

OCT
9

prob w crowd out inner-city industrial ⁽⁶⁾
land

need HAP figures for past few years.

— Our for town mtgs. —

Revisions
of
chart.

→ Types of housing programs ←

→ CP standards ←

Conversion of commercial → housing

DT rehab of housing probably greatest
need & figures.

Strategic
headheads
Select 3 NHTs.
3-year plan.

\$ 300-700,000 for 2, maybe
3 years

Budget Request Form

Ask for priorities among
eligible activities.

Single indiv. to entrepreneur
project for housing.

Attendance

Llano Thelin
Kerry Horner
Bill Wright
Rex Engbrekson
Corrine Paulson
Martha England

call Dale Meyers
re: Town Mtg.
re: CP Committee.

December 19, 1974
St. Johns Boosters
Lunch @ Kings Tables
Chaired-Steve Roso

STAFF ATTENDANCE
DENNIE WILDE/PLANNING BUREAU
LOU ROSS/CITY ENG. OFFICE
GEORGE LUND/PDC
Jerry Mounce/OONA

Dennie Wilde gave explanation to Boosters of what program is and a short synopsis of where program is at this point in reference to total time frame.

He suggested business district get involved in implementation of role as business entrepreneur.

Lou Ross explained side stripping. Explained capital improvement involvement vs. HCD. Explained criteria; 50¢ a front ft. average to homeowner costs at \$25.00 per. Explained first year side stripping designated for S.E. (between now and 7/75). Capable of doing rest of 12 miles in 75/76 budget. St. Johns designated second year. Eligibility of elderly citizens who can't afford 50¢ ft. getting it done for nothing.

QUESTIONS:

Mike Hurt: Any plans for totally unimproved streets?

Lou Ross: Not capital improvements.

Dennie: Proposed LID under HCD second year program \$183,000.00 street improvements allocation.

Attny Schwarts: Off grade street under old WPA work done.

Lou: Not eligible for side stripping. Want to avoid hassle of super LID. Want to concentrate on expedient design to show completion on partial basis as soon as possible.

Dennie: Some sewers in St. Johns could not handle capacity of full runoff if all streets improved and paved. Would cost 8-10 million for re-sewering St. Johns resurfacing.

Crouchly: Houses that are empty and not condemned but should be-- who will pay for side stripping or street improvement.

Lou: Owner will pay for frontage. Note: Tax rolls will show owner. If S.E. doesn't want side stripping done or can't get it together to get it done and St. Johns gets going, do canvassing, get petitions back quickly and submit proposal for first year funding.

Sharon: What can the \$62,000.00 be used for in the business district?

Dennie: Any activity on public owned property. Development rehab program could be used for business as well. Business men should form with established sub-committee from St. Johns Community Center action to stipulate new roof or new facade or whatever is needed.

Explanation of 312/PIL loans. 312 3% federal rehab up to 5000. If criteria met possibly RE existing mortgage under full 3% loan. PIL-City has 8 local banking institutions who have agreed to handle 5½% loans with PDC doing administration to hold down costs of loans, such as Urban Renewal efforts.

PROPOSED HOUSING COMMUNITY DEVELOPMENT
MEETING MINUTES
DECEMBER 12, 1974

Sheila Driscoll, acting chairperson, called the meeting to order at 7:30 P.M.. Jean Young acted as recording secretary for the minutes.

The chairperson designated that everyone in attendance would receive a copy of the minutes from the meeting.

Chuck Olson, Portland Development Commission, reiterated the North Portland program, explaining the neighborhood has established its own priorities through the last three meetings. Mr. Olson specified the priorities as follows:

- A. Residential Rehabilitation
- B. Commerical/Industrial St. Johns Business District
- C. Public Properties
- D. Real Estate & Relocation (none designated)
- E. Project Improvements
 - 1-Street Reconstruction & Lighting
 - 2-Traffic Signalization @ Columbia Blvd. & Fessenden
- F. Contingencies (public or private unforeseen problems that could arise possibly if bids run higher than projected)
- G. Overhead & Personal Services (Costs of administration to cover PDC agency with 22% budget with PDC doing all field work and administration)

Dennie Wilde, Planning Commission, stipulated the time frame was the same on the proposed budget, however, there was time for changes to be made by the neighborhood. Mr. Wilde addressed himself to the Time Table for Funding, the Cultural Art Center and discussion of the Statement for Council to be made by the citizens.

