhibits F, G and H)
5. Statement indicating whether a local rent assistance program may be required. If a rent assistance program will be required, include a full description of the program.

The City of Portland does not have a local rent assistance program. It is anticipated, however, that the rent supplement, public housing, in combination with relocation payments, will meet the housing needs of the lowest income displacees.

6. Detailed explanation of procedures to be followed in those rare cases where temporary moves can be anticipated and planned for at the application stage.

ND 507 RELOCATION ACTIVITY REPORT (Woodlawn) Cont'd

Family counseling services shall be made available to all persons relocated before the move, during the move, and following the move. Counseling services shall be provided in the following areas: home purchasing, home maintenance, money management (debt management), consumer problems (credit assistance), and lawn and yard care. These services will be especially emphasized to those four families and one individual who are now tenants but wish to purchase replacement housing.

Types of counseling services to be provided include: individual counseling sessions, group counseling sessions, and referral service to social service programs available in areas such as personal problems, marital conflicts, family tensions, health services, educational concerns, inter and intragroup problems, child care, employment upgrading, and training and opportunities.

The turnover rate and rate of newly constructed subsidized units in public housing and rent supplement units appear to be sufficient to relocate those persons who require a subsidized rent. An agreement between the renewal agency and the Housing Authority of Portland gives governmental displacees a first priority on the public housing waiting list, thereby assuring that the lowest income group have adequate displacement housing. In recent projects, displacees have not usually had to wait longer than 60 days.

For those families and individuals who will rent replacement housing, it is anticipated that the rental assistance payment will compensate any increased housing costs. It is expected that the current high vacancy rate

ND 507 RELOCATION ACTIVITY REPORT (Woodlawn) Cont'd

(Normally an approvable relocation plan will not include temporary moves.)

There are no temporary moves anticipated at this stage. The only foreseeable reasons for such a move would be in circumstances of emergency in which the house is declared unsafe or unsanitary, or in other such instances of emergency. Temporary relocation will not diminish our efforts to provide relocation assistance and services designed to achieve permanent relocation of displacees into suitable facilities. The temporary accommodations must meet relocation standards.

7. Estimate of the anticipated number of business concerns, nonprofit organizations, and farm operations to be displaced. To the extent that the information is available, it is submitted in the detail and form suggested in Exhibits I and J.

There are two businesses to be displaced. One business is an apartment building; the owner will have equipment to move and may have searching expenses in finding another similar investment.

The other business is located in this same apartment building. A large room is used for storage or as a warehouse facility for a manufacturer of aluminum products. The business is new but may be eligible for an "in-lieu" payment.

8. Estimates of the costs of relocation payments and assistance, by type of payment, and settlement costs are found in Exhibit K.
9. Detailed explanation of how the coordination of relocation activities with



other project activities and concurrent governmental activities with displacement has been, and will be carried out. The City of Portland is currently establishing a system to coordinate concurrent displacement. The relocation planning function will consider an analysis of housing study data, an inventory of subsidized resources, an analysis of displacement-causing projects by location, timing and housing needs generated, including mapping surveys as appropriate.

Methods will be explored to refine and improve methods for estimating future displacement and the housing needs generated thereby.

10. Relocation Payment Schedules for use in making a Replacement Housing Payment for Homeowners or Tenants and Certain Others can be found in Exhibits L and M. These HUD-approved schedules are currently being revised in accordance with the HUD Relocation Handbook 1371.1, Chapter 6, Appendices 10 and 14. These revised schedules will be submitted to HUD before July 1, 1972.

Payments are now being made on a comparative basis as described in HUD's Relocation Handbook when the approved schedule does not appear to reflect the market situation.

HOUSING REQUIREMENTS OF DISPLACED FAMILIES AND INDIVIDUALS	DISPLACEMENT PERIOD: <u>12</u> months	LOCALITY <b>Portland, Oregon</b>
	From <u>6/72</u> to <u>6/73</u>	LOCAL AGENCY <b>Portland</b>
	(month/year)      (month/year)	<b>Development Commission</b>
		PROJECT NAME AND NUMBER <b>Woodlawn NDP-ORE. A-5-1</b>

**A. NUMBER OF FAMILIES AND INDIVIDUALS TO BE DISPLACED**

	White, Nonminority		Negro/Black		American Indian		Spanish-American		Oriental		Other Minority		Total	
	Owner	Tenant	Owner	Tenant	Owner	Tenant	Owner	Tenant	Owner	Tenant	Owner	Tenant	Owner	Tenant
<b>Families</b>														
Elderly	2												2	
Other	3	6	1	1									4	7
<b>Individuals</b>														
Elderly	2	4											2	4
Handicapped									1					1
Other	1	7											1	7

**B. HOUSING REQUIREMENTS OF FAMILIES AND INDIVIDUALS TO BE DISPLACED**

Submit separate table for each group classification identified in Block A. Check applicable box for group classification covered in each table. Show size and bedroom requirements, by income, of individuals and families to be displaced.

☐ American Indian   ☐ Negro/Black   ☐ Oriental   ☐ Spanish-American   ☒ White, Nonminority   ☐ Other

Annual Income	Individuals			Families															
	Nonhouse-keeping	Housekeeping		By Family Size (No. of persons)									By Bedrooms Required						
		0-BR	1-BR	2	3	4	5	6	7	8	9 or more	Total	0	1	2	3	4	5 or more	Total
Under \$1000			1									0							0
\$ 1000 - 1999			4									0							0
2000 - 2999					1							1			1				1
3000 - 3999			4	1	1	1						3			2		1		3
4000 - 4999			2				1					1			1				1
5000 - 5999			1	1								1			1				1
6000 - 6999			2		1							1			1				1
7000 - 7999						1						1			1				1
8000 - 9999												0							0
10000 -14999				2	1							3			2	1			3
15000 -24999												0							0
25000 & Over												0							0
Totals			14	4	4	2	1					11			4	6	1	1	11

[form continued on next page]

**B. HOUSING REQUIREMENTS OF FAMILIES AND INDIVIDUALS TO BE DISPLACED**

Submit separate table for each group classification identified in Block A. Check applicable box for group classification covered in each table. Show size and bedroom requirements, by income, of individuals and families to be displaced.

☐ American Indian ☐ Negro/Black ☒ Oriental ☐ Spanish-American ☐ White, Nonminority ☐ Other

Annual Income	Individuals			Families															
	Nockhouse- keepings	Housekeeping		By Family Size (No. of persons)									By Bedrooms Required						
		0-BR	1-BR	2	3	4	5	6	7	8	9 or more	Total	0	1	2	3	4	5 or more	Total
Under \$1000																			
\$ 1000 - 1999																			
2000 - 2999																			
3000 - 3999																			
4000 - 4999			1																
5000 - 5999																			
6000 - 6999																			
7000 - 7999																			
8000 - 8999																			
10000 -14999																			
15000 -24999																			
25000 & Over																			
Totals			1																

**B. HOUSING REQUIREMENTS OF FAMILIES AND INDIVIDUALS TO BE DISPLACED**

Submit separate table for each group classification identified in Block A. Check applicable box for group classification covered in each table. Show size and bedroom requirements, by income, of individuals and families to be displaced.

☐ American Indian ☒ Negro/Black ☐ Oriental ☐ Spanish-American ☐ White, Nonminority ☐ Other

Annual Income	Individuals			Families															
	Nonhouse-keeping	Housekeeping		By Family Size (No. of persons)									By Bedrooms Required						
		0-BR	1-BR	2	3	4	5	6	7	8	9 or more	Total	0	1	2	3	4	5 or more	Total
Under \$1000												0							0
\$ 1000 - 1999												0							0
2000 - 2999												0							0
3000 - 3999												0							0
4000 - 4999										1		1					1		1
5000 - 5999												0							0
6000 - 6999												0							0
7000 - 7999												0							0
8000 - 9999							1					1				1			1
10000 -14999												0							0
15000 -24999												0							0
25000 & Over												0							0
Totals							1			1		2				1	1		2

C. FAMILIES AND INDIVIDUALS APPARENTLY ELIGIBLE FOR SUBSIDIZED HOUSING

Complete the following table to show number of families and individuals apparently eligible for low-rent public housing. Complete similar tables for each other subsidized program, e.g., Section 235 and Section 236.

Annual Income	Individuals			Families															
	Nonhouse-keeping	Housekeeping		By Family Size (No. of persons)									By Bedrooms Required						
		0-BR	1-BR	2	3	4	5	6	7	8	9 or more	Total	0	1	2	3	4	5 or more	Total
Under \$1000		1																	
\$ 1000 - 1999		2																	
2000 - 2999		4																	
3000 - 3999																			
4000 - 4999									1		1						1		1
5000 - 5999																			
6000 - 6999																			
7000 - 7999																			
8000 - 9999																			
10000 & Over																			
Totals			7						1		1						1		1

C. FAMILIES AND INDIVIDUALS APPARENTLY ELIGIBLE FOR SUBSIDIZED HOUSING

Complete the following table to show number of families and individuals apparently eligible for low-rent public housing. Complete similar tables for each other subsidized program, e.g., Section 235 and Section 236.

Annual Income	Individuals			Families															
	Nonhouse-keeping	Housekeeping		By Family Size (No. of persons)									By Bedrooms Required						
		0-BR	1-BR	2	3	4	5	6	7	8	9 or more	Total	0	1	2	3	4	5 or more	Total
Under \$1000																			
\$ 1000 - 1999			2																
2000 - 2999					1							1			1				1
3000 - 3999				1								1			1				1
4000 - 4999							1					1				1			1
5000 - 5999																			
6000 - 6999																			
7000 - 7999																			
8000 - 9999							1					1				1			1
10000 & Over																			
Totals			2	1	1		2					4			2	2			4

C. FAMILIES AND INDIVIDUALS APPARENTLY ELIGIBLE FOR SUBSIDIZED HOUSING

Complete the following table to show number of families and individuals apparently eligible for low-rent public housing. Complete similar tables for each other subsidized program, e.g., Section 235 and Section 236.

Annual Income	Individuals		Families																
	Nonhouse-keeping	Housekeeping		By Family Size (No. of persons)									By Bedrooms Required						
		0-BR	1-BR	2	3	4	5	6	7	8	9 or more	Total	0	1	2	3	4	5 or more	Total
Under \$1000		1																	
\$ 1000 - 1999		4																	
2000 - 2999		4		1							1			1				1	
3000 - 3999			1								1			1				1	
4000 - 4999						1			1		2				1		1	2	
5000 - 5999																			
6000 - 6999																			
7000 - 7999																			
8000 - 9999						1					1				1			1	
10000 & Over																			
Totals		9	1	1		2			1		5			2	2		1	5	

D. ANTICIPATED DISPLACEMENT: As reported in Portland's "Workable Program, 1972-1974" for the coming two years.

<u>TYPE OF GOVERNMENTAL ACTION</u>	<u>TOTAL</u>	<u>NUMBER OF HOUSEHOLDS &amp; BUSINESSES TO BE DISPLACED</u>		
		<u>Non-Minority Households</u>	<u>Minority Households</u>	<u>Businesses &amp; Nonprofit Organizations</u>
SCHOOL DISTRICT #1	35	0	35	0
BUREAU OF WATER WORKS	7	7	0	0
MULTNOMAH COUNTY DIVISION OF PUBLIC HEALTH	60 Est.	10	50	0
SOUTHEAST UPLIFT	7	7	0	0
HOUSING AUTHORITY OF PORTLAND	15	10	5	0
BUREAU OF PARKS (OPEN SPACE)	56	56	0	0
EMANUEL HOSPITAL URBAN RENEWAL PROJECT	117	10	80	27
NEIGHBORHOOD DEVELOPMENT PROJECT	289	189	100	18
ALBINA NEIGHBORHOOD IMPROVEMENT PROJECT	2	0	2	0
PORT OF PORTLAND				
PORTLAND INTERNATIONAL AIRPORT	20	20	0	0
PORTLAND HILLSBORO AIRPORT	10	6	4	0
OREGON STATE HIGHWAY COMMISSION	<u>435*</u>	<u>435</u>	<u>0</u>	<u>65</u>
TOTALS	953	750	276	110

\* Recent changes in Oregon State Highway Commission procedure requiring environmental studies make it very difficult to predict displacement at this time. While the racial and ethnic breakdown is unknown, it is estimated that the vast majority will be white. However, the following NDP applications are to be submitted. If they are approved, the above estimate of relocation should be amended as follows:

<u>Project</u>	<u>Displacement</u>			
	<u>Business</u>	<u>Families</u>		<u>Individuals</u>
		<u>White</u>	<u>Non-White</u>	<u>White</u> <u>Non-White</u>
Good Samaritan	77	102	2	299    8
Hill Park	20	41	4	86    9
Buckman	<u>13</u>	<u>32</u>	<u>7</u>	<u>86</u> <u>15</u>
TOTALS (801)	<u>110</u>	<u>175</u>	<u>13</u>	<u>471</u> <u>32</u>

It is not possible to further indicate any other racial categories. The projects are committed but relocation surveys have not been made.

ESTIMATED CONCURRENT DISPLACEMENT										LOCALITY <b>Portland, Oregon</b>					
DISPLACEMENT PERIOD: <u>12</u> months										LOCAL AGENCY <b>Portland Development Commission</b>					
From <u>6/72</u> to <u>6/73</u> (month/year) (month/year)										PROJECT NAME AND NUMBER <b>Woodlawn NDP ORE. A-5-1</b>					
<b>D. ANTICIPATED DISPLACEMENT (Number of Families and Individuals)</b>															
Type of Governmental Action	White, Nonminority		Negro/Black		American Indian		Spanish-American		Oriental		Other Minority		Total		
	F	I	F	I	F	I	F	I	F	I	F	I	F	I	
HUD-assisted Projects	PLEASE SEE THE NEXT PAGE FOR THE BEST ESTIMATES TO DATE.														
Local Code Enforcement															
Highway Construction															
Other (identify)															
Total															
<b>E. ESTIMATED HOUSING NEEDS (Number of Families and Individuals)</b>															
Instructions: To the extent that information is available, indicate the estimated housing needs of families and individuals covered in Block A.															
Income Range	Families								Individuals						
	Number of Bedrooms								Type of Unit						
	0	1	2	3	4	5 or more	Total	Nonhouse-keeping	Housekeeping						
Low-Income Rental									O-BR	I-BR					
Sales															
Moderate-Income Rental															
Sales															
Above Moderate-Income Rental															
Sales															

Because the many different displacing agencies are not all subject to the Uniform Relocation Act, and because they may commit programs somewhat in advance of funding arrangements, these statistics on displacees are not available.

At this time, there is no way to estimate the rehousing needs of these displacees. Since urban renewal displacement represents less than a third of the total displacement, it is not valid to assume that the same income levels and rehousing needs found in urban renewal projects would apply to the total population. In fact, it is anticipated that representative incomes will be higher due to the areas in which the Oregon State Highway Commission and the Bureau of Parks are expanding their projects; while this situation would not necessarily make any difference in the kinds and sizes of housing needed, it might mean that replacement housing would be more readily available.

The Census figures on income for the Portland area are not yet published, so that it is not possible to project that the income levels of the displacees are not unlike those of the total population. There are now no means whereby income can be correlated with housing needs.



HOUSING RESOURCES TO BE AVAILABLE PRIOR TO  
DISPLACEMENT OF FAMILIES AND INDIVIDUALS

DISPLACEMENT PERIOD: \_\_\_\_\_ months

From \_\_\_\_\_ to \_\_\_\_\_  
(month/year) (month/year)

LOCAL AGENCY

PROJECT NAME AND NUMBER

# F. HOUSING UNITS

Type	0 Bedroom				1 Bedroom				2 Bedroom				3 Bedroom 1/				4 Bedroom				5 Bedroom				
	Number Needed	Available			Number Needed	Available			Number Needed	Available			Number Needed	Available			Number Needed	Available			Number Needed	Available			
		Total	Existing	New		Total	Existing	New		Total	Existing	New		Total	Existing	New		Total	Existing	New		Total	Existing	New	
<b>LOW-INCOME</b>																									
<b>Rental</b>																									
Public Housing HUD-assisted		10	10	0		8	8	0		117	57	60		63	23	40		16	16	0		1	1	0	
Other-assisted	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	
Rent Supplement HUD-assisted		135	37	98		312	75	237		281	12	269		153	5	148		8	0	8		0	0	0	
Local-assisted		0	0	0		0	0	0		0	0	0		0	0	0		0	0	0		0	0	0	
Private Rental Nonassisted	N/A	-	-	-		97+	97	*		333	78	255		1326	68	1258		471	30	441	(for 4 or more bdrms)				
<b>Sales</b>																									
HUD-assisted	0	0	0	0	Need:	One-half of FHA 235 & 22-d-2 mortgages for 1972: 875 total																			
Other-assisted	0	0	0	0																					
Nonassisted	0	0	0	0		8+	8	*		294	40	254		1300	42	1258		469	29	440			6		
<b>MIDDLE-INCOME</b>																									
<b>Rental</b>																									
HUD-assisted																									
Other-assisted		0	0	0		0	0	0		0	0	0		0	0	0		0	0	0		0	0	0	
Nonassisted	N/A	-	-	-		928+	928	*		1109	869	240		1410	246	1166		504	60	444	(for 4 or more bdrms)				
<b>Sales</b>																									
HUD-assisted	0	0	0	0	Need:	One-half of FHA 235 & 221-d-2 mortgages for 1972: 875 total																			
Nonassisted	0	0	0	0		82+	82	*		434	193	241		1387	222	1165		488	44	444			14		
<b>HIGH-MIDDLE-INCOME</b>																									
<b>Rental (nonassisted)</b>																									
	N/A	-	-	-		1502+	1502	*		2872	2748	124		1322	719	603		573	113	460	(for 4 or more bdrms)				
<b>Sales (nonassisted)</b>																									
						27+	27	*		299	175	124		1131	529	602		677	218	459			72		

For larger units (4 Bedroom, 5 Bedroom, etc.), use additional pages and adjust column headings as applicable.

[form continued on next page]

\* Included in 2-bedroom "new"

G. NONHOUSEKEEPING UNITS (Rental Only)																
Type	Rooming House/Hotel Etc.				Boarding House				Hsg. Elderly/Handicapped				Institutional			
	Number		Available		Number		Available		Number		Available		Number		Available	
	Needed	Total	Existing	New	Needed	Total	Existing	New	Needed	Total	Existing	New	Needed	Total	Existing	New
<u>LOW-INCOME</u>																
Public Housing																
HUD-assisted (con-																
gregate or other)																
Other-assisted																
Rent Supplement																
HUD-assisted																
Local-assisted																
Private Rental																
Nonassisted																
<u>MODERATE-INCOME</u>																
HUD-assisted																
Other-assisted																
Nonassisted																
<u>ABOVE MODERATE-INCOME</u>																
Nonassisted																

All of the anticipated displacement is scheduled for residential areas and does not now include non-housekeeping units. We anticipate relocating individuals from studio or bachelor apartments to one-bedroom units or public housing units.



**AS REPORTED IN PORTLAND'S WORKABLE PROGRAM, 1972-1974**

COMMITMENTS FOR LOW- AND MODERATE-INCOME REPLACEMENT HOUSING		DISPLACEMENT PERIOD: <u>12</u> months		LOCALITY <b>Portland, Oregon</b>	
		From <u>6/72</u> to <u>6/73</u> (month/year) (month/year)		LOCAL AGENCY <b>Portland Development Commission</b>	
				PROJECT NAME AND NUMBER <b>Woodlawn - ORE. A-5-1</b>	

Sponsor, Program, and Location	Fund Commitment	Date of		Type	In each column, enter number of units						
		Start of Constr. or Rehab.	Completion		Number of Bedrooms						
					0	1	2	3	4	5 <sup>1/</sup>	
Wm. L. Cooley, The Bluffs Phase 2, 12601 SE River Rd., Milwaukie		6/19/ 71	6/19/72 est.	Low-Income Rentals							
				Sales							
				Moderate-Income Rentals	17	49					
				Sales							
River Glen Proper- ties, River Glen, SE Risley, Gladstone		6/15/71	6/15/72 est.	Low-Income Rentals							
				Sales							
				Moderate-Income Rentals		15	11	18			
				Sales							
Conifer Co., Conifer #307, Allen & Menlo, Beaverton	Feas. letter 10-1-71	- -	- -	Low-Income Rentals							
				Sales							
				Moderate-Income Rentals		16	17	21	8		
				Sales							
Dale DeMarppport, Ash Creek, 85th & Locust, Matzger	Feas. letter	- -	- -	Low-Income Rentals							
				Sales							
				Moderate-Income Rentals		12	12	8			
				Sales							
Ken Osbon, et al, Country Squire Apts., 72nd & Cooper, SE		4/15/71	2/2/72 est.	Low-Income Rentals							
				Sales							
				Moderate-Income Rentals		8	16	8			
				Sales							

Use additional sheets as necessary.  
<sup>1/</sup> In this column, enter number of units containing 5 or more bedrooms.

AS REPORTED IN PORTLAND'S WORKABLE PROGRAM, 1972-1974

COMMITMENTS FOR LOW- AND MODERATE-INCOME REPLACEMENT HOUSING		DISPLACEMENT PERIOD: <u>12</u> months		LOCALITY <b>Portland, Oregon</b>							
		From <u>6/72</u> to <u>6/73</u> (month/year) (month/year)		LOCAL AGENCY <b>Portland Development Commission</b>							
				PROJECT NAME AND NUMBER <b>Woodlawn - ORE. A-5-1</b>							
Sponsor, Program, and Location	Fund Commitment	Date of		Type	In each column, enter number of units						
		Start of Constr. or Rehab.	Completion		Number of Bedrooms						
					0	1	2	3	4	5 <sup>1/</sup>	
Glen Gordan, et al Maple Terrace, 1600 SE Walnut, Hillsboro	--	6-15- 71	6-15-72 est.	Low-Income Rentals							
				Sales							
				Moderate-Income Rentals		12	38				
				Sales							
Ross B. Hammond Co. Model Cities Apts., NE Mississippi & Jersey St.	Feas. letter 5-27- 71	--	--	Low-Income Rentals							
				Sales							
				Moderate-Income Rentals			34	34			
				Sales							
Scott Crest #2 SE Powell Blvd.	Feas. letter 9-28- 71	--	--	Low-Income Rentals							
				Sales							
				Moderate-Income Rentals		10	12	6			
				Sales							
West Park Terrace 7700 Block, Shaw Street SW, Aloha	Feas. letter 8-27- 71	--	--	Low-Income Rentals							
				Sales							
				Moderate-Income Rentals		6	14	11			
				Sales							
Bridgeview Apts., Inc., Bridge View #2, Trumbull & Decatur	Feas. letter 6-3-71	--	--	Low-Income Rentals		11					
				Sales							
				Moderate-Income Rentals							
				Sales							
Use additional sheets as necessary. <sup>1/</sup> In this column, enter number of units containing 5 or more bedrooms.											

AS REPORTED IN PORTLAND'S WORKABLE PROGRAM, 1972-1974

COMMITMENTS FOR LOW- AND MODERATE-INCOME REPLACEMENT HOUSING		DISPLACEMENT PERIOD: <u>12</u> months		LOCALITY <u>Portland, Oregon</u>								
		From <u>6/72</u> to <u>6/73</u> (month/year) (month/year)		LOCAL AGENCY <u>Portland Development Commission</u>								
				PROJECT NAME AND NUMBER <u>Woodlawn - ORE. A-5-1</u>								
Sponsor, Program, and Location	Fund Commitment	Date of		Type	In each column, enter number of units							
		Start of Constr. or Rehab.	Completion		Number of Bedrooms							
					0	1	2	3	4	5 <sup>1/</sup>		
David Mazzocco, Holgate Plaza, SE 104th & Boise	--	10-28- 71	10-28- 72 est.	Low-Income Rentals	8	10						
				Sales								
				Moderate-Income Rentals								
				Sales								
Don Juhr, et al Washington Plaza, (Rehab), 1129 SW Washington	Feas. letter 7-19- 71	--	--	Low-Income Rentals	57	18						
				Sales								
				Moderate-Income Rentals								
				Sales								
Curtis McDonald, Going Estates, 1923 N. Goig	--	1-5-71	1-5-72 est.	Low-Income Rentals		4	8	2				
				Sales								
				Moderate-Income Rentals								
				Sales								
Dr. Walter Reynolds Beta II, NE 7th & Sacramento	Firm Commit- ment	12-10- 71 est.		Low-Income Rentals	12	32	12					
				Sales								
				Moderate-Income Rentals								
				Sales								
James P. Wasch, et al, Queens Commons, 165 NE Glisan	Firm Commit- ment 9-23- 71	11-15- 71 est.	--	Low-Income Rentals			35					
				Sales								
				Moderate-Income Rentals								
				Sales								

Use additional sheets as necessary.  
1/ In this column, enter number of units containing 5 or more bedrooms.

AS REPORTED IN PORTLAND'S WORKABLE PROGRAM, 1972-1974

COMMITMENTS FOR LOW- AND MODERATE-INCOME REPLACEMENT HOUSING		DISPLACEMENT PERIOD: <u>12</u> months From <u>6/72</u> to <u>6/73</u> (month/year) (month/year)		LOCALITY <u>Portland, Oregon</u> LOCAL AGENCY <u>Portland Development Commission</u> PROJECT NAME AND NUMBER <u>Woodlawn - ORE. A-5-1</u>								
Sponsor, Program, and Location	Date of			Type	In each column, enter number of units							
	Fund Commitment	Start of Constr. or Rehab.	Completion		Number of Bedrooms							
					0	1	2	3	4	5 <sup>1/</sup>		
* Section 235(i) Interest Subsidy Mortgage. In Port- land area. 1,150 total	Avail- able for the Port- land area.	Built on indi- vidual basis	During 1972- 1973	Low-Income Rentals								
				Sales			50	100	50			
				Moderate-Income Rentals								
				Sales			250	500	190	10		
* 221(d)(2) and 221 - Mortgage Insurance for low- and moder- ate-income families. 600 total	"	Financed on indi- vidual basis	"	Low-Income Rentals								
				Sales			30	50	30			
				Moderate-Income Rentals								
				Sales			40	200	125	25		
* 312 Housing Rehab Loan  135 total	"	Re- habbed on indi- vidual basis	"	Low-Income Rentals								
				Sales								
				Moderate-Income Rentals								
				Sales			25	50	50	10		
* 115 Housing Rehab Grant  242 total	"	Re- habbed on indi- vidual basis	"	Low-Income Rentals								
				Sales			42	100	75	25		
				Moderate-Income Rentals								
				Sales								
				Low-Income Rentals								
				Sales								
				Moderate-Income Rentals								
				Sales								

Use additional sheets as necessary.  
1/ In this column, enter number of units containing 5 or more bedrooms.

\* SINGLE-FAMILY PROGRAMS

It is not possible to develop information on HUD single-family programs by project or area, so this information is tabulated on an estimated basis for the five types of sales and other insured loans which are applicable. The above data is taken from a letter to the Portland Development Commission from the Portland Area Office and dated November 14, 1971.

ND 507 Woodlawn

EXHIBIT H.

**AS REPORTED IN PORTLAND'S WORKABLE PROGRAM, 1972-1974**

COMMITMENTS FOR LOW- AND MODERATE-INCOME REPLACEMENT HOUSING		DISPLACEMENT PERIOD: <u>12</u> months		LOCALITY <b>Portland, Oregon</b>							
		From <u>6/72</u> to <u>6/73</u> (month/year) (month/year)	LOCAL AGENCY <b>Portland Development Commission</b>								
				PROJECT NAME AND NUMBER <b>Woodlawn - ORE. A-5-1</b>							
Sponsor, Program, and Location	Fund Commitment	Date of		Type	In each column, enter number of units						
		Start of Constr. or Rehab.	Completion		Number of Bedrooms						
					0	1	2	3	4	5 <sup>1/</sup>	
HAP Turnkey County	Program Reserva- tion	--	--	Low-Income Rentals			60	40			
				Sales							
				Moderate-Income Rentals							
				Sales							
HAP Turnkey	Appli- cation in	July, 1971 est.		Low-Income Rentals	500 T O T A L						
				Sales							
				Moderate-Income Rentals							
				Sales							
HAP Leasing	Appli- cation in	July 1971 est.		Low-Income Rentals	1,500 T O T A L						
				Sales							
				Moderate-Income Rentals							
				Sales							
David Mazzocco, Albina Plaza N. Albina & Shaver		7-1-71	4-1-72 est.	Low-Income Rentals	4	4					
				Sales							
				Moderate-Income Rentals							
				Sales							
				Low-Income Rentals							
				Sales							
				Moderate-Income Rentals							
				Sales							

Use additional sheets as necessary.  
<sup>1/</sup> In this column, enter number of units containing 5 or more bedrooms.

