

City of Portland Development Commission  
Monthly Project Status Report

JUNE

# City of Portland Development Commission

## Project Status Report

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## DOWNTOWN DEVELOPMENT

### BLOCK 130/131 REDEVELOPMENT OFFERING

PROJECT DESCRIPTION: Public development offering of one and one-half blocks of land located immediately north of the Civic Auditorium, which was acquired via the South Auditorium Urban Renewal Program in the mid-1970's. This project involves the solicitation of development proposals which respond to certain public objectives as outlined by City Council and the adopted Urban Renewal Plan.

The selection of a developer(s) for the sites will be conducted by the Commission with the assistance of a special Advisory Committee, through a competitive selection process. Development proposals are due to the Commission on June 30, 1980, with developer selection occurring during the proceeding three months.

COMPLETION DATE: Original: September 1980

### CURRENT STATUS:

1. The Commission has marketed the property since October 1979, through the brochures, newspaper advertisements, etc. Thirty redevelopment packets have been purchased to date.
2. The Commission has formed a special Block 130/131 Advisory Committee to assist in the selection of a developer:

Louis Scherzer, Chairman  
Portland Development Commission

Robert Holmes, Executive Director  
Portland Development Commission

Joan Smith, Chairperson  
Portland Planning Commission

William Fletcher, FAIA  
Fletcher, Finch & Farr

Phillip Bogue, AICPA  
Arthur Anderson & Co.

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In addition, the Commission has retained two technical consultants to assist in the evaluation of proposals:

Jerry Keyser, Principal  
Keyser-Marston & Associates

Phillip Jacobson, FAIA, AICP  
The Richardson Associates

3. The Advisory Committee has approved a timetable for the evaluation and presentation of developer proposals.
4. Commission staff has begun contacting groups that expressed interest in reviewing and responding to developer proposals to schedule dates for presentations.

### NEXT 3 MONTHS:

1. Presentation of proposals to community groups for public response during August.
2. Selection of a developer by the Portland Development Commission in September.

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MORRISON EAST PARKING GARAGE

PROJECT DESCRIPTION: The Morrison East Parking Garage is half of a two-structure, City-sponsored program to provide short-term parking. This ten-story structure contains parking for approximately 800 cars and 18,000 square feet of ground floor retail area for lease.

This Garage is being built in accordance with a PDC contract with a private contractor. Upon completion, PDC will turn over the parking garage and its operation program to the City's office of General Services.

COMPLETION DATE: Original: November 1978  
Revised: December 1979  
99% Construction Complete

Retail Space

Original: January 1979  
Revised: April 1980  
90% Construction Complete

CURRENT STATUS:

1. Ground floor contractor is completing the standard improvements.
2. Tenants for three remaining ground floor space being sought. A lease with Old Town Florist was recently signed.
3. Emerald Isle Restaurant, Coffee, Tea or Me, and Old Town Florist are under construction.

NEXT 3 MONTHS:

1. Late completion of parking facility will result in retention by PDC of liquidated damages from Contractors, Inc.
2. Commission will authorize loan to the Parking Reserve Fund to cover cash, the anticipated shortfall on Morrison Park East facility.

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## MORRISON STREET DOWNTOWN DEVELOPMENT PROGRAM

PROJECT DESCRIPTION: This project involves a mixed-use development encompassing four blocks within the existing Downtown/Waterfront Urban Renewal Area, bounded by S.W. 3rd and 5th Avenues, Taylor and Morrison Street. At completion, the proposed project could include department stores and retail shops, office space, a quality hotel, and related parking and loading facilities.

COMPLETION DATE:      Original:    N.A.  
                                 Revised:    None  
                                                    N.A.% Complete

### CURRENT STATUS:

1. On June 5th, the Commission announced that it was terminating all negotiations with Cadillac-Fairview since PDC and the firm had been unable to reach agreement on a Memorandum of Understanding. Discussions with the members of PDC and the Council indicate strong support for pursuing this project with another developer. During June, discussions will be held with interested citizens and groups to receive comments on the best way to proceed.
2. Supporters of the initiative petition have announced their intention to continue the petition drive despite the termination of negotiations with Cadillac-Fairview.
3. Staff is working with the Bureau of Planning to develop recommendations regarding current studies relating to retail bridges, parking needs, and outward orientation.
4. The owners of the Gilbert Building, their architect and staff are cooperating to develop a proposal to keep the upper floors of this building in housing. The owners have indicated a willingness to do so if economically feasible. We anticipate the need to use one of the City's housing programs to make this possible. Given the owners position, the Mayor has recommended to the State Historic Office that the pending nomination of the building to the National Register not be held up any longer.
5. A ballot title for the initiative petition affecting this project has been approved by the City Council and is now being circulated. The

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petitioners will then have until July 25th to collect the needed 15,000 signatures to place the charter amendment on the November ballot. If the proposed amendment gets on the ballot and is approved, the City would be prohibited from providing public assistance to private downtown development in excess of 40,000 square feet (one downtown block) without voter approval. An exception to this restriction are projects with at least 50% housing.

### NEXT 3 MONTHS:

1. The Council will need to give the Commission direction on the manner in which the Morrison Street Project should be pursued.

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### PIONEER SQUARE

PROJECT DESCRIPTION: The Pioneer Square Project involves the redevelopment of the City-owned parking garage into a public plaza and related improvements on adjacent street rights-of-way. PDC is to coordinate design, fund raising and construction.

COMPLETION DATE: Original: June 30, 1980  
Revised: Extension to be required for improvements  
75% Complete (Design Program & Acq. only)

### CURRENT STATUS:

1. City Council authorized PDC to proceed with Competition, October 31, 1979 with design to be recommended to Council by June 30, 1980.
2. From National advertising over 700 expressions of interest, 162 Submission Packets of Qualifications and Design Approach were received by the March 3rd deadline. From these, Jury of Award has selected five finalists. Briefing of the finalists by City staff and Jury members was held April 17th together with a public reception. Designers have been authorized to proceed with designs due July 3rd.
3. In response to Council direction, the Commission has closed an attractively fenced the lower level and entered into an agreement with City Center Parking for operation of the upper level and conversion to self-park. Additional bicycle parking on the lower level is being arranged by Public Works.
4. On May 22nd, Meier & Frank made payment of \$500,000 on their pledge to the City for development of the Square.
5. Council by resolution agreed to decide by August 1st whether or not to proceed with an HCRS approved design.

### NEXT 3 MONTHS:

1. Designs due July 3rd will be reviewed by the Jury and their recommendation announced on Pioneer Square July 17th, the first public viewing of all 5



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designs. A review schedule allowing Council decision by August 1st, has been forwarded to interested Community groups, City Bureaus and Commission as follows:

- July 8 HCRS review of submissions for conformance to regulations.
- July 17 12:30 PM - unveiling and public announcement on the upper level of the Pioneer Square lot.
- July 18 Public display of proposals in City Hall lobbies.
- July 22 7 PM - Public briefing in Council chambers.
- July 23 Council hearing on Jury recommendation.
- July 30 Council decision.

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## PORTLAND CONVENTION CENTER

PROJECT DESCRIPTION: Convention Center Study has been publicly reviewed. It includes a detailed site/design report and an economic/feasibility analysis based on the potential sites and positive market opportunities.

COMPLETION DATE: Original: June 1979  
Revised: February 1980  
90% Planning Complete

### CURRENT STATUS:

1. This project will be considered in the Downtown Waterfront Urban Renewal Five-Year Program.

### NEXT 3 MONTHS:

1. Review and decision by Council should be scheduled after the Downtown Waterfront Urban Renewal Five-Year Program.

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### SKIDMORE/OLD TOWN

PROJECT DESCRIPTION: Various public improvements and promotion of private rehabilitation efforts. Improvements include construction of Phase II of Ankeny Arcade, and distinctive street signs and district entrances. This involves work with the Consolidated Chinese Benevolent Association (CCBA) in their attempt to rehabilitate their cultural and social center, and private development of New Market Theater.

COMPLETION DATE: Individual projects have varied completion schedules.

### CURRENT STATUS:

1. CCBA fund raising for matching grant funds continues. Sufficient funds for the first stage of rehabilitation have been raised. Construction documents are being prepared, with bids and construction scheduled for July 1980.
2. Historic preservation work on the Smith Block at 117 S.W. Front Avenue is complete except for exterior painting.
3. Purchase option for 12 months obtained on New Market Theater property by private developer. Staff assisting in obtaining funding for market studies.

### NEXT 3 MONTHS:

1. Future projects in Skidmore/Old Town will be considered in the Downtown Waterfront Urban Renewal Five-Year Program.

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### SOUTH AUDITORIUM COMPLETION

PROJECT DESCRIPTION: Final public improvements in the South Auditorium Urban Renewal Area include the extension of 3rd Avenue Mall south to Lincoln Street, construction of pedestrian crosswalks, landscaping in the area north of Market Street, and a skybridge connecting the Marriott Hotel with the Crown Plaza Garage. Commission responsibilities also include the review of plans for private development and potential related public improvements, potential Front Avenue improvements as a part of the South Waterfront Plan.

COMPLETION DATE: Original: January 15, 1988  
Revised: None  
95% Complete

### CURRENT STATUS:

1. The 3rd Avenue Mall is substantially completed with final lighting scheduled during June.
2. Development offering Blocks 130 and 131 being prepared at Council direction. Proposals are due to be received by June 30, 1980. A Selection Advisory Committee with the support of staff and architectural and economic consultants will prepare recommendation for a developer to the Commission by September to be based on established criteria and community response to the proposals.
3. Parkside office plans and parking have received PDC and Conditional Use approval. The Commission, at their May meeting, granted a 6-month extension to submit evidence of financing subject to non-refundable payment of a percentage of land price.
4. Pacific Northwest Bell was granted PDC approval of plans to add 80,000 sq. ft. to their existing building as a part of their next phase of development which also includes a 225 ft. office tower and resurfacing of their original building.

### NEXT 3 MONTHS:

1. Evaluation of developers' proposals for Block 130 and 131.

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### SOUTH WATERFRONT DEVELOPMENT AREA

PROJECT DESCRIPTION: The 73-acre Waterfront Area is bounded by the Hawthorne and Marquam Bridges, Front Avenue and the Willamette River. The approved development program includes a marina adjacent to a mixed-use waterfront center, a riverfront park and esplanade, housing and offices. The Commission's role is to purchase property, construct park and street improvements and select developers for the water-related elements of the project.

COMPLETION DATE: Original: 1985  
Revised: None  
10% Complete

### CURRENT STATUS:

1. Project elements are being refined by designers in consultation with interested organizations and agencies.
2. Agreements have been drafted for design and maintenance of street and park improvements.
3. South Waterfront Citizen's Task Force meeting with PP&L to refine and revise its Planning and Economic study.
4. The design firm of ROMA retained to conduct design studies and prepare guidelines for private development parcels.
5. Project permit being processed by Army Corps of Engineers and Division of State Lands.
6. Permit for Waterfront Public Improvements filed with City Design Committee. Received project approval from Port of Portland.
7. Conditional Use Permit filed with City Hearings Officer.
8. Status report given to City Council and Portland Development Commission.
9. Meeting held with Technical Advisory Committee to review draft preliminary street and utility plans and draft agreements.

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## NEXT 3 MONTHS:

1. PP&L and PDC staff developing cooperation agreement in response to Task Force recommendation.
2. Street design and maintenance agreements to be brought to Development Commission and Council for approval.

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### URBAN CONSERVATION FUND (UCF)

PROJECT DESCRIPTION: Loan program administered jointly by Landmarks and Development Commissions, designed as a source of companion loan funds to conventional financing for historic preservation.

COMPLETION DATE: Original: Ongoing

### CURRENT STATUS:

1. Applications for UCF loans for historic restoration of the Hazeltine Bldg., 133 S.W. 2nd Avenue., and the Porter Bldg., 224 S.W. Pine Street, in Skidmore/Old Town Historic District have been approved by the Development Commission. These loans will be funded through Downtown Waterfront funds.
2. Prioritization process for preservation/development applications for UCF loans being undertaken with Portland Historical Landmarks Commission.

### NEXT 3 MONTHS:

1. Close and fund current loans.

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### YAMHILL HISTORIC DISTRICT

PROJECT DESCRIPTION: Prepare, through consulting services, a Development Program for the Yamhill Historic District. The program will identify unique needs to be addressed within the district, including public improvements, design guidelines for rehabilitation and in-fill new construction, loan programs and private development. The Development Program will be used by the District Advisory Council and the Landmarks Commission to guide restoration efforts and promote the viability of the district.

COMPLETION DATE: Original: Individual projects have varied completion schedules.

### CURRENT STATUS:

1. District Development Program now distributed.
2. Public improvements being considered in conjunction with Light Rail Transit Planning.
3. UDAG application for supplementing UCF loan completed, approved by Council, submitted to HUD. Announcement expected by June 1980.
4. District log imprint will be placed in handicapped curb ramps in district.
5. Discussion ongoing between the developer and City UDAG coordinator concerning use of UDAG funds to assist the Historic Yamhill in-fill project.

### NEXT 3 MONTHS:

1. Future project in the Yamhill Historic District will be considered in the Downtown Waterfront Urban Renewal Five-Year Program.



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## ECONOMIC DEVELOPMENT

### ECONOMIC DEVELOPMENT LOAN FUND

PROJECT DESCRIPTION: A Financial Assistance Program with a primary objective of providing jobs for City residents by financially assisting small business and industry in relocation, expansion, and diversification within the City. Loans for this program are to be funded from a \$1.625 million EDA grant award.

Program is administered jointly with the Bureau of Economic Development. PDC will evaluate financial feasibility of loans as well as process and service each loan.

COMPLETION DATE: Original: Ongoing  
Revised: None  
100% of Planning Complete

### CURRENT STATUS:

1. Loan program announced by Mayor, November 2nd.
2. Loan Review Committee appointed by PDC Chairman.
3. Applications are being accepted and processed by the Bureau of Economic Development.
4. Six loan applications have been found to meet the programs policy criteria and have been transmitted to PDC Loan Review Committee for financial review. The Loan Review Committee recommended three projects to the Development Commission for approval.
5. The Development Commission approved two loans at its May 22nd meeting:

Brightway Cleaning, Inc.	\$12,100
Harris Wine Cellars, Ltd.	\$14,000

### NEXT 3 MONTHS:

1. Loans will be reviewed by PDC as to financial feasibility on a monthly basis.
2. Program marketing to lenders and business groups by the Bureau of Economic Development and PDC staff will continue.

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## NORTHWEST FRONT AVENUE INDUSTRIAL RENEWAL PROJECT AREA

PROJECT DESCRIPTION: The primary purpose of the project is to provide a site for development of an industrial plant by Wacker Siltronic Corporation. Plant production is scheduled to begin in March 1980. Completion of the plant is scheduled for December 1980.

City responsibility, in addition to the assembly of the land for the site (now completed), includes construction of new sanitary and storm sewers, realignment of Northwest Front Avenue and acquisition of rock quarry adjacent to the Wacker site.

COMPLETION DATE: Original: June 1980  
Revised: None  
95 Complete

### CURRENT STATUS:

1. PDC staff has prepared an accompanying summary report to the Rivergate Quarry Concept Plan which recommends land use and financing programs for the reuse of the quarry site.
2. The Commission approved a lease permitting the quarry operator to use the office/shop area through the end of 1980.
3. The Commission authorized staff to proceed with constructing a fence around the entire quarry site for security, safety and public health reasons.

### NEXT 3 MONTHS:

1. Council will be presented with Ordinance granting a revocable permit to cross platted, but undeveloped, City street within Forest Park in the next month.
2. The Bureau of Economic Development intends to present a resolution and the PDC Rivergate Quarry Summary Report to City Council on the Rivergate Quarry Reuse Program.

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## PORTLAND INDUSTRIAL SITE DEVELOPMENT PROGRAM

PROJECT DESCRIPTION: Program is to facilitate the development of industrial sites that are not likely to develop privately due to physical or structural limitations. Vacant and underutilized industrial sites will be inventoried for potential development under the program. With direction from the City, the Commission will analyze sites, perform feasibility studies and implement purchase, development and disposal of sites. Each project under program will be submitted to the City Council and EDA for approval. Funding for the program is through a \$1,303,000 EDA grant award.

COMPLETION DATE:      Original:    Ongoing  
                                 Revised:    None  
                                                    5% Complete

### CURRENT STATUS:

1. Implementation Agreement adopted by PDC November 13th, and City Council November 1st.
2. PDC staff is awaiting identification of projects by Bureau of Economic Development and Economic Development Advisory Committee.
3. Twelve development proposals were received May 30th in response to a Request for Proposal distributed April 1st.

### NEXT 3 MONTHS:

1. Bureau of Economic Development and PDC staff will review and analyze proposals.
2. Eligible proposals will be referred to Economic Development Advisory Committee for project prioritization.
3. Prioritized projects will be recommended to City Council and EDA for implementation.

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### PRODUCE ROW

PROJECT DESCRIPTION: The Produce Row Development Program consists of acquisition and improvement of a site in the Central Eastside Industrial District for development of a fresh produce distribution center. A 130,000 square foot, multi-tenant wholesale complex is to be constructed by the Produce Row Development Corporation, a private entity, on an eight acre former railroad yard in the existing produce district. The land for the center will be leased from the City. Produce firms for the project are currently located in the Central Eastside. The project is intended to retain in-City businesses and jobs and contribute to the revitalization of the industrial district.

Commission responsibilities include implementation of a \$2 million EDA grant; acquisition and improvement of the project site; technical assistance to Produce Row Development Corporation; and execution of implementation agreement prepared by the Office of Planning and Development and approved by City Council and PDC.

COMPLETION DATE: Original: None  
Revised: December 1982  
25% Complete

### CURRENT STATUS:

1. Port of Portland authorized \$10 revenue bond issue for the project. Produce Development Corporation proceeding with application process.
2. PDC has approved execution of street vacations, demolition and sewer and water improvements to the project site.
3. Project architect has begun preliminary engineering and design studies on behalf of Produce Row Development Corporation.
4. Developer has provided cost estimates for the building and individual tenant improvements.

### NEXT 3 MONTHS:

1. Execute street vacation request and demolition, sewer and water contracts.

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2. Assist in relocation of produce dealer located on project site in building to be demolished.
3. Negotiate land lease for project site with Produce Row Development Corporation.
4. Monitor rail removal from project site and construction of off-site improvements.

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ST. JOHNS COMMERCIAL REVITALIZATION

PROJECT DESCRIPTION: A comprehensive commercial revitalization effort in the St. Johns Business District. The program combines public and private physical improvements, marketing and promotion of the Business District, and enhancement of business management practices.

COMPLETION DATE: Original: Summer 1980  
Revised: Spring 1981  
85% Complete

CURRENT STATUS:

1. Traffic realignment on N. St. Louis is under construction.
2. PGE will convert lighting in July 1980.
3. Street tree bid being reviewed by staff.
4. IRL Loan Application:  
Jake Stender - Insurance Co. - \$22,500 PDC  
\$22,500 1st Natl.
5. 3rd Entry Sign at corner of N. Lombard and N. St. Louis being constructed.

NEXT 3 MONTHS:

1. IRL marketing efforts to continue through local lending institutions and the St. Johns Boosters.
2. Revokable permit for placement of 3rd Entry Sign.

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## UNION AVENUE

PROJECT DESCRIPTION: The Union Avenue Project involves the revitalization and redevelopment of the Union Avenue Corridor, between the Broadway/Weidler couplet and Columbia Boulevard. The purpose is to carry out projects which will increase Union Avenue's desirability as a major business district and allow the roadway to better function as a major traffic and transit arterial in the City.

Programs initiated to achieve these objectives include: general business counseling, Investor Rehab Loan Program, Union Avenue Street Project and assistance in commercial loan packaging.

COMPLETION DATE: Original: N.A.  
Revised: None  
N.A.% Complete

### CURRENT STATUS:

1. Tektronix proceeding to implement their plan for a manufacturing and assembly operation space they have lease in the Walnut Park complex located at N.E. Union and Killingsworth. Their decision is expected to create 50 new jobs initially and will offer an opportunity for employment for area resident. PDC provided Tektronix with information on the labor market and assisted in site location.
2. Union Avenue Street reconstruction underway.
3. Commission approved an IRL loan in district for XL Properties, \$50,000.

### NEXT 3 MONTHS:

1. Union Avenue Program Manager is working with State of Oregon to develop a set-aside program for the Union Avenue Project.
2. The Union Avenue office is working with a local developer to promote a key project in the Northeast Portland area.
3. Staff is working with the Director of the Bureau of Economic Development to establish direction on a local development corporation.

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### HOUSING

#### DOWNTOWN HOUSING PROGRAM

PROJECT DESCRIPTION: Downtown Housing Policy and Program are being monitored by the Downtown Housing Advisory Committee with support of PDC staff. Progress reports and recommendations to City Council for modifications of policies, programs and projects which maintain and create downtown housing will be made.

COMPLETION DATE: Original: N.A.  
Revised: None  
100% Complete (Planning);  
Implementation Continuing

#### CURRENT STATUS:

1. Detailed development and application of programs is proceeding with City Bureaus under the direction of OPD.
2. The Moving Assistance Program has aided displacees from two buildings closed by the fire marshal.
3. AX Development Plan and public improvement recommendations adopted by City Council. Second phase work ongoing.
4. SRO demonstration project approved by HUD. Project selection underway.
5. Tax Exempt Housing Bond Program authorized by City Council. Work begun on program design.
6. Council reappointment of Advisory Committee with program modification.
7. Mayor's SRO workshop held for owners, developers, lessees and public agencies.

#### NEXT 3 MONTHS:

1. The Committee will continue its work review and monitoring of the implementation of program recommendations by City, City Bureaus and OPD. It will also maintain its advisory role in preparation of the AX Development Plan and public improvement recommendations and monitor the Downtown Neighbor-



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hood Strategy Area Program. It will also review housing and related projects within the downtown and prepare recommendations, where appropriate for City Council.

2. Tax Exempt Bond Program to be financed with Council briefed on process.
3. Properties being investigated for purchase as SRO housing under acquisition; low income program with possible UDAG involvement.
4. This project will be considered in the Downtown Waterfront Urban Renewal Five-Year Program.

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### DOWNTOWN HOUSING PROJECT ASSISTANCE

PROJECT DESCRIPTION: To focus the attention of property owners and developers on improving and producing housing downtown. To assist the City in administering a 500-unit allocation of Section 8, Neighborhood Strategy Area (NSA), rent subsidy monies. 400 units are for rehabilitation and 100 are for new construction of housing for low- and moderate-income. In addition, other programs provide low interest loans through the State Housing Division and PDC, as well as technical assistance to developers. The adoption of the Downtown Housing Policy and Program Recommendations provides additional programs to be developed and administered by the City to assist downtown housing and its residents.