He advised the Act disallows the Cultural Art Center or neighborhood facility (those which house such things as social services, elderly, day care, medical, etc.) as an eligible item for funding. The City Council on December 9, 1974 stipulated they would not consider neighborhood facilities in the first year of funding. The City Council's concerns are who would administrate such facilities and who would be responsible for such facilities. A matter of policy was therefore established to disallow such funding. It was advised that the council does have the option within the Act. There are four other neighborhoods that have asked for consideration for neighborhood facilities. They are St. Johns, Buckman, Northwest and Burnside. Mr. Wilde suggested the neighborhood association could contact the other interested neighborhoods to consolidate their efforts for second year funding. It is also the option for the neighborhood to bring up the question of the Cultural Art Center in their prepared statement to council.

Mr. Wilde gave the time frame for the first year program:

- A- Informal council review for 10% advance of total funds applying for North Portland development funding 12/09/74.*
- B- Draft application in process now. After council reviews around Christmas time draft will be available for neighborhood to review application.
- C- Formal public hearing before Planning Commission/Portland Development Commission on 01/09/75.
- D- Formal hearing City Council 01/15/75.
- E- PDC drafts A95 Review. It is submitted to CRAG with copies sent to West Linn, Vancouver, Gresham, and whoever would be interested in surrounding area as far as Federal Grant concerned. This process takes 45 days.
- F- PDC alongs with neighborhood begins preparation of renewal plans for each neighborhood going to be funded through HCD. PDC will go through review with neighborhood community organization.
- G- In February or March second hearings on renewal plan and federal government will give go ahead to spend money.

Mr. Olson responded to question from floor and advised the plan that will be adopted will follow neighborhood planning and land use plan or revisions and will allow the old St. Johns plan to provide framework planning to keep the area residential.

It was stressed throughout the meeting that the guidance and established priorities will be done by the neighborhood community association. It was decided that a sub-committee will be established to determine what streets are to done according to what streets can afford to do them. Mr. Olson advised an LID (land improvement district) would be imposed and would probably be the bulk of the St. Johns allocation at \$20.00 a foot on a 50-50 basis between homeowner and HCD.

Costs of Residential Rehab was designated as 25 deferred payment loans for fixed income and low income as in instance of elderly at no interest with a lien on the property terminated at time of sale or death and returned to the fund. Variable Interest Loans were designated as 312/Direct Federal Loans (3%) and PIL/Public Interest Lenders (to 5½%) through established financial institutions with PDC administrating.

The sub-committee will set priorities for those things that can be done with the least amount of hassle. Concentrated city hall staff assistance to be available to expedite those things that can be done post haste.

PDC advised they were obligated to work through the recognized neighborhood association.

Direct questions floored freely from the floor.

- Q. Are these funds specifically allocated to Priorities listed.
- A. There are no limitations relative to those established priorities.
- Q. Could funds be used for security proposal system for crime prevention.

OCT. 16
James John School.

10 residents.

5 Staff

Chuck Olson presenting the program briefly.

Sharon Ross presented list of private improvements
in St. John's area to show

Suggestions

market

earmark part of money for commercial, part for homes,
stoplight at Six Point (Fessenden & N. Portland Rd.)
public works.

leery, prideful, been told before.

Bring in business committee so more legitimate.

M. Boef people wd fix houses themselves except
taxes wd. go up.

→ How much CP is required?

Has been a survey of housing needs.

Start w initial area, then it spreads.

Orderly proposal so citizens can react & add in new ideas.

private owners, public facilities.

housing

Street improvements

Street lights intersection planning at Six Point

Barbara Rehman - C guidelines.

Thursday evening.

TO DO

newspaper stories.

newsletter

flyers for schools -

posters.

radio spots.

Churches

N. Bank
N. Johns.

P
I
C
U
R
S.

List what activities
can be paid for.

TREE LETTER.