ESTIMATE OF NONRESIDENTIAL DISPLACEMENT (BUSINESS CONCERNS, NONPROFIT ORGANIZATIONS, AND FARM OPERATIONS)		DISPLACEMENT PERIOD: <u>12</u> months From <u>6/72</u> to <u>6/73</u> (month/year) (month/year)		LOCALITY <b>Portland, Oregon</b> LOCAL AGENCY <b>Portland Development Commission</b> PROJECT NAME AND NUMBER <b>Woodlawn - ORE. A-5-1</b>	
-----------------------------------------------------------------------------------------------------------	--	-------------------------------------------------------------------------------------------------------	--	----------------------------------------------------------------------------------------------------------------------------------------------------------	--

Number to be displaced, by minority-group category 1/	Retail, Whole-sale		Manufacturing		Service		Nonprofit Organiz.		Farms		Other		Total		Total
	O2/	O3/	O	T	O	T	O	T	O	T	O	T	O	T	
White (nonminority)	1	1													2
Negro/Black															
American Indian															
Spanish American															
Oriental															
Other															
<b>TOTAL</b>	<b>1</b>	<b>1</b>													<b>2</b>
Number to be displaced by concurrent public activities in locality during displacement period															
	61*														61

1/ Attach statement describing basis for determining minority-group category of the concern, nonprofit organization, or farm, including, where applicable, description of relocation problems that will be addressed with respect to concerns (and others) that employ significant numbers of minority-group persons.  
 2/ Owner  
 3/ Tenant

\* Information not available as to type of business being displaced. This figure includes all of the businesses to be displaced by the Emanuel Project as reported in Exhibit D., and half of those to be displaced by the Highway, as the 65 represents two years of activity.

[illegible]



<b>ESTIMATE OF RELOCATION COSTS AND SETTLEMENT COSTS</b>	<b>ALLOCATION PERIOD:</b> <u>12</u> months <b>From</b> <u>6/72</u> <b>to</b> <u>6/73</u> (month/year) (month/year)	<b>LOCALITY</b> <u>Portland, Oregon</u> <b>LOCAL AGENCY</b> <u>Portland Development Commission</u> <b>PROJECT NAME AND NUMBER</b> <u>Woodlawn NDP-ORE.A-51</u>																				
<b>A. PAYMENTS TO FAMILIES AND INDIVIDUALS</b>																						
<b>Type of Payment</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2" style="text-align: center;">Families</th> <th colspan="2" style="text-align: center;">Individuals</th> <th colspan="2" style="text-align: center;">Total</th> </tr> <tr> <th style="text-align: center;">No.</th> <th style="text-align: center;">Amount</th> <th style="text-align: center;">No.</th> <th style="text-align: center;">Amount</th> <th style="text-align: center;">No.</th> <th style="text-align: center;">Amount</th> </tr> </table>						Families		Individuals		Total		No.	Amount	No.	Amount	No.	Amount				
Families		Individuals		Total																		
No.	Amount	No.	Amount	No.	Amount																	
<b>Moving Expenses</b>																						
1. Actual Moving Expenses	0	\$ 0	0	\$ 0	0	\$ 0																
2. Fixed Payment and Dislocation Allowance	13	5700	15	4585	28	10285																
3. Total	13	5700	15	4585	28	10285																
<b>Replacement Housing Payments</b>																						
<b>Homeowners</b>																						
4. Differential Payment	6	78000	3	33000	9	111000																
5. Interest Payment	0	-	0	-	0	-																
6. Incidental Expense Payment	3	300	3	300	6	600																
7. Total	9	78300	6	33300	15	111600																
<b>Tenants and Certain Others</b>																						
8. Rental Assistance	2	6000	11	21500	13	27500																
9. Downpayment Assistance	4	12500	1	2500	5	15000																
10. Total	6	18500	12	24000	18	42500																
11. Total (Sum of Lines 3, 7, and 10)	18	102500	33	61885	61	164385																
<b>B. PAYMENTS TO BUSINESS CONCERNS, NONPROFIT ORGANIZATIONS, AND FARMS</b>																						
<b>Type of Payment</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2" style="text-align: center;">Businesses</th> <th colspan="2" style="text-align: center;">Nonprofit Orgs.</th> <th colspan="2" style="text-align: center;">Farms</th> <th colspan="2" style="text-align: center;">Total</th> </tr> <tr> <th style="text-align: center;">No.</th> <th style="text-align: center;">Amount</th> <th style="text-align: center;">No.</th> <th style="text-align: center;">Amount</th> <th style="text-align: center;">No.</th> <th style="text-align: center;">Amount</th> <th style="text-align: center;">No.</th> <th style="text-align: center;">Amount</th> </tr> </table>						Businesses		Nonprofit Orgs.		Farms		Total		No.	Amount	No.	Amount	No.	Amount	No.	Amount
Businesses		Nonprofit Orgs.		Farms		Total																
No.	Amount	No.	Amount	No.	Amount	No.	Amount															
<b>Moving Expenses</b>																						
1. Actual Moving Expenses	1	\$ 500																				
2. Actual Loss of Property	0	-																				
3. Searching Expenses	1	500																				
4. Total	2	1,000																				
5. Payments in Lieu of Moving and Related Expenses	1	4,000																				
6. Total (Sum of Lines 4 and 5)	4	5,000																				
<b>C. Total estimate of relocation payments to individuals, families, business concerns, nonprofit organizations, and farms. (Total, Block A, Line 11; plus Total, Block B, Line 6)</b> <span style="float: right;">\$ <u>169,385.00</u></span>																						
<b>D. Assistance Costs. Estimate of all relocation costs, other than the payments enumerated above, to be included in computing the amount of the Federal grant, contribution or loan for the project.</b> <span style="float: right;">\$ _____</span>																						
<b>E. Estimate of total settlement costs to be paid to owners whose real property will be acquired for the project. (These are not "relocation costs" or "relocation payments," but are acquisition costs subject to funding arrangements under P.L. 91-646.)</b> <span style="float: right;">\$ <u>2070.00</u></span>																						



DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  SCHEDULE OF AVERAGE ANNUAL GROSS RENTALS FOR STANDARD HOUSING IN LOCALITY	LOCALITY <b>PORTLAND, OREGON</b>	
	AGENCY(IES) SOUTH AUDITORIUM PROJECT ALBINA NBRHD IMP. PROJECT PORTLAND STATE COLLEGE EMANUEL HOSP. PROJECT NBRHD. DEV. PROJECTS	PROJECT NUMBER(S) ORE. R-1 ORE. R-8 ORE. R-16 ORE. R-20 ORE. A-5-1 & 2

INSTRUCTIONS: Prepare original and 2 copies for HUD if the schedule is proposed for only one agency. Prepare an additional copy for each additional agency. Attach a statement explaining in detail how the amounts shown on the schedule were derived. In localities where a HUD-approved schedule is being used and an agency proposes to adopt that schedule, only Blocks A and D need be completed.

**A. TYPE OF SUBMISSION AND APPLICABILITY OF SCHEDULE**

- ☐ This is the original schedule proposed to apply to all HUD-assisted projects, as identified above.
- ☒ This is an amended schedule (amending the one approved by HUD on Feb. 16, 1966) for the purpose of:
- ☒ Revising the amounts of the average annual gross rentals.
- ☒ Adding additional project(s) to those covered by the previous schedule. Such new project(s) is (are)  
EMANUEL HOSP. PROJECT & NBRHD. DEV. PROJECTS
- ☐ This is an adoption of a schedule previously approved by HUD.

**B. REQUEST**

Approval is requested of the following schedule of average gross rentals, including utilities, for a decent, safe, and sanitary dwelling of modest standards in the locality. The schedule will be used in determining the amount of the Additional Relocation Payment to be made to families and elderly or handicapped individuals who are eligible for the payment, in accordance with HUD regulations.

**SCHEDULE**

	0 BEDROOMS (Housekeeping Unit)	1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4 BEDROOMS	5 OR MORE BEDROOMS
Yr. \$	748.80	1,173.00	1,540.20	1,952.40	1,975.63	1,980.00
Mo. \$	62.40	97.75	128.35	162.70	164.64	165.00

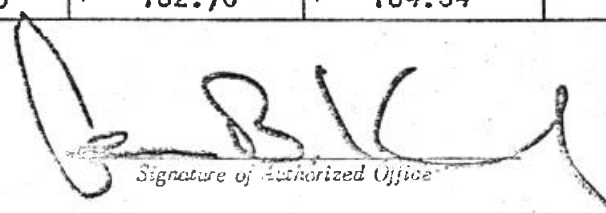
**C. SUBMITTED BY:**

**PORTLAND DEVELOPMENT COMMISSION**

*Displacing Agency*

April 20, 1970

*Date*



*Signature of Authorized Officer*

**Executive Director**

*Title*

**D. ADOPTION OF SCHEDULE PREVIOUSLY APPROVED BY HUD**

The \_\_\_\_\_ agrees to adopt the schedule in Block B. above.  
*Displacing Agency*

\_\_\_\_\_  
*Signature of Authorized Officer*

\_\_\_\_\_  
*Date*

\_\_\_\_\_  
*Title*

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

SCHEDULE OF AVERAGE SALES PRICES FOR  
STANDARD HOUSING IN LOCALITY

LOCALITY

AGENCY(IES)

Port. Development

Commission

City of Portland, HAP

PROJECT NUMBER(S)

R-3, R-16, R-20, R-21,  
A-5-1, A-5-2, OSA 48

INSTRUCTIONS: Prepare original and 2 copies for HUD if the schedule is proposed for only one agency. Prepare an additional copy for each additional agency. Attach a statement explaining in detail how the amounts shown on the schedule were derived. In localities where a HUD-approved schedule is being used and an agency proposes to adopt that schedule, only Blocks A and D need be completed.

## A. TYPE OF SUBMISSION AND APPLICABILITY OF SCHEDULE

☐ This is the original schedule proposed to apply to all HUD-assisted projects, as identified above.☒ This is an amended schedule (amending the one approved by HUD on July 15, 1970) for the purpose of:☒ Revising the amounts of the average sales prices.☐ Adding additional project(s) to those covered by the previous schedule. Such new project(s) is (are)☐ This is an adoption of a schedule previously approved by HUD.

2. Approval is requested of the following schedule of average sales prices for standard housing in the locality. The schedule will be used in determining the amount of the Replacement Housing Payment to be made to families and individuals who are eligible for the payment, in accordance with HUD regulations.

## SCHEDULE

1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4 BEDROOMS	5 OR MORE BEDROOMS
\$	\$ 14,639	\$ 17,887	\$ 21,940	\$ 25,205

## C. SUBMITTED BY:

PORTLAND DEVELOPMENT COMMISSION

Displacing Agency

May 14, 1971

Date

Signature of Authorized Officer

Executive Director

Title

## D. ADOPTION OF SCHEDULE PREVIOUSLY APPROVED BY HUD

The \_\_\_\_\_ agrees to adopt the schedule in Block B above.  
Displacing Agency

Date

Signature of Authorized Officer

Title

ND 507 RELOCATION ACTIVITY REPORT (KING-VERNON-SABIN)

RELOCATION PROJECT PLAN  
for the  
KING-VERNON-SABIN NEIGHBORHOOD FACILITY  
May 1, 1972

1. Estimate of the anticipated displacement of families and individuals,  
based on a 100 percent survey. A tabulation indicating the minority-group distribution and the income-group distribution is included in Exhibits A and B. Where the survey yielded information regarding the eligibility of families and individuals for subsidized housing, information is shown in Exhibit C.
2. Narrative description of the characteristics of the families and individuals, delineating relocation needs. The description sets forth the assumptions and conclusions which have been reached from an analysis of the data obtained by survey and/or interviews. Problems of minority groups, large families, non-elderly single individuals, or others are specifically identified and described. This information is also shown in tabular form in Exhibits A, B, C.

In a 100% survey, it was found that there could be as many as eleven families but no single individuals to be displaced by the K-V-S Neighborhood Facility Project.

There are two incidents in which a daughter or a son and his or her child are living with their parents; that is, there are two houses with two families each. These families may or may not move as one household. Another house was vacant at the time of the survey but was expected to be rented within a month.

ND 507 RELOCATION ACTIVITY REPORT (KING-VERNON-SABIN) (Cont'd.)

Of the eleven families, four are owner-occupants who wish to purchase replacement housing. Of the seven tenants, two wish to purchase and five wish to rent replacement housing. Three of the renters will require public housing.

The one elderly family (he is just recently 65 years old and is still working) are owners of a duplex and are one of the four owner-occupants. They will want to purchase another duplex, and there are no anticipated problems.

Two of the families were unemployed or "in between" jobs at the time of the survey. They will be referred to employment and career-training agencies during relocation.

3. Description of the nature and volume of competing demands for standard housing in the locality. (See Exhibits D and E.)
4. Tabular description of available and committed housing resources that may be used for relocation purposes. (See Exhibits F, G and H.)
5. Statement indicating whether a local rent assistance program may be required. If a rent assistance program will be required, include a full description of the program. The City of Portland does not have a local rent assistance program. It is anticipated, however, that the rent supplement and public housing programs, in combination with relocation payments, will meet the housing needs of the lowest income displacees.

ND 507 RELOCATION ACTIVITY REPORT (KING-VERNON-SABIN) (Cont'd.)

6. Detailed explanation of procedures to be followed in those rare cases where temporary moves can be anticipated and planned for at the application stage. (Normally an approvable relocation plan will not include temporary moves.) There are no temporary moves anticipated at this stage. The only foreseeable reasons for such a move would be in circumstances of emergency in which the house is declared unsafe or unsanitary, or in other such instances of emergency. Temporary relocation will not diminish our efforts to provide relocation assistance and services designed to achieve permanent relocation of displacees into suitable facilities. The temporary accommodations must meet relocation standards.
7. Estimate of the anticipated number of business concerns, nonprofit organizations, and farm operations to be displaced. There is a possibility that the owner of one duplex may be able to make a business relocation claim. The owner lives on the other side of the duplex but was advertising for his first tenant at the time of the survey. There are no other businesses or nonprofit organizations in the Project.
8. Estimates of the costs of relocation payments and assistance, by type of payment, and settlement costs are found in Exhibit K.
9. Detailed explanation of how the coordination of relocation activities with other project activities and concurrent governmental activities with displacement has been, and will be carried out. The City of Portland is currently establishing a system to coordinate concurrent

displacement. The relocation planning function will consider an analysis of housing study data, an inventory of subsidized resources, an analysis of displacement-causing projects by location, timing and housing needs generated, including mapping surveys as appropriate. Methods will be explored to refine and improve methods for estimating future displacement and the housing needs generated thereby.

10. Relocation Payment Schedules for use in making a Replacement Housing Payment for Homeowners or Tenants and Certain Others can be found in Exhibits L and M. These HUD-approved schedules are currently being revised in accordance with the HUD Relocation Handbook 1371.1, Chapter 6, Appendices 10 and 14. These revised schedules will be submitted to HUD before July 1, 1972.

Payments are now being made on a comparative basis as described in the Relocation Handbook when the approved schedule does not appear to reflect the market situation.

HOUSING REQUIREMENTS OF DISPLACED  
FAMILIES AND INDIVIDUALS

DISPLACEMENT PERIOD: 12 months

From 7/72 to 7/73  
(month/year) (month/year)

LOCALITY  
Portland, Oregon

LOCAL AGENCY  
Model Cities

PROJECT NAME AND NUMBER

K-V-S Neighborhood  
Facility Site

A. NUMBER OF FAMILIES AND INDIVIDUALS TO BE DISPLACED

	White, Nonminority		Negro/ Black		American Indian		Spanish- American		Oriental		Other Minority		Total	
	Owner	Tenant	Owner	Tenant	Owner	Tenant	Owner	Tenant	Owner	Tenant	Owner	Tenant	Owner	Tenant
Families														
Elderly			1										1	0
Other		2	3	5									3	7
Individuals													0	0
Elderly													0	0
Handicapped													0	0
Other													0	0

B. HOUSING REQUIREMENTS OF FAMILIES AND INDIVIDUALS TO BE DISPLACED

Submit separate table for each group classification identified in Block A. Check applicable box for group classification covered in each table. Show size and bedroom requirements, by income, of individuals and families to be displaced.

☐ American Indian ☒ Negro/Black ☐ Oriental ☐ Spanish-American ☐ White, Nonminority ☐ Other

Annual Income	Individuals			Families															
	Nonhouse- keeping	Housekeeping		By Family Size (No. of persons)									By Bedrooms Required						
		0-BR	1-BR	2	3	4	5	6	7	8	9 or more	Total	0	1	2	3	4	5 or more	Total
Under \$1000											0							0	
\$ 1000 - 1999				1							1		1					1	
2000 - 2999											0							0	
3000 - 3999				1		1					2			1	1			2	
4000 - 4999					1						1			1				1	
5000 - 5999					1	1					2				2			2	
6000 - 6999				1							1					1		1	
7000 - 7999				1							1				1			1	
8000 - 9999											0							0	
10000 - 14999							1				1					1		1	
15000 - 24999											0							0	
25000 & Over											0							0	
Totals				4	2	2	0	1	0	0	9	0	1	2	4	2		9	

[form continued on next page]

B. HOUSING REQUIREMENTS OF FAMILIES AND INDIVIDUALS TO BE DISPLACED

Submit separate table for each group classification identified in Block A. Check applicable box for group classification covered in each table. Show size and bedroom requirements, by income, of individuals and families to be displaced.

☐ American Indian ☐ Negro/Black ☐ Oriental ☐ Spanish-American ☒ White, Nonminority ☐ Other

Annual Income	Individuals			Families															
	Nonhouse-keeping	Housekeeping		By Family Size (No. of persons)									By Bedrooms Required						
		0-BR	1-BR	2	3	4	5	6	7	8	9 or more	Total	0	1	2	3	4	5 or more	Total
Under \$1000												0							0
\$ 1000 - 1999												0							0
2000 - 2999												0							0
3000 - 3999								1				1					1		1
4000 - 4999												0							0
5000 - 5999										1		0							0
6000 - 6999							1					1				1			1
7000 - 7999												0							0
8000 - 8999												0							0
10000 -14999												0							0
15000 -24999												0							0
25000 & Over												0							0
Totals							1	1				2				1	1		2

B. HOUSING REQUIREMENTS OF FAMILIES AND INDIVIDUALS TO BE DISPLACED

Submit separate table for each group classification identified in Block A. Check applicable box for group classification covered in each table. Show size and bedroom requirements, by income, of individuals and families to be displaced.

☐ American Indian ☐ Negro/Black ☐ Oriental ☐ Spanish-American ☐ White, Nonminority ☐ Other

Annual Income	Individuals			Families															
	Nonhouse-keeping	Housekeeping		By Family Size (No. of persons)									By Bedrooms Required						
		0-BR	1-BR	2	3	4	5	6	7	8	9 or more	Total	0	1	2	3	4	5 or more	Total
Under \$1000																			
\$ 1000 - 1999																			
2000 - 2999																			
3000 - 3999																			
4000 - 4999																			
5000 - 5999																			
6000 - 6999																			
7000 - 7999																			
8000 - 8999																			
10000 -14999																			
15000 -24999																			
25000 & Over																			
Totals																			



**FAMILIES AND INDIVIDUALS APPARENTLY ELIGIBLE FOR SUBSIDIZED HOUSING**

Complete the following table to show number of families and individuals apparently eligible for low-rent public housing.  
Complete similar tables for each other subsidized program, e.g., Section 235 and Section 236.

Annual Income	Individuals			Families															
	Nonhouse-keeping	Housekeeping		By Family Size (No. of persons)									By Bedrooms Required						
		0-BR	1-BR	2	3	4	5	6	7	8	9 or more	Total	0	1	2	3	4	5 or more	Total
Under \$1000												0							0
\$ 1000 - 1999				1								1		1					1
2000 - 2999												0							0
3000 - 3999						1		1				2				1	1		2
4000 - 4999												0							0
5000 - 5999												0							0
6000 - 6999												0							0
7000 - 7999												0							0
8000 - 9999												0							0
10000 & Over												0							0
Totals				1		1		1		1		3		1		1	1		3

**C. FAMILIES AND INDIVIDUALS APPARENTLY ELIGIBLE FOR SUBSIDIZED HOUSING**

Complete the following table to show number of families and individuals apparently eligible for low-rent public housing.  
Complete similar tables for each other subsidized program, e.g., Section 235 and Section 236.

**FHA 235**

Annual Income	Individuals			Families															
	Nonhouse-keeping	Housekeeping		By Family Size (No. of persons)									By Bedrooms Required						
		0-BR	1-BR	2	3	4	5	6	7	8	9 or more	Total	0	1	2	3	4	5 or more	Total
Under \$1000												0							0
\$ 1000 - 1999												0							0
2000 - 2999												0							0
3000 - 3999				1								1			1				1
4000 - 4999					1							1							1
5000 - 5999					1	1						2			1	1			2
6000 - 6999							1					1				1			1
7000 - 7999												0							0
8000 - 9999												0							0
10000 & Over												0							0
Totals				1	1	2	1	1				5			3	2			5

**C. FAMILIES AND INDIVIDUALS APPARENTLY ELIGIBLE FOR SUBSIDIZED HOUSING**

Complete the following table to show number of families and individuals apparently eligible for low-rent public housing.  
Complete similar tables for each other subsidized program, e.g., Section 235 and Section 236.

**FHA 236**

Annual Income	Individuals			Families															
	Nonhouse-keeping	Housekeeping		By Family Size (No. of persons)									By Bedrooms Required						
		0-BR	1-BR	2	3	4	5	6	7	8	9 or more	Total	0	1	2	3	4	5 or more	Total
Under \$1000											0							0	
\$ 1000 - 1999				1							1			1				1	
2000 - 2999											0							0	
3000 - 3999				1		1			1		3				1	1	1	3	
4000 - 4999					1						1				1			1	
5000 - 5999						1					1					1		1	
6000 - 6999							1				1					1		1	
7000 - 7999											0							0	
8000 - 9999											0							0	
10000 & over											0							0	
Totals				2	1	2	1		1	0	0	7	0	1	2	3	1	7	

ESTIMATED CONCURRENT DISPLACEMENT										LOCALITY <b>Portland, Oregon</b>					
DISPLACEMENT PERIOD: <u>12</u> months										LOCAL AGENCY <b>Model Cities</b>					
From <u>7/72</u> to <u>7/73</u> (month/year) (month/year)										PROJECT NAME AND NUMBER <b>King-Vernon-Sabin Neighborhood Facility</b>					
<b>D. ANTICIPATED DISPLACEMENT (Number of Families and Individuals)</b>															
Type of Govern- mental Action	White, Nonminority		Negro/ Black		American Indian		Spanish- American		Oriental		Other Minority		Total		
	F	I	F	I	F	I	F	I	F	I	F	I	F	I	
HUD-assisted Projects	PLEASE SEE THE NEXT PAGE FOR THE BEST ESTIMATES TO DATE.														
Local Code Enforcement															
Highway Construction															
Other (identify)															
Total															
<b>E. ESTIMATED HOUSING NEEDS (Number of Families and Individuals)</b>															
Instructions: To the extent that information is available, indicate the estimated housing needs of families and individuals covered in Block A.															
Income Range	Families							Individuals							
	Number of Bedrooms							Type of Unit							
	0	1	2	3	4	5 or more	Total	Nonhouse- keeping	Housekeeping						
									0-BR		1-BR				
Low-Income Rental															
Sales															
Moderate-Income Rental															
Sales															
Above Moderate-Income Rental															
Sales															

Because the many different displacing agencies are not all subject to the Uniform Relocation Act, and because they may commit programs somewhat in advance of funding arrangements, these statistics on displacees are not available.

At this time, there is no way to estimate the rehousing needs of these displacees. Since urban renewal displacement represents less than a third of the total displacement, it is not valid to assume that the same income levels and rehousing needs found in urban renewal projects would apply to the total population. In fact, it is anticipated that representative incomes will be higher due to the areas in which the Oregon State Highway Commission and the Bureau of Parks are expanding their projects; while this situation would not necessarily make any difference in the kinds and sizes of housing needed, it might mean that replacement housing would be more readily available.

The Census figures on income for the Portland area are not yet published, so that it is not possible to project that the income levels of the displacees are not unlike those of the total population. There are now no means whereby income can be correlated with housing needs.

ND 507 K-V-S

EXHIBIT D & E

D. ANTICIPATED DISPLACEMENT: As reported in Portland's "Workable Program, 1972-1974" for the coming two years.

<u>TYPE OF GOVERNMENTAL ACTION</u>	<u>TOTAL</u>	<u>NUMBER OF HOUSEHOLDS &amp; BUSINESSES TO BE DISPLACED</u>		
		<u>Non-Minority Households</u>	<u>Minority Households</u>	<u>Businesses &amp; Nonprofit Organizations</u>
SCHOOL DISTRICT #1	35	0	35	0
BUREAU OF WATER WORKS	7	7	0	0
MULTNOMAH COUNTY DIVISION OF PUBLIC HEALTH	60 Est.	10	50	0
SOUTHEAST UPLIFT	7	7	0	0
HOUSING AUTHORITY OF PORTLAND	15	10	5	0
BUREAU OF PARKS (OPEN SPACE)	56	56	0	0
EMANUEL HOSPITAL URBAN RENEWAL PROJECT	117	10	80	27
NEIGHBORHOOD DEVELOPMENT PROJECT	289	189	100	18
ALBINA NEIGHBORHOOD IMPROVEMENT PROJECT	2	0	2	0
PORT OF PORTLAND				
PORTLAND INTERNATIONAL AIRPORT	20	20	0	0
PORTLAND HILLSBORO AIRPORT	10	6	4	0
OREGON STATE HIGHWAY COMMISSION	<u>435*</u>	<u>435</u>	<u>0</u>	<u>65</u>
TOTALS	953	750	276	110

\* Recent changes in Oregon State Highway Commission procedure requiring environmental studies make it very difficult to predict displacement at this time. While the racial and ethnic breakdown is unknown, it is estimated that the vast majority will be white. However, the following NDP applications are to be submitted. If they are approved, the above estimate of relocation should be amended as follows:

<u>Project</u>	<u>Business</u>	<u>Displacement</u>			
		<u>Families</u>		<u>Individuals</u>	
		<u>White</u>	<u>Non-White</u>	<u>White</u>	<u>Non-White</u>
Good Samaritan	77	102	2	299	8
Hill Park	20	41	4	86	9
Buckman	<u>13</u>	<u>32</u>	<u>7</u>	<u>86</u>	<u>15</u>
TOTALS (801)	<u>110</u>	<u>175</u>	<u>13</u>	<u>471</u>	<u>32</u>

It is not possible to further indicate any other racial categories. The projects are committed but relocation surveys have not been made.

人 事 部 門

ND 507 K-V-S  
EXHIBIT F.

G. NONHOUSEKEEPING UNITS (Rental Only)																
Type	Rooming House/Hotel Etc.				Boarding House				Hse. Elderly/Handicapped				Institutional			
	Number		Available		Number		Available		Number		Available		Number		Available	
	Needed	Total	Existing	New	Needed	Total	Existing	New	Needed	Total	Existing	New	Needed	Total	Existing	New
<u>LOW-INCOME</u>																
Public Housing																
HUD-assisted (congregate or other)																
Other-assisted																
Rent Supplement																
HUD-assisted																
Local-assisted																
Private Rental																
Nonassisted																
<u>MODERATE-INCOME</u>																
HUD-assisted																
Other-assisted																
Nonassisted																
<u>ABOVE MODERATE-INCOME</u>																
Nonassisted																

All of the anticipated displacement is scheduled for residential areas and does not now include non-housekeeping units. We anticipate relocating individuals from studio or bachelor apartments to one-bedroom units or public housing units.



**AS REPORTED IN PORTLAND'S WORKABLE PROGRAM, 1972-1974**

COMMITMENTS FOR LOW- AND MODERATE-INCOME REPLACEMENT HOUSING		DISPLACEMENT PERIOD: <u>12</u> months		LOCALITY <b>Portland, Oregon</b>							
		From <u>7/72</u> to <u>7/73</u> (month/year) (month/year)	LOCAL AGENCY <b>Model Cities</b>		PROJECT NAME AND NUMBER <b>K-V-5</b> <b>Neighborhood Facility</b>						
Sponsor, Program, and Location	Fund Commitment	Date of		Type	In each column, enter number of units						
		Start of Constr. or Rehab.	Completion		Number of Bedrooms						
					0	1	2	3	4	5 <u>1/</u>	
Wm. L. Cooley, The Bluffs Phase 2, 12601 SE River Rd., Milwaukie		6/19/ 71	6/19/72 est.	Low-Income Rentals							
				Sales							
				Moderate-Income Rentals	17	49					
				Sales							
River Glen Proper- ties, River Glen, SE Risley, Gladstone		6/15/71	6/15/72 est.	Low-Income Rentals							
				Sales							
				Moderate-Income Rentals		15	11	18			
				Sales							
Conifer Co., Conifer #307, Allen & Menlo, Beaverton	Feas. letter 10-1-71	- -	- -	Low-Income Rentals							
				Sales							
				Moderate-Income Rentals		16	17	21	8		
				Sales							
Dale DeMarpport, Ash Creek, 85th & Locust, Metzger	Feas. letter	- -	- -	Low-Income Rentals							
				Sales							
				Moderate-Income Rentals		12	12	8			
				Sales							
Ken Osbon, et al, Country Squire Apts., 72nd & Cooper, SE		4/15/71	2/2/72 est.	Low-Income Rentals							
				Sales							
				Moderate-Income Rentals		8	16	8			
				Sales							
Use additional sheets as necessary. 1/ In this column, enter number of units containing 5 or more bedrooms.											