COMPLETION DATE: Original: Ongoing  
Revised: None  
N.A.% Complete

### CURRENT STATUS:

1. Contacts continue with owners of vacant and under-utilized buildings to encourage conversion and rehabilitation of housing, especially participation in the SRO Moderate Section 8 demonstration.
2. There are 1929 units either under construction, being rehabilitated or planned in 28 projects. Four projects with 389 units are high income, four projects with 534 units are middle and twenty projects with 1038 units are low income. 1,290 new units are represented potential displacement is 319. Technical assistance is being provided to these projects and others who express an interest.
3. McCormick Pier (302 units, middle-income rental), was granted a tax abatement by Council in April. Broadway and Taylor Hotel's preliminary Section 8 NSA rehab applications pending approval at the State. Grantree Plaza application for new construction also pending.
4. Western Rooms Section 8 project construction begun.
5. Chandler Apartment IRL rehab completed.
6. Rich Hotel neighborhood demonstration grant approved, project design underway.

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## NEXT 3 MONTHS:

1. Chaucer Court (86 units) Section 8 NSA anticipate start of construction.
2. Section 8 preliminary applications approved. Final proposals underway.
3. McCormick Pier construction to begin.
4. Feasibility analysis of a Burnside area multi-service center to proceed.

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### EXCESS PUBLIC PROPERTY DISPOSITION

PROJECT DESCRIPTION: The Portland Development Commission has been designated by Council as the pass-through agency to dispose of City, State, School Board, etc., excess property, if suitable, to meet City Housing or Economic Development Goals. Specific projects must be approved by Council.

COMPLETION DATE: Original: Ongoing  
Revised: None  
N.A.% Complete

### CURRENT STATUS:

1. Construction of thirty Section 8 units under construction on leased land. See Thurman/Vaughn projects.
2. Sale of Thurman/Vaughn land currently underway to Walsh Construction.
3. Mt. Hood Renter Purchase Program approved by City Council. Thirty-two applicants involved. Sales price established for 12 houses.
4. Mt. Hood vacant property appraisals completed by February 15th.
5. State approved vacant property proposal 12/1/79.
6. Feasibility study of 3 multi-family buildings Thurman/Vaughn Corridor completed. Project not feasible.
7. Commission authorized purchase of 2743 N.W. Thurman for use as a low cost condominium.

### NEXT 3 MONTHS:

1. Possible purchase/option of 2nd Phase Union Labor Retirement Association site at 86th and Powell.
2. State initiated 2-month moratorium on disposition of occupied State-owned housing in Mt. Hood Corridor. Continue processing existing applications.
3. Requests for proposals to be sent to developers for vacant property development (24 vacant parcels).

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4. Meeting with lenders and developers on FNMA construction and purchase financing program.
5. Possible purchase/option of NARA property located at 1438 S.E. Division.
6. Possible purchase/option of five State-owned houses located on Powell Boulevard for demolition.

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## HOUSING REHABILITATION LOAN PROGRAM/MULTI-FAMILY & COMMERCIAL

PROJECT DESCRIPTION: Financial assistance to qualified investor owners for renovation of residential multi-family structures to be occupied primarily by low/moderate-income families. Program is an effective tool for upgrading downtown and neighborhood housing and achieving code compliance in properties which are normally subjected to deferred maintenance. Assistance to commercial uses located in St. Johns and Union Avenue is also available under this program.

COMPLETION DATE:      Original:    Ongoing  
                                  Revised:    None  
                                                     100% Complete (Planning)

CURRENT STATUS:

1. Loan applications representing 612 dwelling units and five businesses are currently being processed. Six projects with 138 dwelling units and three businesses are being rehabilitated. Five projects representing 133 dwelling units and one business has been completed. In the majority of these cases local lending institutions are participating in the project financing.

During May 1980

Number.....	10*
Commercial.....	0
Multi-Family.....	10*
Mixed-Use.....	0
Total Dollar Amount.....	\$2,990,350*
Total Dwelling Units.....	275*
Loan Approved This Period.....	0
Dollar Amount.....	0
Dwelling Units.....	0
Started Construction.....	0
Dollar Amount.....	0
Dwelling Units.....	0

\*Includes requests for Federal 312 funding.

2. Informational brochure printed.

NEXT 3 MONTHS:

1. Develop IRL marketing strategy.
2. Develop investor guidebook.

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### HOUSING REHABILITATION LOAN PROGRAM/SINGLE-FAMILY

PROJECT DESCRIPTION: The Housing Rehabilitation Program makes available loans of varying types and interest rates (0% - 7 1/4%) to homeowners living within 22 "Housing and Community Development" target neighborhoods. A special emergency maintenance Deferred Payment Loan Program is available City wide. This fiscal year, \$4.5 million HCD funds are budgeted along with \$1.5 Federal loan funds and \$3.6 million local bank funds for a total of \$9.6 million.

COMPLETION DATE: Original: June 30, 1980  
Revised: None  
97% Complete

### CURRENT STATUS:

1. Through June 13th, a total of 1,393 loans for \$8,672,374 were made.
2. Revised PIL agreement with lenders signed and executed. Revised agreement does not permit investor loans.

### NEXT 3 MONTHS:

1. Future PIL status uncertain pending Federal legislation.
2. Begin 6th Year PIL negotiations.

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### INNOVATIVE GRANT PROGRAM

PROJECT DESCRIPTION: Purchase and repair of vacant buildings for resale to the Housing Authority of Portland or median-income families. Program goal: 60 units; 20 units sold to private families; 40 units sold to HAP.

Purchase and repair money initially supplied by \$600,000 federal grant, this money is returned to a revolving account when replaced with 312 and private savings and loan company money upon completion of repair.

Purchase and repair of buildings the City acquires under the Dangerous Building Ordinance.

Purchase and repair of a vacant multi-family building for 44 housing cooperative units.

COMPLETION DATE: Original: November 1979  
Revised: May 1980  
85% Complete

### CURRENT STATUS:

1. A total of 62 units in program at present: 5 purchased; 5 sold to private families; 1 sold to contractor for repair and sale; 1 sold to non-profit corporation for alternative energy demonstration project; 50 being repaired.
2. Housing Cooperative: corporation papers filed; interm board selected; building preparation completed. Conditional Use approved. Rehabilitation bids advertised. Bid open: April 3rd. Suit against City delays start of construction.
3. Feasibility study of Smithson/McKay Block complete. Commission will consider financing 100% of rehabilitation cost.
4. No cost extension to Mar 3, 1980 granted.
5. Three amendments to grant filed as requested by HUD. HUD approved amendments to extend program City-wide. Cooperative amendment still being considered.
6. No cost extension to November 3, 1980 granted.



City of Portland Development Commission  
Project Status Report

NEXT 3 MONTHS:

1. Land use board decision July 23, 1980 on Yamhill Cooperative.

# City of Portland Development Commission

## Project Status Report

### MCCORMICK PIER PROJECT

PROJECT DESCRIPTION: The McCormick Pier Project is a 302-unit middle-income housing development to be built on approximately 9.2 acres located between the Steel and Broadway bridges. The developer, Bill Naito (Norcrest China), has discussed tax abatement with Council and will be formally applying for a ten-year abatement. In addition, public improvements related to the area, i.e., improved access to Front Avenue and certain park improvements will need to be done.

COMPLETION DATE: Original: November 1981  
Revised: None  
0% Complete

### CURRENT STATUS:

1. Tax abatement granted.
2. Final plans, specifications and project financing underway.

### NEXT 3 MONTHS:

1. Start construction.

# City of Portland Development Commission Project Status Report

## QUAD HOUSING

PROJECT DESCRIPTION: Nineteen-unit new housing development for Quadriplegics United Against Dependency on City (PDC)-owned site at N.E. corner Williams and Russell. Project Coordinator is City Housing Development Incorporated. PDC role is to handle transfer of land use and clarification of renewal plan.

COMPLETION DATE: Original: December 1979  
Revised: None  
95% Planning Complete

See CHDI Report.

## CURRENT STATUS:

1. Urban Renewal Plan update complete.
2. Lease of land for 50 years at \$1.00 per year drafted and approved by Commission.
3. HUD issued firm commitment.
4. Lease signed May 29, 1980.
5. Construction started.

## NEXT 3 MONTHS:

1. Construction continued.

# City of Portland Development Commission

## Project Status Report

### ST. JOHNS RIVERFRONT DEVELOPMENT

PROJECT DESCRIPTION: A \$9 million grant to purchase, relocate, clear and redevelop approximately 90 acres of waterfront property in the St. Johns neighborhood.

The proposed residential development creates 550 units of market-rate housing, 80 units of subsidized elderly housing, a marina, 1 restaurant, a commercial/water-oriented development, and public greenway/path along the entire shoreline with pedestrian access from the surrounding residential area.

COMPLETION DATE: Original: 1985  
Revised: None  
90% Planning Complete

### CURRENT STATUS:

1. Negotiations completed and Disposition and Development Agreement with Broadmoor Homes Northern approved by PDC for riverfront parcels 4, 5a, 5b and 7-10.
2. Engineer and landscape architect for final design selected and approved by Commission.
3. Revised Financial Plan approved by the Commission.
4. Approval of Final EIS on April 22nd.

### NEXT 3 MONTHS:

1. Corps of Engineers; and Public Utility Commissioner - railroad crossings.
2. Council approval of Urban Renewal Plan in June.
3. HUD approval of Disposition and Development Agreement in July.
4. Final Design of Public Improvements to begin upon HUD approval.

# City of Portland Development Commission Project Status Report

## THURMAN/VAUGHN HOUSING

PROJECT DESCRIPTION: Package vacant land for construction of new housing. Private developer will build 28 medium priced condominiums and 30 subsidized rental units. Improve streets, sewers and traffic circulation to support the new housing.

COMPLETION DATE: Original: Spring 1980  
Revised: July 1980  
80% Complete (Public improvements)

Original: Fall 1979  
Revised: July 1980  
90% Complete (Housing construction)

### CURRENT STATUS:

1. Conditional Use for Phase I approved.
2. Street vacation request approved by City Council.
3. Commission approved and signed lease.
4. Construction of Phase I--30 subsidized units and public improvements begun. Completion date: July 1, 1980.
5. Reuse appraisal to establish sales value of condominium parcel received.
6. Commission reviews proposal from Walsh to build 30-32 cooperative units. Redevelopment agreement negotiations begun.
7. Traffic engineers reviewing traffic diverter.

### NEXT 3 MONTHS:

1. Redevelopment Agreement signed with Walsh.
2. Bureau review of design of permanent traffic diverter.

City of Portland Development Commission  
Project Status Report

WOODLAWN HOUSING

PROJECT DESCRIPTION: Construction of 80-unit condominium in the Woodlawn neighborhood adjacent to Woodlawn Park. Site was acquired under the Neighborhood Development Program and made available for the private development of ownership housing. Am-West Construction Co. is the developer of the two-phase project (36 and 44 units).

COMPLETION DATE: Original: Phase I - February 1979  
Revised: May 1980  
95% Complete

Original: Phase II - December 1979  
Revised: None  
N.A.% Complete

CURRENT STATUS:

1. Construction of first phase 95% completed. Model units are completed.
2. Units being occupied.
3. Marketing of Phase II Units progressing.
4. Commission authorized disposition of Phase II at the May 22nd meeting.

NEXT 3 MONTHS:

1. Construction and sales will continue.

**City of Portland Development Commission  
Monthly Project Status Report**

**MAY**

# City of Portland Development Commission Project Status Report

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**City of Portland Development Commission**  
**Project Status Report**

DOWNTOWN DEVELOPMENT

MORRISON EAST PARKING GARAGE

PROJECT DESCRIPTION: The Morrison East Parking Garage  
- is half of a two-structure, City-sponsored program  
= to provide short-term parking. This ten-story  
structure contains parking for approximately  
800 cars and 18,000 square feet of ground floor  
retail area for lease.

This Garage is being built in accordance with a  
PDC contract with a private contractor. Upon  
completion, PDC will turn over the parking garage  
and its operation program to the City's Office of  
General Services.

COMPLETION DATE: Parking: Original Nov. 1978;  
Revised Dec. 1979; 99% Construction  
Complete

Retail Space: Original Jan. 1979;  
Revised April 1980; 90% Construction  
Complete

CURRENT STATUS:

1. Ground floor contractor is completing the standard improvements.
2. Tenants for three remaining ground floor space being sought. A lease with Old Town Florist was recently signed.
3. Emerald Isle Restaurant, Coffee, Tea or Me and Bressler's Ice Cream are in the plan approval stage with construction expected immediately thereafter.

NEXT 3 MONTHS:

1. Late completion of parking facility will result in retention by PDC of liquidated damages from Contractors, Inc.
2. Commission will authorize loan to the Parking Reserve Fund to cover cash, the anticipated shortfall on Morrison Park East Facility.

# City of Portland Development Commission

## Project Status Report

### MORRISON STREET DOWNTOWN DEVELOPMENT PROGRAM

PROJECT DESCRIPTION: This project involves a mixed-use development encompassing four blocks within the existing Downtown/Waterfront Urban Renewal Area, bounded by S.W. 3rd and 5th Avenues, Taylor and Morrison Streets. At completion, the proposed project would include department stores and retail shops, office space, a quality hotel, and related parking and loading facilities.

COMPLETION DATE: Original N.A.; Revised None;  
N.A. % Complete

### CURRENT STATUS:

1. On January 30th, the City Council authorized the Development Commission to undertake further negotiations with Cadillac-Fairview (Oregon), Inc., in an effort to bring a final program to the Council for action. Subject to a Memorandum of Understanding outlining mutual responsibilities being negotiated between Cadillac-Fairview and PDC, Cadillac-Fairview will have until October, 1981, to finalize its plans. This is an extension beyond the period authorized in the Council's resolution and will require Council approval.
2. Negotiations with Cadillac-Fairview on the Memo of Understanding began on February 20th and still underway. A memorandum should be ready for Commission review by June 10th.
3. The Bureau of Planning selected the team of Elbasani, Logan, Severin, Freeman of Berkley to undertake the independent design analysis of the potential for reducing or eliminating the retail bridges. The firm will work with the Commission's economic consultant, Keyser Marsten Associates, and complete its work by July.
4. Appraisers have begun to prepare the first set of appraisals of the property included in the proposed site.

# City of Portland Development Commission

## Project Status Report

### MORRISON STREET DOWNTOWN DEVELOPMENT PROGRAM (cont'd.)

5. A ballot title for the initiative petition affecting this project has been approved by the City Council and is now being circulated. The petitioners will then have until July 25th to collect the needed 15,000 signatures to place the charter amendment on the November ballot. If the proposed amendment gets on the ballot and is approved, the City would be prohibited from providing public assistance to private downtown developments in excess of 40,000 square feet (one downtown block) without voter approval. An exception to this restriction are projects with at least 50% housing.

#### NEXT 3 MONTHS:

1. Memorandum of Understanding between Cadillac-Fairview and PDC is being prepared for Commission review in June. Council action or the requested time extension will be required in June or early July.
2. Bureau of Planning's retail designer will complete his work and issue a report on the retail bridges in July. This report will be reviewed with the Design Review Committee.
3. Commission's Parking Consultant will complete his analysis of the parking requirements by July 1st. This analysis will be provided to the City's Consultant working on the update of the Downtown Parking and Circulation Plan.
4. "Outward Orientation" criteria being prepared under the supervision of the Design Review Committee will be completed this summer.
5. Commission's interviews with existing tenants (except those involved in the court suit) has been completed. Staff will then prepare an analysis of the tenant's relocation requirements, including a recommendation on the proposed Special Business Assistance Program.
6. Recommendations regarding the Gilbert Building and Goodnough Facade will be prepared for Commission action by August 15th.

# City of Portland Development Commission

## Project Status Report

### PIONEER SQUARE

PROJECT DESCRIPTION: The Pioneer Square Project involves the redevelopment of the City-owned parking garage into a public plaza and related improvements on adjacent street rights-of-way. PDC is to coordinate design, fund raising and construction.

COMPLETION DATE: Original June 30, 1980; Revised Extension to be required for improvements; 75% Complete (Design Program & Acq. only)

### CURRENT STATUS:

1. City Council authorized PDC to proceed with Competition, October 31, 1979 with design to be recommended to Council by June 30, 1980.
2. From National advertising over 700 expressions of interest, 162 Submissions Packets of Qualifications and Design Approach were received by the March 3rd deadline. From these, Jury of Award has selected five finalists. Briefing of the finalists by City staff and Jury members was held April 17 together with a public reception. Designers have been authorized to proceed with designs due July 3rd.
3. In response to Council direction, the Commission has closed and attractively fenced the lower level and entered into an agreement with City Center Parking for operation of the upper level and conversion to self-park. Additional bicycle parking on the lower level is being arranged by Public Works.
4. On May 22, Meier & Frank made payment of \$500,000 on their pledge to the City for development of the Square.

### NEXT 3 MONTHS:

1. Designs due July 3rd will be reviewed by the Jury and PDC for recommendation to Council.
2. Based on preliminary discussions with HCRS, the Mayor's office is requesting the necessary amendments to allow interm parking to March 1981.

# City of Portland Development Commission Project Status Report

## PORTLAND CONVENTION CENTER

PROJECT DESCRIPTION: Convention Center Study has been publicly reviewed. It includes a detailed site/design report and an economic/feasibility analysis based on the potential sites and positive market opportunities.

COMPLETION DATE: Original June 1979; Revised February 1980;  
90% Planning Complete

### CURRENT STATUS:

1. This project will be considered in the Downtown Waterfront Urban Renewal Five-Year Program.

### NEXT 3 MONTHS:

1. Review and decision by Council should be scheduled after the Downtown Waterfront Urban Renewal Five-Year Program.

# City of Portland Development Commission Project Status Report

## SKIDMORE/OLD TOWN

PROJECT DESCRIPTION: Various public improvements and promotion of private rehabilitation efforts. Improvements include construction of Phase II of Ankeny Arcade, and distinctive street signs and District entrances. This involves work with the Consolidated Chinese Benevolent Association (CCBA) in their attempt to rehabilitate their cultural and social center, and private development of New Market Theater.

COMPLETION DATE: Individual projects have varied completion schedules.

### CURRENT STATUS:

1. CCBA fund raising for matching grant funds continues. Approval of State Historic Preservation funds has been received. Additional funds from HUD and foundations being sought.
2. Historic preservation work on the Smith Block at 117 S.W. Front Avenue is complete except for exterior painting.
3. Purchase option for 12 months obtained on New Market Theater property by private developer. Staff assisting in obtaining funding for market studies.

### NEXT 3 MONTHS:

1. Future projects in Skidmore/Old Town will be considered in the Downtown Waterfront Urban Renewal Five-Year Program.

# City of Portland Development Commission

## Project Status Report

### SOUTH AUDITORIUM COMPLETION

PROJECT DESCRIPTION: Final public improvements in the South Auditorium Urban Renewal Area include the extension of 3rd Avenue Mall south to Lincoln Street, construction of pedestrian crosswalks, landscaping in the area north of Market Street, and a skybridge connecting the Marriott Hotel with the Crown Plaza Garage. Commission responsibilities also include the review of plans for private development and potential related public improvements, potential Front Avenue improvements as a part of the South Waterfront Plan.

COMPLETION DATE: Original Jan. 15, 1988; Revised None;  
95% Complete

### CURRENT STATUS:

1. The Commission has issued a Certificate of Completion to Moran Construction for the Marriott Hotel which opened April 25th.
2. The 3rd Avenue Mall is substantially completed with final lighting and tree planting scheduled during May.
3. Blue Cross expansion of 200,000 sq. ft. approved by PDC and Design Committee. Additional parking request approved by City Planning Commission was appealed to Council and Planning Commission decision was confirmed.
4. Development offering Blocks 130 and 131 being prepared at Council direction. Proposals are due to be received by June 30, 1980. A Selection Advisory Committee with the support of staff and architectural and economic consultants will prepare recommendation for a developer to the Commission by September to be based on established criteria and community response to the proposals.
5. Parkside office plans have been received and approved by PDC as consistent with urban renewal plan and redevelopment agreement. The appeal to Council of Design Review and Hearings Officer actions on parking and blank walls awarded the Developer 226 spaces with approval of walls subject to additional landscaping treatment. The Commission, at their May meeting, granted a 6-month extension to proceed with the development subject to non-refundable payment of a percentage of land price.

(Continued on Next Page)

City of Portland Development Commission  
Project Status Report

SOUTH AUDITORIUM COMPLETION (cont'd.)

6. Pacific Northwest Bell was granted PDC approval of plans to add 80,000 sq. ft. to their existing building as a part of their next phase of development which also includes a 225 ft. office tower and resurfacing of their original building.

NEXT 3 MONTHS:

1. Evaluation of developers' proposals for Block 130 and 131.



# City of Portland Development Commission Project Status Report

## SOUTH WATERFRONT DEVELOPMENT AREA

PROJECT DESCRIPTION: The 73-acre Waterfront Area is bounded by the Hawthorne and Marquam Bridges, Front Avenue and the Willamette River. The approved development program includes a marina adjacent to a mixed-use waterfront center, a riverfront park and esplanade, housing and offices. The Commission's role is to purchase property, construct park and street improvements and select developers for the water-related elements of the project.

COMPLETION DATE: Original 1985; Revised None;  
10% Complete

### CURRENT STATUS:

1. Project elements are being refined by designers in consultation with interested organizations and agencies.
2. Agreements are being drafted for design and maintenance of street and park improvements.
3. South Waterfront Citizen's Task Force meeting with PP&L to refine and revise its Planning and Economic study.
4. The design firm of ROMA retained to conduct design studies and prepare guidelines for private development parcels.
5. Project permit being processed by Army Corps of Engineers and Division of State Lands.
6. Permit for Waterfront Public Improvements filed with City Design Committee. Received project approval from Port of Portland.

### NEXT 3 MONTHS:

1. PP&L and PDC staff developing cooperation agreement in response to Task Force recommendation.
2. Street design and maintenance agreements to be brought to Development Commission and Council for approval.
3. Project approval permit will be filed with the City Hearings Officer.
4. Design details will be refined and reviewed with Technical Advisory Committees, Waterways Advisory Committee, Development Commission and City Design Committee.

**City of Portland Development Commission  
Project Status Report**

URBAN CONSERVATION FUND (UCF)

PROJECT DESCRIPTION: Loan program administered jointly by Landmarks and Development Commissions, designed as a source of companion loan funds to conventional financing for historic preservation.

COMPLETION DATE: Ongoing

CURRENT STATUS:

1. Applications for UCF loans for historic restoration of the Hazeltine Bldg., 133 SW 2nd Ave., and the Porter Bldg., 224 SW Pine Street, in Skidmore/Old Town Historic District have been approved by the Development Commission. These loans will be funded through Downtown Waterfront funds.
2. UCF loan for historic restoration of the Cornelius House, 2182 SW Yamhill Street has been funded through HCD funds.
3. UCF loan for restoration of the New Paris Theater by the Store Front Actor's Theater group has been funded.