Community Development

(11)

| Name | Address | Ph # |
|-------------------|-------------------------|----------|
| Mrs Rosa | 1014 N. Allegheny | 286-5704 |
| Shelman | 10031 N. Allegheny | 286-8761 |
| Marilyn Korenager | 8905 N. Kellogg St. | 286-4694 |
| Sharon Ross | 10148 N Allegheny | 286-5476 |
| Sheila Druce | 7106 N. Allegheny | 286-8228 |
| John Medin | 8567 N. Mohawk | 286-4117 |
| George Boff | 7300 N. mobile ave | 285-0736 |
| Rita Cocannan | 9025 N. Allegheny | 286-1751 |
| PATRICK LA CROSSE | Portl Dev. Commission | 224-4800 |
| CHARLES OLSEN | " " " | " " |
| Howard Galbraith | 9832 N. Willamette Blvd | 286-5131 |
| George Lund | 5000 N. WILLAMETTE BLVD | 283-4171 |
| Mary C. Pedersen | 405 City Hall | 248-4519 |

SE-
HCD

(12)

ATTENDANCE OCT. 17, 1974

| | | | |
|-----|----------------------|--------------------------------|----------|
| | Joan Gallagher | 6027 - SE Francis | 771-2269 |
| | Shirley Martin | 3461 N.E. Multnomah | 234-7731 |
| | Kate McKinley | 2771 N.W. Quimby | 227-2260 |
| | Genevieve Miller | 3633 SE 73rd | 774-3886 |
| | Halcyon G Miller | 3637 SE 73rd | " |
| | Larry Rubin | 2716 SE Main | 235-6715 |
| | Frank W. Rhodes | 3525 S.E. 80th | 771-6461 |
| (6) | Simon Thonpton | 2651 S.E. 49th Ave. | 232-9857 |
| * | Betty Rean | Bottom min. Pls. 5815 SE Rhone | 771-1743 |
| | W.H. (Dutch) Sammler | 212 N.E. 50th Ave (97213) | 236-9117 |
| | Mary Pedersen | 405 City Hall | 249-4519 |
| | Thomas Tomely | 1700 SW 4th | 224-4800 |
| | DON MACGILLIVRAY | 4230 N.E. 79th AV | 288-9621 |
| | Carl Thompson | 2651, S.E. 49th | 232-9857 |
| | Alonzo W. Wertz | 3105 SW Barber | 227-7136 |
| | Cherie MacGillivray | 4230 N.E. 79th Av. | 255-9621 |
| | Dorothy Powell | 934 S.E. Umatilla St. | 232-1096 |
| | David Blomgren | 25 S.E. 79th Ave. | 254-8011 |
| | R.W. GRANT | 1164 NE 72 | 255-6821 |
| | WALTER B. WILLETTE | 7 S.E. 79th AVE | 256-1946 |
| | Dave Utzinger | 7231 SE. Sherman | 775-3083 |
| * | Sharon Beardsley | 1430 SE 14th | 232-5790 |
| | Virginia Seidel | 2321 S.E. 26th | 232-0407 |
| | Virginia Bruton | 3000 Claving Cross | 842-3066 |
| | Milton E. KORGAN | 6732 S.E. 29th | 774-4910 |
| | Ed Lyle | 201 SE 12th (97214) | 233-3654 |
| | Dawn Robbins | 604 SE 33rd | 233-9865 |

Jim Mc Connell - 1818 SE Division 233-8491

Mary C. Michael 9030 SE Rural 775-6964

Mr. & Mrs. Bruce Quay - 2333 SE. 60th 232-6741

SHIRLEY STONE 728 S.E. 45th

Kathy Zimmerly PDC 4316 SE Hunt 233-6236

Mona Brown 3323 SE 71st 771-4828

B Watkins 6841 SE Brooklyn

* - Frank L. Hart 3205 - SE Taylor 234-4165

Wesley Albrecht 2815 - SE 22nd 233-1440

Francis Mason 6251 SE Harrison 235-3827

Janet Hancock 11716 SE Lexington 761-7485

* (interested in removing power poles on Mt. Scott).

Is this area "acute" in deterioration
 pain in the present.

ANS: much improved.

How much area can be covered?

ANS: mutual decision.