**AS REPORTED IN PORTLAND'S WORKABLE PROGRAM, 1972-1974**

COMMITMENTS FOR LOW- AND MODERATE-INCOME REPLACEMENT HOUSING		DISPLACEMENT PERIOD: <u>12</u> months		LOCALITY <b>Portland, Oregon</b>							
		From <u>7/72</u> to <u>7/73</u> (month/year) (month/year)	LOCAL AGENCY <b>Model Cities</b>		PROJECT NAME AND NUMBER <b>K-V-S Neighborhood Facility</b>						
Sponsor, Program, and Location	Fund Commitment	Date of Start of Constr. or Rehab.	Completion	Type	In each column, enter number of units						
					Number of Bedrooms						
					0	1	2	3	4	5 1/2	
* Section 235(i) Interest Subsidy Mortgage. In Port- land area. 1,150 total	Avail- able for the Port- land area.	Built on indi- vidual basis	During 1972- 1973	Low-Income Rentals							
				Sales			50	100	50		
				Moderate-Income Rentals							
				Sales			250	500	190	10	
* 221(d)(2) and 221 - Mortgage Insurance for low- and moder- ate-income families. 600 total	"	Financed on indi- vidual basis	"	Low-Income Rentals							
				Sales			30	50	30		
				Moderate-Income Rentals							
				Sales			40	200	125	25	
* 312 Housing Rehab Loan  135 total	"	Re- habbed on indi- vidual basis	"	Low-Income Rentals							
				Sales							
				Moderate-Income Rentals							
				Sales			25	50	50	10	
* 115 Housing Rehab Grant  242 total	"	Re- habbed on indi- vidual basis	"	Low-Income Rentals							
				Sales			42	100	75	25	
				Moderate-Income Rentals							
				Sales							
				Low-Income Rentals							
				Sales							
				Moderate-Income Rentals							
				Sales							

Use additional sheets as necessary.  
1/ In this column, enter number of units containing 5 or more bedrooms.

**\* SINGLE-FAMILY PROGRAMS**

It is not possible to develop information on HUD single-family programs by project or area, so this information is tabulated on an estimated basis for the five types of sales and other insured loans which are applicable. The above data is taken from a letter to the Portland Development Commission from the Portland Area Office and dated November 14, 1971.

**AS REPORTED IN PORTLAND'S WORKABLE PROGRAM, 1972-1974**

COMMITMENTS FOR LOW- AND MODERATE-INCOME REPLACEMENT HOUSING		DISPLACEMENT PERIOD: <u>12</u> months		LOCALITY <b>Portland, Oregon</b>	
		From <u>7/72</u> to <u>7/73</u> (month/year) (month/year)		LOCAL AGENCY <b>Model Cities</b>	
				PROJECT NAME AND NUMBER <b>K-V-S</b>	
				<b>Neighborhood Facility</b>	

Sponsor, Program, and Location	Fund Commitment	Date of		Type	In each column, enter number of units						
		Start of Constr. or Rehab.	Completion		Number of Bedrooms						
					0	1	2	3	4	5 <sup>1/</sup>	
David Mazzocco, Holgate Plaza, SE 104th & Boise	--	10-28- 71	10-28- 72 est.	Low-Income Rentals	8	40					
				Sales							
				Moderate-Income Rentals							
				Sales							
Don Jühr, et al Washington Plaza, (Rehab), 1129 SW Washington	Feas. letter 7-19- 71	--	--	Low-Income Rentals	57	18					
				Sales							
				Moderate-Income Rentals							
				Sales							
Curtis McDonald, Going Estates, 1923 N. Going	--	1-5-71	1-5-72 est.	Low-Income Rentals		4	8	2			
				Sales							
				Moderate-Income Rentals							
				Sales							
Dr. Walter Reynolds Beta II, NE 7th & Sacramento	Firm Commit- ment	12-10- 71 est.		Low-Income Rentals	12	32	12				
				Sales							
				Moderate-Income Rentals							
				Sales							
James P. Wasch, et al, Queens Commons, 165 NE Glisan	Firm Commit- ment 9-23- 71	11-15- 71 est.	--	Low-Income Rentals			35				
				Sales							
				Moderate-Income Rentals							
				Sales							

Use additional sheets as necessary.  
<sup>1/</sup> In this column, enter number of units containing 5 or more bedrooms.



**AS REPORTED IN PORTLAND'S WORKABLE PROGRAM, 1972-1974**

COMMITMENTS FOR LOW- AND MODERATE- INCOME REPLACEMENT HOUSING		DISPLACEMENT PERIOD: <u>12</u> months From <u>7/72</u> to <u>7/73</u> <small>(month/year) (month/year)</small>		LOCALITY <b>Portland, Oregon</b> LOCAL AGENCY <b>Model Cities</b> PROJECT NAME AND NUMBER <b>K-V-5</b> <b>Neighborhood Facility</b>							
Sponsor, Program, and Location	Fund Commitment	Date of Start of Constr. or Rehab.		Type	In each column, enter number of units						
		Completion	Number of Bedrooms								
			0		1	2	3	4	5 <sup>1/</sup>		
Glen Gordan, et al Maple Terrace, 1600 SE Walnut, Hillsboro	--	6-15- 71	6-15-72 est.	Low-Income Rentals							
				Sales							
				Moderate-Income Rentals		12	38				
				Sales							
Ross B. Hammond Co. Model Cities Apts., NE Mississippi & Jersey St.	Feas. letter 5-27- 71	--	--	Low-Income Rentals							
				Sales							
				Moderate-Income Rentals		34	34				
				Sales							
Scott Crest #2 SE Powell Blvd.	Feas. letter 9-28- 71	--	--	Low-Income Rentals							
				Sales							
				Moderate-Income Rentals		10	12	6			
				Sales							
West Park Terrace 7700 Block, Shaw Street SW, Aloha	Feas. letter 8-27- 71	--	--	Low-Income Rentals							
				Sales							
				Moderate-Income Rentals		6	14	11			
				Sales							
Bridgeview Apts., Inc., Bridge View #2, Trumbull & Decatur	Feas. letter 6-3-71	--	--	Low-Income Rentals		11					
				Sales							
				Moderate-Income Rentals							
				Sales							

Use additional sheets as necessary.

<sup>1/</sup> In this column, enter number of units containing 5 or more bedrooms.

**AS REPORTED IN PORTLAND'S WORKABLE PROGRAM, 1972-1974**

COMMITMENTS FOR LOW- AND MODERATE-INCOME REPLACEMENT HOUSING		DISPLACEMENT PERIOD: <u>12</u> months		LOCALITY <b>Portland, Oregon</b>							
		From <u>7/72</u> to <u>7/73</u> (month/year) (month/year)		LOCAL AGENCY <b>Model Cities</b>							
				PROJECT NAME AND NUMBER <b>K-V-S</b>							
				<b>Neighborhood Facility</b>							
Sponsor, Program, and Location	Fund Commitment	Date of		Type	In each column, enter number of units						
		Start of Constr. or Rehab.	Completion		Number of Bedrooms						
					0	1	2	3	4	5 <sup>1/</sup>	
HAP Turnkey County	Program Reserva- tion	--	--	Low-Income Rentals			60	40			
				Sales							
				Moderate-Income Rentals							
				Sales							
HAP Turnkey	Appli- cation in	July, 1971 est.		Low-Income Rentals	500 T O T A L						
				Sales							
				Moderate-Income Rentals							
				Sales							
HAP Leasing	Appli- cation in	July 1971 est.		Low-Income Rentals	1,500 T O T A L						
				Sales							
				Moderate-Income Rentals							
				Sales							
David Mazzocco, Albina Plaza N. Albina & Shaver		7-1-71	4-1-72 est.	Low-Income Rentals	4	4					
				Sales							
				Moderate-Income Rentals							
				Sales							
				Low-Income Rentals							
				Sales							
				Moderate-Income Rentals							
				Sales							

Use additional sheets as necessary.  
<sup>1/</sup> In this column, enter number of units containing 5 or more bedrooms.

ESTIMATE OF NONRESIDENTIAL DISPLACEMENT (BUSINESS CONCERNS, NONPROFIT ORGANIZATIONS, AND FARM OPERATIONS)				DISPLACEMENT PERIOD: <u>12</u> months				LOCALITY <b>Portland, Oregon</b>							
				From <u>7/72</u> to <u>7/73</u> (month/year) (month/year)				LOCAL AGENCY <b>Portland Development Commission</b>							
								PROJECT NAME AND NUMBER <b>K-V-S</b> <b>Neighborhood Facility</b>							
Number to be displaced, by minority-group category 1/	Retail, Whole-sale		Manufacturing		Service		Nonprofit Organiz.		Farms		Other		Total		Total
	O2/	T2/	O	T	O	T	O	T	O	T	O	T	O	T	
White (nonminority)															
Negro/Black	1														1
American Indian															
Spanish American															
Oriental															
Other															
TOTAL	1														1
Number to be displaced by concurrent public activities in locality during displacement period	61*														61
1/ Attach statement describing basis for determining minority-group category of the concern, nonprofit organization, or farm, including, where applicable, description of relocation problems that will be addressed with respect to concerns (and others) that employ significant numbers of minority-group persons. 2/ Owner 3/ Tenant															

\* Information not available as to type of business being displaced. This figure includes all of the businesses to be displaced by the Emanuel Project as reported in Exhibit D., and half of those to be displaced by the Highway, as the 65 represents two years of activity.

[illegible]

DISPLACEMENT PERIOD: 12 months

From 7/72 to 7/73  
(month/year) (month/year)

LOCALITY

**Portland, Oregon**

LOCAL AGENCY

## Model Cities

PROJECT NAME AND NUMBER **K-V-S**

### Neighborhood Facility

[illegible]

Type of Business

Check One

Owner	Tenant
1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
9	9
10	10
11	11
12	12
13	13
14	14
15	15
16	16
17	17
18	18
19	19
20	20
21	21
22	22
23	23
24	24
25	25
26	26
27	27
28	28
29	29
30	30
31	31
32	32
33	33
34	34
35	35
36	36
37	37
38	38
39	39
40	40
41	41
42	42
43	43
44	44
45	45
46	46
47	47
48	48
49	49
50	50
51	51
52	52
53	53
54	54
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56	56
57	57
58	58
59	59
60	60
61	61
62	62
63	63
64	64
65	65
66	66
67	67
68	68
69	69
70	70
71	71
72	72
73	73
74	74
75	75
76	76
77	77
78	78
79	79
80	80
81	81
82	82
83	83
84	84
85	85
86	86
87	87
88	88
89	89
90	90
91	91
92	92
93	93
94	94
95	95
96	96
97	97
98	98
99	99
100	100

Minority  
Group

Class. 17

Area  
(Sq. Ft./  
Acres)

Company	Average Number of Employees
1. General Electric	100,000
2. Ford Motor	80,000
3. General Motors	70,000
4. Chrysler	60,000
5. IBM	50,000
6. Boeing	40,000
7. Lockheed Martin	30,000
8. Raytheon	20,000
9. Northrop	15,000
10. Hughes Aircraft	10,000
11. Westinghouse	8,000
12. RCA	6,000
13. Bell Telephone	5,000
14. AT&T	4,000
15. RCA	3,000
16. RCA	2,000
17. RCA	1,000
18. RCA	1,000
19. RCA	1,000
20. RCA	1,000

### Plans to Relocate

Yes	No
-----	----

Moving Cost or  
Alternate Payment 2/

Moving	Alternate
--------	-----------

James T. Park  
4853 N.E. 6th

## Duplex

**X**

**Black**

1,000  
sq. ft

Self

**X**

**\$2,500**

ESTIMATE OF RELOCATION COSTS AND SETTLEMENT COSTS	ALLOCATION PERIOD: <u>12</u> months  From <u>7/72</u> to <u>7/73</u> (month/year) (month/year)	LOCALITY <b>Portland, Oregon</b> LOCAL AGENCY <b>Model Cities</b> PROJECT NAME AND NUMBER <b>K-V-S Neighborhood Facility Site</b>
------------------------------------------------------	---------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------

A. PAYMENTS TO FAMILIES AND INDIVIDUALS						
Type of Payment	Families		Individuals		Total	
	No.	Amount	No.	Amount	No.	Amount
<u>Moving Expenses</u>						
1. Actual Moving Expenses	0	\$ -	0	\$ -	0	\$ -
2. Fixed Payment and Dislocation Allowance	11	4610	0	-	11	4610
3. Total	11	4610	0	-	11	4610
<u>Replacement Housing Payments</u>						
<u>Homeowners</u>						
4. Differential Payment	4	52000	0	-	4	52000
5. Interest Payment	0	-	0	-	0	-
6. Incidental Expense Payment	2	200	0	-	2	200
7. Total	6	52200	0	-	6	52200
<u>Tenants and Certain Others</u>						
8. Rental Assistance	5	19000	0	-	5	19000
9. Downpayment Assistance	2	4000	0	-	2	4000
10. Total	7	23000	0	-	7	23000
11. Total (Sum of Lines 3, 7, and 10)	24	79810	0	-	24	79810

B. PAYMENTS TO BUSINESS CONCERNS, NONPROFIT ORGANIZATIONS, AND FARMS								
Type of Payment	Businesses		Nonprofit Orgs.		Farms		Total	
	No.	Amount	No.	Amount	No.	Amount	No.	Amount
<u>Moving Expenses</u>								
1. Actual Moving Expenses		\$		\$		\$		\$
2. Actual Loss of Property								
3. Searching Expenses								
4. Total								
5. Payments in Lieu of Moving and Related Expenses	1	2,500						
6. Total (Sum of Lines 4 and 5)	1	2,500						

C. Total estimate of relocation payments to individuals, families, business concerns, nonprofit organizations, and farms. (Total, Block A, Line 11; plus Total, Block B, Line 6)	<b>\$82,310*</b>
D. Assistance Costs. Estimate of all relocation costs, other than the payments enumerated above, to be included in computing the amount of the Federal grant, contribution or loan for the project.	\$ _____ *
E. Estimate of total settlement costs to be paid to owners whose real property will be acquired for the project. (These are not "relocation costs" or "relocation payments," but are acquisition costs subject to funding arrangements under P.L. 91-646.)	\$ _____ *

\* Budgeted from Neighborhood Facility Grant

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

LOCALITY

PORTLAND, OREGON

**SCHEDULE OF AVERAGE ANNUAL GROSS RENTALS  
FOR STANDARD HOUSING IN LOCALITY**

AGENCY(IES)

PROJECT NUMBER(S)

SOUTH AUDITORIUM PROJECT

ORE. R-1

ALBINA NBRHD IMP. PROJECT

ORE. R-8

PORTLAND STATE COLLEGE

ORE. R-16

EMANUEL HOSP. PROJECT

ORE. R-20

NBRHD. DEV. PROJECTS

ORE. A-5-1 & 2

*INSTRUCTIONS: Prepare original and 2 copies for HUD if the schedule is proposed for only one agency. Prepare an additional copy for each additional agency. Attach a statement explaining in detail how the amounts shown on the schedule were derived. In localities where a HUD-approved schedule is being used and an agency proposes to adopt that schedule, only Blocks A and D need be completed.*

**A. TYPE OF SUBMISSION AND APPLICABILITY OF SCHEDULE**

- ☐ This is the original schedule proposed to apply to all HUD-assisted projects, as identified above.
- ☒ This is an amended schedule (amending the one approved by HUD on Feb. 16, 1966) for the purpose of:
- ☒ Revising the amounts of the average annual gross rentals.
- ☒ Adding additional project(s) to those covered by the previous schedule. Such new project(s) is (are)  
EMANUEL HOSP. PROJECT & NBRHD. DEV. PROJECTS
- ☐ This is an adoption of a schedule previously approved by HUD.

**B. REQUEST**

Approval is requested of the following schedule of average gross rentals, including utilities, for a decent, safe, and sanitary dwelling of modest standards in the locality. The schedule will be used in determining the amount of the Additional Relocation Payment to be made to families and elderly or handicapped individuals who are eligible for the payment, in accordance with HUD regulations.

**SCHEDULE**

	0 BEDROOMS (Housekeeping Unit)	1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4 BEDROOMS	5 OR MORE BEDROOMS
Yr.	\$ 748.80	\$ 1,173.00	\$ 1,540.20	\$ 1,952.40	\$ 1,975.63	\$ 1,980.00
Mo.	\$ 62.40	\$ 97.75	\$ 128.35	\$ 162.70	\$ 164.64	\$ 165.00

**C. SUBMITTED BY:**

PORTLAND DEVELOPMENT COMMISSION

*Displacing Agency*

April 20, 1970

*Date*

*Signature of Authorized Officer*

Executive Director

*Title*

**D. ADOPTION OF SCHEDULE PREVIOUSLY APPROVED BY HUD**

The \_\_\_\_\_ agrees to adopt the schedule in Block B. above.  
*Displacing Agency*

*Signature of Authorized Officer*

*Date*

*Title*

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

LOCALITY

SCHEDULE OF AVERAGE SALES PRICES FOR  
STANDARD HOUSING IN LOCALITY

AGENCY(IES)

Port. Development  
Commission  
City of Portland, HAP

PROJECT NUMBER(S)

R-8, R-16, R-20, R-21,  
A-5-1, A-5-2, OSA 48

INSTRUCTIONS: Prepare original and 2 copies for HUD if the schedule is proposed for only one agency. Prepare an additional copy for each additional agency. Attach a statement explaining in detail how the amounts shown on the schedule were derived. In localities where a HUD-approved schedule is being used and an agency proposes to adopt that schedule, only Blocks A and D need be completed.

## A. TYPE OF SUBMISSION AND APPLICABILITY OF SCHEDULE

☐ This is the original schedule proposed to apply to all HUD-assisted projects, as identified above.☒ This is an amended schedule (amending the one approved by HUD on July 15, 1970)  
for the purpose of:☒ Revising the amounts of the average sales prices.☐ Adding additional project(s) to those covered by the previous schedule. Such new project(s) is (are)  
\_\_\_\_\_☐ This is an adoption of a schedule previously approved by HUD.

B. Approval is requested of the following schedule of average sales prices for standard housing in the locality. The schedule will be used in determining the amount of the Replacement Housing Payment to be made to families and individuals who are eligible for the payment, in accordance with HUD regulations.

## SCHEDULE

1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4 BEDROOMS	5 OR MORE BEDROOMS
\$	\$ 14,639	\$ 17,887	\$ 21,940	\$ 25,205

## C. SUBMITTED BY:

PORTLAND DEVELOPMENT COMMISSION

Displacing Agency

May 14, 1971

Date

Signature of Authorized Officer

Executive Director

Title

## D. ADOPTION OF SCHEDULE PREVIOUSLY APPROVED BY HUD

The \_\_\_\_\_ agrees to adopt the schedule in Block B above.  
Displacing Agency

Date

Signature of Authorized Officer

Title

ND 507 - K-V-S  
EXHIBIT M.

ND 507 RELOCATION ACTIVITY REPORT (WOODLAWN)

GENERAL PROJECT RELOCATION PLAN  
FOR THE WOODLAWN NEIGHBORHOOD DEVELOPMENT PROJECT

Displacement in the Woodlawn NDP area will only occur through the spot clearance and other clearance activity where existing conditions do not permit rehabilitation of the structure, and it is determined to acquire and demolish the dwelling to remove the substandard conditions. It is projected that 10 parcels will be identified for clearance during the Action Year.

It is, therefore, not possible to determine the makeup of those to be displaced until such time as each parcel is identified or acquired. However, from the ratio of tenants to homeowners, and of individuals to families in the Second Action Year scattered-site acquisition, we have estimated the relocation costs per Exhibit K.

It is anticipated that many of the homeowners will have moderate incomes and will be able to purchase adequate replacement housing with relocation payments. As was the case in the Second Action Year, up to 40% of the homeowners may be eligible for an FHA 235 loan.

Most of the tenants are expected to rent replacement housing rather than purchase. As many as 75% of the tenant population may be eligible for subsidized housing, either purchased or rental housing. It is expected that the resources available in the community can handle these needs per Exhibit F.

The character of the displacement is not expected to vary significantly from the previous Action Year. Approximately 10% may be unemployed, 10% may be elderly, and 50% of the displacees may be from minority groups. The Relocation Staff is prepared to offer needed assistance to all of the above groups, to enable their relocation to be accomplished smoothly and with the least amount of hardship to the client.



ND 507 RELOCATION ACTIVITY REPORT (WOODLAWN), Cont'd

It is expected that most of the displacees will choose to relocate within a one and one-half mile radius of the NDP area. As many as 20% may relocate to the suburbs, and one or two may move out of the urban Portland area.

While it is not anticipated that any businesses will be displaced, an absentee landlord may qualify for actual moving expenses or an in-lieu payment under HUD regulations. Interviews will be conducted as the situation arises to determine eligibility.

HOUSING RESOURCES TO BE AVAILABLE PRIOR TO  
DISPLACEMENT OF FAMILIES AND INDIVIDUALS

DISPLACEMENT PERIOD: \_\_\_\_\_ months

From \_\_\_\_\_ to \_\_\_\_\_  
(month/year) (month/year)

LOCAL AGENCY

PROJECT NAME AND NUMBER

# HOUSEKEEPING UNITS

Type	0 Bedroom				1 Bedroom				2 Bedroom				3 Bedroom 1/				4 Bedroom				5 Bedroom			
	Number Needed	Available			Number Needed	Available			Number Needed	Available			Number Needed	Available			Number Needed	Available			Number Needed	Available		
		Total	Existing	New		Total	Existing	New		Total	Existing	New		Total	Existing	New		Total	Existing	New		Total	Existing	New
LOW-INCOME																								
Rental																								
Public Housing HUD-assisted		10	10	0		0	0	0		117	57	60		63	23	40		16	16	0		1	1	0
Other-assisted	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0
Section Supplement HUD-assisted		135	37	98		312	75	237		281	12	269		153	51	148		8	0	8		0	0	0
Local-assisted		0	0	0		0	0	0		0	0	0		0	0	0		0	0	0		0	0	0
Private Rental Nonassisted	N/A	-	-	-		97+	97	*		333	78	255		1326	681	258		471	30	441	(for 4 or more bdrms)			
Sales																								
HUD-assisted	0	0	0	0	Need:	One-half of FHA 235 & 22-d-2 mortgages for 1972: 875 total																		
Other-assisted	0	0	0	0																				
Nonassisted	0	0	0	0		8+	8	*		294	40	254		1300	42	1258		469	29	440		6		
MODERATE-INCOME																								
Rental																								
HUD-assisted																								
Other-assisted		0	0	0		0	0	0		0	0	0		0	0	0		0	0	0		0	0	0
Nonassisted	N/A	-	-	-		928+	928	*		1109	869	240		1410	246	1166		504	60	444	(for 4 or more bdrms)			
Sales																								
HUD-assisted	0	0	0	0	Need:	One-half of FHA 235 & 221-d-2 mortgages for 1972: 875 total																		
Nonassisted	0	0	0	0		82+	82	*		434	193	241		1387	222	1165		488	44	444		14		
HIGH MODERATE-INCOME																								
Rental (nonassisted)																								
	N/A	-	-	-		1502+	1502	*		2872	2748	124		1322	719	603		573	113	460	(for 4 or more bdrms)			
Sales (nonassisted)																								
						27+	27	*		299	175	124		1131	529	602		677	218	459		72		

For larger units (4 Bedroom, 5 Bedroom, etc.), use additional pages and adjust column headings as applicable.

form continued on next page]

\* Included in 2-bedroom "new"

ESTIMATE OF RELOCATION COSTS AND SETTLEMENT COSTS	ALLOCATION PERIOD: <u>12</u> months  From <u>7/72</u> to <u>7/73</u> (month/year) (month/year)	LOCALITY <b>Portland, Oregon</b> LOCAL AGENCY <b>Portland Development Commission</b> PROJECT NAME AND NUMBER <b>Woodlawn NDP</b> <b>ORE. A-5-1</b>
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**K. PAYMENTS TO FAMILIES AND INDIVIDUALS**

Type of Payment	Families		Individuals		Total	
	No.	Amount	No.	Amount	No.	Amount
<u>Moving Expenses</u>						
1. Actual Moving Expenses		\$		\$		\$
2. Fixed Payment and Dislocation Allowance	13	6500	2	1000	15	7500
3. Total	13	6500	2	1000	15	7500
<u>Replacement Housing Payments</u>						
<u>Homeowners</u>						
4. Differential Payment	6	65400	1	11000	7	76400
5. Interest Payment						
6. Incidental Expense Payment	6	600			6	600
7. Total	12	66000	1	11000	13	77000
<u>Tenants and Certain Others</u>						
8. Rental Assistance	4	12000	1	3000	5	15000
9. Downpayment Assistance	3	9000			3	9000
10. Total	7	21000	1	3000	8	24000
11. Total (Sum of Lines 3, 7, and 10)	32	93500	4	15000	36	108500

**B. PAYMENTS TO BUSINESS CONCERNS, NONPROFIT ORGANIZATIONS, AND FARMS**

Type of Payment	Businesses		Nonprofit Orgs.		Farms		Total	
	No.	Amount	No.	Amount	No.	Amount	No.	Amount
<u>Moving Expenses</u>								
1. Actual Moving Expenses		\$		\$		\$		\$
2. Actual Loss of Property								
3. Searching Expenses								
4. Total								
5. Payments in Lieu of Moving and Related Expenses	2	10,000						
6. Total (Sum of Lines 4 and 5)	2	10,000						

**C. Total estimate of relocation payments to individuals, families, business concerns, nonprofit organizations, and farms. (Total, Block A, Line 11; plus Total, Block B, Line 6)** \$ 118,500

**D. Assistance Costs. Estimate of all relocation costs, other than the payments enumerated above, to be included in computing the amount of the Federal grant, contribution or loan for the project.** \$ \_\_\_\_\_

**E. Estimate of total settlement costs to be paid to owners whose real property will be acquired for the project. (These are not "relocation costs" or "relocation payments," but are acquisition costs subject to funding arrangements under P.L. 91-646.)** \$ 1,150

ND 507 RELOCATION ACTIVITY REPORT (IRVINGTON)

GENERAL PROJECT RELOCATION PLAN  
FOR THE IRVINGTON NEIGHBORHOOD DEVELOPMENT PROJECT

Displacement in the Irvington NDP area will only occur through the spot clearance and other clearance activity where existing conditions do not permit rehabilitation of the structure, and it is determined to acquire and demolish the dwelling to remove the substandard conditions. It is projected that 5 parcels will be identified for clearance during the Action Year.

It is, therefore, not possible to determine the makeup of those to be displaced until such time as each parcel is identified or acquired. However, from the ratio of tenants to homeowners, and of individuals to families in the Second Action Year acquisition, we have estimated the relocation costs per Exhibit K.

It is anticipated that many of the homeowners will have moderate incomes and will be able to purchase adequate replacement housing with relocation payments. As was the case in the Second Action Year, up to 40% of the homeowners may be eligible for an FHA 235 loan.

Most of the tenants are expected to rent replacement housing rather than purchase. As many as 75% of the tenant population may be eligible for subsidized housing, either purchased or rental housing. It is expected that the resources available in the community can handle these needs per Exhibit F.

The character of the displacement is not expected to vary significantly from the previous Action Year. Approximately 10% may be unemployed, 10% may be elderly, and 50% of the displacees may be from minority groups. The Relocation Staff is prepared to offer needed assistance to all of the above groups, to enable their relocation to be accomplished smoothly and with the least amount of hardship to the client.

ND 507 RELOCATION ACTIVITY REPORT (IRVINGTON), Cont'd

It is expected that most of the displacees will choose to relocate within a one and one-half mile radius of the NDP area. As many as 20% may relocate to the suburbs, and one or two may move out of the urban Portland area.

While it is not anticipated that any businesses will be displaced, an absentee landlord may qualify for actual moving expenses or an in-lieu payment under HUD regulations. Interviews will be conducted as the situation arises to determine eligibility.