NEXT 3 MONTHS:

1. Close and fund current loans.
2. Prioritization process for preservation/development applications for UCF loans being undertaken with Portland Historical Landmarks Commission.

# City of Portland Development Commission

## Project Status Report

### YAMHILL HISTORIC DISTRICT

PROJECT DESCRIPTION: Prepare, through consulting services, a Development Program for the Yamhill Historic District. The program will identify unique needs to be addressed within the district, including public improvements, design guidelines for rehabilitation and in-fill new construction, loan programs and private development. The Development Program will be used by the District Advisory Council and the Landmarks Commission to guide restoration efforts and promote the viability of the district.

COMPLETION DATE: Individual projects have varied completion schedules.

### CURRENT STATUS:

1. District Development Program now distributed.
2. Public improvements being considered in conjunction with Light Rail Transit Planning.
3. UDAG application for supplementing UCF loan completed, approved by Council, submitted to HUD. Announcement expected by June 1980.
4. District logo imprint will be placed in handicapped curb ramps in District.

### NEXT 3 MONTHS:

1. Discussion ongoing between the developer and City UDAG coordinator concerning use of UDAG funds to assist the Historic Yamhill in-fill project.
2. This project will be considered in the Downtown Waterfront Urban Renewal Five-Year Program.

# City of Portland Development Commission Project Status Report

## ECONOMIC DEVELOPMENT

### ECONOMIC DEVELOPMENT LOAN FUND

PROJECT DESCRIPTION: A Financial Assistance Program with a primary objective of providing jobs for City residents by financially assisting small business and industry in relocation, expansion, and diversification within the City. Loans for this program are to be funded from a \$1.625 million EDA grant award.

Program is administered jointly with the Bureau of Economic Development. PDC will evaluate financial feasibility of loans as well as process and service each loan.

COMPLETION DATE: Original Ongoing; Revised None;  
100% of Planning Complete

### CURRENT STATUS:

1. Loan program announced by Mayor, November 2nd.
2. Loan Review Committee appointed by PDC Chairman.
3. Applications are being accepted and processed by the Bureau of Economic Development.
4. Six loan applications have been found to meet the programs policy criteria and have been transmitted to PDC Loan Review Committee for financial review. The Loan Review Committee recommended three projects to the Development Commission for approval.
5. The Development Commission approved two loans at its May 22 meeting:

Brightway Cleaning, Inc.	\$12,100
Harris Wine Cellars, Ltd.	\$14,000

### NEXT 3 MONTHS:

1. Loans will be reviewed by PDC as to financial feasibility on a monthly basis.
2. Program marketing to lenders and business groups by the Bureau of Economic Development and PDC staff will continue.

# City of Portland Development Commission

## Project Status Report

### NORTHWEST FRONT AVENUE INDUSTRIAL RENEWAL PROJECT AREA

PROJECT DESCRIPTION: The primary purpose of the project is to provide a site for development of an industrial - plant by Wacker Siltronic Corporation. Plant production is scheduled to begin in March 1980. Completion of the plant is scheduled for December 1980.

City responsibility, in addition to the assembly of the land for the site (now completed), includes construction of new sanitary and storm sewers, realignment of Northwest Front Avenue and acquisition of rock quarry adjacent to the Wacker site.

COMPLETION DATE: Original June 1980; Revised None;  
95% Complete

### CURRENT STATUS:

1. Construction of public improvements called for in Wacker Redevelopment Agreement now completed.
2. Rock blasting and crushing activities have terminated at Rivergate Rock Products.
3. PDC staff has prepared an accompanying summary report to the Rivergate Quarry Concept Plan which recommends land use and financing programs for the reuse of the quarry site.
4. The Commission approved a lease permitting the quarry operator to use the office/shop area through the end of 1980.
5. The Commission authorized staff to proceed with constructing a fence around the entire quarry site for security, safety and public health reasons.

### NEXT 3 MONTHS

1. The Bureau of Economic Development intends to present a resolution and the PDC Rivergate Quarry Summary Report to City Council on the Rivergate Quarry Reuse Program.

# City of Portland Development Commission Project Status Report

## PORTLAND INDUSTRIAL SITE DEVELOPMENT PROGRAM

PROJECT DESCRIPTION: Program is to facilitate the development of industrial sites that are not likely to develop privately due to physical or structural limitations. Vacant and underutilized industrial sites will be inventoried for potential development under the program. With direction from the City, the Commission will analyze sites, perform feasibility studies and implement purchase, development and disposal of sites. Each project under program will be submitted to the City Council and EDA for approval. Funding for the program is through a \$1,303,000 EDA grant award.

COMPLETION DATE: Original Ongoing; Revised None;  
5% Complete

### CURRENT STATUS:

1. Implementation Agreement adopted by PDC Nov. 13th, and City Council Nov. 1st.
2. PDC staff is awaiting identification of projects by Bureau of Economic Development and Economic Development Advisory Committee.
3. Bureau of Economic Development staff and PDC staff developed and distributed a Request for Proposal to solicit potential projects from the private develop community. Proposals are due May 30th.

### NEXT 3 MONTHS:

1. Economic Development Advisory Committee will evaluate and prioritize projects identified through the R.F.P. and recommend to City Council for implementation.

# City of Portland Development Commission Project Status Report

## POWELL BOULEVARD PHASE II COMMERCIAL REDEVELOPMENT PROGRAM

PROJECT DESCRIPTION: The Oregon Department of Transportation (ODOT) will undertake the improvement of Powell Boulevard from S.E. 50th Avenue to S.E. 92nd Avenue beginning in early 1982. To encourage redevelopment of several areas impacted by the street widening project, PDC proposes to acquire and assemble certain properties within two sites where ownership is fragmented and parcel sizes are insufficient for redevelopment.

The redevelopment proposal involves: (a) approval by PDC and City Council of an Urban Renewal Plan for the two redevelopment areas; (b) agreement with ODOT regarding joint purchase of property; (c) property acquisition; and (d) development of a program to market the sites for redevelopment upon completion of the roadway project.

The project is funded by a previously contracted amount of \$659,000 in Housing and Community Development (HCD) funds.

COMPLETION DATE: Project Suspended

# City of Portland Development Commission Project Status Report

## PRODUCE ROW

PROJECT DESCRIPTION: The Produce Row Development Program consists of acquisition and improvement of a site in the Central Eastside Industrial District for development of a fresh produce distribution center. A 130,000 square foot, multi-tenant wholesale complex is to be constructed by the Produce Row Development Corporation, a private entity, on an eight acre former railroad yard in the existing produce district. The land for the center will be leased from the City. Produce firms for the project are currently located in the Central Eastside. The project is intended to retain in-City businesses and jobs and contribute to the revitalization of the industrial district.

Commission responsibilities include implementation of a \$2 million EDA grant; acquisition and improvement of the project site; technical assistance to Produce Row Development Corporation; and execution of implementation agreement prepared by the Office of Planning and Development and approved by City Council and PDC.

COMPLETION DATE: Original None; Revised December 1982;  
25% Complete

## CURRENT STATUS:

1. Port of Portland authorized \$10 million industrial revenue bond issue for the project. Produce Row Development Corporation proceeding with application process.
2. PDC has approved execution of street vacations, demolition and sewer and water improvements to the project site.
3. Project architect has begun preliminary engineering and design studies on behalf of Produce Row Development Corporation.

## NEXT 3 MONTHS:

1. Execute street vacation request and demolition, sewer and water contracts.
2. Assist in relocation of produce dealer located on project site in building to be demolished.
3. Negotiate land lease for project site with Produce Row Development Corporation.
4. Monitor rail removal from project site and construction of off-site improvements.



# City of Portland Development Commission Project Status Report

## ST. JOHNS COMMERCIAL REVITALIZATION

PROJECT DESCRIPTION: A comprehensive commercial revitalization effort in the St. Johns Business District. The program combines public and private physical improvements, marketing and promotion of the Business District, and enhancement of business management practices.

COMPLETION DATE: Original Summer 1980; Revised Spring 1981  
85% Complete

### CURRENT STATUS:

1. Detailed planning continues for Phase II Improvements.
2. Construction for traffic realignment on N. St. Louis has begun.
3. PGE has ordered the equipment for the lighting conversions.
4. Bids for street trees have been let.
5. Commission approved one IRL loan within district:  
Jower's Shoe Store for \$54,000.
6. April 28th, meeting between Maintenance Bureau and District and District Business resulted in agreement for joint maintenance responsibility of public improvements.

### NEXT 3 MONTHS

1. IRL marketing efforts to continue through local lending institutions and the St. Johns Boosters.
2. Commission to approve bid in street trees.
3. Planning for 3rd entry sign to be completed.

# City of Portland Development Commission

## Project Status Report

### UNION AVENUE

PROJECT DESCRIPTION: The Union Avenue Project involves the revitalization and redevelopment of the Union Avenue Corridor, between the Broadway/Weidler couplet and Columbia Boulevard. The purpose is to carry out projects which will increase Union Avenue's desirability as a major business district and allow the roadway to better function as a major traffic and transit arterial in the City.

Programs initiated to achieve these objectives include: general business counseling, Investor Rehab Loan Program, Union Avenue Street Project and assistance in commercial loan packaging.

COMPLETION DATE: Original N.A.%; Revised None;  
N.A.% Complete

### CURRENT STATUS:

1. Tektronix proceeding to implement their plan for a manufacturing and assembly operation space they have leased in the Walnut Park complex located at N.E. Union and Killingsworth. Their decision is expected to create 50 new jobs initially and will offer an opportunity for employment for area residents. PDC provided Tektronix with information on the labor market and assisted in site location.
2. Union Avenue Street reconstruction underway.
3. Commission approved an IRL loan in district for XL Properties, \$50,000.

### NEXT 3 MONTHS:

1. Union Avenue Program Manager is working with State of Oregon to develop a set-aside program for the Union Avenue project.
2. The Union Avenue Office is working with a local developer to promote a key project in the Northeast Portland area.
3. Staff is working with the Director of the Bureau of Economic Development to establish direction on a local development corporation.

# City of Portland Development Commission

## Project Status Report

### HOUSING

#### DOWNTOWN HOUSING PROGRAM

PROJECT DESCRIPTION: Downtown Housing Policy and Program are being monitored by the Downtown Housing Advisory Committee with support of PDC staff. Progress reports and recommendations to City Council for modifications of policies, programs and projects which maintain and create downtown housing will be made.

COMPLETION DATE: Original N.A.; Revised None;  
100% Complete (Planning);  
Implementation Continuing

#### CURRENT STATUS:

1. Detailed development and application of programs is proceeding with City Bureaus under the direction of OPD. The moving assistance program has aided displacees from buildings closed by the fire marshal.
2. AX Development Plan and public improvement recommendations adopted by City Council. Second phase work underway.
3. Broadway Hotel Section 8 Proposal at State for financing assistance processing.
4. Committee working with new owner of Laurel Hotel and downtown organization to explore possibility of SRO rehab. Moving provided displacees being evicted by current lessee.

#### NEXT 3 MONTHS:

1. The Committee will continue its work review and monitoring of the implementation of program recommendations by City, City Bureaus and OPD. It will also maintain its advisory role in preparation of the AX Development Plan and public improvement recommendations and monitor the Downtown Neighborhood Strategy Area Program. It will also review housing and related projects within the downtown and prepare recommendations, where appropriate for City Council.
2. A second year report will be made to Council updating the housing inventory. Projects status, and recommending program adjustments and new committee appointments.

(Continued on Next Page)

# City of Portland Development Commission Project Status Report

## DOWNTOWN HOUSING PROGRAM (cont'd.)

3. Properties being investigated for purchase as SRO housing under acquisition; low income program with possible UDAG involvement.
4. This project will be considered in the Downtown Waterfront Urban Renewal Five-Year Program.

# City of Portland Development Commission Project Status Report

## DOWNTOWN HOUSING PROJECT ASSISTANCE

PROJECT DESCRIPTION: To focus the attention of property owners and developers on improving and producing housing downtown. To assist the City in administering a 500-unit allocation of Section 8, Neighborhood Strategy Area (NSA), rent subsidy monies. 400 units are for rehabilitation and 100 are for new construction of housing for low- and moderate-income. In addition, other programs provide low interest loans through the State Housing Division and PDC, as well as technical assistance to developers. The adoption of the Downtown Housing Policy and Program Recommendations provides additional programs to be developed and administered by the City to assist downtown housing and its residents.

COMPLETION DATE: Original Ongoing; Revised None;  
N.A.% Complete

### CURRENT STATUS:

1. Contacts continue with owners of vacant and underutilized buildings to encourage conversion and rehabilitation of housing.
2. There are 1909 units either under construction, being rehabilitated or planned in 26 projects. 541 of these are Section 8 units. 122 of them are NSA eligible. Technical assistance is being provided to these projects and others who express an interest in downtown housing development.
3. The Design Plan and Improvement Program for the AX Zone have been approved by City Council. Three recommended projects for detailed design are being undertaken.
4. SRO demonstration grant for moderate Section 8 is being prepared for submission in spring to assist in SRO Program Development.
5. McCormick Pier (405 units, middle-income rental), was granted a tax abatement by Council in April.

City of Portland Development Commission  
Project Status Report

DOWNTOWN HOUSING PROJECT ASSISTANCE (cont'd.)

NEXT 3 MONTHS:

1. Chaucer Court (86 units) Section 8 NSA, and Western Rooms (39 units) Section 8, have received final HUD approval and anticipate late winter start of construction. Broadway Hotel (54 units) Section 8 awaiting State Housing Division approval.
2. New owners of Laurel Hotel being assisted in exploring SRO and other rehabilitation possibilities while displacement occurred with moving assistance and from the City.

# City of Portland Development Commission

## Project Status Report

### EXCESS PUBLIC PROPERTY DISPOSITION

PROJECT DESCRIPTION: The Portland Development Commission has been designated by Council as the pass-through agency to dispose of City, State, School Board, etc. - excess property, if suitable, to meet City Housing or Economic Development Goals. Specific projects must be approved by Council.

COMPLETION DATE: Original Ongoing; Revised None;  
N.A.% Complete

### CURRENT STATUS:

1. Lease and sale of Thurman/Vaughn land currently underway to Walsh Construction.
2. Mt. Hood Renter Purchase Program approved by City Council. Implementation to begin in February.
3. Mt. Hood vacant property appraisals complete by February 15th. The negotiated price for nine houses is completed. Eligibility analysis of applicants is underway.
4. State approved vacant property proposal 12/1/79.
5. Feasibility study of 3 multi-family buildings Thurman/Vaughn Corridor in process.
6. Proposal to option 2743 N.W. Thurman for use as a housing co-op offered to State.

### NEXT 3 MONTHS:

1. Possible purchase/option of 2nd Phase Union Labor Retirement Association site at 86th and Powell.
2. State initiated 2-month moratorium on disposition of occupied State-owned housing in Mt. Hood Corridor.
3. Requests for proposals to be sent developers for vacant property development (24 vacant parcels).
- 4. Meeting with lenders and developers on FNMA construction and purchase financing program.
5. Possible purchase/option of NARA property located at 1438 S.E. Division.

# City of Portland Development Commission

## Project Status Report

### HOUSING REHABILITATION LOAN PROGRAM/SINGLE-FAMILY

PROJECT DESCRIPTION: The Housing Rehabilitation Program makes available loans of varying types and interest rates (0% - 7 $\frac{1}{4}$ %) to homeowners living within 22 "Housing and Community Development" target neighborhoods. A special emergency maintenance Deferred Payment Loan Program is available City wide. This fiscal year, \$4.5 million HCD funds are budgeted along with \$1.5 Federal loan funds and \$3.6 million local bank funds for a total of \$9.6 million.

COMPLETION DATE: Original June 30, 1980; Revised None;  
97% Complete

#### CURRENT STATUS:

1. Through May 9th, a total of 1,308 loans for \$8,255,788 were made.
2. Revised PIL agreement with lenders signed and executed. Revised agreement does not permit investor loans.

#### NEXT 3 MONTHS:

1. Future PIL status uncertain pending Federal legislation.
2. Begin 6th Year PIL negotiations.



# City of Portland Development Commission Project Status Report

## HOUSING REHABILITATION LOAN PROGRAM/MULTI-FAMILY & COMMERCIAL

PROJECT DESCRIPTION: Financial assistance to qualified investor owners for renovation of residential multi-family structures to be occupied primarily by low/moderate-income families. Program is an effective tool for upgrading downtown and neighborhood housing and achieving code compliance in properties which are normally subjected to deferred maintenance. Assistance to commercial uses located in St. Johns and Union Avenue is also available under this program.

COMPLETION DATE: Original June 30, 1980; Revised None;  
30% Complete

### CURRENT STATUS:

1. Loan applications representing 612 dwelling units and five businesses are currently being processed. Six projects with 138 dwelling units and three businesses are being rehabilitated. Five projects representing 133 dwelling units and 1 business have been completed. In the majority of these cases local lending institutions are participating in the project financing.

#### During April 1980

Number of Loans in processing.....	10*
Commercial.....	0
Multi-Family.....	12*
Mixed-Use.....	0
Total Dollar Amount.....	\$3,175,350*
Total Dwelling Units.....	397*
Loans Approved This Period.....	4
Dollar Amount.....	\$249,000
Dwelling Units.....	0
Started Construction.....	2
Dollar Amount.....	\$95,500
Dwelling Units.....	50

\*Includes requests for Federal 312 funding.

2. Informational brochure printed.

### NEXT 3 MONTHS:

1. Develop IRL marketing strategy.
2. Develop investor guidebook.

# City of Portland Development Commission

## Project Status Report

### INNOVATIVE GRANT PROGRAM

PROJECT DESCRIPTION: Purchase and repair of vacant buildings for resale to the Housing Authority of Portland or median-income families. Program goal: 60 units; 20 units sold to private families; 40 units sold to HAP.

Purchase and repair money initially supplied by \$600,000 federal grant, this money is returned to a revolving account when replaced with 312 and private savings and loan company money upon completion of repair.

Purchase and repair of buildings the City acquires under the Dangerous Building Ordinance.

Purchase and repair of a vacant multi-family building for 44 housing cooperative units.

COMPLETION DATE: Original Nov. 1979; Revised May 1980;  
85% Complete

### CURRENT STATUS:

1. A total of 62 units in program at present: 5 purchased; 5 sold to private families; 1 sold to contractor for repair and sale; 1 sold to non-profit corporation for alternative energy demonstration project; 50 being repaired.
2. Housing Cooperative: corporation papers filed; interim Board selected; building preparation completed. Conditional use approved. Rehabilitation bids advertised. Bid open: April 3rd. Suit against City delays start of construction.
3. Feasibility study of Smithson/McKay Block complete. Commission will consider financing 100% of rehabilitation cost.
4. No cost extension to May 3, 1980 granted.
5. Three amendments to grant filed as requested by HUD. HUD approved amendments to extend program City wide. Cooperative amendment still being considered.
6. No cost extension to Nov. 3, 1980 requested.

(Continued on Next Page)

City of Portland Development Commission  
Project Status Report

INNOVATIVE GRANT PROGRAM (cont'd.)

NEXT 3 MONTHS:

1. Possible feasibility study of Kenton Hotel.
2. Land use board decision July 23, 1980.

# City of Portland Development Commission Project Status Report

## MCCORMICK PIER PROJECT

PROJECT DESCRIPTION: The McCormick Pier project is a 302-unit middle-income housing development to be built on approximately 9.2 acres located between the Steel and Broadway bridges. The developer, Bill Naito (Norcrest China), has discussed tax abatement with Council and will be formally applying for a ten-year abatement. In addition, public improvements related to the area, i.e., improved access to Front Avenue and certain park improvements will need to be done.

COMPLETION DATE: Original Nov. 1981; Revised None;  
0% Complete

### CURRENT STATUS:

1. Informal session with Council on tax abatement completed.
2. Conditional commitment issued by HUD and FHA insurance will permit project financing.
3. Formal application for tax abatement prepared and first Planning Commission hearing completed.
4. Meetings with Public Works, Traffic Bureau and Parks to refine public improvement costs held and work completed.
5. Development Commission and Planning Commission recommended tax abatement at December meetings.
6. City Council hearing in April, approved tax abatement request.

### NEXT 3 MONTHS:

1. Additional meetings with Public Works, Traffic Bureau, and Parks to refine public improvement costs and report to Council as necessary.

# City of Portland Development Commission

## Project Status Report

### QUAD Housing

PROJECT DESCRIPTION: Nineteen-unit new housing development for Quadriplegics United Against Dependency on City (PDC)-owned site at N.E. corner Williams and Russell.  
- Project Coordinator is City Housing Development  
= Incorporated. PDC role is to handle transfer of land use and clarification of renewal plan.

COMPLETION DATE: Original December 1979; Revised None;  
95% Planning Complete

See CHDI Report.

### CURRENT STATUS:

1. Urban Renewal Plan update complete.
2. Lease of land for 50 years at \$1.00 per year drafted and approved by Commission.
3. HUD issued firm commitment.
4. Lease to be signed by May 29, 1980.

### NEXT 3 MONTHS:

1. Construction start next 1-2 months.
2. Awaiting instructions from CHDI.

# City of Portland Development Commission

## Project Status Report

### ST. JOHNS RIVERFRONT DEVELOPMENT

PROJECT DESCRIPTION: A \$9 million grant to purchase, relocate, clear and redevelop approximately 90 acres - of waterfront property in the St. Johns neighborhood.

The proposed residential development creates 550 units of market-rate housing, 80 units of subsidized elderly housing, a marina, 2 restaurants, a commercial/light industrial water-oriented development, and public greenway/path along the entire shoreline with pedestrian access from the surrounding residential area.

COMPLETION DATE: Original 1985; Revised None;  
90% Planning Complete

### CURRENT STATUS:

1. Negotiations continuing for Developer Selection of riverfront parcels 4, 5a, 5b and 7-10.
2. Engineer and landscape architect for final design selected and approved by Commission.
3. Revised Financial Plan approved by the Commission.
4. Approval of Final EIS on April 22nd.

### NEXT 3 MONTHS:

1. Corps of Engineers; and Public Utility Commissioner - railroad crossings.
2. Disposition and Development Agreement for parcels 4, 5a, 5b and 7-10 to be approved by the Commission in June.
3. Council approval of Urban Renewal Plan in June.
4. HUD approval of Disposition and Development Agreement in July.
5. Final Design of Public Improvements to begin upon HUD approval.

# City of Portland Development Commission Project Status Report

## THURMAN/VAUGHN HOUSING

PROJECT DESCRIPTION: Package vacant land for construction of new housing. Private developer will build 28 medium priced condominiums and 30 subsidized rental units.  
- Improve streets, sewers and traffic circulation to support the new housing.