Who makes final decision?

ANS: CITY COUNCIL

Is there anything that can stop the hospital

ANS: NW Plan.

Would there be cutoff on revolving loans for
 income maximum?

% of Y/housing costs.

Much housing here is apartments

ANS: can also cover rental properties, arranged.

so benefits accrue to renters.

What incentives?

ANS: good offer, enforce code, NH pressure.

Who says can or can't get a loan

ANS: if bank says no, we'll say yes.

Isn't there a housing code?

ANS: yes, but not mandatory.

Council policy.

2

Incentive is depreciation.

Ans: Yes, happens naturally for rental props.
5-yr. rapid write-off in taxes.

Q - Aren't the absentee landlords responsible
in the first place?

Contrast to his good landlord

Aren't we rewarding the bad landlords?

Q - Some landlords are putting off the depreciation
Many wd not qualify for the loans.

Ans: Sh b mandatory compliance of code.

Q - Many want to knock down & build
parking lots. Too much heat &
you lose the housing

Research enforce
housing codes.
NDP areas.

Q. Can use funds as loans for renters to
buy their residences.

A. Is a possibility.

Q Is NW eligible?

A: Yes.

3/

Q: Why spread too far?

A: Can only spend so much in a given NH
in a given time.

Q: Sh application be specific as to wh sheets?
Yes.

Q: How much left over after commitments?

A: Don't know yet.

Q: \$ 1.2 million for NDP

Do you mean housing

ATTENDANCE

14A

NW

OCT. 24, 1974

| | | | |
|---------------------|------------------------------------|-------|-----------|
| Martha Haggland | 104 SW 5 th Ave. | 97204 | -248-3431 |
| Kate McKinley | 2771 N.W. Quimby | 97210 | 227-2760 |
| Jerry Worland | 708 NW 19 th | 97209 | 223-0583 |
| Carl E Banner | 12620 SW Bowmont | 97225 | 644-4896 |
| C. Bruce Spencer | 2784 NW Savier | 97210 | 222-4839 |
| Gerrie Melara | 2330 NW Horsting | 97210 | 222-1112 |
| Frank H. Hilton, Jr | 1610 S.W. College | 97201 | 226-2926 |
| Richard J McGarity | 2427 NW Marshall | 97210 | 222-2819 |
| Sylvia A McGarity | " " " " | " | " |
| D. Bruce Kindrem | 1010 N.W. 17 th Ave #21 | 97209 | 222-9070 |
| Bill Deming | 2682 N.W. Gannett | 97210 | 223-6577 |
| Sally Landauer | 820 NW Culpepper | 97210 | 227-1801 |
| Tom Chamberlin | 2242 N.W. Hoyt | 97210 | 224-3800 |

ATTENDANCE

14B

NW

OCT. 24, 1974.

Tad Sawinaw
 Helen Runyan
 David Boardman
 Kara Witt
 Anita Witt
 Mrs. Geil Mark

3026 N.W. Vaughn
 2285 N.W. Johnson
 1611 NW 32 97210
 " " " "

Pres: Terance Ongerette
 1417 +
 2041 -
 NW Everett
 apt 411

Joe Gallagher 768-N.W. 19th Road 97209
 David Rath 2148 NW OVERTON
 Gary Sundquist 1416 N.W. 24th Ave
 MARVIN WITT JR. 2892 N.W. UPSHUR.
 Marvin Witt III 1611 N.W. 32nd
 Janet Rullo ~~208-99~~
 2253 NW Overton
 97210

B. Holzapfel 325 N.W. 21st
 GLEN MICK 2388 NW KEARNEY
 Carolyn Syronen 2149 N.W. Hoyt
 KARL WETZEL 1728 N.W. 32

ATTENDANCE

NW 14C
OCT. 24, 1974.
243-2731.

| | | |
|----------------|--------------------------|----------|
| Mary Scott | 2234 NW Hoyt #4 | 227-4667 |
| Cheryl Macy | 1715 NW Irving | 228-1455 |
| Aaron Scott | 2503 NW Raleigh | |
| Carol Smith | 2248 NW Hoyt | 223-3880 |
| Vera Katz | 1214 NW 25 th | 228-1056 |
| June Biddely | 3055 NW. Vaughlin | 228-4623 |
| Gloria LaValle | 2387 N.W. Kearney | 227-4195 |