HOUSING RESOURCES TO BE AVAILABLE PRIOR TO  
DISPLACEMENT OF FAMILIES AND INDIVIDUALS

DISPLACEMENT PERIOD: \_\_\_\_\_ months

From \_\_\_\_\_ to \_\_\_\_\_  
(month/year) (month/year)

LOCALITY

LOCAL AGENCY

PROJECT NAME AND NUMBER

# F. HOUSEKEEPING UNITS

Type	0 Bedroom				1 Bedroom				2 Bedroom				3 Bedroom 1/				4 Bedroom				5 Bedroom			
	Number Needed	Available			Number Needed	Available			Number Needed	Available			Number Needed	Available			Number Needed	Available			Number Needed	Available		
		Total	Existing	New		Total	Existing	New		Total	Existing	New		Total	Existing	New		Total	Existing	New		Total	Existing	New
LOW-INCOME																								
Rental																								
Public Housing HUD-assisted		10	10	0		0	0	0		117	57	60		63	23	40		16	16	0		1	1	0
Other-assisted	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0
Non-assisted		135	37	98		312	75	237		281	12	269		153	51	148		8	0	8		0	0	0
Local-nonassisted		0	0	0		0	0	0		0	0	0		0	0	0		0	0	0		0	0	0
Private Rental Nonassisted	N/A	-	-	-		97+	97	*		333	78	255		1326	681	258		471	30	441	(for 4 or more bdrms)			
Sales																								
HUD-assisted	0	0	0	0	Need: One-half of FHA 235 & 22-d-2 mortgages for 1972: 875 total																			
Other-assisted	0	0	0	0																				
Nonassisted	0	0	0	0		8+	8	*		294	40	254		1300	42	1258		469	29	440		6		
MODERATE-INCOME																								
Rental																								
HUD-assisted																								
Other-assisted		0	0	0		0	0	0		0	0	0		0	0	0		0	0	0		0	0	0
Nonassisted	N/A	-	-	-		928+	928	*		1109	869	240		1410	246	1166		504	60	444	(for 4 or more bdrms)			
Sales																								
HUD-assisted	0	0	0	0	Need: One-half of FHA 235 & 221-d-2 mortgages for 1972: 875 total																			
Nonassisted	0	0	0	0		82+	82	*		434	193	241		1387	222	1165		488	44	444		14		
ABOVE MODERATE-INCOME																								
Rental (nonassisted)																								
	N/A	-	-	-		1502+	1502	*		2872	2748	124		1322	719	603		573	113	460	(for 4 or more bdrms)			
Sales (nonassisted)																								
						27+	27	*		299	175	124		1131	529	602		677	218	459		72		

1/ For larger units (4 Bedroom, 5 Bedroom, etc.), use additional pages and adjust column headings as applicable.

[form continued on next page]

\* Included in 2-bedroom "new"

ESTIMATE OF RELOCATION COSTS AND SETTLEMENT COSTS	ALLOCATION PERIOD: <u>12</u> months From <u>7/72</u> to <u>7/73</u> (month/year) (month/year)	LOCALITY <b>Portland, Oregon</b> LOCAL AGENCY <b>Portland</b> <b>Development Commission</b> PROJECT NAME AND NUMBER <b>Irvington NDP</b> <b>ORE. A-5-2</b>
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**K. PAYMENTS TO FAMILIES AND INDIVIDUALS**

Type of Payment	Families		Individuals		Total	
	No.	Amount	No.	Amount	No.	Amount
<u>Moving Expenses</u>						
1. Actual Moving Expenses		\$		\$		\$
2. Fixed Payment and Dislocation Allowance	9	4500	1	500	10	5,000
3. Total	9	4500	1	500	10	5,000
<u>Replacement Housing Payments</u>						
<u>Homeowners</u>						
4. Differential Payment	3	32700	0		3	32,700
5. Interest Payment						
6. Incidental Expense Payment	3	300			3	300
7. Total	6	33000			6	33,000
<u>Tenants and Certain Others</u>						
8. Rental Assistance	3	9000	1	3000	4	12,000
9. Downpayment Assistance	3	9000			3	9,000
10. Total	6	18000	1	3000	7	21,000
11. Total (Sum of Lines 3, 7, and 10)	21	55500	2	3500	23	59,000

**B. PAYMENTS TO BUSINESS CONCERNS, NONPROFIT ORGANIZATIONS, AND FARMS**

Type of Payment	Businesses		Nonprofit Orgs.		Farms		Total	
	No.	Amount	No.	Amount	No.	Amount	No.	Amount
<u>Moving Expenses</u>								
1. Actual Moving Expenses		\$		\$		\$		\$
2. Actual Loss of Property								
3. Searching Expenses								
4. Total								
5. Payments in Lieu of Moving and Related Expenses								
6. Total (Sum of Lines 4 and 5)	0							

**C. Total estimate of relocation payments to individuals, families, business concerns, nonprofit organizations, and farms. (Total, Block A, Line 11; plus Total, Block B, Line 6)** **\$ 59,000.00**

**D. Assistance Costs. Estimate of all relocation costs, other than the payments enumerated above, to be included in computing the amount of the Federal grant, contribution or loan for the project.** \$ \_\_\_\_\_

**E. Estimate of total settlement costs to be paid to owners whose real property will be acquired for the project. (These are not "relocation costs" or "relocation payments," but are acquisition costs subject to funding arrangements under P.L. 91-546.)** **\$ 575.00**

ND 507 RELOCATION ACTIVITY REPORT - King-Vernon-Sabin

GENERAL PROJECT RELOCATION PLAN  
FOR THE KING-VERNON-SABIN NEIGHBORHOOD DEVELOPMENT PROJECT

May 1, 1972

Displacement in the King-Vernon-Sabin NDP area will only occur through the spot clearance and other clearance activity where existing conditions do not permit rehabilitation of the structure, and it is determined to acquire and demolish the dwelling to remove the substandard conditions. It is projected that 13 parcels will be identified for clearance during the Action Year.

It is, therefore, not possible to determine the makeup of those to be displaced until such time as each parcel is identified or acquired. However, from the ratio of tenants to homeowners, and of individuals to families in the Second Action Year NDP scattered-site acquisition, we have estimated the relocation costs per Exhibit K.

It is anticipated that many of the homeowners will be able to purchase adequate replacement housing with relocation payments. As was the case in the Second Action Year, up to 40% of the homeowners may be eligible for an FHA 235 loan.

Most of the tenants are expected to rent replacement housing rather than purchase. As many as 75% of the tenant population may be eligible for subsidized housing, either purchased or rental housing. It is expected that the resources available in the community can handle these needs per Exhibit F.

The character of the displacement is not expected to vary significantly from the previous NDP Action Year. Approximately 10% may be unemployed, 10% may be elderly, and 50% of the displacees may be from minority groups. The



ND 507 RELOCATION ACTIVITY REPORT - King-Vernon-Sabin, Cont'd

Relocation Staff is prepared to offer needed assistance to all of the above groups, to enable their relocation to be accomplished smoothly and with the least amount of hardship to the client.

It is expected that most of the displacees will choose to relocate within a one and one-half mile radius of the NDP area. As many as 20% may relocate to the suburbs, and one or two may move out of the urban Portland area.

While it is not anticipated that any businesses will be displaced, an absentee landlord may qualify for actual moving expenses or an in-lieu payment under HUD regulations. Interviews will be conducted as the situation arises to determine eligibility.

HOUSING RESOURCES TO BE AVAILABLE PRIOR TO  
DISPLACEMENT OF FAMILIES AND INDIVIDUALS

DISPLACEMENT PERIOD: \_\_\_\_\_ months

From \_\_\_\_\_ to \_\_\_\_\_  
(month/year) (month/year)

LOCAL AGENCY

PROJECT NAME AND NUMBER

# F. HOUSEKEEPING UNITS

Type	0 Bedroom				1 Bedroom				2 Bedroom				3 Bedroom 1/				4 Bedroom				5 Bedroom			
	Number Needed	Available			Number Needed	Available			Number Needed	Available			Number Needed	Available			Number Needed	Available			Number Needed	Available		
		Total	Existing	New		Total	Existing	New		Total	Existing	New		Total	Existing	New		Total	Existing	New		Total	Existing	New
<b>LOW-INCOME</b>																								
<u>Rental</u>																								
Federal Housing HUD-assisted		10	10	0		0	0	0		117	57	60		63	23	40		16	16	0		1	1	0
Other-assisted	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0
Rent Supplement HUD-assisted		135	37	98		312	75	237		281	12	269		153	51	148		8	0	8		0	0	0
Local-assisted		0	0	0		0	0	0		0	0	0		0	0	0		0	0	0		0	0	0
Private Rental Nonassisted	N/A	-	-	-		97+	97	*		333	78	255		1326	68	1258		471	30	441 (for 4 or more bdrms)				
<u>Sales</u>																								
FHA-assisted	0	0	0	0	Need:	One-half of FHA 235 & 22-d-2 mortgages for 1972: 875 total																		
Other-assisted	0	0	0	0																				
Nonassisted	0	0	0	0		8+	8	*		294	40	254		1300	42	1258		469	29	440			6	
<b>MIDDLE-CLASS- INCOME</b>																								
<u>Rental</u>																								
FHA-assisted																								
Other-assisted		0	0	0		0	0	0		0	0	0		0	0	0		0	0	0		0	0	0
Nonassisted	N/A	-	-	-		928+	928	*		1109	869	240		1410	246	1166		504	60	444 (for 4 or more bdrms)				
<u>Sales</u>																								
FHA-assisted	0	0	0	0	Need:	One-half of FHA 235 & 221-d-2 mortgages for 1972: 875 total																		
Nonassisted	0	0	0	0		82+	82	*		434	193	241		1387	222	1165		488	44	444			14	
<b>UPPER MIDDLE-CLASS- INCOME</b>																								
<u>Rental (nonassisted)</u>																								
	N/A	-	-	-		1502+	1502	*		2872	2748	124		1322	719	603		573	113	460 (for 4 or more bdrms)				
<u>Sales (nonassisted)</u>																								
						27+	27	*		299	175	124		1131	529	602		677	218	459			72	

/ For larger units (4 Bedroom, 5 Bedroom, etc.), use additional pages and adjust column headings as applicable.

[form continued on next page]

\* Included in 2-bedroom "new"

ESTIMATE OF RELOCATION COSTS AND SETTLEMENT COSTS	ALLOCATION PERIOD: <u>12</u> months  From <u>7/72</u> to <u>7/73</u> (month/year) (month/year)	LOCALITY <b>Portland, Oregon</b> LOCAL AGENCY <b>Portland</b> <b>Development Commission</b> PROJECT NAME AND NUMBER <b>King-Vernon-Sabin NDP</b> <b>ORE. A-5-3</b>
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**K. PAYMENTS TO FAMILIES AND INDIVIDUALS**

Type of Payment	Families		Individuals		Total	
	No.	Amount	No.	Amount	No.	Amount
<u>Moving Expenses</u>						
1. Actual Moving Expenses		\$		\$		\$
2. Fixed Payment and Dislocation Allowance	16	8000	2	1000	18	9000
3. Total	16	8000	2	1000	18	9000
<u>Replacement Housing Payments</u>						
<u>Homeowners</u>						
4. Differential Payment	6	65400	1	11000	7	76400
5. Interest Payment						
6. Incidental Expense Payment	6	600			6	600
7. Total	12	66000	1	11000	13	77000
<u>Tenants and Certain Others</u>						
8. Rental Assistance	6	18000	1	3000	7	21000
9. Downpayment Assistance	4	12000			4	12000
10. Total	10	30000	1	3000	11	33000
11. Total (Sum of Lines 3, 7, and 10)	38	104000	4	15000	42	119000

**B. PAYMENTS TO BUSINESS CONCERNS, NONPROFIT ORGANIZATIONS, AND FARMS**

Type of Payment	Businesses		Nonprofit Orgs.		Farms		Total	
	No.	Amount	No.	Amount	No.	Amount	No.	Amount
<u>Moving Expenses</u>								
1. Actual Moving Expenses		\$		\$		\$		\$
2. Actual Loss of Property								
3. Searching Expenses								
4. Total								
5. Payments in Lieu of Moving and Related Expenses	1	5,000						
6. Total (Sum of Lines 4 and 5)	1	5,000						

**C. Total estimate of relocation payments to individuals, families, business concerns, nonprofit organizations, and farms. (Total, Block A, Line 11; plus Total, Block B, Line 6)**

**\$ 124,000**

**D. Assistance Costs. Estimate of all relocation costs, other than the payments enumerated above, to be included in computing the amount of the Federal grant, contribution or loan for the project.**

**\$ \_\_\_\_\_**

**E. Estimate of total settlement costs to be paid to owners whose real property will be acquired for the project. (These are not "relocation costs" or "relocation payments," but are acquisition costs subject to funding arrangements under P.L. 91-546.)**

**\$ 1,495**

ND 507 RELOCATION ACTIVITY REPORT (Boise-Humboldt)

GENERAL PROJECT RELOCATION PLAN  
FOR THE BOISE-HUMBOLDT NEIGHBORHOOD DEVELOPMENT PROJECT

May 1, 1972

Displacement in the Boise-Humboldt NDP area will occur through spot clearance for housing redevelopment where existing conditions do not permit rehabilitation of the structure, and any other clearance activity authorized under the Urban Renewal Plan. It is projected that 25 parcels will be identified for clearance during the Action Year.

It is, therefore, not possible to determine the makeup of those to be displaced until such time as each parcel is acquired. However, from the ratio of tenants to homeowners, and of individuals to families in previous LPA scattered-site acquisition, we have estimated the relocation costs per Exhibit K.

It is anticipated that many of the homeowners in the clearance sites will have low incomes, but will be able to purchase adequate replacement housing with replacement housing payments. As was the case in previous NDP displacement, up to 40% of the homeowners may be eligible for an FHA 235 loan.

Most of the tenants are expected to rent replacement housing rather than purchase. As many as 75% of the tenant population may be eligible for subsidized housing, either purchased or rental housing. It is expected that the resources available in the community can handle these needs per Exhibit F.

The character of the displacement is not expected to vary significantly from previous NDP activity. Past experience indicates that approximately 10% may be unemployed, 10% may be elderly, and 50% of the displacees may be from

minority groups. The Relocation Staff is prepared to offer needed assistance to all of the above groups, to enable their relocation to be accomplished smoothly and with the least amount of hardship to the client.

Displacees may relocate to any area of their choice, in or out of the City. Past experience by the LPA has shown that most of the displacees chose to relocate within a one and one-half mile radius of the NDP area. LPA experience also indicates that as many as 20% may relocate to the suburbs, and one or two may move out of the urban Portland area.

While it is not anticipated that any businesses will be displaced, an absentee landlord may qualify for actual moving expenses or an in-lieu payment under HUD regulations. Interviews will be conducted as the situation arises to determine eligibility.

HOUSING RESOURCES TO BE AVAILABLE PRIOR TO DISPLACEMENT OF FAMILIES AND INDIVIDUALS	DISPLACEMENT PERIOD: _____ months	LOCAL AGENCY
	From _____ to _____ (month/year) (month/year)	PROJECT NAME AND NUMBER

**F. HOUSING NEEDS UNIT**

Type	0 Bedroom				1 Bedroom				2 Bedroom				3 Bedroom 1/				4 Bedroom				5 Bedroom			
	Number Needed	Available			Number Needed	Available			Number Needed	Available			Number Needed	Available			Number Needed	Available			Number Needed	Available		
		Total	Existing	New		Total	Existing	New		Total	Existing	New		Total	Existing	New		Total	Existing	New		Total	Existing	New
<b>LOW-INCOME</b>																								
Rental																								
Public Housing		10	10	0		8	8	0		117	57	60		63	23	40		16	16	0		1	1	0
HUD-assisted																								
Other-assisted	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0
Rent Supplement																								
HUD-assisted		135	37	98		312	75	237		281	12	269		153		5148		8	0	8		0	0	0
Local-assisted		0	0	0		0	0	0		0	0	0		0	0	0		0	0	0		0	0	0
Private Rental																								
Nonassisted	N/A	-	-	-		97+	97	*		333	78	255		1326	68	1258		471	30	441	(for 4 or more bdrms)			
Sales																								
HUD-assisted	0	0	0	0	Need:	One-half of FHA 235 & 22-d-2 mortgages for 1972: 875 total																		
Other-assisted	0	0	0	0																				
Nonassisted	0	0	0	0		8+	8	*		294	40	254		1300	42	1258		469	29	440			6	
<b>MODERATE-INCOME</b>																								
Rental																								
HUD-assisted																								
Other-assisted		0	0	0		0	0	0		0	0	0		0	0	0		0	0	0		0	0	0
Nonassisted	N/A	-	-	-		928+	928	*		1109	869	240		1410	246	1166		504	60	444	(for 4 or more bdrms)			
Sales																								
HUD-assisted	0	0	0	0	Need:	One-half of FHA 235 & 221-d-2 mortgages for 1972: 875 total																		
Nonassisted	0	0	0	0		82+	82	*		434	193	241		1387	222	1165		488	44	444			14	
<b>HIGH-TO-VERY-HIGH-INCOME</b>																								
Rental (nonassisted)	N/A	-	-	-		1502+	1502	*		2872	2748	124		1322	719	603		573	113	460	(for 4 or more bdrms)			
Sales (nonassisted)						27+	27	*		299	175	124		1131	529	602		677	218	459			72	

For larger units (4 Bedroom, 5 Bedroom, etc.), use additional pages and adjust column headings as applicable.

[Form continued on next page]

\* Included in 2-bedroom "new"

ESTIMATE OF RELOCATION COSTS AND SETTLEMENT COSTS	ALLOCATION PERIOD: <u>12</u> months	LOCALITY <b>Portland, Oregon</b>
	From <u>7/72</u> to <u>7/73</u>	LOCAL AGENCY <b>Portland</b>
	(month/year)      (month/year)	<b>Development Commission</b>
		PROJECT NAME AND NUMBER <b>Boise-Humboldt NDP</b> <b>ORE. A-5-4</b>

**K. PAYMENTS TO FAMILIES AND INDIVIDUALS**

Type of Payment	Families		Individuals		Total	
	No.	Amount	No.	Amount	No.	Amount
<u>Moving Expenses</u>						
1. Actual Moving Expenses		\$		\$		\$
2. Fixed Payment and Dislocation Allowance	25	12500	7	3500	32	16000
3. Total	25	12500	7	3500	32	16000
<u>Replacement Housing Payments</u>						
<u>Homeowners</u>						
4. Differential Payment	10	109000	2	22000	12	131000
5. Interest Payment						
6. Incidental Expense Payment	10	1000			10	1000
7. Total	20	110000	2	22000	22	132000
<u>Tenants and Certain Others</u>						
8. Rental Assistance	9	27000	4	12000	13	39000
9. Downpayment Assistance	6	18000	1	3000	7	21000
10. Total	15	45000	5	15000	20	60000
11. Total (Sum of Lines 3, 7, and 10)	60	167500	14	40500	74	208000

**B. PAYMENTS TO BUSINESS CONCERNS, NONPROFIT ORGANIZATIONS, AND FARMS**

Type of Payment	Businesses		Nonprofit Orgs.		Farms		Total	
	No.	Amount	No.	Amount	No.	Amount	No.	Amount
<u>Moving Expenses</u>								
1. Actual Moving Expenses		\$		\$		\$		\$
2. Actual Loss of Property								
3. Searching Expenses								
4. Total								
5. Payments in Lieu of Moving and Related Expenses	1	5,000						
6. Total (Sum of Lines 4 and 5)	1	5,000						

C. Total estimate of relocation payments to individuals, families, business concerns, nonprofit organizations, and farms. (Total, Block A, Line 11; plus Total, Block B, Line 6)

\$ **213,000**

D. Assistance Costs. Estimate of all relocation costs, other than the payments enumerated above, to be included in computing the amount of the Federal grant, contribution or loan for the project.

\$ \_\_\_\_\_

E. Estimate of total settlement costs to be paid to owners whose real property will be acquired for the project. (These are not "relocation costs" or "relocation payments," but are acquisition costs subject to funding arrangements under P.L. 91-646.)

\$ **2,875**

AMENDMENT TO RELOCATION PLAN  
for  
PORTLAND NEIGHBORHOOD DEVELOPMENT PROGRAM

(PROGRAM NO. ORE. A-5)

September 11, 1972

The Relocation Plan for the Portland Neighborhood Development Program, approved by the City Council of the City of Portland by Resolution No. 31077 adopted May 10, 1972, is hereby amended, as follows:

1. Subsection 4. f, Grievance Procedures, is hereby amended to read as set forth in Exhibit "A" attached hereto and by this reference made a part hereof.

2. A new section is hereby added to be entitled, "Project Relocation Plan for First Eliot Urban Renewal Area," and to read as set forth in Exhibit "B" attached hereto and by this reference made a part hereof.

NOTE: "Project Relocation Plan for First Eliot Urban Renewal Area" is contained in Section ND 507 of SUPPLEMENT NO. 1 (Eliot) for year July 1, 1972 to July 1, 1973.



**EXHIBIT "A" - AMENDMENT TO RELOCATION PLAN for  
PORTLAND NEIGHBORHOOD DEVELOPMENT PROGRAM  
(PROGRAM NO. ORE. A-5)  
September 11, 1972**

f. Grievance Procedures

At the time of this writing, the HUD guidelines governing the establishment of grievance procedures have not been issued. In the absence of the guidelines, the following procedures have been developed in accordance with the provisions of Chapter 1, Appendix 1, of HUD Relocation Handbook 1371.1, Paragraph 42.190:

Who May Appeal

Any person aggrieved by a determination as to eligibility for, or the amount of, a payment under the regulations as published in Handbook 1371.1, may, upon proper appeal, have his claim reviewed or reconsidered by the Portland Development Commission or its authorized designee. Any such person may also ask the Commission for a full explanation of its determination and the basis thereof. The Commission will reply within fifteen days of the receipt of the request.

How to Appeal

The appeal must be in writing. It must state the reasons for the appeal and should contain any other information that the appellant believes will assist in the review of his claim. The appeal should be addressed to the Chairman of the Commission. The appellant may request and be granted an opportunity to make an oral presentation to the Commission or its designee prior to filing a written appeal.

Time of Appeal

The appeal should be filed as soon as possible after the appellant is aware of the decision by which he feels aggrieved. However, the appeal must be filed within six months of (1) notification of the determination or (2) prior to final closeout of the project which caused the displacement except that in any event the appellant will have at least 21 days following written notification to file a claim. The appellant shall be allowed a reasonable time, but not less than 21 days, following request for a review to prepare and submit his case. Except that if the appeal is against a decision that a claim was not timely filed it must be filed within 30 days of receipt of written notification from the Commission. The Commission or its authorized designee will deliver to the appellant in writing within 30 days of the receipt of the written appeal, their answer. Except that in the case of an adverse finding based on untimely filing of a claim the answer shall be given within 10 days. The answer shall also inform the appellant of his right to appeal to HUD within 25 days of receipt of an adverse Commission decision.

ND 508 CITIZEN PARTICIPATION REPORT

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

1. NOT APPLICABLE.
2. Citizen Participation Report With Subsequent Application.

- a. Report Describing Information and Technical Assistance Provided To The PAC, The Nature and Range of Issues They Dealt With, Their Recommendations, and Results Derived.

Since the inception of the NDP, citizens have been involved in developing improvement plans for their respective neighborhoods. In support of their efforts considerable services and technical assistance are being provided. Fully staffed NDP site offices have been established in each neighborhood, and their primary purpose is to service the various neighborhood associations and committees. These offices serve as focal points from which information of interest to the neighborhood is disseminated, and clerical as well as technical assistance is provided.

The Local Public Agency has contracted with neighborhood planners to provide technical assistance in planning for each neighborhood. Additional technical assistance is also provided by staff from the LPA, Portland City Planning Commission, and the CDA whenever necessary. During the past year, technical expertise was also provided by traffic consultants, and consultants who are making a commercial land use study in the NDP areas.

Issues dealt with by each neighborhood were relative mainly to long range objectives for neighborhood improvement and implementation of action programs. In Irvington these issues included expansion of playground for Irvington School, traffic control devices, street trees, street lights, and housing rehabilitation. Concerns of the Woodlawn Association were centered around street and park improvements, a Pilot Housing development project, and housing rehabilitation. The King-Vernon-Sabin neighborhood dealt with problems relative to housing rehabilitation, traffic control, and street trees.

Each neighborhood developed a list of priorities for action along with the necessary specific data which were used by the LPA as guidelines for NDP expenditures during the 2nd NDP Action Year. Significant progress has been made in most instances on action program proposals by the neighborhoods.

The following have been accomplished relative to neighborhood recommendations:

IRVINGTON

- (1) Acquisition, relocation, and clearance of 10 properties adjacent to Irvington School for playground expansion.
- (2) Completion of preliminary park improvement design.
- (3) Approximately 450 homes have been rehabilitated.

ND 508 CITIZEN PARTICIPATION REPORT, Cont'd  
(Woodlawn, Irvington, King-Vernon-Sabin, Boise-Humboldt)

- (4) 6 traffic control devices have been installed at selected intersections on a test basis.
- (5) 885 street trees have been planted.

WOODLAWN

- (1) Approximately 75% completion of necessary street improvements.
- (2) Acquisition, relocation, and clearance of all properties designated for park development.
- (3) Completion of preliminary design for Woodlawn Park.
- (4) Acquisition of approximately 70% of properties designated for a Pilot Housing development, with relocation and clearance of approximately 65% already accomplished.
- (5) 1721 street trees have been planted.
- (6) Approximately 378 homes have been rehabilitated.
- (7) Installation of 1 Traffic Signal.

KING-VERNON-SABIN

An action program for this area was developed during the middle of the 2nd Action Year, and activities are just starting to get underway. Major emphasis will be on housing rehabilitation (approximately 55 homes), installation of 2 traffic signals, and street tree planting.

ND 508 CITIZEN PARTICIPATION REPORT, Cont'd  
(Woodlawn, Irvington, King-Vernon-Sabin, Boise-Humboldt)

BOISE-HUMBOLDT

The action program for Boise-Humboldt was also developed during the 2nd Action Year, and is primarily geared toward housing rehabilitation. These activities are also just getting underway.

b. Statement from PAC On Timing, Location, and Appropriateness of Activities Planned for the Urban Renewal Area.

Each neighborhood has established a list of priority activities they would like to see accomplished in their neighborhoods. See excerpts of neighborhood association minutes and other statements following this report, Exhibits A and B.

c. Estimated Costs to Support PAC

See ND 301 with supporting documentation.

ND 508 CITIZEN PARTICIPATION REPORT -- (Eliot)

1. With Initial Application Only:

- a. A description of arrangements made to fulfill requirements for citizen involvement in preparation of the Urban Renewal Plan.

A neighborhood planning program has been underway in Eliot since July, 1971. This program is being financed through Model Cities Supplemental Grant funds and administered by the Portland Development Commission. Under this program, citizens are encouraged to participate in planning for their neighborhood, and are supported in their efforts by staff from the Portland Development Commission and a professional neighborhood planning consultant whose services are contracted for and paid by the Commission.

With assistance from the Local Public Agency Community Services staff, residents of Eliot have organized their own Neighborhood Association. The Association meets regularly with their planners and staff from the Portland Development Commission to discuss their concerns and needs for neighborhood improvement. This interchange provides the basis by which the planning consultant and LPA staff develop improvement proposals. Subsequently plan proposals are reviewed and approved by residents of Eliot before they are incorporated into the Urban Renewal Plan.



ND 508 CITIZEN PARTICIPATION REPORT - (Eliot), Cont'd

The Urban Renewal Plan itself is reviewed and approved by the neighborhood association, the Model Cities Physical Environment and Housing Working Committee, and the Model Cities Citizens Planning Board before being presented to the various city agencies for approvals prior to submission to HUD.

To assure citizen involvement in planning, a Neighborhood Development Office has been established in the Eliot Neighborhood to provide residents with the services and information that will allow them to actively participate in the planning process and be fully informed of programs that are being carried out in their neighborhoods.

b. A description of the proposed PAC and estimated costs to support it.

The Project Area encompasses most of the Eliot School attendance district, and residents have generally identified their neighborhood with the school district boundary. The Eliot Neighborhood Association was organized on this basis and serves the function of the PAC. Membership to each association is open to all residents within that neighborhood, and meetings are held regularly to discuss matters pertinent to their own area. Neighborhood association officers are elected by the general membership.

ND 508 CITIZEN PARTICIPATION REPORT - (Eliot), Cont'd

The Project Area is totally within the Model Cities boundary and therefore has also been serviced during the Pre-Neighborhood Development Program planning effort by the Model Cities Agency and its Citizens' Planning Board. All plans and programs to be implemented in Model Cities neighborhoods under urban renewal are reviewed and approved by the Planning Board prior to submission to the City Council and HUD for approval and funding. The LPA has been working closely with the CDA and the Model Cities Citizens Planning Board and will continue to do so.

The LPA provides extensive services to the PAC and a Neighborhood Development Office has been established in Eliot to facilitate the coordination and administration of these services. (See ND 301 for estimate of costs to support the PAC).

ND 508 CITIZEN PARTICIPATION REPORT - (Northwest),

I. With the initial application only:

- a. A description of arrangement made to fulfill requirements for citizen involvement in preparation of the Urban Renewal Plan.