COMPLETION DATE: Original Spring 1980; Revised July 1980;  
80% Complete (Public improvements)

Original Fall 1979; Revised July 1980;  
90% Complete (Housing construction)

### CURRENT STATUS:

1. Reuse appraisal to establish sales value of condominium parcel received. Negotiations begun.
2. Conditional use approved.
3. Street vacation request approved by City Council.
4. Commission approved and signed lease.
5. Construction of 30 subsidized units and public improvements begun. Completion date: July 1, 1980
6. Permanent traffic diverter process begun.

### NEXT 3 MONTHS:

1. Negotiation for design and sale of Forestry Center site. GNMA Tandem financing being explored.

# City of Portland Development Commission Project Status Report

## WOODLAWN HOUSING

PROJECT DESCRIPTION: Construction of 80 unit condominium in the Woodlawn neighborhood adjacent to Woodlawn - Park. Site was acquired under the Neighborhood Development Program and made available for the private development of ownership housing. Am-West Construction Co. is the developer of the two phase project (36 and 44 units).

COMPLETION DATE: Original Phase I - February 1979;  
Revised May 80; 95% Complete

Original Phase II - December 1980;  
Revised None; N.A.% Complete

### CURRENT STATUS:

1. Construction of first phase 95% completed. Model units are completed.
2. Units being occupied.
3. Marketing of Phase II Units Progressing.
4. Commission authorized disposition of Phase II at the May 22nd meeting.

### NEXT 3 MONTHS:

1. Construction and sales will continue.



APRIL

City of Portland Development Commission  
Monthly Project Status Report

APRIL 1980

# City of Portland Development Commission Project Status Report

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# City of Portland Development Commission Project Status Report

## DOWNTOWN DEVELOPMENT

### MORRISON EAST PARKING GARAGE

PROJECT DESCRIPTION: The Morrison East Parking Garage is half of a two-structure, City-sponsored program to provide short-term parking. This ten-story structure contains parking for approximately 800 cars and 18,000 square feet of ground floor retail area for lease.

This Garage is being built in accordance with a PDC contract with a private contractor. Upon completion, PDC will turn over the parking garage and its operation program to the City's Office of General Services.

COMPLETION DATE: Parking: Original Nov. 1978;  
Revised Dec. 1979; 99% Construction Complete

Retail Space: Original Jan. 1979;  
Revised April 1980; 90% Construction Complete

### CURRENT STATUS:

1. Ground floor contractor is completing the standard improvements. Contract completion expected in first week of April.
2. Tenants for remaining ground floor space being sought. Two large tenant areas are still available.
3. Emerald Isle Restaurant, Coffee, Tea or Me and Bressler's Ice Cream interior improvements under construction next week.

### NEXT 3 MONTHS:

1. Late completion of parking facility will result in retention by PDC of liquidated damages from Contractors, Inc.

# City of Portland Development Commission

## Project Status Report

### MORRISON STREET DOWNTOWN DEVELOPMENT PROGRAM

PROJECT DESCRIPTION: This project involves a mixed-use development encompassing four blocks within the existing Downtown/Waterfront Urban Renewal Area, bounded by S.W. 3rd and 5th Avenues, Taylor and Morrison Streets. At completion, the proposed project would include department stores and retail shops, office space, a quality hotel, and related parking and loading facilities.

COMPLETION DATE: Original N.A.; Revised None;  
N.A.% Complete

### CURRENT STATUS:

1. On January 30th, the City Council authorized the Development Commission to undertake further negotiations with Cadillac-Fairview (Oregon), Inc., in an effort to bring a final program to the Council for action. Subject to a Memorandum of Understanding outlining mutual responsibilities being negotiated between Cadillac-Fairview and PDC, within 90 days, Cadillac-Fairview will have until April 1, 1981 to finalize its plans.
2. Negotiations with Cadillac-Fairview on the Memo of Understanding began on February 20th and will be completed by April 30th.
3. The Bureau of Planning selected the team of Elbasani, Logan, Severin, Freeman of Berkley to undertake the independent design analysis of the potential for reducing or eliminating the retail bridges. The firm will work with the Commission's economic consultant, Keyser Marsten Associates, and complete its work by May 15th.
4. The Commission authorized contracts with 5 appraisers to prepare the first set of appraisals of the property included in the proposed site. The appraisals will be completed in 90 days.

# City of Portland Development Commission

## Project Status Report

### MORRISON STREET DOWNTOWN DEVELOPMENT PROGRAM (cont'd.)

6. A ballot title for the initiative petition affecting this project has been approved by the City Council and is now being circulated. The petitioners will then have until July 25th to collect the needed 15,000 signatures to place the charter amendment on the November ballot. If the proposed amendment gets on the ballot and is approved, the City would be prohibited from providing public assistance to private downtown developments in excess of 40,000 square feet (one downtown block) without voter approval. An exception to this restriction are projects with at least 50% housing.

#### NEXT 3 MONTHS:

1. Memorandum of Understanding between Cadillac-Fairview and PDC will be prepared for Commission approval this month.
2. Bureau of Planning's retail designer will complete his work and issue a report on the retail bridges by June 1st. This report will be reviewed with the Design Review Committee.
3. Commission's Parking Consultant will complete his analysis of the parking requirements by May 1st. This analysis will be provided to the City's Consultant working on the update of the Downtown Parking and Circulation Plan.
4. "Outward Orientation" criteria being prepared under the supervision of the Design Review Committee will be completed by June 1st.
5. Commission's interviews with existing tenants (except those involved in the court suit) will be completed in April. Staff will then prepare an analysis of the tenant's relocation requirements, including a recommendation on the proposed Special Business Assistance Program.
6. Initial appraisals of the site, being undertaken for budgeting purposes primarily, will be completed within 90 days.
7. Recommendations regarding the Gilbert Building and Goodnough Facade will be prepared for Commission action by July 1st.

# City of Portland Development Commission

## Project Status Report

### PIONEER SQUARE

PROJECT DESCRIPTION: The Pioneer Square Project involves the redevelopment of the City-owned parking garage into a public plaza and related improvements on adjacent street rights-of-way. PDC is to coordinate design, fund raising and construction.

COMPLETION DATE: Original June 30, 1980; Revised Extension to be required for improvements; 75% Complete (Design Program & Acq. only)

### CURRENT STATUS:

1. City Council authorized PDC to proceed with Competition, October 31, 1979 with design to be recommended to Council by June 30, 1980.
2. From National advertising over 700 expressions of interest, 162 Submissions Packets of Qualifications and Design Approach were received by the March 3rd deadline. From these, Jury of Award has selected five finalists. At the April 2nd PDC meeting, the Professional Advisor reported on the success of the City's process to date and excellence of the selection.
3. In response to Council direction, the Commission has closed and attractively fenced the lower level and entered into an agreement with City Center Parking for operation of the upper level and conversion to self-park. Additional bicycle parking on the lower level is being arranged by Public Works.

### NEXT 3 MONTHS:

1. In town briefing of the five selected designers will be held April 17th in the Commission conference room followed by a community reception. The 60-day competition period will begin May 3rd with designs due July 3rd.
2. State Parks Division has been advised of the City's action to begin to phase out parking on the lot and continued interest in retaining the H.C.R.S. grant potential until a design is selected in September and a determination can be made as to H.C.R.S. grant eligibility of that design. Discussions with State Parks and H.C.R.S. regarding the form of amendment to the existing grant agreement are anticipated during April.

# City of Portland Development Commission Project Status Report

## PORTLAND CONVENTION CENTER

PROJECT DESCRIPTION: Convention Center Study has been publicly reviewed. It includes a detailed site/design report and an economic/feasibility analysis based on the potential sites and positive market opportunities.

COMPLETION DATE: Original June 1979; Revised February 1980;  
90% Planning Complete

### CURRENT STATUS:

1. This project will be considered in the Downtown Waterfront Urban Renewal Five-Year Program.

### NEXT 3 MONTHS:

1. Review and decision by Council should be scheduled after the Downtown Waterfront Urban Renewal Five-Year Program.

# City of Portland Development Commission

## Project Status Report

### SKIDMORE/OLD TOWN

PROJECT DESCRIPTION: Various public improvements and promotion of private rehabilitation efforts. Improvements include construction of Phase II of Ankeny Arcade, and distinctive street signs and District entrances. This involves work with the Consolidated Chinese Benevolent Association (CCBA) in their attempt to rehabilitate their cultural and social center, and private development of New Market Theater.

COMPLETION DATE: Individual projects have varied completion schedules.

### CURRENT STATUS:

1. CCBA fund raising for matching grant funds continues. Approval of State Historic Preservation funds has been received. Additional funds from HUD and foundations being sought.
2. Historic preservation work on the Smith Block at 117 S.W. Front Avenue is complete except for exterior painting.
3. Purchase option for 12 months obtained on New Market Theater property by private developer. Staff assisting in obtaining funding for market studies.

### NEXT 3 MONTHS:

1. Future projects in Skidmore/Old Town will be considered in the Downtown Waterfront Urban Renewal Five-Year Program.



# City of Portland Development Commission

## Project Status Report

### SOUTH AUDITORIUM COMPLETION

PROJECT DESCRIPTION: Final public improvements in the South Auditorium Urban Renewal Area include the extension of 3rd Avenue Mall south to Lincoln Street, construction of pedestrian crosswalks, landscaping in the area north of Market Street, and a skybridge connecting the Marriott Hotel with the Crown Plaza Garage. Commission responsibilities also include the review of plans for private development and potential related public improvements, potential Front Avenue improvements as a part of the South Waterfront Plan.

COMPLETION DATE: Original Jan. 15, 1988; Revised None;  
95% Complete

### CURRENT STATUS:

1. Construction of the skybridge between the Marriott Hotel and the parking garage is substantially completed.
2. The 3rd Avenue Mall is substantially completed with final lighting and tree planting scheduled during April 1980.
3. Blue Cross expansion of 200,000 sq. ft. approved by PDC and Design Committee. Additional parking request approved by City Planning Commission was appealed to Council and Planning Commission decision was confirmed.
4. Development offering Blocks 130 and 131 being prepared at Council direction. The offering will be available and proposals are due to be received by June 30, 1980.
5. Parkside office plans have been received and approved by PDC as consistent with urban renewal plan and redevelopment agreement. The appeal to Council of Design Review and Hearings Officer actions on parking and blank walls awarded the Developer 226 spaces with final vote on blank walls scheduled for April 9th.

(Continued on Next Page)

City of Portland Development Commission  
Project Status Report

SOUTH AUDITORIUM COMPLETION (cont'd.)

6. Pacific Northwest Bell was granted PDC approval of plans to add 80,000 sq. ft. to their existing building as a part of their next phase of development which also includes a 225 ft. office tower and resurfacing of their original building.

NEXT 3 MONTHS:

1. April 9th Council action: Developers' appeal of Hearings Officer and Design Review actions on Parkside office blank walls.

# City of Portland Development Commission

## Project Status Report

### SOUTH WATERFRONT DEVELOPMENT AREA

PROJECT DESCRIPTION: The 73-acre Waterfront Area is bounded by the Hawthorne and Marquam Bridges, Front Avenue and the Willamette River. The approved development program includes a marina adjacent to a mixed-use waterfront center, a riverfront park and esplanade, housing and offices. The Commission's role is to purchase property, construct park and street improvements and select developers for the water-related elements of the project.

COMPLETION DATE: Original 1985; Revised None;  
10% Complete

### CURRENT STATUS:

1. Project elements are being refined by designers in consultation with interested organizations and agencies.
2. Agreements are being drafted for design and maintenance of street and park improvements.
3. South Waterfront Citizen's Task Force meeting with PP&L to refine and revise its Planning and Economic study.
4. The design firm of ROMA retained to conduct design studies and prepare guidelines for private development parcels.
5. Project permit begin processed by Army Corps of Engineers and Division of State Lands.

### NEXT 3 MONTHS:

1. PP&L refining development study in response to Task Force recommendations.
2. Street design and maintenance agreements to be brought to Development Commission and Council for approval.
3. Project approval permits will be filed with the City Design Committee, City Hearings Officer and Port of Portland.
4. Design details will be refined and reviewed with Technical Advisory Committees, Development Commission and City Design Committee.

# City of Portland Development Commission

## Project Status Report

### URBAN CONSERVATION FUND (UCF)

PROJECT DESCRIPTION: Loan program administered jointly by Landmarks and Development Commissions, designed as a source of companion loan funds to conventional financing for historic preservation.

COMPLETION DATE: Ongoing

#### CURRENT STATUS:

1. Applications for UCF loans for historic restoration of the Porter Bldg., 224 SW Pine Street, in Skidmore/Old Town Historic District being reviewed. This loan will be funded through Downtown Waterfront funds.
2. Long term companion loan approved for Hazeltine building.
3. UCF loan for historic restoration of the Cornelius House, 2182 SW Yamhill Street has been funded through HCD funds.
4. The UCF loan for restoration of the New Paris Theater by the Store Front Actor's Theater group has been funded.

#### NEXT 3 MONTHS:

1. Close and fund current loans.
2. This program will be considered in the Downtown Waterfront Urban Renewal Five-Year Program.

# City of Portland Development Commission

## Project Status Report

### YAMHILL HISTORIC DISTRICT

PROJECT DESCRIPTION: Prepare, through consulting services, a Development Program for the Yamhill Historic District. The program will identify unique needs to be addressed within the district, including public improvements, design guidelines for rehabilitation and in-fill new construction, loan programs and private development. The Development Program will be used by the District Advisory Council and the Landmarks Commission to guide restoration efforts and promote the viability of the district.

COMPLETION DATE: Individual projects have varied completion schedules.

### CURRENT STATUS:

1. District Development Program now distributed.
2. Public improvements being considered in conjunction with Light Rail Transit Planning.

### NEXT 3 MONTHS:

1. Discussion continuing on UCF loan on Thomas Mann Building. Staff working with developer and City UDAG coordinator concerning use of UDAG funds in conjunction with UCF funds for rehab/restoration.
2. Discussion ongoing between the developer and City UDAG coordinator concerning use of UDAG funds to assist the Historic Yamhill in-fill project.
3. This project will be considered in the Downtown Waterfront Urban Renewal Five-Year Program.

# City of Portland Development Commission Project Status Report

## ECONOMIC DEVELOPMENT

### ECONOMIC DEVELOPMENT LOAN FUND

PROJECT DESCRIPTION: A Financial Assistance Program with a primary objective of providing jobs for City residents by financially assisting small business and industry in relocation, expansion, and diversification within the City. Loans for this program are to be funded from a \$1.625 million EDA grant award.

Program is administered jointly with the Bureau of Economic Development. PDC will evaluate financial feasibility of loans as well as process and service each loan.

COMPLETION DATE: Original Ongoing; Revised None;  
100% of Planning Complete

### CURRENT STATUS:

1. Loan program announced by Mayor, November 2nd.
2. Loan Review Committee appointed by PDC Chairman.
3. Applications are being accepted and processed by the Bureau of Economic Development.
4. Two loan applications have been found to meet the programs policy criteria and have been transmitted to PDC Loan Review Committee for financial review.

### NEXT 3 MONTHS:

1. Loans will be reviewed by PDC as to financial feasibility on a monthly basis.
2. Program marketing to lenders and business groups by the Bureau of Economic Development and PDC staff will continue.

# City of Portland Development Commission

## Project Status Report

### NORTHWEST FRONT AVENUE INDUSTRIAL RENEWAL PROJECT AREA

PROJECT DESCRIPTION: The primary purpose of the project is to provide a site for development of an industrial plant by Wacker Siltronic Corporation. Plant production is scheduled to begin in March 1980. Completion of the plant is scheduled for December 1980.

City responsibility, in addition to the assembly of the land for the site (now completed), includes construction of new sanitary and storm sewers, realignment of Northwest Front Avenue and acquisition of rock quarry adjacent to the Wacker site.

COMPLETION DATE: Original June 1980; Revised None;  
95% Complete

#### CURRENT STATUS:

1. Construction of public improvements called for in Wacker Redevelopment Agreement now completed.
2. Rock blasting and crushing activities have terminated at Rivergate Rock Products.
3. Quarry final concept plan received from consultant team. Report is being reviewed by staff.
4. The Commission will be acting upon a lease permitting the quarry operator to use the office/shop area through the end of 1980, at its next meeting.

#### NEXT 3 MONTHS

1. Upon final review of the Concept Plan for use of the quarry area, the Council will be asked by the Bureau of Parks to approve the plan for the reuse of the quarry.
2. City staff is preparing a resolution and background report for City Council on the Rivergate Quarry Reuse Program.

# City of Portland Development Commission

## Project Status Report

### PORTLAND INDUSTRIAL SITE DEVELOPMENT PROGRAM

PROJECT DESCRIPTION: Program is to facilitate the development of industrial sites that are not likely to develop privately due to physical or structural limitations. Vacant and underutilized industrial sites will be inventoried for potential development under the program. With direction from the City, the Commission will analyze sites, perform feasibility studies and implement purchase, development and disposal of sites. Each project under program will be submitted to the City Council and EDA for approval. Funding for the program is through a \$1,303,000 EDA grant award.

COMPLETION DATE: Original Ongoing; Revised None;  
5% Complete

### CURRENT STATUS:

1. Implementation Agreement adopted by PDC Nov. 13th, and City Council Nov. 1st.
2. PDC staff is awaiting direction from Bureau of Economic Development on project implementation.
3. Bureau of Economic Development staff and PDC staff developed and distributed a Request for Proposal to solicit potential projects from the private develop community.

### NEXT 3 MONTHS:

1. Economic Development Advisory Committee will evaluate and prioritize projects identified through the R.F.P.



# City of Portland Development Commission

## Project Status Report

### POWELL BOULEVARD PHASE II COMMERCIAL REDEVELOPMENT PROGRAM

PROJECT DESCRIPTION: The Oregon Department of Transportation (ODOT) will undertake the improvement of Powell Boulevard from S.E. 50th Avenue to S.E. 92nd Avenue beginning in early 1982. To encourage redevelopment of several areas impacted by the street widening project, PDC proposes to acquire and assemble certain properties within two sites where ownership is fragmented and parcel sizes are insufficient for redevelopment.

The redevelopment proposal involves: (a) approval by PDC and City Council of an Urban Renewal Plan for the two redevelopment areas; (b) agreement with ODOT regarding joint purchase of property; (c) property acquisition; and (d) development of a program to market the sites for redevelopment upon completion of the roadway project.

The project is funded by a previously contracted amount of \$659,000 in Housing and Community Development (HCD) funds.

COMPLETION DATE: Original 1984-1985; Revised None;  
100% Planning Complete

#### CURRENT STATUS:

1. Portland City Planning Commission voted not to recommend approval of the project by a 5-1 vote on March 4, 1980.
2. Portland Development Commission authorized the executive director to recommend against further consideration of the project; recommendation forwarded to Mayor.

#### NEXT 3 MONTHS:

1. Circulation of memorandum to the Council by the Mayor outlining reasons for dropping urban renewal proposal.
2. PDC staff will assist the Bureau of Economic Development in preparation of a special business program for the Powell II Corridor.
3. Further staff work on urban renewal project is suspended.

# City of Portland Development Commission

## Project Status Report

### PRODUCE ROW

PROJECT DESCRIPTION: The Produce Row Development Program consists of acquisition and improvement of a site in the Central Eastside Industrial District for development of a fresh produce distribution center. A 130,000 square foot, multi-tenant wholesale complex is to be constructed by the Produce Row Development Corporation, a private entity, on an eight acre former railroad yard in the existing produce district. The land for the center will be leased from the City. Produce firms for the project are currently located in the Central Eastside. The project is intended to retain in-City businesses and jobs and contribute to the revitalization of the industrial district.

Commission responsibilities include implementation of a \$2 million EDA grant; acquisition and improvement of the project site; technical assistance to Produce Row Development Corporation; and execution of implementation agreement prepared by the Office of Planning and Development and approved by City Council and PDC.

COMPLETION DATE: Original None; Revised December 1982;  
25% Complete

### CURRENT STATUS:

1. Port of Portland authorized \$10 million industrial revenue bond issue for the project. Produce Row Development Corporation proceeding with application process.
2. PDC has approved execution of street vacations, demolition and sewer and water improvements to the project site.
3. Project architect has begun preliminary engineering and design studies on behalf of Produce Row Development Corporation.

### NEXT 3 MONTHS:

1. Execute street vacation request and demolition, sewer and water contracts.
2. Assist in relocation of produce dealer located on project site in building to be demolished.
3. Negotiate land lease for project site with Produce Row Development Corporation.
4. Monitor rail removal from project site and construction of off-site improvements.

# City of Portland Development Commission

## Project Status Report

### ST. JOHNS COMMERCIAL REVITALIZATION

PROJECT DESCRIPTION: A comprehensive commercial revitalization effort in the St. Johns Business District. The program combines public and private physical improvements, marketing and promotion of the Business District, and enhancement of business management practices.

COMPLETION DATE: Original Summer 1980; Revised None;  
85% Complete

### CURRENT STATUS:

1. Detailed planning continues for Phase II Physical Improvements.
2. The City now has possession of two properties needed for traffic realignment at N. St. Louis (Lombard to Ivanhoe). An outside attorney is handling condemnation on behalf of the City Attorney. Demolition of tavern took place in early March. Construction by Public Works Dept. has begun.
3. In March, City Engineer asked PGE to begin lighting conversions in business district as soon as possible. The existing luminaires will be replaced with high pressure sodium vapor, which will cut energy demand.
4. Commission approved two IRL loans within district; for Northgate Theater - \$65,000 and Floyd Black Properties - \$100,000.

### NEXT 3 MONTHS:

1. IRL Marketing efforts to continue.

# City of Portland Development Commission

## Project Status Report

### UNION AVENUE

PROJECT DESCRIPTION: The Union Avenue Project involves the revitalization and redevelopment of the Union Avenue Corridor, between the Broadway/Weidler couplet and Columbia Boulevard. The purpose is to carry out projects which will increase Union Avenue's desirability as a major business district and allow the roadway to better function as a major traffic and transit arterial in the City.

Programs initiated to achieve these objectives include: general business counseling, Investor Rehab Loan Program, Union Avenue Street Project and assistance in commercial loan packaging.

COMPLETION DATE: Original N.A.%; Revised None;  
N.A.% Complete

### CURRENT STATUS:

1. Tektronix proceeding to implement their plan for a manufacturing and assembly operation space they have leased in the Walnut Park complex located at N.E. Union and Killingsworth. Their decision is expected to create 50 new jobs initially and will offer an opportunity for employment for area residents. PDC provided Tektronix with information on the labor market and assisted in site location.
2. Union Avenue Street reconstruction underway.
3. Closure of multi-family/commercial IRL loan on Bernard Building.