ATTEN DANCE

OCT. 24

NW

BILLY HARRIS 2803 NW Cumberland 228-3448
 Bruce Martin Bureau of Planning
 Paul A. Worm 3338 N.W. Franklin Ct. 223-6575
 Tom Dolan 829 NW 19th 223-4565
 Bill Neeland 3212 N.W. FRANKLIN CT. 222-1489
 Leland G. Thelin 1816 N.W. IRVING ST. 226-3659
 Kerry Hood 118 W. Burnside 228-4972
 JERRY MINDEN 2554 N.W. MARSHALL # 6 NONE

ATTENDANCE

14E

OCT. 24
NW

If you have not signed, please sign

| NAME | ADDRESS | PHONE |
|------------------|-------------------------|-------------------|
| Dick Wood | 3425 N.W. SAWYER | 227-6961 |
| Michael | 1520 SE 37th | 235-6171 |
| Elaine Helfend | 2434 N.W. Kearney | 223-7830 |
| Edgar E. Formis | 3228 N.W. Vaughn | 222-3621 (office) |
| James Hofer | 3219 N.W. Vaughn | 228-6110 (office) |
| BILL SAENGER | NORTHWEST PILOT PROJECT | 227-5605 (OFFICE) |
| DOUG SPENCER | 2618 NW 29th | 223-6449 |
| Miriam Witt J. | 2892 N.W. Upshur. | |
| Jane Strick | 6915 SW 15th | 245-2328 |
| Marvold Neil | 3241 NW Hoyt | 228-5955 |
| Isaac Stein | 1334 NW 25th #304 | 227-0372 |
| Chas. L. Conshun | 3425 N.W. YEON | 224-9900 |

Q. Why apply to HUD if this is city ^{11-6.} money?

A. Comes w strings on the process.

(1)
(18)

Q- What about downtown?

A- Priority for housing, but not exclusively.

Q- Who speaks for downtown?

A-

Q. Bureaus will work w NHTs for technical advice

Q Do you have to declare an area as an urban renewal area?

A. Depends, generally yes, state law. Particularly if acquisition involved, or where tax increment.

Q. Corbett & Hair Hill worried ab powers implied in UR designation. For example, relocation funds.

A. Cases arise - Home to be condemned, e.g. where relocation is needed.

Q. Doesn't program invite inspection?

A. Possibly.

Q. P.I.L. program causes some concern.

A. ND cd choose to do code enforcement, but don't have to.

3 Q. The point is not about getting involved.
There may be future costs as yet unknown.
Once you're involved, there may not be a
way to solve the problems turned up.

A. Not enforced in NJ.

ATTENDANCE

NOV. 16.

CORBETT - TERWILLIGER

Dwight C Clark City Owner
 Tom Walsh 4126 SW Corbett Ave. Resident
 Howard DeVoy 0214 S.W. Dakota St. "
 Jim Canessa 9206 SW 26th student observer
 Emma Albertson 6815 S.W. Virginia Ave Resident
 Gaa Good 6822 S.W. Virginia Ave "
 Lucille Albertson 6805 S.W. Virginia Ave "
 Sam B Charlton 1834 SW Vista Ave owner
 Jeff Wilson 2367 N.W. Glisan observer
 Esther I Pascua 4529 S.W. Viewpoint Terr. owner
 Virginia Wade 4541 S.W. Water Ave. owner
~~Paul Cohen~~ 3170 SW Fairmount Blvd Owner
 Winifred J. Reed 1126 SW Park Ave "Downtown" 1st City Club
 Dick Hegdahl 527 SW Hall "CRAG"
 JOHN W. LAWS 4937 SW CORBETT RENTER