Active citizen involvement in planning has been established in the Northwest District for over three years. Citizen participation was formally organized with the creation of the Northwest District Association (NWDA) in April of 1969. Northwest District Association membership is open to anyone in the defined Northwest District who is a resident, or property owner, or business licensee, or a private non-profit organization. The Northwest District Association has provided community leadership and coordination which has responded to a number of neighborhood concerns.

Initially the neighborhood was confronted with hospital and industrial expansion; the Northwest District Association responded and preformed a key role in the City Council's decision to fund a comprehensive study of the Northwest District. This action directed the City Planning Commission staff to work with the Northwest District Association in the formulation of neighborhood goals and objectives. A year long planning effort resulted in the

ND 508 CITIZEN PARTICIPATION REPORT - (Northwest) Cont'd

Northwest Comprehensive Plan which is presently in draft form. After neighborhood approval of the plan, it will be presented to the City Planning Commission for recommendations and City Council for formal adoption.

During the course of planning, the LPA was periodically consulted and asked to present information regarding the NDP. The Executive Board of the Northwest District Association is working with the LPA in trying to adapt portions of the Northwest Plan to Federal funding under NDP. Alternatives discussed at these meetings will be presented to the general membership for approval.

b. A description of proposed PAC and estimated costs to support it.

The proposed NDP Planning Area is located within the neighborhood boundary as defined in the Northwest District Association Constitution. The District Association will serve as the neighborhood PAC organization to coordinate additional planning and citizen participation. Northwest District Association officers and the Executive Board are elected by the general membership. The Executive Board of the Northwest District Association meets regularly each week, and the organization's general membership meets each month. All plans and programs to be implemented under NDP will be approved by these bodies before they are submitted to

ND 508 CITIZEN PARTICIPATION REPORT - (Northwest), Cont'd

the City Council and HUD for approval and funding. The LPA will continue to work closely with the Northwest District Association.

The LPA will provide staff and supporting services to facilitate and coordinate additional planning for plan implementation under the NDP. (See ND 301 for estimate of costs to support the PAC).

## ND 508 CITIZEN PARTICIPATION REPORT

Following are excerpts from minutes of meetings held by the King-Vernon-Sabin, Woodlawn, and Boise-Humboldt neighborhoods to adopt activity priorities for their respective areas for the 3rd NDP Action Year.

### WOODLAWN IMPROVEMENT ASSOCIATION - February 8, 1972

#### NEW BUSINESS

The Third Action Year priorities were discussed by Mrs. Jan Childs, Chairman of Subcommittee for Housing and Physical Development. She told of the possibility of the Salvation Army building a Community Center in the Woodlawn area adjoining the Woodlawn Park. Mrs. Childs also told of the meeting with Captain Hood, District Youth Officer of the Salvation Army and gave a brief outline of the facilities that would or could be furnished through a Salvation Army Center in the Woodlawn Community.

Mrs. Childs presented the priorities of the Third Action Year, combined with the rest of Second Action Year. Mrs. Childs then asked Mr. Howell to present plans that had been passed by the Housing and Physical Development Subcommittee and Executive Board for the approval or discussion of the General Assembly.

Mr. Howell presented plans for area south of Dekum and told of there being a good possibility the Salvation Army's Community Center would need 30 or 40,000 square feet of ground, about 2 acres for their project. The Salvation Army would like to build near the Woodlawn Park. Dekum Avenue would be vacated from Durham Street to 13th Street. Traffic Engineers would have to agree to rerouting traffic along Claremont, Dean and Oneonta Streets. There would be about 2 acres of land gained in this manner.

Cost of land involved would be close to the amount of money involved in extension of Pilot Housing as reported by Jim Howell.

There was discussion about what would be involved in the Community Center.

ND 508 CITIZEN PARTICIPATION REPORT, Cont'd

Mrs. Jan Childs moved that priority for the expenditure of funds available in the duration of the Second Action Year and Third Action Year be designated as follows:

A. New Projects

1. Acquisition of property, 3 houses, 1065 N. E. Winona, 6823 N. E. Claremont, and 6837 N. E. Claremont for Pilot Housing Project
2. Acquisition of property to be sold to the Salvation Army for the development of Community Center

B. Continuing projects

1. Park Development
2. Rehabilitation
3. Demolition of derelict structures

IF THERE ARE ANY EXTRA FUNDS AVAILABLE, THEY BE DESIGNATED FOR:

1. Expansion of Pilot Housing Project to triangle to 13th Street
2. Expansion of Pilot Housing Project east of 13th Street

Mr. Jordan seconded motion. Mr. Baxter protested the closing of Dekum Street. Mr. Ready said the land could serve a better purpose for recreation than a race track and was in favor of the closing of Dekum Street.

Mr. Leonard Deleveaux asked what provisions had been or would be made for sewer easements. Mr. Howell said main sewer line up Winona 20' off the center water line would be re-routed and hopefully, the power line would be under ground. Sewer line can be retained six feet below park ground.

Mr. Mundy opposed closing of Dekum Avenue also. There being no further discussion, the vote was called for. Motion passed with no opposing votes.

ND 508 CITIZEN PARTICIPATION REPORT, Cont'd

KING-VERNON-SABIN COORDINATING COMMITTEE MINUTES - 2-9-72

Mr. Brown then read the results of the Tally Sheets regarding Third Action Year Priority. The results are as follows:

- #1 - Increase Rehabilitation (from 75 units to 150 units).
- #2 - Acquire and clear substandard structures for new residents.
- #3 - Construct Alberta Park Overpass.
- #4 - Begin greenway system development.
- #5 - Expand street tree program and rights-of-way improvements.
- #6 - Improve Alberta Park.

A rather generalized discussion followed regarding the priority listing.

Mr. O'Kane: Should we receive money for one specific item, we can change the priority list and we are not necessarily locked in on the results of the listing.

Mr. Bridges: One of the main concerns now is what kind of program and what kind of money figures and how can we be prepared.

Mr. Brown: We can send some kind of program to HUD and go from there.

Mr. Bridges: We have designated land acquisition in many areas for reason of the condition of the houses. Many homes are questionable for rehabilitation. We should propose a better picture of how to approach on this #3 priority.

Mr. Jankans and Mr. Ragland led a general discussion regarding 75 units in the SW area (King area) as a starting place.

Mr. Ragland: The reason I am disturbed regarding the overall plan is that it should be made clear that the committee had only begun to think about the problem of clearing and acquiring structures and putting up new residences. We said it remained to be studied like the "red house" in the impact area, in terms of the way it should and could be changed and then to go back to the community associations for rewording.



ND 508 CITIZEN PARTICIPATION REPORT, Cont'd

- Mr. Jankans: Another thing to look at is that when this survey is taken, the Coordinating Committee will have to decide and be prepared to make the decision on acquisition of land and they must remember people's lives and livelihood are effected.
- Mrs. Dvorak: The study would be the important thing and then start on a small scale and go from there.
- Mr. Bridges: The 75 units would give us a picture that we haven't had before.
- Mr. Brown: I am concerned that if we leave this wording like this, it would be misleading. I would be willing to change it to something like "in depth study of 75 units in the S. W. corner".
- Mr. Heineman: Does this mean this action year? This is what we really want to do next year.
- Mrs. Scott: It might be that as soon as we can come up with a concrete involvement, we can go to each association and say "we have a definite picture" now and the associations can take it from there.
- Mrs. Dvorak: I thought of rewording for the acquiring and clearing of structures. Shouldn't they be identified as sub-standard for the purpose of rebuilding new ones or something like that?
- Mrs. Summers: Almost everything is substandard -- even mine is sub-standard.
- Mr. Bridges: Hopefully, the architects would have structures that might fit into that area of unrepairable.
- Mr. Jankans: I am hoping the economic study will spur something in the neighborhood.
- Mr. O'Kane: Sometimes it takes a study to point out to the people what they already know.
- Mr. Bridges: Boise-Humboldt may come in with an NDP program on Union Avenue.

ND 508 CITIZEN PARTICIPATION REPORT, Cont'd

Mrs. Summers: What about Union and Alberta and thoroughfares -- couldn't we do something about this?

Mr. Brown: Could we have a motion regarding the #2 priority wording?

Mr. Drukman: I move that we reword the #2 priority to state: "Acquire and clear structures identified as unrepairable" and forward to the associations for their approval.

Mrs. Summers seconded the motion and it was passed.

Mr. Drukman: I move that we approve the priority list with the change of #2 wording.

Mrs. Summers seconded the motion and it was carried.

JOINT BOISE-HUMBOLDT MEETING MINUTES - January 25, 1972

The third year action projects and the coordinating committee's recommendation were then presented to the group by Mr. James Loving and Mr. Brozie Lathan. Slides demonstrating the various projects were then shown by the planners with Mr. Loving narrating. Following are the Third Year Action priorities:

1. Housing Rehabilitation.
2. Housing Replacement.
3. Pedestrian Walkway and Bike Path.
4. Pedestrian Crosswalks.
5. Street Repair.
6. Urban Open Space.
7. Master Street Tree Plan.

Mr. Lathan then read the recommendation from the coordinating committee and the planners. He then further explained the proposal and asked for questions from the group. Mrs. Dorothy Hall then moved that the Boise-Humboldt residents accept the recommendation for the third action year. The motion passed with no opposition. Mr. Loving then asked -- based on the amount of money allocated for our area -- who decides which category money will go into? Mr. Lathan then attempted to clarify that all projects other than housing rehabilitation can be shifted. The residents make the decision and can change any of their priorities other than housing rehabilitation.

# portland model cities <sup>exp J</sup>

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MAR 24 1972

PORTLAND DEVELOPMENT COMMISSION

CITY DEMONSTRATION AGENCY

5329 N.E. UNION AVENUE <sup>CEU</sup>

PORTLAND, OREGON 97211

288-8261

March 24, 1972

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

Dear John:

The Irvington Community Association, at a special general meeting held March 9, 1972, approved a priority statement for the Third Action Year of the Neighborhood Development Program. This priority statement as outlined below is intended to guide the Commission and its staff in preparation of funding allocations for projects in Irvington and in the preparation of your submission to the Federal Government. Because we view these priorities as citizens input into the ongoing planning, I would like to invite appropriate members of your staff to join the Board of Directors at their next meeting, April 6th, to discuss the details of this priority statement. The following priorities for the four program areas were approved by the members:

## Category 1 - Housing Rehabilitation

- Priority 1: Housing inspection program.
- Priority 2: 312 loan and 115 grant programs for Housing Rehabilitation.
- Priority 3: Demolition of unsound structures and construction of new housing units. (The Association must approve such action prior to acquisition and demolition)
- Priority 4: "Write Down" rehabilitation for those not qualified for 312 of 115 programs.
- Priority 5: Rehabilitation and/or replacement for deteriorated multi-family housing.

Should the "write down" program become unfeasible due to relocation stipulations, the fifth priority would move to fourth position.

## Category 2 - Street Improvements

- Priority 1: 16th and Tillamook project, Second Action Year funds.
- Priority 2: 16th and Tillamook project, completion funds as necessary from Third Action Year.

- Priority 3: Signalized pedestrian crossing at 15th and Brazee and 13th and Knott.
- Priority 4: "No Parking" Bus Stop zones for 15th Avenue.
- Priority 5: Additional traffic sign and no parking study and implementation.
- Priority 6: Bicycle path study and implementation.
- Priority 7: Thompson "Gooseneck" evaluation and followup.

Category 3 - Parks and Open Space

- Priority 1: Irving Park Improvements, Phase II.
- Priority 2: Irvington School playground planning and implementation.
- Priority 3: Mini-Park study and implementation East of 15th Avenue.

In any mini-park development, the people most affected will have a greater input into review and approval of the development.

Category 4 - Beautification

- Priority 1: Completion of the street tree planting program.
- Priority 2: Construction of bus-shelters, kiosks, telephone stations and other street furniture.
- Priority 3: Special Nuisance Abatement projects as identified.
- Priority 4: Tree surgery and tree pruning for street trees.

No effort was made by either the Priority Committee or the general membership to rank the major categories. Each category should receive attention during the Third Action Year.

I would like to close by expressing my appreciation and the appreciation of the committee to members of your staff who assisted the committee in its efforts, particularly Mr. Don Silvey, Mrs. Marion Scott and Mr. Mulvey Johnson. Again, thank you for your assistance and your consideration of the above priorities.

Sincerely yours,



Michael Henniger  
Chairman, ICA Priority Committee

MH/bjt

cc: Mulvey Johnson, PDC  
Andrew Fink, President ICA  
Paul Forsander, CDA

Excerpt from Minutes of the Meeting

of the

Model Cities Citizens Planning Board  
Cascade College Student Union  
5606 N. Borthwick Ave.

April 18, 1972

The meeting was called to order by Chairman, Fred Flowers, Jr. Invocation was given by Rev. Ellis Casson.

The following Board Members were present or arrived before the meeting adjourned.

Herb Amerson	Ella Mae Gay	Hasten Payne
Ben Bernhard	Lee Kell	Clara Mae Peoples
Jack Deyampert	James Loving	Robert Rogers
Fred Flowers Jr.,	Josiah Nunn	Marian Scott
Charles Ford	LeRoy Patton	Herb Simpson
		Opal Strong

The following Board Members were absent:

Bessie Bagley	Rev. John Jackson	Walter Ready
Barbara Friday	Bill Newborne	Harry Ward
John Gustafson	Debbie Norman	Gregg Watson

Proxies: were announced as follows:

Walter Ready to Hasten Payne  
Bill Newborne to Lee Kell  
Rev. Jackson to LeRoy Patton  
Harry Ward to Marian Scott

Item 10: Neighborhood Development Program: Mr. Mike Henniger gave a report to the Board. He said this has the Housing & Physical Working Committee approval.

Mr. LeRoy Patton moved that the Board approve the 3AY NDP Program. Seconded. Motion carried.

Eliot

ELIOT NEIGHBORHOOD PROGRAM ASSOCIATION

General Membership Meeting

April 12, 1972

The Eliot Neighborhood Program Association Meeting was called to order by Chairman, Lawrence Alberti, at 7:30 p.m., on April 12, 1972, at the Matt Dishman Center. Mrs. Sarah Shelton read the minutes from the March 22, 1972, meeting. There was a correction in the minutes, Mr. Chester Yung said that he had not been opposed to the proposed expanding on Union Avenue. It was moved and seconded that the minutes be accepted with the necessary corrections.

Mr. Mike Henniger introduced himself as the new Physical Coordinator for the Model Cities Agency. He announced that the consulting firm of Pierce and Ramey had dissolved and that he was there in an effort to explain this situation and the circumstances involved. He asked that this be added to the agenda. A motion was made and seconded to add Mr. Henniger to the agenda.

Mr. Chuck Olsen from the Portland Development Commission gave the status on the NDP Application. The association had directed the Portland Development Commission to prepare the application to go to HUD, to include all of the Eliot planning area in the NDP Program. The application had been started for the impact area in the southwest portion of Eliot. Portland Development Commission prepared a draft of the application and submitted it at the April 10, 1972, meeting of the Housing and Physical Working Committee. The application is to be ready for review by the Citizens Planning Board, Board of Directors to the Planning Commission and the City Council. The application is proceeding.

Questions were entertained from the floor. It was asked if the application had been denied. Olsen said that the application hasn't gone before the City Council yet. It was proposed to develop a renewal plan for the southwest area of Eliot which includes properties of the school district and to designate additional area in that portion of the neighborhood area, preparing land for new development and extending full relocation benefits to all residents.

The area has to be appraised by two individual appraisers. The total Eliot area will not be funded until the application is submitted. The application will be accepted based on the needs of the Eliot Neighborhood.

It was asked if the school district could resell their land at a higher price than what they paid for the land. Mr. Olsen answered the question by saying that the school district could sell the property for whatever price they wanted.

Jack Deyampert stated that the school district had not consulted anyone when they bought the land for urban renewal. A member of the association asked what Eliot could do to get the area back, and they said that the city had moved everyone out and pretended to use the land and then sold it.

Everyone was in agreement to the fact that Eliot has to get all areas or some of the areas into renewal as soon as possible. Portland Development Commission was also in full agreement that Eliot must have some type of program immediately. Eliot is the last area to get any kind of federal funds.

A motion was put in order to accept the NDP application for the southwest Eliot area as the southwest impact area plan. The motion was seconded and carried.

Item two on the agenda was the Morning Star Baptist Church Proposal. Reverend McCullough represented the Morning Star Baptist Church. The Morning Star Baptist Church proposes to sponsor a housing facility for elderly to provide safe, sound, and good housing. Its purpose would be to serve people with basic needs. Morning Star Baptist Church recognizes the circumstances involved and would like to suggest that action be taken in favor of the concept of elderly housing sponsored by Morning Star Baptist Church.

The chair entertained questions. It was asked if people of the Baptist faith would be given preference over other faiths. It was said that there would be no discrimination whatsoever. Mr. Palmer asked that the proposal be read again before any action would be taken. The site would be in approximately block #14 area. The northeast Eliot planning area and backed on west by N. E. Rodney and the south by N. E. Cook, working from Rodney towards Eliot area. The estimated size would be approximately 150 units, 9 stories high. The proposal was passed.

People in the above mentioned area would have to be relocated. It was stated by the Morning Star Baptist Church representative that Mr. Charles Jordan, Model Cities Director, had said that there would be funds for the residents who would be relocated in the area.

Mike Henniger, Model Cities Physical Coordinator, announced that Pierce and Ramey, had dissolved their partnership and that they would write a formal letter to the Portland Development Commission releasing it from its contract for the planning for Eliot. Eliot, as of now, does not have a planner.

Mr. Henniger read a proposal for the neighborhood goals of Eliot:

A. Rehabilitate and keep good housing wherever feasible.

- B. Remove substandard houses and provide new housing.
- C. Develop convenient shopping facilities.
- D. Create employment opportunities.
- E. Keep out incompatible industry.
- F. If relocated, individuals should receive highest price for property allowable and greatest relocation payments possible.

It was proposed that these goals would be reached by the citizens, Portland Development Commission, Model Cities, HUD, City of Portland, etc., all working together. Portland Development Commission would become directly responsible for seeing that the plan is complete in the Eliot area.

The City Planning Commission, Portland Development Commission and Model Cities would all work together to complete Eliot's plan. If necessary for an outside consultant, and if the Eliot Association requests one, then they would be called in.

Due to the lateness of the hour, Mr. Henniger was asked to return to the upcoming Eliot Association Meeting to be held on April 26, 1972.

The meeting was adjourned at 10:00 p.m.

Gail Myers



NW

✓	EX. DIR.
	A. DIR.
✓	D. OPER.
	SP. ASST.
70-20 copy to	

Northwest District Association  
1956 N.W. Everett Street  
Portland, Oregon 97209

20 April 1972

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PORTLAND DE  
COMMISSION

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

Dear John:

The Northwest District Association approved the following, by a vote of the membership, at its regular general meeting April 18, 1972:

1. The N.W.D.A. requests the Portland Development Commission to formally make application to HUD for neighborhood development planning funds for Northwest Portland.
2. The boundaries of said neighborhood development planning project are as shown on the exhibit displayed by Portland Development Commission staff at the above meeting.

Sincerely,

GEORGE SHELDON

George C. Sheldon  
President

GCS:ms

ND 508  
EXHIBIT E

ND 601 LEGAL REPORT

The following items of documentation and legal data are submitted in support of this Application for the NDP Third Action Year, July 1, 1972 to July 1, 1973:

1. Portland Development Commission Resolution No. 1581 authorizing the filing of the Application for NDP Third Action Year.
2. Certificate of Recording Officer.
3. Opinion of Legal Counsel respecting the NDP Application.
4. Portland Development Commission Resolution No. 1582 approving the Third Supplement to the Urban Renewal Plan for Woodlawn.
5. Certificate of Recording Officer.
6. Opinion of Legal Counsel respecting the Third Supplement to the Urban Renewal Plan for Woodlawn.
7. Portland Development Commission Resolution No. 1583 approving the First Supplement to the Urban Renewal Plan for King/Vernon/Sabin.
8. Certificate of Recording Officer.
9. Opinion of Legal Counsel respecting the First Supplement to the Urban Renewal Plan for King/Vernon/Sabin.
10. Portland Development Commission Resolution No. 1584 approving Relocation Plan for Portland Neighborhood Development Program.

ND 601 LEGAL REPORT

11. Portland City Council Resolution approving the NDP Third Action Year Application, the Third Supplement to the Urban Renewal Plan for Woodlawn, the First Supplement to the Urban Renewal Plan for King/Vernon/Sabin, and the Feasibility of Relocation.
12. Certificate of Recording Officer.
13. Affidavit of Publication of Notice of Public Hearing.
14. Transcript of Minutes of Public Hearing.

**PORTLAND DEVELOPMENT COMMISSION**  
Portland, Oregon

**RESOLUTION NO. 1581**

**RESOLUTION OF THE URBAN RENEWAL AGENCY OF THE CITY  
OF PORTLAND, ACTING BY AND THROUGH THE PORTLAND  
DEVELOPMENT COMMISSION, AUTHORIZING THE FILING OF  
A NEIGHBORHOOD DEVELOPMENT PROGRAM ANNUAL INCREMENT  
APPLICATION FOR PROGRAM NO. ORE. A-5-1,2,3,4,5&6**

WHEREAS, it is necessary and in the public interest that the Urban Renewal Agency of the City of Portland, acting by and through the Portland Development Commission (hereinafter called "Commission"), avail itself of the financial assistance provided by Title I of the Housing Act of 1949, as amended, to continue a Neighborhood Development Program in the urban renewal areas described on Annex No. 1 (hereinafter referred to as the "Program"); and,

WHEREAS, it is recognized that the Federal contract for such financial assistance pursuant to said Title I will impose certain obligations and responsibilities upon the Commission and will require, among other things, (1) the provision of local grants-in-aid; (2) a feasible method for the relocation of individuals and families displaced from the urban renewal areas comprising the Program; and, (3) other local obligations and responsibilities in connection with the undertaking and carrying out of the Program; and,

WHEREAS, Title VI of the Civil Rights Act of 1964 prohibits discrimination on the basis of race, color or national origin under any program or activity receiving Federal financial assistance, and Executive Order No. 11063 prohibits discrimination on basis of race, color, creed or national origin in sale, lease or other disposition of residential property (including land intended for residential use) or in the use or occupancy thereof; and,

WHEREAS, the Commission has elected to make relocation payments in excess of \$25,000, it is recognized that such payments are to be made in accordance with the regulations governing relocation payments; and the Commission has or will have available local funds (other than local grants-in-aid or Program funds) with which to pay its share of the payments in excess of \$25,000; and,

WHEREAS, in those areas where clearance is proposed, the objectives of the annual increment to the Program cannot be achieved through more extensive rehabilitation of the urban renewal areas comprising the Program;

NOW, THEREFORE, BE IT RESOLVED BY THE PORTLAND DEVELOPMENT COMMISSION:

1. That the United States of America and the Secretary of Housing and Urban Development be, and they hereby are, assured of full compliance by the Commission with the regulations of the Department of Housing and Urban Development effectuating Title VI of the Civil Rights Act of 1964 and applicable Executive Orders;

2. That an application on behalf of the Commission for loan under Section 102(a) of said Title I in the amount of \$4,950,000 and for a Program capital grant, a relocation grant, and a Federal grant for the making of a rehabilitation grant to the full amount available for undertaking and financing the present increment of such Program is hereby approved, and that the Executive Director is hereby authorized and directed to execute and to file such application with the Department of Housing and Urban Development, to provide such additional information and to furnish such documents as may be required in behalf of said Department, and to act as the authorized correspondent of the Commission;

3. That it is hereby recognized that relocation payments made in excess of \$25,000 are to be made in accordance with the regulations governing relocation payments and that the Commission has or will have available local funds (other than local grants-in-aid or Project funds) with which to pay its share of the payments in excess of \$25,000;

4. That this resolution shall become effective immediately upon its adoption.

Adopted by the Commission May 1, 1972.

/s/ John S. Griffith  
Chairman

/s/ Edward H. Look  
Secretary

ANNEX NO. 1

WOODLAWN NEIGHBORHOOD DEVELOPMENT PROJECT

BOUNDARY DESCRIPTION

Beginning at the Southwest corner of Lot 12, Block 1, Ainsworth Tract Subdivision, said corner being the point of intersection of the East line of N. E. Grand Avenue and the North line of N. E. Ainsworth Street; thence Northerly along the East line of N. E. Grand Avenue, and the Northerly extension thereof, to the North line of N. E. Lombard Street; thence Easterly and Southeasterly to the East line of N. E. 18th Avenue; thence Southerly along the East line of N. E. 18th Avenue to the North line of N. E. Holman Street; thence Easterly along the North line of N. E. Holman Street to the East line of N. E. 19th Avenue; thence Southerly along the East line of N. E. 19th Avenue to the South line of N. E. Killingsworth Street; thence Westerly along the South line of N. E. Killingsworth Street to the Southerly extension of the East line of N. E. Grand Avenue; thence Northerly along the Southerly extension of the East line of N. E. Grand Avenue to the point of beginning; situate in the City of Portland, County of Multnomah, and State of Oregon.

IRVINGTON NEIGHBORHOOD DEVELOPMENT PROJECT

BOUNDARY DESCRIPTION

Beginning at a point on the West line of N. E. 7th Avenue which is 100 feet Northerly of the North line of N. E. Tillamook Street, said point being 77.68 feet Westerly and 100 feet Northerly of the Southwest corner of Block 119, West Irvington Addition, as measured along the North line of N. E. Tillamook Street and the West line of N. E. 7th Avenue; thence Northerly along said West line of N. E. 7th Avenue to the North line of N. E. Fremont Street; thence Easterly along the North line of N. E. Fremont Street to the East line of N. E. 21st Avenue; thence Southerly along said East line of N. E. 21st Avenue to the South line of N. E. Tillamook Street; thence Westerly along the South line of N. E. Tillamook Street to a point 100 feet West of the West line of N. E. 16th Avenue; thence at right angles Northerly 160 feet to a point; thence Westerly along a line lying 100 feet North of the North line of N. E. Tillamook Street to the West line of N. E. 14th Avenue; thence Northerly along said West line of N. E. 14th Avenue 50 feet; thence at right angles Westerly to the East line of N. E. 12th Avenue; thence Southerly along said East line of N. E. 12th Avenue 50 feet; thence Westerly along a line lying 100 feet North of the North line of N. E. Tillamook Street to the West line of N. E. 7th Avenue, the point of beginning, situate in the City of Portland, County of Multnomah, and State of Oregon.



KING-VERNON-SABIN NOP. BOUNDARY DESCRIPTION

Beginning at the intersection of the southerly extension of the west line of N. E. Grand Avenue and the south line of N. E. Fremont Street; thence northerly along the west line of N. E. Grand Avenue and the northerly extension thereof, to the north line of N. E. Webster Street; thence easterly along the north line of N. E. Webster Street to the southeasterly corner of Lot 126, Arleta Park; thence northerly along the east line of Lots 126 and 127, Arleta Park to the northeast corner of Lot 127, Arleta Park; thence westerly along the north line of Lot 127, Arleta Park, to the northwest corner of said lot; thence northerly along the northerly extension of the west line of Lot 127, Arleta Park, to the southwest corner of Lot 128, Arleta Park; thence northerly along the west line of Lot 128, Arleta Park, to the northwest corner of said lot; thence easterly along the north line of Lot 128, Arleta Park, to the southeast corner of Lot 5, Block 7, Roselawn; thence northerly along the east line of Lot 5, Block 7, Roselawn and the northerly extension thereof, to the north line of N. E. Roselawn Street; thence easterly along the north line of N. E. Roselawn Street to the west line of N. E. 6th Avenue; thence northerly along the west line of N. E. 6th Avenue to the south line of N. E. Killingsworth Street; thence easterly along the south line of N. E. Killingsworth Street to the southerly extension of the east line of N. E. 19th Avenue; thence northerly along the east line of N. E. 19th Avenue and the northerly extension thereof to the north line of N. E. Ainsworth Street; thence easterly along the north line of N. E. Ainsworth Street to the northerly extension of the east line of N. E. 22nd Avenue; thence southerly along the east line of N. E. 22nd Avenue to the north line of N. E. Killingsworth Street; thence easterly along the north line of N. E. Killingsworth Street to the northerly

KING-VERNON-SABIN AREA BOUNDARY DESCRIPTION, Cont'd

extension of the east line of N. E. 22nd Avenue; thence southerly along the east line of N. E. 22nd Avenue and the southerly extension thereof to the south line of N. E. Prescott Street; thence westerly along the south line of N. E. Prescott Street to the east line of N. E. 18th Avenue; thence southerly along the east line of N. E. 18th Avenue to the north line of N. E. Fremont Street; thence westerly along the north line of N. E. Fremont Street to the west line of N. E. 7th Avenue; thence southerly along the southerly extension of N. E. 7th Avenue to the south line of N. E. Fremont Street; thence westerly along the south line of N. E. Fremont Street to the southerly extension of the west line of N. E. Grand Avenue, the point of beginning; situated in the City of Portland, County of Multnomah, and State of Oregon.