### NEXT 3 MONTHS:

1. Union Avenue Program Manager is working with State of Oregon to develop a set-aside program for the Union Avenue project.
2. The Union Avenue Office is working with a local developer to promote a key project in the Northeast Portland area.
3. Staff is working with John Wight, Bureau of Economic Development to establish some direction on a local development corporation.

# City of Portland Development Commission

## Project Status Report

### HOUSING

#### DOWNTOWN HOUSING PROGRAM

PROJECT DESCRIPTION: Downtown Housing Policy and Program are being monitored by the Downtown Housing Advisory Committee with support of PDC staff. Progress reports and recommendations to City Council for modifications of policies, programs and projects which maintain and create downtown housing will be made.

COMPLETION DATE: Original N.A.; Revised None;  
100% Complete (Planning);  
Implementation Continuing

#### CURRENT STATUS:

1. Detailed development and application of programs is proceeding with City Bureaus under the direction of OPD. The moving assistance program has aided displacees from buildings closed by the fire marshall.
2. AX Development Plan and public improvement recommendations adopted by City Council. Second phase work underway.
3. Broadway Hotel Section 8 Proposal at State for financing assistance processing.
4. Committee working with new owner of Laurel Hotel and downtown organization to explore possibility of SRO rehab. Moving provided displacees being evicted by current lessee.

#### NEXT 3 MONTHS:

1. The Committee will continue its work review and monitoring of the implementation of program recommendations by City, City Bureaus and OPD. It will also maintain its advisory role in preparation of the AX Development Plan and public improvement recommendations and monitor the Downtown Neighborhood Strategy Area Program. It will also review housing and related projects within the downtown and prepare recommendations, where appropriate for City Council.
2. A second year report will be made to Council updating the housing inventory. Projects status, and recommending program adjustments and new committee appointments.

(Continued on Next Page)

City of Portland Development Commission  
Project Status Report

DOWNTOWN HOUSING PROGRAM (cont'd.)

3. A SRO workshop will be held for owners and managers to explain City programs on April 22nd.
4. Properties being investigated for purchase as SRO housing under acquisition; low income program with possible UDAG involvement.
5. This project will be considered in the Downtown Waterfront Urban Renewal Five-Year Program.

# City of Portland Development Commission

## Project Status Report

### DOWNTOWN HOUSING PROJECT ASSISTANCE

PROJECT DESCRIPTION: To focus the attention of property owners and developers on improving and producing housing downtown. To assist the City in administering a 500-unit allocation of Section 8, Neighborhood Strategy Area (NSA), rent subsidy monies. 400 units are for rehabilitation and 100 are for new construction of housing for low- and moderate-income. In addition, other programs provide low interest loans through the State Housing Division and PDC, as well as technical assistance to developers. The adoption of the Downtown Housing Policy and Program Recommendations provides additional programs to be developed and administered by the City to assist downtown housing and its residents.

COMPLETION DATE: Original Ongoing; Revised None;  
N.A.% Complete

### CURRENT STATUS:

1. Contacts continue with owners of vacant and underutilized buildings to encourage conversion and rehabilitation of housing.
2. There are 1909 units either under construction, being rehabilitated or planned in 26 projects. 541 of these are Section 8 units. 122 of them are NSA eligible. Technical assistance is being provided to these projects and others who express an interest in downtown housing development.
3. The Design Plan and Improvement Program for the AX Zone have been approved by City Council. Three recommended projects for detailed design are being undertaken.
4. SRO demonstration grant for moderate Section 8 is being prepared for submission in spring to assist in SRO Program Development.
5. McCormick Pier (405 units, middle-income rental), was granted a tax abatement by Council in April.

# City of Portland Development Commission Project Status Report

## DOWNTOWN HOUSING PROJECT ASSISTANCE (cont'd.)

### NEXT 3 MONTHS:

1. Chaucer Court (86 units) Section 8 NSA, and Western Rooms (39 units) Section 8, have received final HUD approval and anticipate late winter start of construction. Broadway Hotel (54 units) Section 8 awaiting State Housing Division approval.
2. New owners of Laurel Hotel being assisted in exploring SRO and other rehabilitation possibilities while displacement occurred with moving assistance and from the City.



# City of Portland Development Commission Project Status Report

## EXCESS PUBLIC PROPERTY DISPOSITION

PROJECT DESCRIPTION: The Portland Development Commission has been designated by Council as the pass-through agency to dispose of City, State, School Board, etc. excess property, if suitable, to meet City Housing or Economic Development Goals. Specific projects must be approved by Council.

COMPLETION DATE: Original Ongoing; Revised None;  
N.A. % Complete

### CURRENT STATUS:

1. Lease and sale of Thurman/Vaughn land currently underway to Walsh Construction.
2. Mt. Hood Renter Purchase Program approved by City Council. Implementation to begin in February.
3. Mt. Hood vacant property appraisals complete by February 15th.
4. State approved vacant property proposal 12/1/79.
5. Feasibility study of 3 multi-family buildings Thurman/Vaughn Corridor in process.
6. Proposal to option 2743 N.W. Thurman for use as a housing loop offered to State.

### NEXT 3 MONTHS:

1. Possible purchase/option of 2nd Phase Union Labor Retirement Association site at 86th and Powell.
2. State initiated 2-month moratorium on disposition of occupied State-owned housing in Mt. Hood Corridor.
3. Council passed renter - purchase program. PDC to review purchase program at February meeting.
4. Requests for proposals to be sent developers for vacant property development (24 vacant parcels).
5. Meeting with lenders and developers on FNMA construction and purchase financing program in March.

# City of Portland Development Commission

## Project Status Report

### HOUSING REHABILITATION LOAN PROGRAM/SINGLE-FAMILY

PROJECT DESCRIPTION: The Housing Rehabilitation Program makes available loans of varying types and interest rates (0% - 7 $\frac{1}{4}$ %) to homeowners living within 22 "Housing and Community Development" target neighborhoods. A special emergency maintenance Deferred Payment Loan Program is available City wide. This fiscal year, \$4.5 million HCD funds are budgeted along with \$1.5 Federal loan funds and \$3.6 million local bank funds for a total of \$9.6 million.

COMPLETION DATE: Original June 30, 1980; Revised None;  
75% Complete

#### CURRENT STATUS:

1. Through April 1st, a total of 1,132 loans for \$7,022,152 were made.
2. Revised PIL agreement with lenders signed and executed. Revised agreement does not permit investor loans.

#### NEXT 3 MONTHS:

1. Future PIL status uncertain pending Federal legislation.

# City of Portland Development Commission Project Status Report

## HOUSING REHABILITATION LOAN PROGRAM/MULTI-FAMILY & COMMERCIAL

PROJECT DESCRIPTION: Financial assistance to qualified investor owners for renovation of residential multi-family structures to be occupied primarily by low/moderate-income families. Program is an effective tool for upgrading downtown and neighborhood housing and achieving code compliance in properties which are normally subjected to deferred maintenance. Assistance to commercial uses located in St. Johns and Union Avenue is also available under this program.

COMPLETION DATE: Original June 30, 1980; Revised None;  
30% Complete

### CURRENT STATUS:

1. Loan applications representing 612 dwelling units and five businesses are currently being processed. Six projects with 138 dwelling units and three businesses are being rehabilitated. Five projects representing 133 dwelling units and 1 business have been completed. In the majority of these cases local lending institutions are participating in the project financing.

#### During March 1980

Number of Loans in processing.....	16*
Commercial.....	5
Multi-Family.....	10*
Mixed-Use.....	1
Total Dollar Amount.....	\$4,062,900*
Total Dwelling Units.....	413*
Loans Approved This Period.....	3
Dollar Amount.....	\$84,650
Dwelling Units.....	29
Started Construction.....	0
Dollar Amount.....	0
Dwelling Units.....	0

\*Includes requests for Federal 312 funding.

### NEXT 3 MONTHS:

1. Develop IRL marketing strategy.
2. Develop informational brochure.
3. Develop investor guidebook.

# City of Portland Development Commission

## Project Status Report

### INNOVATIVE GRANT PROGRAM

PROJECT DESCRIPTION: Purchase and repair of vacant buildings for resale to the Housing Authority of Portland or median-income families. Program goal: 60 units; 20 units sold to private families; 40 units sold to HAP.

Purchase and repair money initially supplied by \$600,000 federal grant, this money is returned to a revolving account when replaced with 312 and private savings and loan company money upon completion of repair.

Purchase and repair of buildings the City acquires under the Dangerous Building Ordinance.

Purchase and repair of a vacant multi-family building for 44 housing cooperative units.

COMPLETION DATE: Original Nov. 1979; Revised May 1980;  
85% Complete

### CURRENT STATUS:

1. A total of 62 units in program at present: 5 purchased; 5 sold to private families; 1 sold to contractor for repair and sale; 1 sold to non-profit corporation for alternative energy demonstration project; 50 being repaired.
2. Housing Cooperative: corporation papers filed; interim Board selected; building preparation completed. Conditional use approved. Rehabilitation bids advertised. Bid open: April 3rd.
3. Feasibility study of Smithson/McKay Block complete. Commission will consider financing 100% of rehabilitation cost.
4. No cost extension to May 3, 1980 granted.
5. Three amendments to grant filed as requested by HUD. HUD approved amendments to extend program Art Wide. Cooperative amendment still being considered.

City of Portland Development Commission  
Project Status Report

INNOVATIVE GRANT PROGRAM (cont'd.)

NEXT 3 MONTHS:

1. Possible feasibility study of Kenton Hotel.
2. Bid and award of contract for rehab of Yamill Cooperative.
3. One multi-family building pursued under Dangerous Building Ordinance.

# City of Portland Development Commission Project Status Report

## MCCORMICK PIER PROJECT

PROJECT DESCRIPTION: The McCormick Pier project is a 302-unit middle-income housing development to be built on approximately 9.2 acres located between the Steel and Broadway bridges. The developer, Bill Naito (Norcrest China), has discussed tax abatement with Council and will be formally applying for a ten-year abatement. In addition, public improvements related to the area, i.e., improved access to Front Avenue and certain park improvements will need to be done.

COMPLETION DATE: Original Nov. 1981; Revised None;  
0% Complete

### CURRENT STATUS:

1. Informal session with Council on tax abatement completed.
2. Conditional commitment issued by HUD and FHA insurance will permit project financing.
3. Formal application for tax abatement prepared and first Planning Commission hearing completed.
4. Meetings with Public Works, Traffic Bureau and Parks to refine public improvement costs held and work completed.
5. Development Commission and Planning Commission recommended tax abatement at December meetings.
6. City Council hearing in April, approved tax abatement request.

### NEXT 3 MONTHS:

1. Additional meetings with Public Works, Traffic Bureau, and Parks to refine public improvement costs and report to Council as necessary.

# City of Portland Development Commission Project Status Report

## QUAD Housing

PROJECT DESCRIPTION: Nineteen-unit new housing development for Quadriplegics United Against Dependency on City (PDC)-owned site at N.E. corner Williams and Russell. Project Coordinator is City Housing Development Incorporated. PDC role is to handle transfer of land use and clarification of renewal plan.

COMPLETION DATE: Original December 1979; Revised None;  
95% Planning Complete.

See CHDI Report.

### CURRENT STATUS:

1. Urban Renewal Plan update complete.
2. Lease of land for 50 years at \$1.00 per year drafted and approved by Commission.

### NEXT 3 MONTHS:

1. Construction start next 1-2 months.
2. Awaiting instructions from CHDI.

# City of Portland Development Commission

## Project Status Report

### ST. JOHNS RIVERFRONT DEVELOPMENT

PROJECT DESCRIPTION: A \$9 million grant to purchase, relocate, clear and redevelop approximately 90 acres of waterfront property in the St. Johns neighborhood.

The proposed residential development creates 550 units of market-rate housing, 80 units of subsidized elderly housing, a marina, 2 restaurants, a commercial/light industrial water-oriented development, and public greenway/path along the entire shoreline with pedestrian access from the surrounding residential area.

COMPLETION DATE: Original 1985; Revised None;  
90% Planning Complete

### CURRENT STATUS:

1. City Council approved Environmental Impact Statement October 24, 1979.
2. Developer Selection process completed for riverfront parcels 4, 5a, 5b, and 7-10,
3. Proposals for consultant services for final design received and being reviewed.

### NEXT 3 MONTHS:

1. Corps of Engineers; and Public Utility Commissioner (R.R. Crsgs.).
2. Developer commitment agreement for parcels 4, 5a, 5b, and 7-10/Commission approval.
3. Federal approval of EIS; release of grant funds expected by April 22nd.
4. Final design of public improvements to begin upon receipt of Federal approval of EIS.
5. Council approval of Urban Renewal Plan.



# City of Portland Development Commission

## Project Status Report

### THURMAN/VAUGHN HOUSING

PROJECT DESCRIPTION: Package vacant land for construction of new housing. Private developer will build 28 medium priced condominiums and 30 subsidized rental units. Improve streets, sewers and traffic circulation to support the new housing.

COMPLETION DATE: Original Spring 1980; Revised September 1980;  
38% Complete (Public improvements)

Original Fall 1979; Revised July 1980;  
55% Complete (Housing construction)

### CURRENT STATUS:

1. Reuse appraisal to establish sales value of condominium parcel received. Negotiations deferred.
2. Conditional use approved.
3. Street vacation request approved by City Council.
4. Commission approved and signed lease.
5. Construction of 30 subsidized units and public improvements begun.

### NEXT 3 MONTHS:

1. Neighborhood and City Bureau review of traffic circulation test.
2. Negotiation for design and sale of Forestry Center site. GNMA Tandem financing being explored.

# City of Portland Development Commission

## Project Status Report

### WOODLAWN HOUSING

PROJECT DESCRIPTION: Construction of 80 unit condominium in the Woodlawn neighborhood adjacent to Woodlawn Park. Site was acquired under the Neighborhood Development Program and made available for the private development of ownership housing. Am-West Construction Co. is the developer of the two phase project (36 and 44 units).

COMPLETION DATE: Original Phase I - February 1979;  
Revised Feb. 80; 80% Complete

Original Phase II - December 1980;  
Revised None; N.A.% Complete

### CURRENT STATUS:

1. Construction of first phase completed. Model units are completed.
2. Units being occupied.

### NEXT 3 MONTHS:

1. Construction and sales will continue.
2. Project planning for Phase II.
3. Commission consideration of Phase II Redevelopment Agreement and authorization to proceed.

**City of Portland Development Commission  
Monthly Status Report**

SEPTEMBER 1979

# City of Portland Development Commission

## Project Status Report

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# City of Portland Development Commission Project Status Report

## DOWNTOWN DEVELOPMENT

### MORRISON EAST PARKING GARAGE

PROJECT DESCRIPTION: The Morrison East Parking Garage is half of a two-structure, City-sponsored program to provide short-term parking. This ten-story structure will contain parking for approximately 800 cars and 18,000 square feet of ground floor retail area for lease.

This Garage is being built in accordance with a PDC contract with a private contractor. Upon completion, PDC will turn over the parking garage and its operation program to the City's Office of General Services.

COMPLETION DATE: Parking: Original Nov. 1978;  
Revised Dec. 1979; 95% Complete

Retail Space: Original Jan. 1979;  
Revised Feb. 1980; 10% Complete

### CURRENT STATUS:

1. Garage operation scheduled for October 1979. Basic completion of ground floor retail is scheduled for February 1980.
2. Ground floor retail improvements are proceeding on schedule.

### NEXT 3 MONTHS:

1. Late completion of parking portion will result in retention by PDC of liquidated damages from Contractors, Inc. This could result in legal action.

# City of Portland Development Commission

## Project Status Report

### MORRISON STREET DOWNTOWN DEVELOPMENT PROGRAM

PROJECT DESCRIPTION: A proposal from Cadillac-Fairview for a mixed-use development encompassing four blocks within the existing Downtown/Waterfront Urban Renewal Area, bounded by S.W. 3rd and 5th Avenues, Taylor and Morrison Streets. At completion, the proposed project would include department stores and retail shops, office space, a quality hotel, and related parking and loading facilities.

COMPLETION DATE: Original N.A.; Revised None;  
N.A.% Complete

### CURRENT STATUS:

1. At the direction of Mayor McCready, the Office of Planning and Development will prepare an independent report to address the issues and questions raised by the Commission and Council.
2. Staff is responding to individual Council, Commission, Bureaus and Citizen comments regarding the project.

### NEXT 3 MONTHS:

1. The OPD report and Commission recommendations on the Morrison Street Downtown Development Proposal will be brought before Council in December.
2. This project will be considered in the Development Schedule and Financing Plan of the Office of Planning and Development report.

# City of Portland Development Commission Project Status Report

## PIONEER SQUARE

PROJECT DESCRIPTION: The Pioneer Square Project involves the redevelopment of the City-owned parking garage into a public plaza and related improvements on adjacent street rights-of-way. PDC is to recommend a Design Program and process to the City Council jointly with the Planning Commission.

COMPLETION DATE: Original June 30, 1980; Revised Extension to be required for improvements; 50% Complete (Design Program & Acq. only)

### CURRENT STATUS:

1. Downtown Waterfront Urban Renewal Boundary Amendment to include Pioneer Square approved by PDC August 14th and Planning Commission review August 21st. September 13, 1979, Council action on 6th Amendment to Urban Renewal Plan to include Square in the Downtown Waterfront Urban Renewal boundary.
2. Reviews of Design Program and Designer Selection Process are complete. The reviews focused on the "conservatory" requirement and the limited, versus open, competition approach. These items will be submitted soon for Council decision. The Department of the Interior has authorized operating the garage until March 1, 1980.
3. Council has authorized agreement with PDC for use of \$360,000 HCD funds in connection with the design and construction of improvements to Morrison and Yamhill as a part of the Pioneer Square Program.

### NEXT 3 MONTHS:

1. The Design Program and process will be submitted for City Council action in October.

# City of Portland Development Commission Project Status Report

## PORTLAND CONVENTION CENTER

PROJECT DESCRIPTION: Convention Center Study is now being publicly reviewed. It includes a detailed site/design report and an economic/feasibility analysis based on the potential sites and positive market opportunities.

COMPLETION DATE: Original June 1979; Revised December 1979;  
90% Complete

### CURRENT STATUS:

1. A recommendation as to siting of the Convention Center is expected from the Chamber of Commerce Task Force in September.

### NEXT 3 MONTHS:

1. Review and recommendation by PDC tentatively scheduled for November.
2. This project will be considered in the Development Schedule and Financing Plan of the Office of Planning and Development report.
3. Review and decision by Council should be scheduled after OPD report which will cover financing with respect to all projects in the Downtown Waterfront Urban Renewal Plan.



# City of Portland Development Commission

## Project Status Report

### SKIDMORE/OLD TOWN

PROJECT DESCRIPTION: Various public improvements and promotion of private rehabilitation efforts. Improvements include construction of Phase II of Ankeny Arcade, and distinctive street signs and District entrances. This involves work with the Consolidated Chinese Benevolent Association (CCBA) in their attempt to rehabilitate their cultural and social center, and private development of New Market Theater.

COMPLETION DATE: Individual projects have varied completion schedules.

### CURRENT STATUS:

1. Contract awarded for construction of Phase II of Ankeny Arcade.
2. CCBA fund raising continues. Application for State Historic Preservation funds has been made.
3. Historic preservation work on the Smith Block at 117 S.W. Front Avenue is 75% complete. Work by contractor is behind schedule.
4. Contract with Alan M. Voorhees, transportation planners, has been executed and 90% of contract work to study and recommend a parking program for Skidmore/Old Town has been completed on schedule.
5. Purchase option for 12 months obtained on New Market Theater property by private developer. Staff assisting in determining funding sources and necessary approvals.

### NEXT 3 MONTHS:

1. Skidmore/Old Town parking study to be submitted for approval to Development Commission in October. Review by Landmarks Commission prior to Council action by end of year.
2. This project will be considered in the Development Schedule and Financing Plan of the Office of Planning and Development report.

# City of Portland Development Commission

## Project Status Report

### SOUTH AUDITORIUM COMPLETION

PROJECT DESCRIPTION: Final public improvements in the South Auditorium Urban Renewal Area include the extension of 3rd Avenue Mall south to Lincoln Street, construction of pedestrian crosswalks, landscaping in the area north of Market Street, and a skybridge connecting the Marriott Hotel with the Crown Plaza Garage. Commission responsibilities also include the review of plans for private development.

COMPLETION DATE: Original Jan. 15, 1988; Revised None;  
95% Complete

### CURRENT STATUS:

1. The Skybridge between the Marriott Hotel and the Parking Garage is under contract with construction to be completed by October 1979.
2. The design of 3rd Avenue Mall being coordinated with Bureau of Parks, the City Engineer and Parkside Developer. Construction scheduled November through May in connection with the opening of the Parkside Apartments.
3. Blue Cross expansion of 200,000 sq. ft. approved by PDC and Design Committee. Additional parking request denied by the Hearings Examiner.
4. Development offering Blocks 130 and 131 being prepared at Council direction. Tentative schedule provides of offering in October and proposals received by February 1980.

### NEXT 3 MONTHS:

1. October 2, Planning Commission; Blue Cross parking conditional use appeals to be followed by Commission and/or Council hearing.
2. October; Council action on street improvements in connection with opening of the Parkside Apartments.

# City of Portland Development Commission

## Project Status Report

### SOUTH WATERFRONT DEVELOPMENT AREA

PROJECT DESCRIPTION: The 73 acre Waterfront Area is bounded by the Hawthorne and Marquam Bridges, Front Avenue and the Willamette River. The approved development program includes a marina adjacent to a mixed-use waterfront center, a riverfront park and esplanade, housing and offices. The Commission's role is to purchase property, construct park and street improvements and select developers for the water-related elements of the project.

COMPLETION DATE: Original 1985; Revised None;  
5% Complete

### CURRENT STATUS:

1. PDC currently acquiring privately owned property in the development area.
2. Demolition of Columbia Distributing building currently being completed.
3. PDC coordinating construction plans with City, State and Federal Design and regulatory agencies.

### NEXT 3 MONTHS:

1. Design Committee review of preliminary construction plans for park and marina improvements in November.
2. City Council direction regarding acquisition of PP&L non-utility properties tentatively scheduled for October.
3. The staff is presently scheduling review of the program and process for park and marina preliminary construction plans by the 30-plus affected and interested agencies.
4. This project will be considered in the Development Schedule and Financing Plan of the Office of Planning and Development report.

# City of Portland Development Commission Project Status Report

## YAMHILL HISTORIC DISTRICT

PROJECT DESCRIPTION: Prepare, through consulting services, a Development Program for the Yamhill Historic District. The program will identify unique needs to be addressed within the District, including public improvements, design guidelines for rehabilitation and in-fill new construction, loan programs and private development. The Development Program will be used by the District Advisory Council and the Landmarks Commission to guide restoration efforts and promote the viability of the District.