BOISE-HUMBOLDT NEIGHBORHOOD

DEVELOPMENT PROJECT BOUNDARY DESCRIPTION

The project area is situated in the City of Portland, County of Multnomah, State of Oregon, and is described as follows:

Beginning at the intersection of the north line of N. Portland Boulevard with the west line of N. Albina Avenue, the point of beginning; thence southerly along the west line of N. Albina Avenue to the north line of N. Ainsworth Street; thence westerly along the north line of N. Ainsworth Street to the east property line of the Oregon State Highway Minnesota Freeway (I-5); thence southerly along the east property line of the Minnesota Freeway to the south line of N. Fremont Street; thence westerly to the center line of the "WN" line of the East Fremont Bridge Interchange (the entrance ramp from N. Commercial Avenue and N. Cook Street to northbound on the Minnesota Freeway (I-5)); thence southeasterly, easterly, and northeasterly along the "WN" line of the East Fremont Bridge Interchange to the south line of N. Cook Street; thence easterly along the south line of N. Cook Street to the east line of N. Commercial Avenue; thence northeasterly along a straight line from the intersection of the east line of N. Commercial Avenue and the south line of N. Cook Street to the intersection of the west line of N. Gantenbein Avenue and the south line of the alley in Block I of Riverview Addition; thence north along the west line of N. Gantenbein Avenue to the north line of N. Ivy Street; thence easterly along the north line of N. Ivy Street and the easterly extension thereof to the east line of N. Vancouver Avenue; thence northerly along the east line of N. Vancouver Avenue to the south line of N. Fremont Street; thence easterly along the south line of N. Fremont Street and N. E. Fremont Street to the southerly extension of the east line of N. E. Garfield Avenue; thence northerly along the east line of N. E. Garfield Avenue and the southerly and northerly extensions thereof to the north line of N. E. Alberta Street; thence westerly along the north line of N. E. Alberta Street to the east line of N. E. Garfield Avenue; thence northerly along the east line of N. E. Garfield Avenue to the south line of N. E. Jessup Street; thence easterly along the south line of N. E. Jessup Street to the east line of the alley in Block I, Piedmont; thence northerly along the east line of the alley in Block 20 and Block 21, Piedmont, to the north line of N. E. Ainsworth Street; thence westerly along the north line of N. E. Ainsworth Street and N. Ainsworth Street to the east line of N. Kerby Avenue; thence northerly along the east line of N. Kerby Avenue to the north line of N. Portland Boulevard; thence westerly along the north line of N. Portland Boulevard to the west line of N. Albina Avenue; to the point of beginning and including all land within said boundary, but excluding that area known as the Albina Neighborhood Improvement Project and the Albina Neighborhood Improvement Project Extension described as follows:

Beginning at the intersection of the south right-of-way line of N. Fremont Street with the east right-of-way line of N. Vancouver Avenue, running thence northerly along said east right-of-way line of N. Vancouver Avenue a distance of 2360 feet, more or less, to the intersection with the north right-of-way line of N. Skidmore Street; thence westerly along said north line of N. Skidmore Street a distance of 1600 feet, more or less, to the

southwest corner of Block 6, Central Albina Addition to the City of Portland; thence northerly along the west line of Block 6, Central Albina Addition, a distance of 10 feet to the intersection of the easterly extension of the south line of Block 1, Multnomah Addition, and the west line of Block 6, Central Albina Addition; thence westerly along the extension of the south line of Block 1 a distance of 52 feet to the southeast corner of Block 1; thence westerly along the south line of Block 1 a distance of 115 feet to the west line of an alley lying between N. Albina Avenue and N. Mississippi Avenue; thence southerly along the west line of said alley a distance of 1440 feet to the north line of Block 25, Multnomah Addition; thence westerly along the north line of Block 25 a distance of 100 feet to the northwest corner of said Block; thence southerly along the west line of said Block a distance of 400 feet to the southwest corner of said Block; thence easterly along the south line of said Block a distance of 100 feet to the west line of an alley aforementioned; thence southerly along the west line of said alley a distance of 697.2 feet to the south right-of-way line of N. Fremont Street; thence easterly along said right-of-way line a distance of 127 feet, more or less, thence northeasterly along said right-of-way line a distance of 296.15 feet; thence easterly along the south right-of-way line of N. Fremont Street a distance of 692.65 feet to the intersection with the east right-of-way line of N. Commercial Avenue; thence northerly along the said east right-of-way line a distance of 5.1 feet to the intersection with the south right-of-way line of N. Fremont Street; thence easterly along said south right-of-way line a distance of 655.3 feet to the point of beginning, all situated in the City of Portland, County of Multnomah, State of Oregon.

And beginning at the intersection of the east line of N. Vancouver Avenue and the north line of N. Skidmore Street, running thence westerly along said north line of N. Skidmore Street 1,827 feet, more or less, to the west line of an alley lying between N. Albina Avenue and N. Mississippi Avenue; thence northerly along said alley line 273 feet, more or less, to the south line of N. Prescott Street; thence easterly along said line 145 feet, more or less, to a point; thence northerly along a line lying 100 feet east of the east line of N. Albina Avenue 650 feet, more or less, to a point, said point being 100 feet north of the north line of N. Blandena Street; thence easterly along a line lying 100 feet north of the north line of N. Blandena Street 360 feet, more or less, to the west line of N. Kerby Avenue; thence easterly to a point on the east line of N. Kerby Avenue, 60 feet, more or less, said point being 112.5 feet north of the north line of N. Blandena Street; thence easterly along a line lying 112.5 feet north of the north line of N. Blandena Street 100 feet; thence at right angles southerly 12.5 feet; thence at right angles easterly along a line lying 100 feet north of the north line of N. Blandena Street 1,118 feet, more or less, to the east line of N. Vancouver Avenue; thence southerly along said line 923 feet, more or less, to the point of beginning.

ELIOT NEIGHBORHOOD DEVELOPMENT PROJECT  
BOUNDARY DESCRIPTION

The Project Area is situated in the City of Portland, County of Multnomah, State of Oregon, and is described as follows:

Beginning at the intersection of the south line of N. E. Fremont Street with the west line of N. E. Seventh Avenue, the point of beginning; thence southerly along the westerly line of N. E. Seventh Avenue to a point which is 100 feet northerly of the westerly extension of the north line of N. E. Tillamook Street from Block 119, West Irvington Addition; thence easterly at a right angle to the westerly line of N. E. Seventh Avenue to the easterly line of N. E. Seventh Avenue; thence southerly along the easterly line of N. E. Seventh Avenue to the southerly line of N. E. Broadway Street; thence westerly along the southerly line of N. E. Broadway Street to the southeasterly line of N. Broadway Street; thence southwesterly along the southeasterly line of N. Broadway Street to the easterly Harbor Line of the Willamette River; thence northwesterly along the easterly Harbor Line of the Willamette River to the "WE" line of the West Fremont Bridge Interchange; thence northeasterly along the "WE" line of the West Fremont Bridge Interchange and the Fremont Bridge to the easterly line of N. Commercial Avenue; thence northerly along the easterly line of N. Commercial Avenue to the south line of N. Cook Street; thence northeasterly along a straight line from the intersection of the east line of N. Commercial Avenue and the south line of N. Cook Street to the intersection of the west line of N. Gantenbein Avenue and the south line of the alley in Block 1 of Riverview Addition; thence north along the west line of N. Gantenbein Avenue to the north line of N. Ivy Street; thence easterly along the north line of N. Ivy Street

and the easterly extension thereof to the east line of N. Vancouver Avenue; thence northerly along the east line of N. Vancouver Avenue to the south line of N. Fremont Street; thence easterly along the south line of N. Fremont Street and N. E. Fremont Street to the west line of N. E. Seventh Avenue, the point of beginning, and including all land lying within the previously described boundary except that area known as the Emanuel Hospital Project described as follows:

Beginning at the intersection of the extension of the west line of North Commercial Court and the south line of North Russell Street, the point of beginning; thence easterly along the south line of North Russell Street to the east line of North Williams Avenue; thence northerly along the east line of North Williams Avenue to the north line of North Stanton Street; thence westerly 242 feet, more or less, along the north line of North Stanton Street to a point; thence southerly 165 feet to a point; thence easterly 40.8 feet to a point; thence northerly 15 feet to a point; thence easterly 28 feet to the west line of an alley; thence southerly along the west line of the alley to the north line of North Graham Street; thence westerly to the west line of North Vancouver Avenue; thence southerly 195 feet, more or less, along the west line of North Vancouver Avenue to a point; thence westerly 131 feet, more or less, to a point; thence southerly 135 feet, more or less, to the north line of North Knott Street; thence westerly along the north line of North Knott Street to the east line of North Gantenbein Avenue; thence northerly along the east line of North Gantenbein Avenue to the north line of North Graham Street; thence westerly along the north line of North Graham Street to the east line of North Commercial Avenue; thence northerly along the east line of North Commercial Avenue to the south line of North Stanton Street; thence easterly along the south line of North Stanton Street to the east line of North Vancouver Avenue; thence northerly along the east line of North Vancouver Avenue to the north line of North Morris Street; thence westerly along the north line of North Morris Street to the east line of North Gantenbein Avenue; thence northerly along the east line of North Gantenbein Avenue to the south line of North Monroe Street; thence easterly along the south line of North Monroe Street to the east line of North Vancouver Avenue; thence northerly along the east line of North Vancouver Avenue to the north line of North Ivy Street; thence westerly along the north line of North Ivy Street 385 feet, more or less, to a point 5 feet east of an extension of the east line of North Gantenbein Avenue, thence southerly parallel to said line 60 feet to a corner on the south line of North Ivy Street; thence southwest 7.07 feet along a lot line to a corner on the east line of North Gantenbein Avenue, said corner lying 5 feet south of the south line of North Ivy Street; thence westerly 49.4 feet, more or less,

to a point on the west line of North Gantenbein Avenue, said line also being on the southeasterly right-of-way line of the Oregon State Highway proposed Fremont Interchange; thence southwesterly along said Freeway right-of-way line to the east line of North Borthwick Avenue, said point also being on the south line of North Morris Street; thence easterly along the south line of North Morris Street to the west line of North Kerby Avenue; thence southerly along the west line of North Kerby Avenue to a point 90 feet, more or less, south of the north line of North Knott Street, said point being also on the east right-of-way line of the Minnesota Freeway; thence southeasterly along the east right-of-way line of the Minnesota Freeway to the south line of North Russell Street; the point of beginning.

## NORTHWEST NEIGHBORHOOD DEVELOPMENT PROJECT

### BOUNDARY DESCRIPTION

The Project Area is situated in the City of Portland, County of Multnomah, State of Oregon and is described as follows:

Beginning at the intersection of the north line of N. W. Thurman Street with the west line of N. W. 28th Avenue; thence easterly along the north line of N. W. Thurman Street to the "WS" line of the East Fremont Bridge Interchange; thence southeasterly along the "WS" line of the East Fremont Bridge Interchange to the intersection with a straight line parallel to and sixty feet east of the west line of N. W. 16th Avenue; thence southerly along a straight line parallel to and sixty feet east of the west line of N. W. 16th Avenue to the south line of W. Burnside Street; thence westerly along the south line of W. Burnside Street to the southeasterly extension of the southwest line of N. W. Westover Road; thence northwesterly along the southeasterly extension of the southwest line of N. W. Westover Road and the southwest line of N. W. Westover Road to the southerly extension of the west line of N. W. Barker Avenue; thence northerly along the southerly extension of the west line of N. W. Barker Avenue and the west line of N. W. Barker Avenue to south line of N. W. Lovejoy Street; thence westerly along the south line of N. W. Lovejoy Street to the southeasterly extension of the southwest line of N. W. Cornell Road; thence northwesterly along the southeasterly extension of the southwest line of N. W. Cornell Road and the southwest line of N. W. Cornell Road to the southerly extension of the west line of N. W. 28th Avenue; thence northerly along the southerly extension of the west line of N. W. 28th Avenue and the west line of N. W. 28th Avenue to the south line of N. W. Quimby Street;



thence westerly along the south line of N. W. Quimby Street to the southerly extension of the west line of N. W. 28th Avenue from Block A, Willamette Heights; thence northerly along the southerly extension of the west line of N. W. 28th Avenue from Block A, Willamette Heights and the west line of N. W. 28th Avenue to the north line of N. W. Thurman Street, the point of beginning.

CERTIFICATE OF RECORDING OFFICER

The undersigned hereby certifies, as follows:

1. That he is the duly qualified and acting Secretary of the Portland Development Commission, herein called the "Local Public Agency," and the Keeper of its records; including the minutes of proceedings of the Commission, herein called the "Governing Body."

2. That the attached resolution is a true and correct copy of the resolution as finally adopted at a meeting of the Governing Body held on May 1, 1972, and duly recorded in his office;

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

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

5. That the undersigned is duly authorized to execute this certificate.

IN WITNESS WHEREOF the undersigned has hereunto set his hand  
May 1, 1972.

/s/ Edward H. Look  
Secretary

(SEAL)

WILLIAMS, MONTAGUE, STARK, HIEFIELD & NORVILLE, P. C.

ATTORNEYS AND COUNSELORS AT LAW

BOISE CASCADE BUILDING

PORTLAND, OREGON 97201

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RICHARD E. ALEXANDER

ALFRED A. HAMPSON  
OF COUNSEL

May 15, 1972

Portland Development Commission  
1700 S. W. Fourth Avenue  
Portland, Oregon 97201

Gentlemen:

Subject: Neighborhood Development Program Application  
Program No. ORE. A-5, Portland, Oregon

I am an attorney-at-law admitted to practice in the State of Oregon. As counsel for the Urban Renewal Agency for the City of Portland acting by and through the Portland Development Commission (hereinafter called the "Local Public Agency") in the above identified Program, my opinion, including certain factual statements requested by the Department of Housing and Urban Development, is as follows:

1. I have reviewed the Legal Information submitted on HUD Form HUD-6103B as part of the Neighborhood Development Program Application of said Local Public Agency, dated March 11, 1970; I have made an examination of applicable State law and am of the opinion that, since the date of completion of the said Legal Information form, there has not been any court decision, statutory or constitutional enactment, or any revision or amendment of any State or local law requiring any change or supplementation of the Legal Information submitted as aforesaid, and that the said Legal Information as of the date of this opinion is, to the best of my knowledge and belief, true and correct.
2. I have reviewed the Neighborhood Development Program Application, dated as of May 10, 1972, and approved by the Local Public Agency on May 1, 1972, for an annual increment to Program No. ORE. A-5, including particularly the data and information relating to (a) the size and character of the urban renewal areas constituting the proposed Program, (b) the proposed Program, (c) the activities to be undertaken by the Local Public Agency in carrying out the proposed Program, and (d) the proposed method of financing the Program.

3. To the best of my knowledge, there is no pending or threatened litigation of any kind concerning said Program.
4. I am of the opinion that the Local Public Agency has been legally created and is a duly organized and acting public body having the legal power to undertake, carry out, and finance the Program and Program activities described in the application in the manner set forth therein after completion of the following actions:

Approval of an Urban Renewal Plan for the Eliot and Northwest areas prior to commencement of urban renewal activities in those areas.

5. I am of the further opinion, on the basis of the date and information submitted in support of the application:
  - (a) That the proposed urban renewal areas constituting the Program meet the requirements of State law, particularly Chapter 457 of Oregon Revised Statutes, for undertaking the proposed Program activities and carrying out the proposed Program therein.
  - (b) That the proposed urban renewal areas constituting the Program are, within the meaning of Section 110(c) of Title I of the Housing Act of 1949, as amended, deteriorated or deteriorating areas.
  - (c) That the Program and Program activities described in the application are consistent with the Urban Renewal Plans which have been prepared for the urban renewal areas comprising the areas covered by the proposed Program.

Very truly yours,



OLIVER I. NORVILLE

Legal Counsel

Portland Development Commission

PORTLAND DEVELOPMENT COMMISSION  
Portland, Oregon

RESOLUTION NO. 1582

RESOLUTION APPROVING THIRD SUPPLEMENT TO URBAN RENEWAL  
PLAN FOR WOODLAWN NEIGHBORHOOD DEVELOPMENT PROJECT TO  
PROVIDE FOR ACQUISITION OF ADDITIONAL PROPERTIES FOR  
MULTI-FAMILY HOUSING SITE, TO ESTABLISH DENSITIES, AND  
TO PROVIDE FOR CERTAIN STREET MODIFICATIONS

WHEREAS, the Portland Development Commission, the duly designated urban renewal agency of the City of Portland, is undertaking a Neighborhood Development Project, known as the Woodlawn Neighborhood Development Project (ORE. A-5-1), pursuant to an Urban Renewal Plan, reviewed by the City Planning Commission and approved by the City Council by Resolution No. 30661, adopted March 4, 1970; and,

WHEREAS, said Urban Renewal Plan has been amended and supplemented from time to time; and,

WHEREAS, the Commission finds said Urban Renewal Plan should be further supplemented by providing for acquisition of additional properties for a multi-family housing site, by establishing densities, and by providing for certain street modifications; and,

WHEREAS, said proposal has been reviewed and approved by appropriate citizens' groups; now, therefore, be it

RESOLVED, by the Portland Development Commission, as follows:

1. The Third Supplement to Urban Renewal Plan for Woodlawn Neighborhood Development Project (ORE. A-5-1), attached to the original only of this Resolution, marked Exhibit 'A', and by this reference made a part hereof, which Third Supplement provides for acquisition, sale and clearance of properties identified therein for purposes of extending the site for multi-family housing, for establishing densities, and for modification of certain streets in the Project Area, is hereby approved;

2. The Executive Director is hereby authorized and directed to transmit said Third Supplement to Plan to all appropriate bodies for required official action in accordance with requirements of State and local law and requirements of the Department of Housing and Urban Development of the United States of America with respect to said Project:

3. This Resolution shall become effective immediately upon its adoption.

Adopted by the Commission May 1, 1972.

/s/ John S. Griffith  
Chairman

/s/ Edward H. Look  
Secretary

SEE SECTION ND 401 FOR THE FOLLOWING:

SUPPLEMENT NO. 3 TO THE WOODLAWN URBAN RENEWAL PLAN

## CERTIFICATE OF RECORDING OFFICER

The undersigned hereby certifies, as follows:

1. That he is the duly qualified and acting Secretary of the Portland Development Commission, herein called the "Local Public Agency," and the Keeper of its records; including the minutes of proceedings of the Commission, herein called the "Governing Body."

2. That the attached resolution is a true and correct copy of the resolution as finally adopted at a meeting of the Governing Body held on May 1, 1972, and duly recorded in his office;

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

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

5. That the undersigned is duly authorized to execute this certificate.

IN WITNESS WHEREOF the undersigned has hereunto set his hand  
May 1, 1972.

/s/ Edward H. Look  
Secretary

(SEAL)



WILLIAMS, MONTAGUE, STARK, HIEFIELD & NORVILLE, P. C.

ATTORNEYS AND COUNSELORS AT LAW

BOISE CASCADE BUILDING

PORTLAND, OREGON 97201

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ALFRED A. HAMPSON  
OF COUNSEL

May 15, 1972

Portland Development Commission  
1700 S. W. Fourth Avenue  
Portland, Oregon 97201

Gentlemen:

Subject: Third Supplement to Urban Renewal Plan for  
Woodlawn Neighborhood Development Project  
Program No. ORE. A-5-1  
Portland, Oregon

As counsel for the Urban Renewal Agency of the City of Portland, Oregon, acting by and through the Portland Development Commission as the duly designated Urban Renewal Agency (hereinafter called the "Local Public Agency") in the above-identified Program, this is to supplement my opinion addressed to you under date of March 3, 1970, as supplemented by opinions thereafter, in connection with the Urban Renewal Plan as supplemented and amended, referred to therein (hereinafter called the "Plan"). As legal counsel in the above-identified Program, my further opinion is as follows:

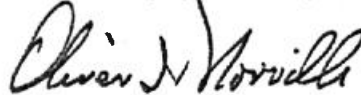
1. The Plan for the Woodlawn Neighborhood Development Project Area has been further modified since the date of said opinions and, as most recently so modified, was, after approval of the governing body of the Local Public Agency on May 1, 1972, submitted by that Agency to the Council of the City of Portland. I have examined the Plan as most recently so modified (hereinafter called the "Third Supplement to Plan"), more particularly identified as follows:

A mimeographed document entitled "Third Supplement to Urban Renewal Plan for Woodlawn Neighborhood Development Project (ORE. A-5-1)", consisting of six pages and one exhibit, for the area in said Project described therein, prepared by the Local Public Agency, approved by the Local Public Agency on May 1, 1972, and filed and available for public inspection in the office of the Local Public Agency, located at 1700 S. W. Fourth Avenue, in the City of Portland, State of Oregon.

2. The Third Supplement to Plan has been duly approved by the City Council of the City of Portland. I have examined a record of the official proceedings respecting the latter approval. All public bodies, officials and agencies which, under the State or Local law, are required to authorize or approve the Third Supplement to Plan have done so. A public hearing on the Third Supplement to Plan is not required under State or Local law. Every public hearing required by law, including any such hearing on the Program (as distinguished from a public hearing, if any, on the Third Supplement to Plan under Section 105(d) of the Housing Act of 1949, as amended, or under any other law) has been held in the time and manner and at the place required, following the giving of due notice to the appropriate parties, by the appropriate public body or public official, all in accordance with law.
3. All the procedural requirements, approvals, and other actions and formalities required under State and Local law to make the Third Supplement to Plan legally effective have been duly fulfilled, taken, and completed, as the case may be.
4. To my knowledge there is no pending or threatened litigation of any kind concerning the Third Supplement to Plan or said Program.
5. All of the provisions of paragraphs number 3, 4, and 5 of my said previous opinion dated March 3, 1970, are hereby made applicable to the Third Supplement to Plan to the same extent as if they were set forth herein in full, except as follows:

No exceptions.

Very truly yours,



OLIVER I. NORVILLE

Legal Counsel

Portland Development Commission

PORTLAND DEVELOPMENT COMMISSION  
Portland, Oregon

RESOLUTION NO. 1583

RESOLUTION APPROVING FIRST SUPPLEMENT TO URBAN  
RENEWAL PLAN FOR KING-VERNON-SABIN NEIGHBORHOOD  
DEVELOPMENT PROJECT TO DESIGNATE SITE FOR  
COMMUNITY FACILITY AND TO AUTHORIZE ACQUISITION  
AND CLEARANCE OF PROPERTIES FOR SUCH PURPOSE

WHEREAS, the Portland Development Commission is undertaking a Neighborhood Development Project known as the King-Vernon-Sabin Neighborhood Development Project (ORE. A-5-3), pursuant to an Urban Renewal Plan reviewed by the City Planning Commission and approved by the City Council by Resolution No. 30991 adopted December 15, 1971; and,

WHEREAS, the City of Portland has proposed development of a neighborhood facility on a site in the Project Area to be undertaken under the Neighborhood Facilities Grant Program of the Department of Housing and Urban Development; and,

WHEREAS, the Commission finds that the Urban Renewal Plan should be supplemented to designate such a site for development of a community facility and to authorize the acquisition and clearance of properties for such purpose; now, therefore, be it

RESOLVED, by the Portland Development Commission, as follows:

1. The First Supplement to the Urban Renewal Plan for the King-Vernon-Sabin Neighborhood Development Project (ORE. A-5-3) attached to the original only of this resolution marked Exhibit 'A' and by this reference made a part hereof, which First Supplement provides for the above described modification to the Urban Renewal Plan, is hereby approved;

2. The Executive Director is hereby authorized and directed to transmit said First Supplement to Plan to all appropriate bodies for required official action in accordance with requirements of State and local law and the requirements of the Department of Housing and Urban Development of the United States of America with respect to said Project;

3. This Resolution shall become effective immediately upon its adoption.

Adopted by the Commission May 1, 1972.

/s/ John S. Griffith  
Chairman

/s/ Edward H. Look  
Secretary

SEE SECTION ND 401 FOR THE FOLLOWING :

SUPPLEMENT NO. 1 TO KING-VERNON-SABIN URBAN RENEWAL PLAN

CERTIFICATE OF RECORDING OFFICER

The undersigned hereby certifies, as follows:

1. That he is the duly qualified and acting Secretary of the Portland Development Commission, herein called the "Local Public Agency," and the Keeper of its records; including the minutes of proceedings of the Commission, herein called the "Governing Body."

2. That the attached resolution is a true and correct copy of the resolution as finally adopted at a meeting of the Governing Body held on May 1, 1972, and duly recorded in his office;

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

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

5. That the undersigned is duly authorized to execute this certificate.

IN WITNESS WHEREOF the undersigned has hereunto set his hand  
May 1, 1972.

/s/ Edward H. Look  
Secretary

(SEAL)

WILLIAMS, MONTAGUE, STARK, HIEFIELD & NORVILLE, P. C.

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RICHARD E. ALEXANDER

ALFRED A. HAMPSON  
OF COUNSEL

May 15, 1972

Portland Development Commission  
1700 S. W. Fourth Avenue  
Portland, Oregon 97201

Gentlemen:

Subject: First Supplement to Urban Renewal Plan for  
King-Vernon-Sabin Neighborhood Development Project  
Program No. ORE. A-5-3  
Portland, Oregon

As counsel for the Urban Renewal Agency of the City of Portland, Oregon, acting by and through the Portland Development Commission as the duly designated Urban Renewal Agency (hereinafter called the "Local Public Agency"), in the above-identified Program, this is to supplement my opinion addressed to you under date of December 16, 1971, as supplemented by opinion date of February 9, 1972, in connection with the Urban Renewal Plan, as amended, referred to therein (hereinafter called the "Plan"). As legal counsel in the above-identified Program, my further opinion is as follows:

1. The Plan for the King-Vernon-Sabin Neighborhood Development Project Area has been modified since the date of said opinions and, as so modified, was, after approval of the governing body of the Local Public Agency on May 1, 1972, submitted by that Agency to the Council of the City of Portland. I have examined the Plan as so modified (hereinafter called the "First Supplement to Plan"), more particularly identified as follows:

A mimeographed document entitled "First Supplement to Urban Renewal Plan for King-Vernon-Sabin Neighborhood Development Project (ORE. A-5-3)", consisting of three pages and one exhibit, for the area in said Project described therein, prepared by the Local Public Agency, approved by the Local Public Agency on May 1, 1972, and filed and available for public inspection in the office of the Local Public Agency, located at 1700 S. W. Fourth Avenue, in the City of Portland, State of Oregon.

2. The First Supplement to Plan has been duly approved by the City Council of the City of Portland. I have examined a record of the official proceedings respecting the latter approval. All public bodies, officials and agencies which, under the State or Local law, are required to authorize or approve the First Supplement to Plan have done so. A public hearing on the First Supplement to Plan is not required under State or Local law. Every public hearing required by law, including any such hearing on the Program (as distinguished from a public hearing, if any, on the First Supplement to Plan under Section 105(d) of the Housing Act of 1949, as amended, or under any other law) has been held in the time and manner and at the place required, following the giving of due notice to the appropriate parties, by the appropriate public body or public official, all in accordance with law.
3. All the procedural requirements, approvals, and other actions and formalities required under State and Local law to make the First Supplement to Plan legally effective have been duly fulfilled, taken, and completed, as the case may be.
4. To my knowledge there is no pending or threatened litigation of any kind concerning the First Supplement to Plan or said Program.
5. All of the provisions of paragraphs number 3, 4, and 5 of my said previous opinion dated December 16, 1971, are hereby made applicable to the First Supplement to Plan to the same extent as if they were set forth herein in full, except as follows:

No exceptions.

Very truly yours,



OLIVER I. NORVILLE  
Legal Counsel  
Portland Development Commission

PORTLAND DEVELOPMENT COMMISSION  
Portland, Oregon

RESOLUTION NO. 1584

RESOLUTION APPROVING RELOCATION PLAN FOR PORTLAND  
NEIGHBORHOOD DEVELOPMENT PROGRAM

WHEREAS, the Commission is undertaking a Neighborhood Development Program with the financial assistance of the Department of Housing and Urban Development and, in connection therewith, is carrying out the following Neighborhood Development Projects in accordance with Urban Renewal Plans approved by the City Council:

Woodlawn Neighborhood Development Project (ORE. A-5-1)  
Irvington Neighborhood Development Project (ORE. A-5-2)  
King/Vernon/Sabin Neighborhood Development Project (ORE. A-5-3)  
Boise/Humboldt Neighborhood Development Project (ORE. A-5-4);

and,

WHEREAS, the Program in such Project Areas will require relocation activities; and,

WHEREAS, the Commission finds that a relocation plan is necessary to assure that adequate services and payments are available to those displaced, that they are provided with housing that is decent, safe and sanitary, and that all requirements of Federal and State law and regulations are met in connection with such relocation activities; and,

WHEREAS, a Relocation Plan has been prepared by the Commission which is intended to accomplish those objectives; and,

WHEREAS, the Commission desires to generally approve such Relocation Plan and submit such Plan to the City Council for its review and approval and appropriate findings concerning the feasibility of relocation activities; now, therefore, be it

RESOLVED, that the Relocation Plan prepared by the Commission in connection with the relocation activities to be undertaken in the above described Project Areas during the Third Action Year, copy of which Relocation Plan, entitled 'Relocation Plan for Portland Neighborhood Development Program', dated May 1, 1972, and consisting of a General Relocation Program and Procedures and specific Relocation Plans relating to particular relocation activities in said Project Areas, is on file in the offices of the Commission, is hereby generally approved, subject to approval of the final form of Relocation Plan by the Commissioner in charge of relocation activities; and, be it



FURTHER RESOLVED, that, upon approval of such final form by the Commissioner in charge of relocation activities, such Relocation Plan shall be submitted to the City Council for its determination as to the feasibility of relocation activities and other appropriate findings and for approval of the Relocation Plan; and, be it

FURTHER RESOLVED, that this Resolution shall become effective immediately upon its adoption.

Adopted by the Commission May 1, 1972.

/s/ John S. Griffith  
Chairman

/s/ Edward H. Look  
Secretary

CERTIFICATE OF RECORDING OFFICER

The undersigned hereby certifies, as follows:

1. That he is the duly qualified and acting Secretary of the Portland Development Commission, herein called the "Local Public Agency," and the Keeper of its records; including the minutes of proceedings of the Commission, herein called the "Governing Body."

2. That the attached resolution is a true and correct copy of the resolution as finally adopted at a meeting of the Governing Body held on May 1, 1972, and duly recorded in his office;

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

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

5. That the undersigned is duly authorized to execute this certificate.

IN WITNESS WHEREOF the undersigned has hereunto set his hand  
May 1, 1972.

/s/ Edward H. Look  
Secretary

(SEAL)

## RESOLUTION NO. 31077

WHEREAS, under the provisions of Title I of the Housing Act of 1949, as amended, the Secretary of Housing and Urban Development is authorized to provide financial assistance to Local Public Agencies for undertaking and carrying out Neighborhood Development Programs; and,

WHEREAS, it is provided in such Act that contracts for financial aid thereunder shall require that the Urban Renewal Plans for the respective neighborhood development areas comprising the Neighborhood Development Program be approved by the governing body of the locality in which the areas are situated and that such approval include findings by the governing body that: (1) the financial aid to be provided in the contract is necessary to enable the Program to be undertaken in accordance with the Urban Renewal Plans; (2) the Urban Renewal Plans will afford maximum opportunity, consistent with the sound needs of the locality as a whole, for the rehabilitation or redevelopment of the neighborhood development areas by private enterprise; (3) the Urban Renewal Plans conform to a general plan for the development of the locality as a whole; and (4) the Urban Renewal Plans give due consideration to the provision of adequate park and recreational areas and facilities, as may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the sites covered by the Plans; and,

WHEREAS, it is desirable and in the public interest that the Portland Development Commission as the duly designated Urban Renewal Agency of the City of Portland (herein called the "Commission") undertake and carry out the Neighborhood Development Program (herein called the "Program") in the City of Portland, State of Oregon, which includes the following projects:

1. Woodlawn Neighborhood Development Project (ORE. A-5-1) being carried out pursuant to an Urban Renewal Plan approved by the Council by Resolution No. 30661, adopted March 4, 1970, as subsequently supplemented and amended;

2. Irvington Neighborhood Development Project (ORE. A-5-2) being carried out pursuant to an Urban Renewal Plan approved by the Council by Resolution No. 30662, adopted March 4, 1970, as subsequently supplemented;

3. King-Vernon-Sabin Neighborhood Development Project (ORE. A-5-3) being carried out pursuant to an Urban Renewal Plan approved by the Council by Resolution No. 30991, approved December 15, 1971, as subsequently amended;

4. Boise-Humboldt Neighborhood Development Project (ORE. A-5-4) to be carried out pursuant to an Urban Renewal Plan approved by the Council by Resolution No. 31006, adopted January 19, 1972, as subsequently amended;

5. Eliot Neighborhood Development Project (ORE. A-5-5) encompassing the area described in Exhibit 'A' attached hereto and by this reference made a part hereof, in which area planning activities are to be undertaken and, upon approval of an Urban Renewal Plan for the area, action activities are to be undertaken; and,

6. Northwest Neighborhood Development Project (ORE. A-5-6) encompassing the area described in Exhibit 'B' attached hereto and by this reference made a part hereof, in which area planning activities are to be undertaken and, upon approval of an Urban Renewal Plan for the area, action activities are to be undertaken;

and,

WHEREAS, the Commission has applied for additional financial assistance under such Act and proposes to enter into an additional contract or contracts with the Department of Housing and Urban Development for the undertaking of and for making available additional financial assistance for, the Program; and,

WHEREAS, the Commission has made studies of the locations, physical condition of structures, land use, environmental influences, and social, cultural and economic conditions of the urban renewal areas comprising the Program, and has determined that the areas are deteriorating areas and are detrimental and a menace to the safety, health and welfare of the inhabitants and users thereof and the City of Portland at large because of sub-standard housing in the areas needing rehabilitation, certain inadequate public facilities needing improvement, and other blighting conditions, and the members of this Council have been fully appraised by the Commission and are fully aware of these facts and conditions; and,

WHEREAS, the Council has previously approved Urban Renewal Plans for the Woodlawn Neighborhood Development Project, the Irvington Neighborhood Development Project, the King-Vernon-Sabin Neighborhood Development Project, and the Boise-Humboldt Neighborhood Development Project as indicated above, which Plans have been supplemented and amended; and,

WHEREAS, there has been prepared and referred to the Council for review and approval a Third Supplement to the Urban Renewal Plan for the Woodlawn Neighborhood Development Project consisting of six pages and one exhibit, and a First Supplement to the Urban Renewal Plan for the King-Vernon-Sabin Neighborhood Development Project consisting of three pages and one exhibit, copies of which Supplements are on file in the office of the Auditor of the City of Portland; and,

WHEREAS, the Third Supplement to Urban Renewal Plan for the Woodlawn Neighborhood Development Project and the First Supplement to Urban Renewal Plan for the King-Vernon-Sabin Neighborhood Development Project have been approved by the Commission as evidenced by copies of duly certified Commission Resolutions which are on file in the office of the Auditor of the City of Portland; and,

WHEREAS, a general plan has been prepared and is recognized and used as a guide for the general development of the City of Portland as a whole; and,

WHEREAS, the Portland City Planning Commission, which is the duly designated and acting official planning body for the City of Portland, has submitted to the Council its report and recommendations respecting said Third Supplement and said First Supplement and has certified that they generally conform to the general plan for the City of Portland as a whole, and the Council has duly considered the reports, recommendations and certifications of the Planning Commission; and,

WHEREAS, the Commission has prepared and submitted a Relocation Plan in connection with relocation of individuals and families that may be displaced as a result of the activities undertaken with the additional financial assistance, a copy of which Relocation Plan is on file in the office of the Auditor of the City of Portland and is by this reference made a part hereof, and which Relocation Plan shall become part of the Urban Renewal Plan for each respective Project Area in which relocation activities are to be undertaken, and in connection therewith has presented to the Council information and data prepared by the Commission from studies, surveys and inspections in the areas comprising the Program and the assembling and analysis of the data and information obtained from such studies, surveys and inspections; and,

WHEREAS, the members of the Council have general knowledge of the conditions prevailing in the Project Areas and of the availability of proper housing in the City of Portland for the relocation of individuals and families that may be displaced by the Program and, in light of such knowledge of local housing conditions, have carefully considered and reviewed such proposals for relocation; and,

WHEREAS, it is necessary that the Council take appropriate action respecting the Relocation Plan, the Third Supplement to the Urban Renewal Plan for the Woodlawn Neighborhood Development Project and the First Supplement to the Urban Renewal Plan for the King-Vernon-Sabin Neighborhood Development Project in conformity with the proposed contract for financial assistance between the Commission and the United States of America acting by and through the Secretary of Housing and Urban Development; and,

WHEREAS, the Council is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal activities and undertakings with Federal financial assistance of Title I, including those prohibiting discrimination because of race, color, creed, sex, or national origin;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PORTLAND:

1. That it is hereby found and determined that the Project Areas comprising the Program are deteriorating areas and qualify as eligible areas under ORS 457;

2. That the Third Supplement to Urban Renewal Plan for the Woodlawn Neighborhood Development Project and the First Supplement to Urban Renewal Plan for the King-Vernon-Sabin Neighborhood Development Project, having been duly reviewed and considered, are hereby approved;

3. That it is hereby found and determined that, where clearance is proposed, the objectives of the Urban Renewal Plans cannot be achieved through more extensive rehabilitation of portions of the Project Areas comprising the Program;

4. That it is hereby found and determined that the Third Supplement to Urban Renewal Plan for the Woodlawn Neighborhood Development Project and the First Supplement to the Urban Renewal Plan for the King-Vernon-Sabin Neighborhood Development Project generally conform to the general plan of the City of Portland;

5. That it is hereby found and determined that the financial aid provided and to be provided pursuant to the contracts for Federal financial assistance pertaining to the Program is necessary to enable the Program to be undertaken in accordance with the Urban Renewal Plans for the areas comprising the Program;

6. That it is hereby found and determined that the Urban Renewal Plans for the urban renewal areas comprising the Program will afford maximum opportunity consistent with the sound needs of the City of Portland as a whole for the renewal of the areas by private enterprise;

7. That it is hereby found and determined that the Urban Renewal Plans for the urban renewal areas, as supplemented and amended, give due consideration to the provision of adequate park and recreational areas and facilities, as may be desirable for neighborhood improvement, with special consideration of the health, safety and welfare of children residing in the general vicinity of the sites covered by the Plans;

8. That it is hereby found and determined that the Relocation Plan for the proper relocation of individuals and families displaced in carrying out the Urban Renewal Plans in decent, safe and sanitary dwellings in conformity with acceptable standards is feasible and can be reasonably and timely effected to permit the proper prosecution and completion of the Urban Renewal Plans; and that such dwellings or dwelling units, available or to be made available to such displaced individuals and families, are at least equal in number to the number of displaced individuals and families, are not generally less desirable in regard to public utilities and public and commercial facilities than the dwellings of the displaced individuals and families in the areas comprising the Program, are available at rents or prices within the financial means of the displaced individuals and families, and are reasonably accessible to their places of employment;

9. That, in order to implement and facilitate the effectuation of the Urban Renewal Plans as supplemented and amended, it is found that certain official actions must be taken by the Council with reference, among other things, to changes in zoning, vacation of streets and other public action and, accordingly, the Council hereby (a) pledges its cooperation in helping to carry out the Urban Renewal Plans as supplemented and amended, (b) requests various officials, departments, boards and agencies of the City of Portland having administrative responsibilities in the premises likewise to cooperate to such end and to exercise their respective functions and powers in a manner consistent with the Urban Renewal Plans, and (c) stands ready to consider to take appropriate action upon proposals and measures designed to effectuate the Urban Renewal Plans; and,

10. That additional financial assistance under the provisions of Title I of the Housing Act of 1949, as amended, is necessary to enable the land in the areas comprising the Program to be renewed in accordance with the Urban Renewal Plans for the Program and to be planned for such renewal and, accordingly, the proposed Program and the annual increment are approved and the Commission is authorized to file an application for financial assistance under Title I.

Adopted by the Council May 10, 1972.

/s/ George Yerkovich

Auditor of the City of Portland

Order of the Council  
May 3, 1972  
MCR/OIN:jk

ELIOT NEIGHBORHOOD DEVELOPMENT PROJECT  
BOUNDARY DESCRIPTION

The Project Area is situated in the City of Portland, County of Multnomah, State of Oregon, and is described as follows:

Beginning at the intersection of the south line of N. E. Fremont Street with the west line of N. E. Seventh Avenue, the point of beginning; thence southerly along the westerly line of N. E. Seventh Avenue to a point which is 100 feet northerly of the westerly extension of the north line of N. E. Tillamook Street from Block 119, West Irvington Addition; thence easterly at a right angle to the westerly line of N. E. Seventh Avenue to the easterly line of N. E. Seventh Avenue; thence southerly along the easterly line of N. E. Seventh Avenue to the southerly line of N. E. Broadway Street; thence westerly along the southerly line of N. E. Broadway Street to the southeasterly line of N. Broadway Street; thence southwesterly along the southeasterly line of N. Broadway Street to the easterly Harbor Line of the Willamette River; thence northwesterly along the easterly Harbor Line of the Willamette River to the "WE" line of the West Fremont Bridge Interchange; thence northeasterly along the "WE" line of the West Fremont Bridge Interchange and the Fremont Bridge to the easterly line of N. Commercial Avenue; thence northerly along the easterly line of N. Commercial Avenue to the south line of N. Cook Street; thence northeasterly along a straight line from the intersection of the east line of N. Commercial Avenue and the south line of N. Cook Street to the intersection of the west line of N. Gantenbein Avenue and the south line of the alley in Block 1 of Riverview Addition; thence north along the west line of N. Gantenbein Avenue to the north line of N. Ivy Street; thence easterly along the north line of N. Ivy Street



and the easterly extension thereof to the east line of N. Vancouver Avenue; thence northerly along the east line of N. Vancouver Avenue to the south line of N. Fremont Street; thence easterly along the south line of N. Fremont Street and N. E. Fremont Street to the west line of N. E. Seventh Avenue, the point of beginning, and including all land lying within the previously described boundary except that area

known as the Emanuel Hospital Project described as follows:

Beginning at the intersection of the extension of the west line of North Commercial Court and the south line of North Russell Street, the point of beginning; thence easterly along the south line of North Russell Street to the east line of North Williams Avenue; thence northerly along the east line of North Williams Avenue to the north line of North Stanton Street; thence westerly 242 feet, more or less, along the north line of North Stanton Street to a point; thence southerly 165 feet to a point; thence easterly 40.8 feet to a point; thence northerly 15 feet to a point; thence easterly 28 feet to the west line of an alley; thence southerly along the west line of the alley to the north line of North Graham Street; thence westerly to the west line of North Vancouver Avenue; thence southerly 195 feet, more or less, along the west line of North Vancouver Avenue to a point; thence westerly 131 feet, more or less, to a point; thence southerly 135 feet, more or less, to the north line of North Knott Street; thence westerly along the north line of North Knott Street to the east line of North Gantenbein Avenue; thence northerly along the east line of North Gantenbein Avenue to the north line of North Graham Street; thence westerly along the north line of North Graham Street to the east line of North Commercial Avenue; thence northerly along the east line of North Commercial Avenue to the south line of North Stanton Street; thence easterly along the south line of North Stanton Street to the east line of North Vancouver Avenue; thence northerly along the east line of North Vancouver Avenue to the north line of North Morris Street; thence westerly along the north line of North Morris Street to the east line of North Gantenbein Avenue; thence northerly along the east line of North Gantenbein Avenue to the south line of North Monroe Street; thence easterly along the south line of North Monroe Street to the east line of North Vancouver Avenue; thence northerly along the east line of North Vancouver Avenue to the north line of North Ivy Street; thence westerly along the north line of North Ivy Street 385 feet, more or less, to a point 5 feet east of an extension of the east line of North Gantenbein Avenue, thence southerly parallel to said line 60 feet to a corner on the south line of North Ivy Street; thence southwest 7.07 feet along a lot line to a corner on the east line of North Gantenbein Avenue, said corner lying 5 feet south of the south line of North Ivy Street; thence westerly 49.4 feet, more or less,

to a point on the west line of North Gantenbein Avenue, said line also being on the southeasterly right-of-way line of the Oregon State Highway proposed Fremont Interchange; thence southwesterly along said Freeway right-of-way line to the east line of North Borthwick Avenue, said point also being on the south line of North Morris Street; thence easterly along the south line of North Morris Street to the west line of North Kerby Avenue; thence southerly along the west line of North Kerby Avenue to a point 90 feet, more or less, south of the north line of North Knott Street, said point being also on the east right-of-way line of the Minnesota Freeway; thence southeasterly along the east right-of-way line of the Minnesota Freeway to the south line of North Russell Street; the point of beginning.

NORTHWEST NEIGHBORHOOD DEVELOPMENT PROJECTBOUNDARY DESCRIPTION

The Project Area is situated in the City of Portland, County of Multnomah, State of Oregon and is described as follows:

Beginning at the intersection of the north line of N. W. Thurman Street with the west line of N. W. 28th Avenue; thence easterly along the north line of N. W. Thurman Street to the "WS" line of the East Fremont Bridge Interchange; thence southeasterly along the "WS" line of the East Fremont Bridge Interchange to the intersection with a straight line parallel to and sixty feet east of the west line of N. W. 16th Avenue; thence southerly along a straight line parallel to and sixty feet east of the west line of N. W. 16th Avenue to the south line of W. Burnside Street; thence westerly along the south line of W. Burnside Street to the southeasterly extension of the southwest line of N. W. Westover Road; thence northwesterly along the southeasterly extension of the southwest line of N. W. Westover Road and the southwest line of N. W. Westover Road to the southerly extension of the west line of N. W. Barker Avenue; thence northerly along the southerly extension of the west line of N. W. Barker Avenue and the west line of N. W. Barker Avenue to south line of N. W. Lovejoy Street; thence westerly along the south line of N. W. Lovejoy Street to the southeasterly extension of the southwest line of N. W. Cornell Road; thence northwesterly along the southeasterly extension of the southwest line of N. W. Cornell Road and the southwest line of N. W. Cornell Road to the southerly extension of the west line of N. W. 28th Avenue; thence northerly along the southerly extension of the west line of N. W. 28th Avenue and the west line of N. W. 28th Avenue to the south line of N. W. Quimby Street;

thence westerly along the south line of N. W. Quimby Street to the southerly extension of the west line of N. W. 28th Avenue from Block A, Willamette Heights; thence northerly along the southerly extension of the west line of N. W. 28th Avenue from Block A, Willamette Heights and the west line of N. W. 28th Avenue to the north line of N. W. Thurman Street, the point of beginning.

RECEIVED

MAY 15 1972

CERTIFICATE OF RECORDING OFFICER

PORTLAND DEVELOPMENT COMMISSION

The undersigned hereby certifies, as follows:

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

(2) THAT the attached Resolution is a true and correct copy of Resolution No. 31077 as finally adopted at the meeting of the Governing Body held on the 10th day of May, 1972 and duly recorded in this office;

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

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

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

IN WITNESS WHEREOF the undersigned has hereunto set his hand this 15th day of May, 1972.

*George J. Johnson*  
Auditor of the City of Portland

ATTEST:

*Charles J. Jones*  
Chief Deputy, City Auditor  
Title





OFFICE OF

AUDITOR OF THE CITY OF PORTLAND

PORTLAND, OREGON 97204

ROOM 203  
CITY HALL

RECEIVED

COPY CERTIFICATE

MAY 15 1972

PORTLAND DEVELOPMENT COMMISSION

STATE OF OREGON,  
County of Multnomah,  
CITY OF PORTLAND,

} ss

GEORGE YERKOVICH Auditor of the City of Portland, do hereby certify that I have compared the following copy of Proof of Publication Affidavit, dated May 15, 1972, on Notice of Public Hearing on Urban Renewal Plan Supplement No. 3 for Woodlawn Neighborhood Development Project as published in the City official newspaper April 29 and May 6, 1972,

with the original thereof, and that the same is a full, true and correct copy of such original

PROOF OF PUBLICATION AFFIDAVIT

and of the whole thereof as the same appears on file and of record in my office, and in my care and custody.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of the City of Portland affixed this 15th day of May, 1972.

*George Yerkovich*

Auditor of the City of Portland

By

*Edna Cervera*

Deputy



**CITY OF PORTLAND, OREGON**

**OFFICE OF THE CITY AUDITOR**

**PROOF OF PUBLICATION AFFIDAVIT**

MAY 15 1972 19  

I hereby certify that, in pursuance of the provisions of the Charter of the City of Portland, the following notice was given by me for publication the full number of times required by law, to "Daily Journal of Commerce," a daily newspaper published in the City of Portland, Multnomah County, State of Oregon, and having a bona fide circulation therein, said paper being the official newspaper of the City of Portland.

*George Yerkovich*

AUDITOR OF THE CITY OF PORTLAND

By *Edna Crum* Deputy

**NOTICE OF PUBLIC HEARING ON  
URBAN RENEWAL PLAN SUP-  
PLEMENT NO. 3 FOR WOOD-  
LAWN NEIGHBORHOOD DEVEL-  
OPMENT PROJECT.**

Notice is hereby given, at the request of the City of Portland, acting by and through the Portland Development Commission as the duly designated Urban Renewal Agency of the City of Portland, Oregon, that the Council of the City of Portland consider and approve Urban Renewal Plan Supplement No. 3 for the Woodlawn Neighborhood Development Project, which Project Area is identified as follows:

Beginning at the Southwest corner of Lot 12, Block 1, Ainsworth Tract Subdivision, said corner being the point of intersection of the East line of N.E. Grand Avenue and the North line of N.E. Ainsworth Street; thence Northerly along the East line of N.E. Grand Avenue, and the Northerly extension thereof, to the North line of N.E. Lombard Street; thence Easterly and Southeasterly to the East line of N.E. 13th Avenue; thence Southerly along the East line of N.E. 13th Avenue to the North line of N.E. Holman Street; thence Easterly along the North line of N.E. Holman Street to the East line of N.E. 19th Avenue; thence Southerly along the East line of N.E. 19th Avenue to the south line of N.E. Killingsworth Street; thence Westerly along the South line of N.E. Killingsworth Street to the Southerly extension of the East line of N.E. Grand Avenue; thence Northerly along the Southerly extension of the East line of N.E. Grand Avenue to the point of beginning; situate in the City of Portland, County of Multnomah, and State of Oregon.

The Council of the City of Portland has set 9:30 A.M., on Wednesday, May 10, 1972, in the Council Chamber of the City Hall of the City of Portland, as the time and place for public hearing on Urban Renewal Plan Supplement No. 3 for the Woodlawn Development Project.

The purpose of the Hearing is to consider a proposal for designation of certain properties within said Project Area, for acquisition and clearance for redevelopment as a multi-family housing site, to provide housing for a variety of family sizes and incomes within the site, to provide for vacation of certain street and alley right-of-way within the site in order to consolidate adjacent properties for multi-family housing use, and to set maximum density standards within the site; also to amend the Urban Renewal Plan for the Woodlawn Development Project, as supplemented and amended, insofar as it concerns future land use, proposed street vacations, and proposed traffic circulation patterns in said multi-family housing site; also to amend the Urban Renewal Plan for the Woodlawn Development Project as supplemented and amended, by providing that portion of N.E. Claremont Avenue lying within the Woodlawn Neighborhood park site (being that portion of N.E. Claremont Avenue, 280 feet in length, lying Northwest of a line parallel with and 130 feet South-easterly of the centerline of N.E. Woodlawn Street and lying South-easterly of a line parallel with and 130 feet Northwest of said centerline) should remain open to vehicular traffic.

Said multi-family housing site is described as follows:

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 southwesterly 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 southwesterly boundary line of Lots 5, 4, and 3, Block 17, and the northwesterly extension thereof across N.E. Winona Street and along the southwesterly boundary line of Lot 10, Block 13, Woodlawn, to the point of beginning.

The Relocation Program of the Portland Development Commission for the Project Area is available for examination at the offices of the Portland Development Commission at 1700 S.W. Fourth Avenue, and will be open for discussion at the Hearing.

Any person or organization desiring to be heard concerning the above matters will be afforded an opportunity to be heard.

Published April 29 and May 6, 1972.

GEORGE YERKOVICH,

Auditor of the City of  
Portland C563-28A

1752 x 2 6545



STATE OF OREGON

County of Multnomah,

} ss.

I, DEWITT C. PEETS being first duly sworn, say that I am the foreman of the printer of "Daily Journal of Commerce," which is a daily newspaper published in the City of Portland, Multnomah County, State of Oregon, and which has a bona fide circulation therein; that said newspaper was designated by ordinance as the City official newspaper to do the printing for said City; that the attached advertisement was published in said Daily Journal of Commerce Newspaper Five consecutive insertions, the first publication thereof being in the issue of April 29 1972, and the last publication in the issue of May 6 1972; that during all of said times said newspaper was regularly circulated in the City of Portland among its subscribers and that \$ 65.45 is the charge actually made and to be collected for said publication.

Subscribed and sworn to before me this 6th day of May 1972

[Signature]  
Notary Public for Oregon.

My Commission Expires Nov. 18, 1977

My commission expires

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**PROOF OF PUBLICATION  
AFFIDAVIT**

*Hearing on U R Plan*

*Supplement No 3 for*

*Woodlawn MDP*

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Filed MAY 15 1972 19.....

*George Yerkovich*

AUDITOR OF THE CITY OF PORTLAND

By *Edna Corra*  
Deputy.

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OFFICE OF

AUDITOR OF THE CITY OF PORTLAND

PORTLAND, OREGON 97204

ROOM 202  
CITY HALL

RECEIVED

COPY CERTIFICATE

MAY 15 1972

PORTLAND DEVELOPMENT COMMISSION

STATE OF OREGON,  
County of Multnomah,  
CITY OF PORTLAND,

} ss

GEORGE YERKOVICH Auditor of the City of Portland, do hereby certify that I have compared the following copy of Proof of Publication Affidavit, dated May 15, 1972, on Notice of Public Hearing on Urban Renewal Plan Supplement No. 1 for King-Vernon-Sabin Neighborhood Development Project as published in the City official newspaper April 29 and May 6, 1972,

with the original thereof, and that the same is a full, true and correct copy of such original

PROOF OF PUBLICATION AFFIDAVIT

and of the whole thereof as the same appears on file and of record in my office, and in my care and custody.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of the City of Portland affixed this 15th day of May, 1972.

*George Yerkovich*

Auditor of the City of Portland

By

*Elena Crova*

Deputy



**CITY OF PORTLAND, OREGON**  
**OFFICE OF THE CITY AUDITOR**

**PROOF OF PUBLICATION AFFIDAVIT**

**MAY 15 1972**

19

I hereby certify that, in pursuance of the provisions of the Charter of the City of Portland, the following notice was given by me for publication the full number of times required by law, to "Daily Journal of Commerce," a daily newspaper published in the City of Portland, Multnomah County, State of Oregon, and having a bona fide circulation therein, said paper being the official newspaper of the City of Portland.

*George Yerkovich*

AUDITOR OF THE CITY OF PORTLAND

By *Edna Cervia*

Deputy

**NOTICE OF PUBLIC HEARING ON  
URBAN RENEWAL PLAN SUP-  
PLEMENT NO. 1 FOR KING-  
VERNON - SABIN NEIGHBOR-  
HOOD DEVELOPMENT PROJECT**

Notice is hereby given, at the request of the City of Portland, acting by and through the Portland Development Commission as the duly designated Urban Renewal Agency of the City of Portland, Oregon, that the Council of the City of Portland consider and approve Urban Renewal Plan Supplement No. 1 for the King - Vernon Project, which area is identified as follows:

Project Area is identified as follows:

**KING-VERNON-SABIN AREA  
BOUNDARY DESCRIPTION**

Beginning at the intersection of the southerly extension of the west line of N.E. Grand Avenue and the south line of N.E. Fremont Street; thence northerly along the west line of N.E. Grand Avenue and the northerly extension thereof, to the north line of N.E. Webster Street; thence easterly along the north line of N.E. Webster Street to the southeasterly corner of Lot 126, Arieta Park; thence northerly along the east line of Lots 126 and 127, Arieta Park to the northeast corner of Lot 127, Arieta Park; thence westerly along the north line of Lot 127, Arieta Park, to the northwest corner of said lot; thence northerly along the northerly extension of the west line of Lot 127, Arieta Park, to the southwest corner of Lot 128, Arieta Park; thence northerly along the west line of Lot 128, Arieta Park, to the northwest corner of said lot; thence easterly along the north line of Lot 128, Arieta Park, to the southeast corner of Lot 5, Block 7, Roselawn; thence northerly along the east line of Lot 5, Block 7, Roselawn and the northerly extension thereof, to the north line of N.E. Roselawn Street; thence easterly along the north line of N.E. Roselawn Street to the west line of N.E. 6th Avenue; thence northerly along the west line of N.E. 6th Avenue to the south line of N.E. Killingsworth Street; thence easterly along the south line of N.E. Killingsworth Street to the southerly extension of the east line of N.E. 19th Avenue; thence northerly along the east line of N.E. 19th Avenue and the northerly extension thereof to the north line of N.E. Ainsworth Street; thence easterly along the north line of N.E. Ainsworth Street to the northerly extension of the east line of N.E. 22nd Avenue; thence southerly along the east line of N.E. 22nd Avenue to the north line of N.E. Killingsworth Street; thence easterly along the north line of N.E. Killingsworth Street to the northerly extension of the east line of N.E. 22nd Avenue; thence southerly along the east line of N.E. 22nd Avenue and the southerly extension thereof to the south line of N.E. Prescott Street; thence westerly along the south line of N.E. Prescott Street to the east line of N.E. 18th Avenue; thence southerly along the east line of N.E. 18th Avenue to the north line of N.E. Fremont Street; thence westerly along the north line of N.E. Fremont Street to the west line of N.E. 7th Avenue; thence southerly along the southerly extension of N.E. 7th Avenue to the south line of N.E. Fremont Street; thence westerly along the south line of N.E. Fremont Street to the southerly extension of the west line of N.E. Grand Avenue, the point of beginning; situated in the City of Portland, County of Multnomah, and State of Oregon.