COMPLETION DATE: Individual projects have varied completion schedules.

### CURRENT STATUS:

1. District Development Program approved by Commission at September 11th meeting.
2. Restoration work on Strowbridge Building 55% complete and on schedule.

### NEXT 3 MONTHS:

1. Discussion proceeding on in-fill projects.
2. This project will be considered in the Development Schedule and Financing Plan of the Office of Planning and Development report.

# City of Portland Development Commission Project Status Report

## ECONOMIC DEVELOPMENT

### ECONOMIC DEVELOPMENT LOAN REVOLVING FUND

PROJECT DESCRIPTION: A Financial Assistance Program with a primary objective of providing jobs for City residents by financially assisting small business and industry in relocation, expansion, and diversification within the City. Loans for this program are to be funded from a \$1.625 million EDA Grant Award.

Commission will prepare administrative regulations, administer the program in accordance with the accepted guidelines and procedures, establish a loan review mechanism and prepare a second phase application to EDA.

COMPLETION DATE: Original Ongoing; Revised None;  
50% Complete

#### CURRENT STATUS:

1. Loan Program expected to begin November 1, 1979.

#### NEXT 3 MONTHS:

1. Loan Review Committee will be selected by PDC in October.

# City of Portland Development Commission Project Status Report

## NORTHWEST FRONT AVENUE INDUSTRIAL RENEWAL PROJECT AREA

PROJECT DESCRIPTION: The primary purpose of the project is to provide a site for development of an industrial plant by Wacker Siltronic Corporation. Plant production is scheduled to begin in March 1980. Completion of the plant is scheduled for December 1980.

City responsibility, in addition to the assembly of the land for the site (now completed), includes construction of new sanitary and storm sewers, realignment of Northwest Front Avenue and acquisition and relocation of Rock Quarry Plan adjacent to the Wacker site.

COMPLETION DATE: Original June 1980; Revised None;  
30% Complete

### CURRENT STATUS:

1. Construction of both the Wacker Plant and the public improvements is proceeding on schedule.
2. Reclaiming of Rivergate Quarry is now entering the Final Design Phase. A Final Design Concept Plan is being developed by the Commission in coordination with the Bureaus of Parks, Risk Management and Sanitary Engineering. As per the purchase agreement for the Quarry, the operator can continue mining until November 1, 1979. The quarrying operations will cease by November 1979 will all operations ending by June 1980.
3. The Rivergate Quarry Reforestation Concept Proposal was reviewed by representatives of the Forest Park Committee of Fifty and met with their approval. The proposal was presented to Park, Maintenance, and Planning Divisions of the State Department of Transportation.

### NEXT 3 MONTHS:

1. On completion of final design, PDC will proceed to cause improvements to be made in concert with the operators schedule of closing the Quarry.

# City of Portland Development Commission

## Project Status Report

### POWELL BOULEVARD PHASE II COMMERCIAL REDEVELOPMENT PROGRAM

PROJECT DESCRIPTION: The Oregon Department of Transportation (ODOT) will undertake the improvement of Powell Boulevard from S.E. 50th Avenue and S.E. 92nd Avenue beginning in early 1982. To encourage redevelopment of several areas impacted by the street widening project, PDC proposes to acquire and assemble two sites where ownership is fragmented and parcel sizes are insufficient for redevelopment.

The redevelopment proposal involves: (a) approval by PDC and City Council of an Urban Renewal Plan for the two redevelopment areas; (b) agreement with ODOT regarding joint purchase of property; (c) property acquisition; and (d) development of a program to market the sites for redevelopment upon completion of the roadway project.

The project is funded by a previously contracted amount of \$659,000 in Housing and Community Development (HDC) funds.

COMPLETION DATE: Original 1984-1985; Revised None;  
Planning: 9% Complete

#### CURRENT STATUS:

1. Staff and consultant have completed preparation of an Urban Renewal Plan and eligibility report for Powell Boulevard Redevelopment Areas 1 and 2.
2. Property owner and neighborhood contacts completed. Foster-Powell Neighborhood Association approved project during special meeting in August.
3. Draft Urban Renewal Plan sent to City Departments for review and comment.
4. Portland Development Commission approved submittal of Urban Renewal Plan to Planning Commission and City Council, "with reservations," during September meeting.

#### NEXT 3 MONTHS:

1. November 1979; Hearing/Recommendation by Portland Planning Commission.
2. December 1979; Hearing/Approval by Portland City Council.

# City of Portland Development Commission

## Project Status Report

### PRODUCE ROW

PROJECT DESCRIPTION: The Produce Row Project will consist of acquiring and improving a site within the Central Eastside for a new food distribution center. A multi-tenant wholesale center is to be privately constructed on an old railroad teamtrack loading site adjoining the existing produce District. The land for the center will be leased from the City of Portland. Businesses for the project are to come from existing Central Eastside tenants, thereby making existing space available for other industrial uses.

Commission's responsibilities include the preparation of an application for EDA funds (\$2 million) to finance acquisition and improvement and otherwise execute the Development Proposal prepared by the Office of Planning and Development.

COMPLETION DATE: Original None; Revised December 1982;  
20% Complete

### CURRENT STATUS:

1. Final application for EDA Grant has been approved by City Council and submitted to EDA.
2. Interested produce companies have formed the Produce Row Development Corporation to develop the project.
3. Request for proposals have been solicited and received by the Produce Row Development Corporation.

### NEXT 3 MONTHS:

1. Authorize agreement between City and PDC for purchase of site and to implement project in October.
2. Management of Union Pacific and Southern Pacific Railroads will act on sale of development site in October.
3. Produce Row Development Corporation will be selecting developer in November (following City/PDC purchase of site).
4. Process for vacation of streets within the project area will begin late October or early November (following purchase of site).



# City of Portland Development Commission

## Project Status Report

### ST. JOHNS COMMERCIAL REVITALIZATION

PROJECT DESCRIPTION: A comprehensive commercial revitalization effort in the St. Johns Business District. The program combines public and private physical improvements, marketing and promotion of the Business District, and enhancement of business management practices.

COMPLETION DATE: Original Summer 1980; Revised None;  
N.A.% Complete

### CURRENT STATUS:

1. Detailed planning continues for Phase II physical improvements.
2. According to Public Works Department, curbs and sidewalks in the Business District will be re-posted for repair in September. Affected property owners will be notified again, then City repair crews will start work in October.
3. City Attorney submitted final written offers in July on two properties needed for traffic realignment at North St. Louis (Lombard to Ivanhoe). Property owners have not responded. City Attorney anticipates starting condemnation proceedings during September. PDC relocation staff has continued its work to find new location for the affected tavern owner.
4. Work proceeding as scheduled on Investors Guide, Financial Advisory Board, target remodeling and other business assistance items of Phase II Program.

### NEXT 3 MONTHS

1. Final approval by St. Johns Business District Improvement Association of Phase II improvements and budget. HCD funds have been reserved for these improvements.
2. Council decision on condemnation of properties for realignment of hazardous intersection on North St. Louis (Lombard to Ivanhoe).

# City of Portland Development Commission Project Status Report

## UNION AVENUE

PROJECT DESCRIPTION: The Union Avenue Project involves the revitalization and redevelopment of the Union Avenue Corridor, between the Broadway/Weidler couplet and Columbia Boulevard. The purpose is to carry out projects which will increase Union Avenue's desirability as a major business district and allow the roadway to better function as a major traffic and transit arterial in the City.

Programs initiated to achieve these objectives include: General Business Counseling, Investor Rehab Loan Program, Union Avenue Street Project and assistance in Commercial Loan Packaging.

COMPLETION DATE: Original N.A.; Revised N.A.;  
N.A. Complete

### CURRENT STATUS:

1. The Union Avenue staff and the N.E. Business Boosters continue to work to resolve the critical zoning problems in the N.E. Union Avenue Area.
2. Efforts to market the Investor Rehabilitation Loan Program within the boundaries of N.E. Union Avenue continue. Staff is presently assisting in the preparation of two loan applications.
3. Future development program awaiting. Northeast Economic Development Plan being coordinated with the Bureau of Economic Development.

# City of Portland Development Commission

## Project Status Report

### HOUSING

#### DOWNTOWN HOUSING PROGRAM DEVELOPMENT

PROJECT DESCRIPTION: Downtown Housing Program and Policy Recommendations are being developed by the Downtown Housing Advisory Committee with support of PDC staff. Recommendations to City Council will be for a series of policies and programs to encourage the creation of new downtown housing while upgrading and retaining existing housing.

COMPLETION DATE: Original N.A.; Revised N.A.;  
N.A.% Complete

#### CURRENT STATUS:

1. Report titled, Downtown Housing Policy and Program Recommendations has been prepared and informally reviewed with the City Council.
2. The report has been distributed to City Bureaus and constituent groups for comment and suggestions.
3. An adopting Resolution has been prepared and transmitted for Council review, along with the report. The Committee is awaiting Council direction on the submission of the Resolution for formal Council action.

#### NEXT 3 MONTHS:

1. The Committee will continue its work reviewing and monitoring the implementation of program recommendations. It will also maintain its advisory role in continuing the development of the AX Development Plan and public improvement recommendations, monitoring of the Downtown Neighborhood Strategy Area Program. It will also review housing and related projects within the downtown and prepare recommendations, where appropriate for City Council.
2. This project will be considered in the Development Schedule and Financing Plan of the Office of Planning and Development report.

# City of Portland Development Commission Project Status Report

## DOWNTOWN HOUSING PROJECT ASSISTANCE

PROJECT DESCRIPTION: To focus the attention of property owners and developers on improving and producing housing downtown. To assist the City administering a 500-unit allocation of Section 8, Neighborhood Strategy Area (NSA), rent subsidy monies. 400 units are for rehabilitation and 100 are for new construction of housing for low- and moderate-income. In addition, other programs provide low interest loans through the State Housing Division and PDC, as well as technical assistance to developers. With the adoption of the Downtown Housing Policy and Program Recommendations, additional programs will be developed and administered by the City to assist downtown housing and its residents.

COMPLETION DATE: Original N.A.; Revised N.A.;  
N.A.% Complete

### CURRENT STATUS:

1. Contacts continue with owners of vacant and under-utilized buildings to encourage conversion and rehabilitation of housing.
2. There are 1832 units either under construction, being rehabilitated or planned in 21 projects. 545 of these are Section 8 units. 126 of them are NSA eligible. Technical assistance is being provided to these projects and others who express an interest in housing development downtown.
3. A consultant is preparing a Design Plan, Improvement Program and specific Project Plans for the AX Zone with participation of a Technical Advisory Committee, City Bureau and neighborhood interests. Work is on schedule. The Design Plan and Public Improvement Program Guidelines are under review.

# City of Portland Development Commission

## Project Status Report

### DOWNTOWN HOUSING PROJECT ASSISTANCE (cont'd.)

#### NEXT 3 MONTHS:

1. Chaucer Court (86 units) Section 8 NSA and Western Rooms (39 units) Section 8 have received final HUD approval and anticipate early winter start of construction.
2. McCormick Pier (405 units, middle-income rental), anticipates a tax abatement decision by Council in late fall.
3. Tower on the Park and 1500 Park (139 and 78 unit/middle/high-income condos) anticipate late fall start of construction. The Parkside a 208-unit, new middle-income rental and Clay Towers with 235 Section 8 elderly units expect occupancy in late fall or early winter. The AX Zone work should be available for Council review in late fall.

# City of Portland Development Commission Project Status Report

## EXCESS PUBLIC PROPERTY DISPOSITION

PROJECT DESCRIPTION: The Portland Development Commission has been designated by Council as the pass-through agency to dispose of City, State, School Board, etc. excess property if suitable to meet City Housing or Economic Development Goals. Specific projects must be approved by Council.

CURRENT DATE: Original N.A.; Revised N.A.;  
N.A.% Complete

### CURRENT STATUS:

1. Lease and Sale of Thurman/Vaughn land currently underway to Walsh Construction.
2. Several proposals being prepared for pass-through of State property in Mt. Hood Corridor to Housing Authority, private developers and Oregon Remodelers Association.

### NEXT 3 MONTHS:

1. May propose purchase/option of 2nd Phase Union Labor Retirement Association site at 86th and Powell.

City of Portland Development Commission  
Project Status Report

HOUSING REHABILITATION LOAN PROGRAM/SINGLE-FAMILY

PROJECT DESCRIPTION: The Housing Rehabilitation Program makes available loans of varying types and interest rates (0% - 7 $\frac{1}{4}$ %) to homeowners living within 22 "Housing and Community Development" target neighborhoods. A special emergency maintenance Deferred Payment Loan Program is available City wide. This fiscal year, \$4.5 million HCD funds are budgeted along with \$1.5 Federal loan funds and \$3.6 million local bank funds for a total of \$9.6 million.

COMPLETION DATE: Original June 30, 1980; Revised None;  
7% Complete

CURRENT STATUS:

1. July and August, a total of 146 loans for \$520,000 made.
2. New increased PIL Program finalized with lenders. Three lenders dropped out and two new ones added.

NEXT 3 MONTHS:

1. September will be a record month due to prior delays and backlog build-up of applications resulting from PIL Program delays because of proposed Federal regulations.
2. December will be critical month for passage by Congress of legislation which may severely restrict PIL Program.

City of Portland Development Commission  
Project Status Report

HOUSING REHABILITATION LOAN PROGRAM/MULTI-FAMILY & COMMERCIAL

PROJECT DESCRIPTION: Financial assistance to qualified investor owners for renovation of residential multi-family structures to be occupied primarily by low/moderate-income families. Program is an effective tool for upgrading downtown and neighborhood housing and achieving code compliance in properties which are normally subjected to deferred maintenance. Assistance to commercial uses located in St. Johns and Union Avenue is also available under this program.

COMPLETION DATE: Original June 30, 1980; Revised None;  
10% Complete

CURRENT STATUS:

1. Loan applications representing 171 dwelling units are currently being processed and dwelling units under rehabilitation construction total 202. In many of these cases local-lending institutions are participating in the project financing.

NEXT 3 MONTHS:

Information not available at this time.



# City of Portland Development Commission

## Project Status Report

### INNOVATIVE GRANT PROGRAM

PROJECT DESCRIPTION: Purchase and repair of vacant buildings for resale to the Housing Authority of Portland or median-income families. Program goal: 60 units; 20 units sold to private families; 40 units sold to HAP.

Purchase and repair money initially supplied by \$600,000 Federal Grant; this money is returned to a revolving account when replaced with 312 and private Savings and Loan money upon completion of repair.

Purchase and repair of buildings the City acquires under the Dangerous Building Ordinance.

Purchase and repair of a vacant multi-family building for 44 housing cooperative units.

COMPLETION DATE: Original Nov. 1978; Revised None;  
85% Complete

### CURRENT STATUS:

1. A total of 64 units in program at present: 57 (includes 44-unit multi-family) purchased; 4 sold to private families; 1 sold to contractor for repair and sale; 1 sold to non-profit corporation for alternative energy demonstration project.
2. Housing Cooperative: corporation papers filed; interim Board selected; building preparation contract bid accepted; and rehabilitation contract advertised.

### NEXT 3 MONTHS:

1. Contract Amendment to allow purchase of buildings acquired under Dangerous Building Ordinance and action on first house proposed for purchase before Council September 12, 1979.
2. Variance Committee will hear request to reestablish non-conforming use at 630 S.E. Yamhill.

# City of Portland Development Commission

## Project Status Report

### MCCORMICK PIER PROJECT

PROJECT DESCRIPTION: The McCormick Pier project is 405-unit middle income housing development to be built on approximately 9.2 acres located between the Steel and Broadway bridges. The developer, Bill Naito (Norchrest China), has discussed tax abatement with Council and will be formally applying for a ten-year abatement. In addition, public improvements related to the area, i.e., improved access to Front Avenue and certain park improvements will need to be done.

COMPLETION DATE: Original Nov. 1981; Revised None;  
0% Complete

### CURRENT STATUS:

1. Informal session with Council on tax abatement completed.
2. Conditional commitment from HUD and FHA insurance which will permit project financing issued.
3. Formal application for tax abatement being prepared.

### NEXT 3 MONTHS:

1. Tax abatement application filed with OPD in approximately 2 weeks. Planning Commission hearing in 1-2 months.
2. Council hearing on tax abatement possibly in December.
3. Meetings with Public Works, Traffic Bureau, and Parks to refine public improvement costs and report to Council.

City of Portland Development Commission  
Project Status Report

QUAD, HOUSING

PROJECT DESCRIPTION: Nineteen-unit new housing development for Quadriplegics United Against Dependency on City (PDC)-owned site at N.E. corner Williams and Russell. Project Coordinator is City Housing Development Incorporated. PDC role is to handle transfer of land use and clarification of renewal plan.

COMPLETION DATE: Original \_\_\_\_\_; Revised \_\_\_\_\_;  
\_\_\_\_\_ % Complete

See CHDI Report.

CURRENT STATUS:

1. Urban Renewal Plan update complete.
2. Lease of land for 50 years at \$1.00 per year drafted and approved by Commission.

NEXT 3 MONTHS:

1. Construction start next 1-2 months.

# City of Portland Development Commission Project Status Report

## ST. JOHNS RIVERFRONT DEVELOPMENT

PROJECT DESCRIPTION: A \$9 million grant to purchase, relocate, clear and redevelop approximately 90 acres of waterfront property in the St. Johns neighborhood.

The proposed residential development creates 550 units of market-rate housing, 80 units of subsidized elderly housing, a marina, 2 restaurants, a commercial/light industrial water-oriented development, and public greenway/path along the entire shoreline with pedestrian access from the surrounding residential area.

COMPLETION DATE: Original 1985; Revised None;  
None% Complete

### CURRENT STATUS:

1. Site Plan and Development Program completed.
2. Urban Renewal Plan and Financial Plan completed.
3. Neighborhood review completed.

### NEXT 3 MONTHS:

1. Planning Commission hearing on EIS and Urban Renewal Plan on September 25, 1979.
2. Portland Development Commission adoption of Urban Renewal Plan October 9, 1979.
3. City Council hearing on EIS and Urban Renewal Plan 2nd half of October.
4. November-December: Corps of Engineers; State Land Board; Public Utility Commissioner (R.R. Crsgs.); DEQ Permits; and developer solicitation.

# City of Portland Development Commission Project Status Report

## THURMAN/VAUGHN HOUSING

PROJECT DESCRIPTION: Package vacant land for construction of new housing. Private developer will build 28 medium priced condominiums and 30 subsidized rental units. Improve streets, sewers and traffic circulation to support the new housing.

COMPLETION DATE: Original Spring 1980; Revised September 1980;  
10% Complete (Public improvements finished)

Original Spring 1979; Revised September 1979;  
95% Complete (Housing construction begins)

### CURRENT STATUS:

1. Developer has applied for foundation permit to begin construction of the 30 rental units.
2. Reuse appraisal to establish sales value of condominium parcel ordered.
3. Street vacation request heard and approved by Planning Commission.

### NEXT 3 MONTHS:

1. City Council hearing on street vacation request set for September 26, 1979.
2. Neighborhood and City Bureau review of traffic circulation test begun.
3. Hearings officer will hear conditional use request for construction of new housing.

City of Portland Development Commission  
Project Status Report

WOODLAWN HOUSING

PROJECT DESCRIPTION: Construction of 80 unit condominium in the Woodlawn neighborhood adjacent to Woodlawn Park. Site was acquired under the Neighborhood Development Program and made available for the private development of ownership housing. Am-West Construction Co. is the developer of the two phase project (36 and 44 units).

COMPLETION DATE: Original Dec. 1980; Revised None;  
10% Complete

CURRENT STATUS:

1. Construction of first phase containing the sales models is progressing.
2. Closure of 13th Avenue is being pursued by developer. Property in question does not affect Phase I.

NEXT 3 MONTHS:

1. Action on Street Closure.

**City of Portland Development Commission  
Monthly Status Report**

**JULY 1979**

# City of Portland Development Commission Project Status Report

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# City of Portland Development Commission Project Status Report

## DOWNTOWN DEVELOPMENT

### MORRISON EAST PARKING GARAGE

PROJECT DESCRIPTION: The Morrison East Parking Garage is half of a two-structure, City-sponsored program to provide short-term parking. This ten story structure will contain parking for approximately 800 cars and 18,000 square feet of ground floor retail area for lease.

This Garage is being built in accordance with a PDC contract with a private contractor. Upon completion, PDC will turn over the parking garage and its operation program to the City's Office of General Services.

### PROJECT STATUS:

1. Garage operation is scheduled for September 1979. Completion of ground floor retail is scheduled for December 1979.
2. Commission approved rebid of ground floor improvements at their June meeting. Original bids received in May were substantially above the architect's estimate. Revised design documents have been prepared to reduce the costs. New bids will be solicited.
3. PDC, with the assistance of a private real estate firm is securing leases for the retail area. Fred Meyer Savings & Loan has signed a lease for approximately 7,000 sq. ft. Two other leases are entering into final negotiation stages.

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# City of Portland Development Commission Project Status Report

## MORRISON STREET DOWNTOWN DEVELOPMENT PROGRAM

PROJECT DESCRIPTION: A proposal from Cadillac Fairview for a mixed-use development encompassing four blocks within the existing Downtown/Waterfront Urban Renewal area, bounded by S.W. Third and Fifth Avenues, Taylor and Morrison Streets. At completion, the proposed project would include department stores and retail shops, office space, a quality hotel, and related parking and loading facilities.

### PROJECT STATUS

1. On June 27th, Commission held its second public meeting on the Cadillac Fairview Proposal. A special meeting with tenants was also held to answer questions and explain details of the Proposal that could affect them.
2. On July 17th, the Commission adopted a resolution approving a number of Findings and Recommendations regarding the need and justification of the proposed Morrison Street Downtown Development Program. Commission also approved a report which provides an analysis of Cadillac Fairview's Proposal. These materials were transmitted to the Council for the July 24th meeting with the Council.

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# City of Portland Development Commission

## Project Status Report

### NEW MARKET THEATER

PROJECT DESCRIPTION: Gruen Gruen & Associates have been retained by PDC to conduct a redevelopment feasibility study of the New Market Theater. Five different development options will be evaluated. The purpose of this study is to: 1) identify redevelopment opportunity of New Market Theater as specialty retailing; 2) determine what level of public participation would be required, if any, to cause redevelopment.

### PROJECT STATUS:

1. Staff completing feasibility/re-use report for submission to PHLC, PDC and City Council.

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### PIONEER SQUARE

PROJECT DESCRIPTION: The Pioneer Square Project involves the redevelopment of the City-owned parking garage into a public plaza. PDC is to recommend a design program and process to the City Council jointly with the Planning Commission.

### PROJECT STATUS:

1. Land purchased by City, June 29, 1979 with parking under operating agreement with Meier & Frank until 30 days after opening of Morrison Park East. Alder Street loading revocable permit was approved June 20th by Council.
2. Reviews of Design Program and Designer Selection Process are complete. The reviews focused on the "conservatory" requirement and the limited, versus open, competition approach. These items will be submitted soon for Council decision. The Department of the Interior has allowed the City to operate the garage until March 1, 1980, at which time it is recommended that the City be prepared to proceed with demolition and construction.
3. Council has authorized agreement with PDC for use of \$360,000 HCD funds in connection with the design and construction of improvements to Morrison and Yamhill as a part of the Pioneer Square Program.

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# City of Portland Development Commission

## Project Status Report

### PORTLAND CONVENTION CENTER

PROJECT DESCRIPTION: Convention Center Study is now being publicly reviewed. It includes a detailed site/design report and an economic/feasibility analysis based on the potential sites and positive market opportunities.

#### PROJECT STATUS:

1. A recommendation as to siting of the Convention Center is expected from the Chamber of Commerce Task Force in July.

\* \* \* \* \*

### SKIDMORE/OLD TOWN

PROJECT DESCRIPTION: Various public improvements and promotion of private rehabilitation efforts. Improvements include construction of Ankeny Arcade, a design plan for Ankeny Street which will guide restoration for both sides of a six-block area, including distinctive street signs and district entrances. This involves work with the Consolidated Chinese Benevolent Association (CCBA) in their attempt to rehabilitate their cultural and social center.

#### PROJECT STATUS:

1. Design additional work on Ankeny Arcade is underway. Contract documents scheduled to be completed by mid-August.
2. CBA fund raising continues. Application for State Historic Preservation funds has been made.
3. UCF loan for historic preservation work on the Smith Block at 117 S.W. Front Avenue has been closed and work is 50% complete.
4. Contract with Alan M. Voorhees, transportation planners, has been executed and 40% of contract work to study and recommend a parking program for Skidmore/Old Town has been completed.

\* \* \* \* \*

# City of Portland Development Commission

## Project Status Report

### SOUTH AUDITORIUM COMPLETION

PROJECT DESCRIPTION: Final public improvements in the South Auditorium Urban Renewal Area include the extension of 3rd Avenue Mall South to Lincoln Street, construction of pedestrian crosswalks, landscaping in the area north of Market Street, and a skybridge connecting the Marriott Hotel with the Crown Plaza Garage. Commission responsibilities also include the review of plans for private development.

### PROJECT STATUS:

1. Skybridge is under contract with construction to be completed by October 1979.
2. The design of Third Avenue mall being coordinated with Bureau of Parks and the City Engineer.
3. Blue Cross expansion of 200,000 sq. ft. approved by PDC and Design Committee.

\* \* \* \* \*

### SOUTH WATERFRONT DEVELOPMENT AREA

PROJECT DESCRIPTION: The 73 acre Waterfront Area is bounded by the Hawthorne and Marquam Bridges, Front Avenue and the Willamette River. The approved development program includes a marina adjacent to a mixed-use waterfront center, a riverfront park and esplanade, housing and offices. The Commission's role is to purchase property, construct park and street improvements and select developers for the water related elements of the Project.

### PROJECT STATUS:

1. At their June meeting, the Development Commission authorized demolition of the Columbia Distributing Building.
2. Commission has accepted an option to purchase the Southern Pacific right-of-way which runs through the project area.
3. Requests for Proposals were advertized and circulated for the preparation of engineering and landscape architectural contract documents for marina dredging and breakwater, shoreline and park improvements, streets, utilities and public improvement master plan. CH2M Hill and the landscape firm of Robert Perron were selected.

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# City of Portland Development Commission Project Status Report

## YAMHILL HISTORIC DISTRICT

PROJECT DESCRIPTION: Prepare, through consulting services, a Development Program for the Yamhill Historic District. The program will identify unique needs to be addressed within the District, including public improvements, design guidelines for rehabilitation and infill new construction, loan programs and private development. The Development Program will be used by the District Advisory Council and the Landmarks Commission to guide restoration efforts and promote the viability of the District.

### PROJECT STATUS:

1. Final draft of District Development Program is undergoing extensive review by Landmarks Commission. Approval expected by September prior to submission to the Development Commission.
2. Restoration work on Strowbridge Building at 35% complete and on schedule.

\* \* \* \* \*

# City of Portland Development Commission Project Status Report

## ECONOMIC DEVELOPMENT

### NORTHWEST FRONT AVENUE INDUSTRIAL RENEWAL PROJECT AREA

PROJECT DESCRIPTION: The primary purpose of the project is to provide a site for development of an industrial plant by Wacker Siltronic Corporation. Plant Production is scheduled to begin in March 1980. Completion of the plant is scheduled for December 1980.

City responsibility, in addition to the assembly of the land for the site (now completed), includes construction of new sanitary and storm sewers, realignment of Northwest Front Avenue and acquisition and relocation of rock quarry plan adjacent to the Wacker site.

### PROJECT STATUS:

1. The Commission purchased the Rivergate Rock Quarry including the lease rights to the City's property on June 29th for a total cost of \$3,650.00. Rivergate will continue to operate on the site until November 1st and vacate by December 31st.
2. The Commission has contracted with a consulting firm to develop a final plan for the quarry area after termination of the operation.
3. The Bureau of Parks has received Federal approval to consider the approximately \$2 million purchase cost of the fee-owned land as local match for a Federal open space grant. The City will have 2 years to utilize the match for a Federal Grant which could be used for additional acquisition in Forrest Park.
4. Construction of both the Wacker plant and the public improvements is proceeding on schedule.
5. Reclaiming of the quarry is now entering the final design phase.

\* \* \* \* \*

# City of Portland Development Commission Project Status Report

## POWELL BOULEVARD PHASE II COMMERCIAL REDEVELOPMENT PROGRAM

PROJECT DESCRIPTION: The Oregon Department of Transportation (ODOT) is undertaking the improvement of Powell Boulevard between S.E. 50th Avenue and S.E. 92nd Avenue.

To encourage redevelopment, PDC will purchase and assemble three to five sites along the street where ownership is fragmented. These would be resold to commercial developers when the street project is finished.

### PROJECT STATUS:

1. Consultant working to develop planning studies and documentation for the project.
2. Staff beginning neighborhood and property owner contacts.

\* \* \* \* \*



# City of Portland Development Commission

## Project Status Report

### PRODUCE ROW

PROJECT DESCRIPTION: The Produce Row Project will consist of acquiring and improving a site within the Central Eastside for a new food distribution center. A multi-tenant wholesale center is to be privately constructed on an old railroad team-track loading site adjoining the existing produce district. The land for the center will be leased from the City of Portland. Businesses for the project are to come from existing Central Eastside tenants, thereby making existing space available for other industrial uses.

Commission's responsibilities include the preparation of an application for EDA funds (\$2 million) to finance acquisition and improvement and otherwise execute the development proposal prepared by the Office of Planning and Development.

### PROJECT STATUS:

1. Negotiations continue with railroad for purchase of proposed site.
2. Final application to EDA has been approved by City Council and submitted to EDA.
3. Interested companies are forming Produce Row Development Corporation for development of project.
4. Request for Proposals have been solicited and received by the Produce Row Development Corporation.

\* \* \* \* \*

# City of Portland Development Commission Project Status Report

## ECONOMIC DEVELOPMENT LOAN REVOLVING FUND

PROJECT DESCRIPTION: A financial assistance program with a primary objective of providing jobs for city residents by financially assisting small business and industry in relocation, expansion, and diversification within the city. Loans for this program are to be funded from a \$1.625 million EDA Grant award.

Commission will prepare administrative regulations, administer the program in accordance with the accepted Guidelines and Procedures, establish a loan review mechanism and prepare a second phase application to EDA.

### PROJECT STATUS:

1. Administrative guidelines and second stage application to EDA being prepared.
2. Proposed program guidelines are being reviewed and discussed with Small Business Administration and commercial lenders.

\* \* \* \* \*

City of Portland Development Commission  
Project Status Report

ST. JOHNS COMMERCIAL REVITALIZATION

PROJECT DESCRIPTION: A comprehensive commercial revitalization effort in the St. Johns Business District. The program combines public and private physical improvements, marketing and promotion of the business district, and enhancement of business management practices.

PROJECT STATUS:

1. Detailed planning continues for phase II physical improvements.
2. City Attorney submitted final written offers in July on two properties needed for traffic realignment at N. St. Louis (Lombard to Ivanhoe). PDC relocation staff working to find new location for affected tavern owner.
3. In July, City Council and PDC renewed contract to implement \$25,000 grant agreement with Neighborhood Reinvestment Corporation.
4. Work proceeding as scheduled on Investors Guide, Financial Advisory Board, target remodeling and other business assistance items of Phase II program.
5. Program recently received Small Business Administration's Distinguished Management Training Award for the innovative St. Johns Business Seminars.

\* \* \* \* \*

# City of Portland Development Commission

## Project Status Report

### UNION AVENUE

PROJECT DESCRIPTION: The Union Avenue Project involves the revitalization and redevelopment of the Union Avenue Corridor, between the Broadway/Weidler couplet and Columbia Boulevard. The purpose is to carry out projects which will increase Union Avenue's desirability as a major business district and allow the roadway to better function as a major traffic and transit arterial in the City.

Programs initiated to achieve these objectives include: general business counseling, Investor Rehab Loan Program, Union Avenue Street Project and assistance in commercial loan packaging.

### PROJECT STATUS:

1. Work continues with Fred Meyer Corporation on the proposal for improvements of the Walnut Park Street. A series of meetings were held with neighborhood associations and other interest groups on the desired improvements.
2. The Union Avenue staff and the N.E. Business Boosters continue to work to resolve the critical zoning problems in the N.E. Union Avenue area.
3. Efforts to market the Investor Rehabilitation Loan Program within the boundaries of N.E. Union Avenue continue.
4. Staff involvement to have the State of Oregon accept maintenance responsibility for forthcoming Union Avenue improvements.

\* \* \* \* \*

# City of Portland Development Commission

## Project Status Report

### HOUSING

#### DOWNTOWN HOUSING PROGRAM DEVELOPMENT

PROJECT DESCRIPTION: The Downtown Housing Program is being developed by staff in conjunction with the Downtown Housing Advisory Committee to recommend to City Council a series of programs which will encourage the creation of new downtown housing, and upgrade and retain existing housing.

The program is in three parts; Needs Assessment, Policy Analysis and Program Development. The first two phases are completed and were discussed with City Council in November of 1978. A report entitled, Downtown Housing: Needs Assessment Summary and Policy Analysis, has been prepared.

#### PROJECT STATUS:

1. A consultant has been hired to prepare a design plan, improvement program and specific project plans and specifications for public improvements in the AX Zone.
2. A technical advisory committee was formed and initial meetings held. The design plan and improvement program should be completed in the Fall. Public improvement specifications will be completed by year's end.
3. The final housing committee program development report and budget recommendation is being prepared. The document, a Housing Assistance Program, includes a summary of thirteen programs which respond to the needs and policy analysis. Council review should occur in August with Council recommendations on the program and adoption of budget following.

\* \* \* \* \*

# City of Portland Development Commission

## Project Status Report

### DOWNTOWN HOUSING PROJECT ASSISTANCE

PROJECT DESCRIPTION: This program is an effort by the City to focus the attention of property owners and developers on improving and producing housing in the downtown. To assist in this, the City has received a special 500-unit allocation of Section 8, Neighborhood Strategy Area (NSA), rent subsidy monies. 400 of these units would be for rehabilitation with 100 for new construction of housing for low- and moderate- income. In addition, other programs provide low interest loans through the State Housing Division and PDC, and technical assistance to developers by City staff.

### PROJECT STATUS:

1. Advertisements have been run soliciting owner and developer interest, and letters have been sent to owners of vacant and under-utilized buildings outlining the assistance available to them.
2. Follow-up is in process which will result in personal contact with each owner to further discuss City assistance and determine the owner's intent.
3. There are 1,388 units either being constructed, rehabilitated or planned in 19 projects. 545 of these are Section 8 units. 126 of them are potentially eligible for funding under the Special NSA allocation. Ongoing technical assistance is being provided by staff to developers of these projects and others who express an interest in housing development downtown.

\* \* \* \* \*

# City of Portland Development Commission Project Status Report

## HOUSING REHABILITATION LOAN PROGRAM

PROJECT DESCRIPTION: The Housing Rehabilitation Program makes available loans of varying types and interest rates (0% - 7½%) to homeowners living within 22 "Housing and Community Development" target neighborhoods. A special emergency maintenance deferred payment loan program is available city wide. Loan funds come from the City's HCD block grant, the Federal Section 312 program and local lending institutions (PIL).

### PROJECT STATUS:

1. 1,419 loans approved in 1978-1979 fiscal year @ \$9,488,415.
2. Negotiation of PIL funds is in final stages; new 5½% loan for owner occupants being added.

\* \* \* \* \*

## INNOVATIVE GRANT PROGRAM

PROJECT DESCRIPTION: Purchase and rehabilitation of 60 vacant/abandoned housing units for sale on the private market or Section 8 rent subsidy units to be managed by HAP.

### PROJECT STATUS:

1. Continuation of purchase rehab activities; four complete and 16 underway.
2. New construction approach requested from HUD.
3. Purchase of vacant fire-damaged 40-unit building authorized by the Commission for a housing cooperative. Rehabilitation to begin Fall of 79.

\* \* \* \* \*

City of Portland Development Commission  
Project Status Report

QUAD, HOUSING

PROJECT DESCRIPTION: Determine Urban Renewal Plan Conformance. Lease or sell land to QUAD, Inc. to build 18-unit living/learning center for quadriplegics.

PROJECT STATUS:

1. HUD granted QUAD conditional approval.
2. Commission and Council informed of lease request.

\* \* \* \* \*

ST. JOHNS RIVERFRONT DEVELOPMENT

PROJECT DESCRIPTION: A \$9 million grant to purchase, relocate, clear and redevelop approximately 90 acres of waterfront property in the St. Johns neighborhood.

The proposed residential development creates 550 units of market-rate housing, 80 units of subsidized elderly housing, a marina, 2 restaurants, a commercial/light industrial water-oriented development, and public greenway/path along the entire shoreline with pedestrian access from the surrounding residential area.

PROJECT STATUS:

1. Redesigned site plan reviewed with neighborhood in July.
2. Preparing EIS for publication by third week in August.
3. Planning Commission review scheduled to begin September 4th with follow up on EIS and Urban Renewal Plan on September 25th.

\* \* \* \* \*



City of Portland Development Commission  
Project Status Report

THURMAN VAUGHN HOUSING

PROJECT DESCRIPTION: Acquisition/packaging and sale of State-owned parcels in the abandoned I-505 Thurman Vaughn Corridor for the development of 28 market-rate condominiums and 30 Section 8, low-income rental units. City Council has set aside \$800,000 in HCD funds for land acquisition and public input. Developer has been selected.

PROJECT STATUS:

1. State lands purchased by PDC.
2. Developer is preparing a development schedule and seeking financing.
3. Lease Agreement terms finalized on Section 8 site.

\* \* \* \* \*

WOODLAWN HOUSING

PROJECT DESCRIPTION: Woodlawn Park is a 80-unit condominium housing project. Construction and property transfer will be phased over an 18-month period. Phases I and II, 36 and 44 units respectively, will include a mixture of 2 and 3 bedroom townhouses (1,000 - 1,200 square feet). Prices are to range from \$45,000 to \$50,000 including fireplaces, garage, and private yards. The contractor is AM West Construction, and the architect is Brun Moreland Christopher, both of Portland. Estimated project cost is \$3.6 million. Unit density is approximately 12 units per acre.

PROJECT STATUS:

1. Ground breaking took place June 14th.
2. Construction of first phase (36 units) now underway.

\* \* \* \* \*

City of Portland  
Bureau of Management and Budget

APPROPRIATION UNIT  
BUDGET REQUEST SUMMARY

*revised  
3/22*

DEPARTMENT Development and Civic Promotion		APPROPRIATION UNIT Portland Development Commission		
EXPENDITURE CLASSIFICATION	FY 77-78 Actual Expenditures	FY 78-79 Approved Budget	FY 79-80 AU Request	
PERSONAL SERVICES	2,282,134	2,697,642	2,794,280	
MATERIALS AND SERVICES	5,742,086	12,467,257	16,747,393	
CAPITAL OUTLAY	7,835,084	27,884,280	33,795,329	
PTL Loans Reserve	-	225,000	-	
OTHER Fed. Loans Repay	3,994,947	2,990,000	-	
Pkg. Reserve Guar.	137,979	150,000	210,000	
<b>TOTAL</b>	<b>\$ 19,992,230</b>	<b>\$46,414,179</b>	<b>53,547,002</b>	
		+ 500 HCD		

FUNDING SOURCES	FY 78-79 Approved	FY 79-80 Request	% of FY 78-79 Approved Level
Operating Fund			
Grants		5,054,000	
Interagencies			
Contracts		25,481,882	
Other		23,011,120	

AU GOALS:

AU HIGHLIGHTS

APPROPRIATION UNIT: PORTLAND DEVELOPMENT COMMISSION NOTE: Personnel in Requested Budget only.

Class No.	Civil Service Classification	FY 78-79 Approved	FY 78-79 Revised (A/P 6)	FY 79-80 Request	Line Item 110 Amount
	<u>Executive</u>				
	Executive Director	1		1	41,568
	Administrative Assistant	1		1	23,328
	Commission Secretary	1		1	19,284
	<u>Operations/Technical Services</u>				
	Manager, Operations	1		1	29,940
	Administrative Assistant, Operations	1		1	26,544
	Supervisor Support Services	1	-1	0	-0-
	Personnel Officer	0	+1	1	19,284
	Relocation Advisor II	2		2	33,156
	Property Maintenance Mechanic	1		1	15,780
	Messenger	1		1	8,610
	Chief, Real Estate	1		1	25,000
	Administrative Assistant, R.E.	1		1	20,112
	Chief, Engineering	1		1	27,096
	Engineer III	1		1	25,704
	Sr. Engineering Technician	2		2	42,684
	Engineering Technician	1		1	20,652
	Construction Site Supervisor	1	-.5	.5	13,548 *
	Clerk III	4		4	53,496
	Clerk II	5	-1	4	47,541
	Sr. Steno Clerk	1		1	10,248
	Typist Clerk	1		1	8,704
	<u>Financial Services</u>				
	Manager, Financial Services	0	+1	1	32,004
	Chief, Accounting	1	-1	0	-0-
	Principal Accountant	0	+1	1	26,516
	Senior Accountant	1		1	15,336
	Associate Accountant	2		2	32,256
	Accounting Assistant	1	-1	0	-0-
	Clerk III	0	+1	1	13,512

*revised 3/15/79*

\* shown as part time on BUD 1 (rev. 3/15/79)

APPROPRIATION UNIT:

NOTE: Personnel in Requested Budget only.

PORTLAND DEVELOPMENT COMMISSION

Class No.	Civil Service Classification	FY 78-79 Approved	FY 78-79 Revised (A/P 6)	FY 79-80 Request	Line Item 110 Amount
	<u>Housing</u>				
	Director, Neighborhood Conservation	1	-1	0	-0-
	Director, Housing	0	+1	1	34,804
	Project Coordinator	1	+2	3	76,893
	Program Development Assistant	2	-1	1	17,724
	Secretarial Assistant	1		1	14,052
	<u>Housing Assistance - Rehab/Finance</u>				
	Manager, Housing Assistance	1		1	29,940
	Housing Assist. Analyst/Legal	1		1	27,996
	Housing Assist. Programmer	1		1	22,740
	Investor Rehab.Loan Specialist	1		1	22,740
	Rehab Supervisor	1		1	27,528
	Rehab Assistant	1		1	16,536
	Rehab Programmer	1	-1	0	-0-
	Rehab Spec II	4		4	98,976
	Rehab Spec I	12	+1	13	284,238
	Rehab Advisor	2.3	-2.3	0	-0-
	Rehab Trainee	1.7	-1.7	0	-0-
	Finance Supervisor	1		1	23,244
	Sr. Finance Advisor	1		1	21,720
	Finance Advisor	7		7	138,712
	Clerk II	5		5	60,360
	Typist Clerk	4		4	39,810
	<u>Neighborhood Services</u>				
	Manager, Project Field Services	1	-1	0	-0-
	Manager, Neighborhood Services	0	+1	1	27,024
	Senior Field Coordinator	1		1	22,140
	Field Coordinator	2		2	36,720
	Housing Consumer Services Coord.	1		1	16,901
	Field Representative	5		5	69,222
	Clerk II	1		1	12,072
	Stenographer Clerk	3		3	30,535
	Typist Clerk	1		1	8,610

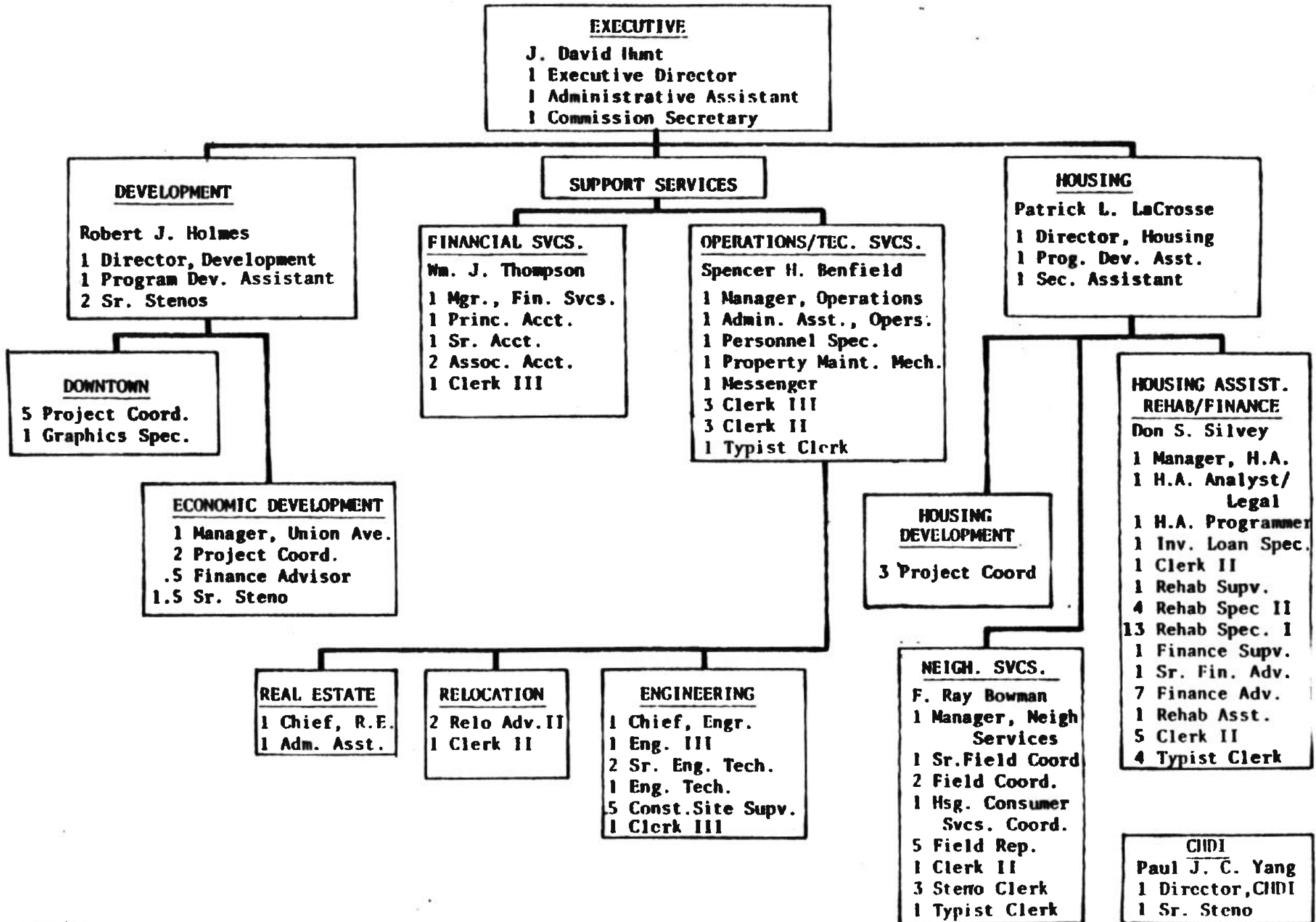
APPROPRIATION UNIT:  
PORTLAND DEVELOPMENT COMMISSION

NOTE: Personnel in Requested Budget only.