The Council of the City of Portland has set 9:30 A.M. on Wednesday, May 10, 1972, in the Council Chamber of the City Hall of the City of Portland, as the time and place for public hearing on Urban Renewal Plan Supplement No. 1 for the King-Vernon - Sabin Development Project.

The purpose of the Hearing is to consider a proposal to provide a Community Facility Development under the Department of Housing and Urban Development Neighborhood Facility Grant Program which will house social, health, recreational, and other public services for neighborhood residents, and to designate certain properties for acquisition and clearance within the said Project Area for redevelopment for said Community Facility. The designated area for said facility includes the following described parcels of real property:

Lots 4 through 9, Block 2, LESHS Addition; also Lot D, Lots 1 and 2, Lot C, Lots 23 and 24, Block 2, Davis Highland; Multnomah County, Oregon.

The Relocation Program of the Portland Development Commission for the Project Area is available for examination at the offices of the Portland Development Commission at 1700 S.W. Fourth Avenue, and will be open for discussion at the Hearing.

Any person or organization desiring to be heard concerning the above matters will be afforded an opportunity to be heard.

Published April 29 and May 6, 1972.

GEORGE YERKOVICH,  
Auditor of the City of  
Portland

C564-28a

1402 x 2 = 52.36

STATE OF OREGON

County of Multnomah,

} ss.

I, DEWITT C. PEBBS being first duly sworn, say that I am the foreman of the printer of "Daily Journal of Commerce," which is a daily newspaper published in the City of Portland, Multnomah County, State of Oregon, and which has a bona fide circulation therein; that said newspaper was designated by ordinance as the City official newspaper to do the printing for said City; that the attached advertisement was published in said Daily Journal of Commerce Newspaper.....two.....consecutive insertions, the first publication thereof being in the issue of.....April 29.....1972, and the last publication in the issue of.....May 6.....1972; that during all of said times said newspaper was regularly circulated in the City of Portland among its subscribers and that \$52.36 is the charge actually made and to be collected for said publication.

Subscribed and sworn to before me this.....6th.....day of.....May.....1972

[Signature]  
Notary Public for Oregon.

My commission expires.....Nov. 18, 1972.....

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**PROOF OF PUBLICATION  
AFFIDAVIT**

*Hearing on U.B. Plan*

*Supplement No 1 for King-*

*Arbin-Vernon NDP*

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Filed MAY 15 1972 19    

*George Yerkovich*

AUDITOR OF THE CITY OF PORTLAND

By *Edna Orvera* Deputy.

---

AUDITOR OF THE CITY OF PORTLAND

PORTLAND, OREGON 97204

ROOM 203  
CITY HALL

RECEIVED

COPY CERTIFICATE

MAY 15 1972

PORTLAND DEVELOPMENT COMMISSION

STATE OF OREGON,  
County of Multnomah,  
CITY OF PORTLAND,

} ss

GEORGE YERKOVICH Auditor of the City of Portland, do hereby certify that I have compared the following copy of Minutes of Council Proceedings for Cal. No. 1357, being "Hearing on Urban Renewal Plan Supplement No. 1 for King-Vernon-Sabin Neighborhood Development Project"; Cal. No. 1358, being "Hearing on Urban Renewal Plan Supplement No. 3 for Woodlawn Neighborhood Development Project"; and Cal. No. 1359, being "Resolution authorizing Portland Development Commission to file for annual increment under Neighborhood Development Program, in six (6) project areas, approving supplements to certain urban renewal plans and approving relocation plan, with the original thereof, and that the same is a full, true and correct copy of such original

MINUTES OF COUNCIL PROCEEDINGS, C.C. NOS. 1357, 1358 and 1359

and of the whole thereof as the same appears on file and of record in my office, and in my care and custody.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of the City of Portland affixed this 15th day of May, 1972.

*George Yerkovich*

Auditor of the City of Portland

By

*Edna Cervera*

Deputy





The roll being called on the adoption of the report of the Commissioner of Public Works resulted in Yeas, Commissioners Anderson, Goldschmidt, Ivancie, and McCready, 4; whereupon the report was adopted, the remonstrances overruled, and the ordinance recommended for passage.

By unanimous consent, the ordinance was passed to Third Reading.

1356 On statement of bills for three-month period ended December 31, 1971, for construction of sidewalks, curbs and driveways.

MR. GORDON CROELL, COUNCIL CLERK:

We have received no remonstrances, Mr. President.

Remonstrators were called, but no one responded.

The roll being called on the above statement resulted in Yeas, Commissioners Anderson, Goldschmidt, Ivancie, and McCready, 4; whereupon the statement was approved.

The City Auditor was instructed to prepare the necessary assessing ordinance.

1357 On Urban Renewal Plan Supplement No. 1 for King-Vernon-Sabin Neighborhood Development Project.

COMMISSIONER GOLDSCHMIDT:

Is there discussion by the Council?

COMMISSIONER ANDERSON:

Mr. President, on both of these matters, I think there has been concern expressed, as to the implications of the approval of these, as far as the Traffic Engineer is concerned; also, in one, there is the proposed vacation of a street, as I understand it, in a situation where there is a 36" sewer.

The other problem is that one of the proposals for a park abuts the extension of the Grand-Union couplet. While there has been no proposal that there be an extension of that couplet further north, either that should take place, or as an alternate, Union should be developed as more of a boulevard than it is now.

I would simply leave it for the record here--and I don't know whether any further action is required--to indicate that both these things are problems that need to be resolved, before we make any final adoption of any plan for either of those areas, or proceed with the acquisition of land, on the strength of land uses which may be in conflict, for example, with a Union-Grand couplet. If the judgment is that Union itself should turn into a boulevard, then the Council should adopt that as a position, before we proceed with other commitments.

COMMISSIONER GOLDSCHMIDT:

I would just say in response to that, Commissioner, that the people who live between Union and 7th, north of Broadway, have been frozen in a position where they have been unable to do anything. My recollection is that they are not included in the housing rehabilitation program, in any of the neighborhood plans. The Community Action Program has consistently tried to represent them, and to get them into this process; and each time they have been met with our statement that we aren't really sure what's going to happen there.

## COMMISSIONER GOLDSCHMIDT: (CONTD)

I agree with you fully that we ought to make some decision. My understanding is that the Development Commission, with or without our blessing, is studying the Union Avenue situation now; but I don't have any sense about at what point that study is going to come back to us, nor do I have any indication that they have involved the community very deeply in it. They may have--I just do not know.

Maybe what we are asking for is some kind of a briefing immediately on what we're going to do there.

## COMMISSIONER IVANCIE:

I think your point is, you want to put something in the record on this. These are applications for funds, and we will still have to go through the planning process, and we will have some check-mates along the line; but I think it's well that you have put this concern in the record.

## COMMISSIONER GOLDSCHMIDT:

I think it's more than the record, though. We have an actual application for a neighborhood facility to be located there, and a substantial amount of money might be spent within the next year, in that quarter.

## COMMISSIONER ANDERSON:

I would think that we need to move as rapidly as we can. You've got the question that this park and recreation facility is going to be right up against Grand Avenue. If that's the case, and Grand Avenue is never going to be developed for any kind of a thoroughfare, we ought to make that decision, and if we do, then we need to make the supplemental decision that Union should turn into a major thoroughfare, amply wide. That's the kind of resolution of a decision that ought to be made reasonably soon, presumably before funds come that finance the construction of a facility, including acquisition of houses.

## COMMISSIONER GOLDSCHMIDT:

The record will so show. Further comments by the Council?

## COMMISSIONER MC CREADY:

Mr. President, speaking of funds, are we speaking of federal funds? Are we speaking of coming to HUD? Are we speaking of money that might be involved in workable programs? At this point, do we make any sort of decision of the program here? Tomorrow, we will consider the uniform codes, that we discussed at considerable length yesterday, talking about federal funding through HUD. Is there any HUD money involved with this? I think Mr. Norville could answer this.

## COMMISSIONER GOLDSCHMIDT:

Mr. Norville.

## OLIVER NORVILLE, ATTORNEY, PORTLAND DEVELOPMENT COMMISSION:

Mr. President; Members of the Council:

The community facilities site which is designated here, was the selection of the community itself. That's why it's here. The plan came before you, simply to provide that this may be permitted. The funds to carry it out will come completely from neighborhood facilities, financed from the federal government, and application, which will have to go through the Council. This is not neighborhood development money; it's not Model Cities money.

MAY 10 1972

COMMISSIONER GOLDSCHMIDT:

This is an amendment to the plan, which would allow them to come forward to us and ask for approval. The Council is aware of the proposal. We designated this particular one as the second choice. It came in right after the Sunnyside proposal did. My understanding is that it has been to the City Planning Commission, and will be coming here very shortly.

MR. NORVILLE:

Whether or not this goes at all is really dependent on the Council itself. It is simply a change in the land use plan to permit this use in this location.

COMMISSIONER MC CREADY:

So there's no problem whatsoever in this particular area.

MR. NORVILLE:

It's under the total control of the Council, because the Council will be the one filing the application for the community.

COMMISSIONER ANDERSON:

It's something like the facility proposed along Dekum Court, though; and that is, I suppose, when do we get to kind of a point of no return, in terms of plans for facilities and their construction--that it may be desirable much earlier than carrying it down that road that far--that is, getting neighborhood support, and so on--to have resolved the question of Union and Grand, as one example. If plans and sketch drawings of the facility are shown, and the enthusiasm of the community is aroused--and then you turn around and drop it, and say, "We need to have a street."

The fundamental problem we get into, is that you can get a lot of enthusiasm in the neighborhood for vacating streets, and this sort of thing, because there's a feeling that it's adding to the quality of life there. But along with the vacation of the streets, there's also the replacement of that in other locations, where we need to widen streets; and that aspect of it has to be dealt with at the same time. What I am concerned about is that we, in effect, jump into this early enough, so that we don't have a problem six months from now.

MR. NORVILLE:

Without the continuing problem between long-range planning and short-range solutions. The ideas for the facility, and the location of the facility are generated by the community itself, and not by anyone else.

COMMISSIONER GOLDSCHMIDT:

Thank you, Mr. Norville.

Persons wishing to be heard were called.

MRS. EVANGELINE SMITH, 4815 NE GRAND AVE.:

We are opposed to this building coming in, because most of the people that live in this vicinity are senior citizens, as myself. We have 35 home owners who are opposed to this coming in.

MAY 10 1972

MRS. SMITH: (CONTD)

And as said, Grand Avenue is too narrow, and we already have had parking troubles. We are aware of the surveying done by the PDC last year, indicating a community facility, which was needed. However, we had no input whatsoever; they didn't even tell us.

When I first started out with this project, they were going to let us have money. 3% of those that were disabled, they could get a grant, and all of us in that vicinity could improve our homes, and make them livable. Now, they are coming in to tear down the houses, and put up a big building, and make our homes unlivable, by bringing in all the young people, and making the parking more congested.

So, being elderly people, we are opposed to this, and I have 35 signatures from that neighborhood.

COMMISSIONER GOLDSCHMIDT:

Mrs. Smith, you are talking about that facility near the school?

MRS. SMITH:

Yes.

COMMISSIONER GOLDSCHMIDT:

I just want to mention to those present, that you will have an opportunity to speak specifically to that neighborhood facility, within the next month, I would guess. You may have appeared at the Planning Commission; the Council will get that from the Planning Commission, and you will have an opportunity to come again and be heard. We are not approving that facility today by adopting this report, but rather, we are allowing that facility to be included in the plan, if we adopt it later; and before we adopt it, we are going to hear from you and all of your neighbors.

MR. STAN TERRY, 2828 SW WATER AVE.:

I do not live in that area, but I own a lot of property there.

COMMISSIONER ANDERSON:

Mr. Terry, did you say you did not live in the SW Water area?

MR. TERRY:

I live at 2828 SW Water Avenue, but I have owned an office over in that area for a long time.

I am concerned about the words, "Urban Renewal". I have a lot of friends over there. Urban Renewal, as far as I'm concerned, to put it in layman's language, is like a woodchuck in a woodpile. Once you let the woodchuck in the woodpile, pretty soon you have no wood.

With Urban Renewal, we've already had an example of that. It's long and complicated. We have a great number of people in the Albina area that are opposed to this. It was only approved by a small percentage; but in Southwest Portland, when you speak of Urban Renewal, where those people were moved out of their homes--

COMMISSIONER GOLDSCHMIDT:

Mr. Terry, we have heard you speak on this subject before. My concern is that these people have been waiting all morning to be heard, and while "Urban Renewal" is used, I think this is not a South Auditorium Park Block operation, where we are going to remove all the homes in the neighborhood.

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MR. TERRY:

I won't speak any longer, but a lot of people in that neighborhood are fearful of it.

COMMISSIONER GOLDSCHMIDT:

I sympathize with you, but I don't think that's what the plan says.

Others wishing to be heard were called, but no one responded.

Others wishing to be heard were called, but no one responded.

By unanimous consent, C. C. No. 1357 was ordered placed on file.

1358 On Urban Renewal Plan Supplement No. 3 for Woodlawn Neighborhood Development Project.

Persons wishing to be heard were called, but no one responded.

COMMISSIONER GOLDSCHMIDT:

Discussion by the Council?

COMMISSIONER ANDERSON:

I think, just as a matter of record, this is the one which has the proposed street vacation in it, where there's the 38" sewer, and there needs to be between now and when any action takes place, a resolution of some problems there.

By unanimous consent, C. C. No. 1358 was ordered placed on file.

1359 Resolution No. 31077 authorizing Portland Development Commission to file for annual increment under Neighborhood Development Program, in six (6) project areas, approving supplements to certain urban renewal plans and approving relocation plan, was introduced by Commissioner Ivancie and read.

COMMISSIONER GOLDSCHMIDT:

Commissioner Ivancie, would you briefly outline what the procedure would be, or would you like to have Mr. Norville do that?

COMMISSIONER IVANCIE:

Is Mr. Norville still here? He gets paid by the time he puts in, I believe.

COMMISSIONER MC CREADY:

Mr. President, as to these projects, no matter in which order, they cannot be carried out, unless the City adopts uniform codes which are acceptable to HUD. Is this correct?

MR. NORVILLE:

That is absolutely correct.

COMMISSIONER MC CREADY:

So what I want to know at this point is, should this be continued, this whole subject, until tomorrow, or shall we take action now? I don't want to sit and listen for an hour on this, and then tomorrow come up on these codes, and have this big argument on whether or not we are going to comply with what HUD says.

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COMMISSIONER GOLDSCHMIDT:

It is my understanding that HUD is continuing to accept these applications, as long as negotiations are going on, and they have some feeling that resolution is going to be reached on the workable plan.

MR. NORVILLE:

That is correct.

COMMISSIONER IVANCIE:

This is an application.

COMMISSIONER GOLDSCHMIDT:

HUD will not approve it until we get an agreement with them, but there is no reason for us to wait on submission.

COMMISSIONER IVANCIE:

Regardless of the code controversy, we've got to get the wheels in motion to apply for these funds.

COMMISSIONER MC CREADY:

So we can put on the brakes if the Council turns down the code? I was just checking. This is an exercise in futility if we don't go along with what HUD orders on the codes. So, keeping that in mind, I will listen today, and you listen tomorrow.

COMMISSIONER GOLDSCHMIDT:

Mr. Norville, which areas are included in the projects which are described?

MR. NORVILLE:

The neighborhoods to be included in the next action year are the Woodlawn, Irvington, King-Vernon-Sabin, in which activities are currently going on, and have been going on; and Boise-Humboldt project area, where we hoped to start activities this year, but HUD would not approve it. This would be included in the next action year. The new areas, which would be primarily study areas, with some activities, we hope, if we can arrive at a plan for the area, are the Eliot area and the Northwest area.

The types of activities in all these areas will be continuing, with on-going planning, refining Urban Renewal plans, developing further supplements, street improvements, rehabilitation--that type of activity.

COMMISSIONER GOLDSCHMIDT:

Questions of Mr. Norville? Thank you.

Mrs. Benson.

MRS. HILDRESS BENSON, 835 N. HUMBOLDT ST.:

We went through all the channels, and we worked, not even for slave labor, all of 1971 and part of 1970--I am talking about Boise-Humboldt now. We got an approval of \$500,000, so they say; and we came here. We were approved by the City Planning Commission--we went through everything; we didn't make any mistakes; and we were approved, and we were going on, rejoicing.

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MRS. BENSON: (CONTD)

And here, they come, telling us, "Oh, no; the City doesn't have a workable plan now."

We had two consultants, \$20,000, and they didn't tell us about what the deadline was, or anything. I just feel that we are being taken, on every turn.

Then they say, "You can't be included in this. HUD said this, and HUD said that." But I came to the West Coast as a private investigator; then I wanted to see what the trouble was.

We met in the Commissioner's office, and each one was blaming this one, and that one--and it gave us a psycho-somatic illness, because we were in each other's hair, and on each other's backs, because of that malfeasance in office, or passing the buck, or something.

Then I was so irate, when Mr. Ivancie called us in his office. I said, "We could spend a lifetime here, blaming each other. Let's get together--because I thought this was serious, but it's on the critical list. So let's call in all the experts, and put it in intensive care."

They agreed they would do that. Then, something went into the newspapers, and it was kind of watered down. You didn't get it full strength.

When we met in Mr. Ivancie's office, he promised us that they would have the problem together in two weeks, and notify us in writing.

Then Saturday, he says on the news that he wasn't even trying to meet HUD's specifications. Well, I want to know why, because you are supporting your family, and you're comfortable in your one-family dwelling, on taxpayers' money--don't forget--and receiving more gifts than the law allows.

COMMISSIONER GOLDSCHMIDT:

Mrs. Benson, I am going to rule you out of order, if you do not speak--

MRS. BENSON:

I am going to read the letter:

"April 26, 1972.

"Dear Mrs. Benson:"

(I forgot the letterhead):

"Department of Housing and Urban Development, Washington, D. C., 20410. Office of the Assistant Secretary for the Community Development."

"This is in response to your recent telephone inquiry regarding the NDP for the Boise-Humboldt area of Portland, Oregon.

"As you know, this application, in the amount of \$500,000, was approved on January 31, 1972 by the Portland area office. This action adds a new area to the City's on-going NDP, subsequent to project approval; however, the City's workable program expired. The workable program is a prerequisite for the existence of a renewal program, and contains such elements as effective codes and code enforcement, planning and programming, housing and relocation, and citizen involvement.

"We are unable to tender contract to the City to incorporate the Boise-Humboldt area in their on-going NDP, without a certified workable program. It is our understanding that the City has submitted several segments of their workable program for review by our area office. We are unable to determine at this time when the Portland workable program is re-certified by our area office. You may be assured that the contract will be issued as soon as possible.

"For further information...I suggest you get in touch with Mr. Russell Dawson..."

MRS. BENSON: (CONTD)

I did that, and then all of this, and we were supposed to come back--and then they say they are not going to do anything until July 1. I don't believe they are even going to do anything July 1.

COMMISSIONER GOLDSCHMIDT:

Mrs. Benson, the workable plan is not up today. Are you for or against the submission of these proposals to HUD for funding?

MRS. BENSON:

I am for submitting them for funding--but I'm tired of playing cat and mouse, and we're not getting anywhere. Our area hasn't gotten anything, and Woodlawn, and Irvington, and all these areas have gotten everything. We've been the last banana--now, we're not even a banana at all.

COMMISSIONER GOLDSCHMIDT:

Mrs. Benson, if you will sit down, we will file this proposal. This Council is going to recess in five minutes, and there are a lot of people who want to be heard.

MRS. BENSON:

This time, it's beginning to have racial overtones, too--I want to tell you that. We aren't getting anything, and you keep putting us off.

COMMISSIONER GOLDSCHMIDT:

Mr. Sheldon.

MR. GEORGE SHELDON, 3033 NW QUIMBY ST.:

I am here, representing the Northwest District Assn., which has voted at its last general meeting to favor this application in front of you, and we wish you will approve it.

Thank you.

MRS. BENSON:

I'm sitting in a house there, where the wind and snow blow your head off in the wintertime, and then you call the Health Department, and they say they didn't get your message.

MR. ROBERT E. NELSON, 5827 NE 28TH AVE.:

I have a prepared statement to read, and I have copies for the Commissioners. (Read):

Citizens' participation are the magic words that are supposed to make all things possible. These words are required in many program proposals. The problem seems to be, what citizens and what kind of participation? In some areas citizens' participation is more or less treated by agencies as a spectator sport--like participating in a football game by watching it on TV. Often, even this participation is not practiced--participation is just hearing the score announced.

Citizens' participation should mean being a part of the decision-making process, and this is not always easy to come by. But it is a most necessary ingredient in any action that affects a neighborhood of people, and action should not be taken until such involvement is generated.



A case in point is the Urban Renewal and Neighborhood Development Project for the Eliot Neighborhood.

These plans were passed by the neighborhood association, even though copies were not available to those interested at the meeting. Explanations and answers to questions were not given.

Several members of the Coliseum area that are scheduled for removal from their homes were present at the Eliot meeting the night the proposals were approved. They had questions that were not answered. They were told that the vote was needed that night to keep everything on schedule.

This business of saying, "If we don't vote for it tonight, we will lose the money," eliminates serious discussion about serious matters. People affected certainly should be able to exhaust all avenues of investigation before they assign their neighborhood to an urban renewal program for 30 years. If that is what the community wants, and if a large percent of the people are acquainted with the proposal and the options, and are a part of the decision-making process, certainly we would not quarrel with it.

The School District Displaced Persons Assn., The New Albina Action Center, Albina Family Services, and the Community Relations Program, AFSC, cooperated on a spot survey last Friday.

The questions asked were as follows: (End Read)

COMMISSIONER IVANCIE:

Mr. Nelson, are you opposed to this application in the Eliot Neighborhood?

MR. NELSON:

I am opposed to the lack of citizen participation, and that is what I am developing here, if you would let me finish.

COMMISSIONER IVANCIE:

Are you opposed to the application as it is before us at this time?

MR. NELSON:

We are asking that it be referred, until there is adequate citizen participation. I have this as a part of my statement. I am about half through.

COMMISSIONER ANDERSON:

We are simply applying at this point. You have, then, an opportunity between when the application is made and the on-going planning activities, to have extensive citizen involvement. Citizen participation in an application, when you don't even know how the land is going to be developed yet, it seems to me is of value; but the real involvement comes in Step 2, in the on-going development of the plan.

If the citizens in that area are taking the position that they don't want us to apply for any kind of a program in that area, I am sure we will respect it.

COMMISSIONER GOLDSCHMIDT:

For the record, at least--and I think the people who have participated know this better than anybody else--we have amounts here in this application that are probably in excess of what HUD will grant.

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COMMISSIONER GOLDSCHMIDT: (CONTD)

Any neighborhood which drops out of this application, I think automatically is saying that that money would go to another community, because the application will go in without them. I assume you are saying you will take the risk on that.

MR. NELSON:

My own position is, I am not making any judgment, except on the basis of citizen participation, and out of the group of people who were there on Friday, out of 69 responses--

COMMISSIONER IVANCIE:

Mr. Nelson, are you speaking for yourself or a group this morning?

MR. NELSON:

I am speaking for the Community Relations Program, American Friends Service Committee, and also for the School District Displaced Persons, who are a part of the Eliot Association.

COMMISSIONER MC CREADY:

Mr. President:

Sir, when you were polling these people, I am concerned that you were not giving them the correct information, from the way you are talking now, on what to base their response. You were not aware of the way the situation is laid out for today.

MR. NELSON:

What I did, to find out what was on the agenda, I came down and got a copy of the resolution on Monday afternoon. This was what was to be considered, and it said, the Urban Renewal Plan for the Eliot Neighborhood. I saw a copy of that, and a copy of that was voted at the Eliot Assn. The information that we had on Monday of what was to be on the agenda, was a little bit different, but the process is the same. (Read):

The questions asked were as follows:

1. Are you aware that an Urban Renewal and Neighborhood Development Plan has been voted for the Eliot Neighborhood? (and this did happen.)
2. Are you aware that both plans have been approved by both the Eliot Neighborhood Assn. and the Model Cities Citizens Planning Board?
3. Have you seen the plan?
4. Has someone explained the plan to you?
5. Did you have a part in making this decision?
6. Do you feel you should have a voice in deciding what happens to your neighborhood?

Out of 69 responses, only four said they had a part in making the decision. 69 said they felt they should have a voice in the decision. Nine said they had the plan explained to them. Excluding the Coliseum site, 15 out of 45 said they were aware that an urban renewal and NDP had been voted for the neighborhood.

A number of the people contacted said, "What's the use of saying anything? It's already been decided downtown."

MR. NELSON: (CONTD)

We recommend that action by the Council be deferred until more people feel they are a part of such important decisions and have been able to get the information, options, etc. needed to make such decisions.

Again, citizens' participation are words many use. Several times each day, I go by a billboard that says to keep Portland for people. In actual practice, too few people even feel they have the right to participate. Too many people feel, and with considerable justification, that someone else is playing the game for them, and they are simply spectators.

This image of the structure needs changing, and this Council can signify its intentions by sending these proposals back for more inclusive citizen participation. (End Read)

COMMISSIONER GOLDSCHMIDT:  
Questions by the Council?

COMMISSIONER MC CREADY:

Mr. Nelson, do you have any proposal on how to get people to participate? I am sure that anyone or all of these community associations would be absolutely delighted if you could tell them how you get 68 people to come and participate. All these people here are people who have been participating. I have served on neighborhood community associations. One of our greatest concerns was getting the rest of the people to come and participate--and we would work and work and work; and it wasn't until we finally would come down with a proposal, such as the ones these people have brought--and then someone would show up, who had never come to the meetings, and start throwing rocks at it.

If you can get those 68 people out, or if you are saying that everyone of these people who are sitting here now, who have been participating, should go around and ring every doorbell, and beat them over the head, and say, "All right, now, what do you want?" this, I don't buy. But if you can come up with a plan, that's fine.

MR. NELSON:

I think your statement about beating people over the head, and that sort of thing, is inappropriate. I also said in my second paragraph, that it's not easy to come by citizens' participation; but it's still something that has to be worked at. The fact that only a few people are willing to come out, to go through a process of meeting after meeting, probably has something to say about the process of the meetings themselves, and this sort of thing.

COMMISSIONER MC CREADY:

But, Mr. Nelson, those few people who have done this, how do you suppose they are going to feel, after going through all this red tape, and if we delay this whole thing--

COMMISSIONER GOLDSCHMIDT:

I'm going to send you two out in the hall, with boxing gloves.

COMMISSIONER ANDERSON:

I have a question of Mr. Norville. On this question of the Eliot area, the first question that was asked, in his questions, was, "Are you aware that an Urban Renewal and Neighborhood Plan has been voted for the Eliot Neighborhood?" Are you aware that one has been voted?

MR. NORVILLE:

A plan is currently being prepared, and will be presented some time in the future to the Council, presumably. This is generally the desire of the Eliot neighborhood group. What has really been done, is, Eliot has indicated its desire to be included as a whole in the NDP program. We are including Eliot as a whole. They have also indicated that they desire some action activities in the next Action Year.

The area designated, I think the Council is aware, is in the vicinity of where the School District was acquiring property, and a general plan for that area is being worked on, with the participation of the Eliot Neighborhood and the planning consultants working on it; but certainly, the Development Commission would have no authority to undertake any activities, under any plan, until that plan has been reviewed, actually has the approval of the City Council, the review by the Planning Commission--in every case, we receive the approval of the Citizens Planning Board and of the particular neighborhood group, in this case, the Eliot neighborhood group. And everyone does have a full opportunity to participate.

COMMISSIONER GOLDSCHMIDT:

Are there remonstrators to the resolution? (No one responded.)

MR. NORVILLE:

Mr. President, there also is a relocation plan included in this. There is a limited relocation, and I wanted the Council to be aware of this.

The roll being called on the adoption of Resolution No. 31077 resulted in Yeas, Commissioners Anderson, Goldschmidt, Ivancie, and McCready, 4; whereupon the resolution was declared adopted.

AT 12:15 P.M., BY UNANIMOUS CONSENT, COUNCIL RECESSED TO  
MAY 10, 1972, AT 2:00 P.M.

AUDITOR OF THE CITY OF PORTLAND

Lillian R. White  
Council Reporter