Class No.	Civil Service Classification	FY 78-79 Approved	FY 78-79 Revised (A/P S)	FY 79-80 Request	Line Item 110 Amount
✓	<u>Development</u>				
	Director, Development	1		1	34,804
	Manager, Union Avenue	1		1	29,256
	Project Coordinator	5	+2	7	174,776
	Finance Advisor	0	+ .5	+ .5	11,466 *
	Program Development Assistant	1		1	17,436
	Business Expeditor	1	-1	0	-0-
	Graphics Specialist	1		1	19,056
7	Senior Stenographer	3	+ .5	3.5	40,689 *
✓	<u>Community Housing Development, Inc.</u>				
	Director, CHDI	1		1	29,904
	Senior Stenographer	1		1	13,188
		113	- .5	112.5	2,183,715

\*Shown as part time on BUD 1 (rev. 3/15/79)

PORTLAND DEVELOPMENT COMMISSION



CITY OF PORTLAND DEVELOPMENT COMMISSION  
OBJECTIVE HIERARCHY

GOAL AREA III: HOUSING

To eliminate slums and blight and prevent blighting influences by creating and maintaining a growing inventory of safe and sanitary housing units at prices and rents which emphasize availability to low income families with special emphasis on the preservation of housing when deterioration is evident but not acute.

To eliminate slums and blight and prevent blighting influences by encouraging and assisting in the continuing maintenance of existing residential properties.

1. Develop and participate in the Downtown Housing Program.
2. Implement the Neighborhood Strategy Area Grant/Section 8 Housing in the downtown.
3. Develop Parkside Housing in South Auditorium Area.
4. Develop Housing on the Woodlawn site.
5. Implement the Urban Development Action Grant proposal in St. Johns for 630 housing units.
6. Develop Housing in the Thurman/Vaughn Corridor.
7. Rehabilitate and recycle 60 housing units for purchase and Section 8 rental through implementation of the Innovative Grant Program.

To encourage and support home ownership with emphasis on maintaining a housing supply for homeowner families with children, while providing housing for smaller household renters.

1. Develop and implement the Downtown Housing Policy working with the Downtown Housing Advisory Committee.
2. Implement the Innovative Grant Housing Program.

To assist in the rehabilitation of housing beyond housing maintenance code requirements through public supported rehabilitation programs.

1. Administer Investor Rehabilitation Loan Program. 6 to 10 major loans.
2. Provide technical assistance for 1200 Rehabilitation Loans.

GOAL AREA III: HOUSING (Cont'd)

To assure the construction of new housing through programs coordinated with the private housing sector.

1. Prepare and implement Downtown Housing Programs.
2. Continue Innovative Grant Housing Project.
3. Develop Woodlawn Housing Site.
4. Continue Thurman/Vaughn Housing Project.
5. Implement St. Johns Riverfront Development.

To assure an adequate supply of affordable housing for low income persons by supporting and assisting in the planning and development of subsidized housing.

1. Implement Neighborhood Strategy Area Grant Program. (500 Section 8 low income units in the downtown).
2. Continue Innovative Grant Housing Program. (40 Section 8 low income rentals, 20 purchase units targeted towards low income).

To assure equal access to housing for all people regardless of race, age, sex, color, religion, national origin with attention to persons having special needs due to physical or mental handicaps by encouraging, developing, and implementing programs that assure equal access.

1. Work with Quadraplegics in developing specialized housing units.
2. Continue Housing Consumer Services Program.
3. Provide Community Information and Referral Service.



GOAL AREA IV: ECONOMIC DEVELOPMENT

To actively encourage the diversity, stability and targeted growth of the City's Economic Base.

To develop and adopt City-wide Economic Development Policy and assure that future activities are consistent with the objectives identified within the economic development policy.

To increase the jobs and income for City residents.

1. Facilitate Wacker Siltronic plant construction and operation start-up, as per redevelopment conditions.
2. Administer EDA sponsored small business and industry Revolving Loan Fund (\$1,625 million).
3. Administer City-wide Industrial Revenue Bond Program.
4. Provide technical assistance to developers.
5. Develop City-sponsored Industrial Park.

To make physical improvements in business and industrial districts.

1. Implement Produce Row Project.
2. Construct \$4.7 million in utility and roadway improvements to service the entire Northwest Front Avenue Industrial Redevelopment Area.
3. Construct Phase II improvements within St. Johns Business District.
4. Develop City-sponsored Industrial Park.

To retain existing Businesses and Industries.

1. Priority use for City Industrial Revenue Bond.
2. Priority use for City small business and industry Revolving Loan Funds.
3. Priority tenants for City-sponsored Product Row Facility.
4. Priority tenants for City-sponsored Industrial Park.

To promote the targeted development of New Businesses and Industries.

To develop a continued capacity to analyze City economic indicators in order to deliver economic information for private sector's use and for the evaluation of the effectiveness of City Economic Development activities.

GOAL AREA V: DOWNTOWN REVITALIZATION

To improve and enhance the livability, function, vitality and appearance of the Downtown.

To increase the retail and commercial space.

1. Complete construction of Morrison East parking structure, including ground-floor retail space.
2. Resolve Development Program for remaining 1-1/2 blocks in South Auditorium.
3. Provide Investor Rehabilitation Loans & Urban Conservation Fund Loans for rehabilitation of underutilized structures.
4. Address parking needs in Skidmore/Old Town District.
5. Initiate construction of Pioneer Square.
6. Pursue detailed development program for South Downtown Waterfront Area.
7. Proceed with Redevelopment Agreement on Blue Cross Office expansion and Parkside Office proposals.
8. Redevelop and market New Market Theater.
9. Implement Convention Center proposal.
10. Provide assistance to developers.

To increase hotel rooms available in the Downtown area.

1. Continue Development of Marriott Hotel.
2. Select hotel developer for Convention Center facility.

To encourage private investment in Downtown.

1. Provide Investor Rehabilitation Loans and Urban Conservation Fund Loans to private developers.
2. Develop and implement policies and plans affecting private developers:  
South Downtown Waterfront  
Yamhill Development Program
3. Provide public amenities that encourage private investment:  
Parking Structures  
Pioneer Square  
Waterfront Park - South Downtown Waterfront  
Transportation Center Site
4. Assemble and clear South Downtown Waterfront property for future private redevelopment.

GOAL AREA V: DOWNTOWN REVITALIZATION (Cont'd)

To encourage and assist in the development of open spaces and parks.

1. Initiate construction of Pioneer Square.
2. Construct Waterfront Park Phase III (South Marina Area) elements.
3. Construct South Auditorium Park and Recreation improvements east of Front Avenue.

To preserve and protect historic buildings.

1. Construct of Skidmore/Old Town entrances/exits.
2. Implement program for addressing parking needs in Skidmore/Old Town.
3. Provide new street lights for Yamhill District.
4. Consider acquiring and restoring New Market Theater; offer for redevelopment.
5. Make UCF loan for Chinese Cultural Center (New Wah Mei Building).
6. Consider Urban Conservation Fund Loan on New Paris Theater, \$15,000.
7. Make Urban Conservation Fund and Investor Rehabilitation Loans when appropriate.

To complete X blocks of street improvements. Develop street improvements supporting Downtown as per adopted policies.

1. Construct Ankeny Street improvement.
2. Provide street lights in Yamhill District.
3. Work with adjacent owners to implement Morrison/Alder study.
4. Construct sidewalk improvements adjacent to East Parking Garage.
5. Reconstruct Yamhill and Morrison Streets from 5th to Broadway.
6. Construct 3rd Avenue Mall between S. W. College and S. W. Lincoln.

To increase new office space construction by X square feet. Support increased new office construction.

1. Resolve Development Program for remaining 1-1/2 blocks in South Auditorium.
2. Provide site for new Public Service Building.
3. Work with private developers as needed, i.e. Blue Cross Office expansion, Parkside Office, etc.

GOAL AREA V: DOWNTOWN REVITALIZATION (Cont'd)

To develop mechanisms to attract persons to the Downtown to shop and obtain services.

To develop mechanisms/programs which generate construction of additional housing Downtown.

1. Provide site improvements to land within the South Downtown Waterfront for housing.
2. Implement Downtown Neighborhood Strategy Area.
3. Institute Downtown Homestead Program.
4. Implement Special Section 8 housing allocation for Downtown.
5. Prepare development program for public/private activity for Downtown AX zone.
6. Administer HUD 312 Housing Rehabilitation Program for Downtown.
7. Implement Downtown Housing Land Bank Program.
8. Construct Parkside Apartments.
9. Provide technical assistance to developers.

To actively promote and expand alternatives to the automobile.

1. Aid in location of Transportation Center.
2. Work with Tri-Met in continuing studies such as light rail analysis and alignment.
3. Construct 3rd Avenue Mall in South Auditorium Area.
4. Undertake Ankeny Street Improvement Program.
5. Reconstruct Yamhill and Morrison from 5th to Broadway, providing widened sidewalks, landscaping, etc.
6. Complete pedestrian curbcut program in Downtown.

**GOAL AREA VI: NEIGHBORHOOD REVITALIZATION**

To improve the quality of neighborhood revitalization proposals by providing technical assistance to neighborhood associations.

1. Continue ongoing citizen involvement in HCD planning and implementation.
2. Provide public information on HCD Program.
3. Provide Housing Consumer Services.
4. Offer technical assistance and redevelopment for housing and economic development.
5. Complete Demonstration Commercial Reinvestment Task Force Project (St. Johns Business District).
6. Implement architectural assistance program for businesses within Union Avenue redevelopment area.

To plan and implement concentrated improvements in neighborhood revitalization areas.

1. Construct St. Johns Business District Improvements Phase II.
2. Construct Sellwood Business District Improvements.
3. Encourage public and private investment.
4. Market rehab loan applications in all HCD neighborhoods.
5. Market street improvements in HCD neighborhoods.
6. Market street trees in HCD neighborhoods.
7. Package housing sites.
8. Develop Woodlawn Housing site.
9. Continue the Innovative Grant Program.
10. Continue Thurman/Vaughn Housing Site Development.
11. Implement Neighborhood Strategy Area Section 8 Housing Program in the Downtown.
12. Market 60 state owned parcels to low and moderate income families in the Mt. Hood Freeway Corridor.

GOAL AREA VI: NEIGHBORHOOD REVITALIZATION (Cont'd)

To foster a sense of community pride and citizen self-help.

1. Provide technical assistance to citizens doing self rehabilitation.
2. Provide Housing Consumer Services to HCD neighborhoods.
3. Develop Union Avenue Business Loan Program modeled after current PIL Program.

To increase the diversity and vitality of neighborhoods by reducing the isolation of income groups within the community.

1. Implement Neighborhood Strategy Area Section 8 Program in the Downtown.
2. Continue the Innovative Grant Housing Program.
3. Develop Woodlawn Housing proposal.
4. Implement St. Johns Riverfront development.

To rehabilitate historic districts, structures, and communities within the City's neighborhoods.

1. Administer the Historic Conservation Loan Program.
2. Institute Residential Historic Loan Program modeled after current PIL program.
3. Institute Historic Commercial Loan Program modeled after current PIL program for Yamhill and Skidmore Old Town Districts.

To coordinate the City neighborhood revitalization efforts with other governmental programs.

1. Participate in development of Housing Management Plan.
2. Work with the State Housing Division in conjunction with the NSA Grant.
3. Market street improvements in HCD areas.
4. Work with CHDI and OPD in developing a Housing Bond Proposal.

To establish a mechanism for evaluating the effectiveness of neighborhood revitalization efforts.

1. Assist the Office of Planning and Development in monitoring and evaluation of HCD activities.

# APPROPRIATION SUMMARY

Appropriation Unit: Portland Development Commission

Department: Non-Departmental

Operating Fund: Urban Redevelopment; Waterfront Renewal; Parking Development;  
Northwest Front Avenue Industrial Renewal

Expenditure Classification	FY 76-77 Actual	FY 77-78 Actual	FY 78-79 Adopted Budget	FY 79-80 Proposed	FY 79-80 Approved
Personal Services	\$ 1,901,552	\$ 2,282,134	\$ 2,531,718	\$ 2,794,280	\$ 2,794,280
Materials and Services	4,493,228	5,742,086	10,366,372	16,747,393	16,697,393
Capital Outlay	5,384,431	7,835,084	14,235,600	33,795,329	33,845,329
Other	7,690,223	4,132,926	3,365,000	210,000	210,000
<b>Total Appropriation</b>	<b>\$19,469,434</b>	<b>\$19,992,230</b>	<b>\$30,498,690</b>	<b>\$53,547,002</b>	<b>\$53,547,002</b>

**Funding Sources:**

Northwest Front Avenue Industrial Renewal Fund	\$ 5,007,210
Waterfront Renewal Bond Redevelopment Fund	12,143,573
Parking Development Fund	2,057,012
Urban Redevelopment Fund	34,339,207

**AU GOAL(S)**

Revitalize deteriorated areas of the City by administering physical development programs in designated Housing and Community Development and Urban Development areas.

**Package Category Summary:**

Package Category	Approved	
	# Positions	Amount
1 Housing and Community Development -- Administer Housing and Community Development rehabilitation loans.	73.5	\$ 9,582,085
2 St. Johns Riverfront Development -- Acquire, relocate and construct site improvements for St. Johns Riverfront Development project.	5.9	5,147,051
3 Innovative Grant -- Acquire, rehabilitate and resell vacant and abandoned buildings.	1.2	760,636
4 Downtown Waterfront -- Conduct several activities within Downtown Waterfront Urban Renewal tax increment area.	16.35	12,143,573
5 Parking Structure -- Complete construction of Morrison East parking structure.	1.35	2,057,012
6 Pioneer Square -- Begin acquisition and development of Pioneer Square.	1.3	7,382,000
7 South Auditorium/Emanuel -- Complete site improvements in South Auditorium and Emanuel projects.	1.1	489,653
8 Northwest Front Avenue Industrial Renewal -- Continue Northwest Front Avenue Industrial Renewal project.	2.05	5,007,210
9 Economic Development -- Administer activities as part of Portland's Comprehensive Economic Development Strategy.	4.8	5,917,196

## Package Category Summary: Portland Development Commission (continued)

Package Category	Approved	
	# Positions	Amount
10 Local -- Administer phase VI of the Public Interest Lender Loan program and special projects.	3.05	5,021,616
11 Reimbursable Services -- Complete relocation contract with the Housing Authority of Portland and complete Urban Reinvestment Task Force grant activities.	.4	38,970
TOTAL PACKAGES	111	\$53,547,002



## PERSONNEL DETAIL

Appropriation Unit: Portland Development Commission

Class	Title	FY 76-77 Approved	FY 77-78 Approved	FY 78-79 Approved	FY 79-80 Proposed	FY 79-80 Approved	Amount
	<u>Executive</u>						
	Executive Director	1	1	1	1	1	\$ 41,568
	Deputy Director	1	0	0	0	0	0
	Administrative Assistant	0	0	1	1	1	23,328
	Commission Secretary	1	1	1	1	1	19,284
	<u>Operations/Technical Services</u>						
	Manager, Operations	0	1	1	1	1	29,940
	Administrative Assistant, Operations	0	1	1	1	1	26,544
	Supervisor, Support Services	0	1	1	0	0	0
	Personnel Officer	0	0	0	1	1	19,284
	Director, Operations	1	0	0	0	0	0
	Assistant Director, Operations	1	0	0	0	0	0
	Chief, Relocation	1	0	0	0	0	0
	Relocation Advisor 2	2	2	2	2	2	33,156
	Messenger	0	0	0	1	1	8,610
	Chief, Real Estate	1	1	1	1	1	25,000
	Administrative Assistant, Real Estate	1	1	1	1	1	20,112
	Chief Engineer	1	1	1	1	1	27,096
	Engineer 3	0	0	1	1	1	25,704
	Senior Engineering Technician	2	3	2	2	2	42,684
	Engineering Technician	1	1	1	1	1	20,652
	Construction Site Supervisor	0	1	1	0	0	0
	Commercial Rehabilitation Loan Specialist	1	0	0	0	0	0
	Assistant Civil Engineer	0	1	0	0	0	0
	Property Maintenance Mechanic	1	1	1	1	1	15,780
	Senior Stenographer Clerk	3	3	5	1	1	10,248
	Stenographer Clerk	2	3	3	0	0	0
	Clerk 3	2	3	4	4	4	53,496
	Clerk 2	9	7	11	4	4	47,541
	Typist Clerk	6	7	6	1	1	8,704
	<u>Financial Services</u>						
	Manager, Financial Services	0	0	0	1	1	32,004
	Chief Accounting	0	1	1	0	0	0
	Budget Officer	1	0	0	0	0	0
	Principal Accountant	0	0	0	1	1	26,516
	Senior Accountant	1	1	1	1	1	15,336
	Associate Accountant	2	3	2	2	2	32,256
	Accounting Assistant	0	0	1	0	0	0
	Clerk 3	0	0	0	1	1	13,512
	<u>Housing</u>						
	Director, Neighborhood Conservation	0	1	1	0	0	0
	Director, Housing	0	0	0	1	1	34,804
	Project Coordinator	0	0	0	3	3	76,893
	Program Development Assistant	0	0	0	1	1	17,724
	Secretarial Assistant	2	1	1	1	1	14,052

## PERSONNEL DETAIL

Appropriation Unit: Portland Development Commission

Class	Title	FY 76-77 Approved	FY 77-78 Approved	FY 78-79 Approved	FY 79-80 Proposed	FY 79-80 Approved	Amount
	<u>Housing Assistance - Rehabilitation/Financial</u>						
	Director, Housing Services	1	0	0	0	0	0
	Manager, Housing Assistance	0	1	1	1	1	29,940
	Housing Assistance Analyst/Legal	0	1	1	1	1	27,996
	Housing Services Analyst/Legal	1	0	0	0	0	0
	Housing Services Programmer	1	0	0	0	0	0
	Housing Assistance Programmer	0	1	1	1	1	22,740
	Investor Rehabilitation Loan Specialist	0	1	1	1	1	22,740
	Program Development Assistant	0	0	1	0	0	0
	Housing Services Technician	4	0	0	0	0	0
	Rehabilitation Supervisor	1	1	1	1	1	27,528
	Assistant Rehabilitation Supervisor	0	0	1	1	1	16,536
	Rehabilitation Specialist 2	4	4	4	4	4	98,976
	Rehabilitation Specialist 1	16	6	6	13	13	284,238
	Housing Assistance Technician	0	2	0	0	0	0
	Rehabilitation Programmer	0	1	1	0	0	0
	Rehabilitation Advisor	0	10	9	0	0	0
	Financial Supervisor	1	1	1	1	1	23,244
	Financial Advisor 2	2	0	0	0	0	0
	Senior Financial Advisor	0	1	1	1	1	21,720
	Financial Advisor 1	4	0	0	0	0	0
	Financial Advisor	0	5	7	7	7	138,712
	Rehabilitation Trainee	0	0	1	0	0	0
	Clerk 2	0	0	0	5	5	60,360
	Typist Clerk	0	0	0	4	4	39,810
	<u>Neighborhood Services</u>						
	Director, Project Field Services	1	0	0	0	0	0
	Manager, Project Field Services	0	0	1	0	0	0
	Manager, Neighborhood Services	0	0	0	1	1	27,024
	Supervisor, Project Field Services	0	1	0	0	0	0
	Assistant Director, Project Field Services	1	0	0	0	0	0
	Senior Field Coordinator	1	1	1	1	1	22,140
	Field Coordinator	3	3	3	2	2	36,720
	Field Representative	4	4	4	5	5	69,222
	Housing Consumer Services Coordinator	0	0	1	1	1	16,901
	Clerk 2	0	0	0	1	1	12,072
	Stenographer Clerk	0	0	0	3	3	30,535
	Typist Clerk	0	0	0	1	1	8,610

## PERSONNEL DETAIL

Appropriation Unit: Portland Development Commission

Class	Title	FY 76-77 Approved	FY 77-78 Approved	FY 78-79 Approved	FY 79-80 Proposed	FY 79-80 Approved	Amount
	<u>Development</u>						
	Program Development Assistant	1	1	2	1	1	17,436
	Program Development Coordinator	6	0	0	0	0	0
	Director, Downtown Program Management	1	0	0	0	0	0
	Director, Neighborhood Program Management	1	0	0	0	0	0
	Graphics Aide	1	1	0	0	0	0
	Graphics Specialist	0	0	1	1	1	19,056
	Director, Development	0	1	1	1	1	34,804
	Manager, Neighborhood Programming	0	1	0	0	0	0
	Manager, Union Avenue Program	0	1	1	1	1	29,256
	Project Coordinator	0	6	5	7	7	174,776
	Business Expeditor	0	1	1	0	0	0
	Senior Stenographer Clerk	0	0	0	3	3	35,751
	<u>Community Housing Development</u>						
	Director, Community Housing Development, Inc.	0	0	0	1	1	29,904
	Director, Public Housing, Inc.	0	0	1	0	0	0
	Senior Stenographer Clerk	0	0	0	1	1	13,188
	TOTAL FULL-TIME POSITIONS	99	103	112	111	111	\$ 2,153,763