~~Sam Caldwell~~ 1733 S.W. CLIFTON OWNER
 Lou Savage LEGAL AID (DOWNTOWN OFFICE)
 John Volkman CUE/0245 S.W. Bancroft worker
 Henry Wilson 7412 SW Corbett owner
 Helen Farrens 3956 S.W. Condor Ave Owner
 Audrey Moody 4411 S.W. Hamilton Ter. owner
 Chris Sawyer 1802 SW. 10 non-resident
 Marylou Strickling 7506 S.W. Corbett Owner
 (MAIL: 1503 SW HALL) ←
 JEAN KNOTSON 7445 S.W. KELLY OWNER
 JOHN PLATT 3315 SW KELLY PRESS
 " "
 CHARLES AUCH 945 NE 23RD AVE
 Anita Kelly 3703 SW Kelly RENTER
 (committee) owner
 Louise Rumpala - 6393 S.E. Yamhill absentee property
 Norma Clark 0205 SW Idaho Reside Owner
 Planning Committee
 Georgianna 3437 S.W. Kelly owner
 ERIC SKJORSTEIN 3627 S.W. KELLY RESIDENT

| | | |
|----------------|-----------------------------|------------------------|
| SUSAN Stoner | 3030 S.W. 2ND | RESIDENT |
| JON HAGEN | 4133 S.W. CORBETT | RESIDENT |
| ALAN FOX | PORTLAND BUREAU OF PLANNING | |
| JOHN G. PARKER | 6600 SW VIENT TERRA | RESIDENT OWNER |
| Diane Libeck | 4133 S.W. CORBETT | RESIDENT |
| DALE MEYERS | 0933 SW VERMONT | R.O. |
| NICK ALLIS | 5331 S.W. MACADAM AVE. | BUSINESS / DEVELOPMENT |
| Phyllis Goto | 5903 SW Corbett #5 | Tenant |
| Bob Benz | 4330 S.W. MACADAM | BUSINESS |
| Penny Allen | 3627 S.W. Kelly | RESIDENT |
| Jack DuVal | 7030 S.W. macadam | BUSINESS |
| Beth Brown | 2922 S.W. 2nd | RESIDENT |

Introductions.

27 plus city staff.

Sequence of events.

SE Coalition

HAND meeting.

Where is City?
for

Want to find out what guidelines make it possible to come up w a constructive feasible plan.

G.S. believe we sh b doing something in SE.
How?

What happens to Mt. Hood Fwy corridor?

Not possible to put together a plan in a few weeks.

C-T took 2 years.

Might take 3-6 months here.

Come up w NDP not because it was the best thing around, but bec it was the only thing around. Springboard.

Take up Ernie on his offer of planning.

Prepared to commit staff.

Pick up on the work of the PCDC.

Witness minutes

[Committed himself to send 2 planners if the WH gps tell him what they need.

G.S. First yr for planning

Get into funding for 2ND year.

Beryl Lind. What is adminr structure?

hubin. And to what purpose

Hud to City. Admin by Stout

Beryl - what part of PCPC - PDC?

PDC gets their funding from the City

PCPC under Gary.

B-L. Who sets the guidelines?

① Basically in the Act.

NH Stabilization. Housing plus improv^{ms.}

② Changed the housing goal (1949).

Deteriorating, but still have owners to work with. Try to hold declining.

B.L. Does PDC set some of guidelines?

G.S. SH of O.P. & D.

Coordinated package.

Grant Radon: Has City Council given any guidelines?

G.S. More than enough NHs want the money.
Stressing housing & NH Stabilization.

Ucl. Balancing between needs, money,
how far can it go without dissipating it?

G.S. Some of Buckman Plan makes sense.

Do the feasible part.

Over 50% home ownership.

Goal: Show the Council some results of 1st yr.
Then can ask for extension.

Begin planning in the spring to expand the pocket.

If rapid in planning, then use contingency funds.

Look for adjoining areas.

Padden

Can make money commitment?

More than \$100,000, less than half a million.

Joe

Take the old NRP Plan & rework it?

Needs some work, but is a beginning.

HAND If it comes into SE, that's for me.

G.S. Recommend it as expanding program.

G.S. Some of the problems in SE are zoning probs.
Can't be resolved in a couple of weeks.

How does it work?

G.S. Thousands of rehab, interest on sliding scale.
Revolving fund. That's how you can afford to expand.

Claire Green

Do we repossess it? Or sold at regular market price?

G.S. Leaking roof. House can fall altogether.
Several thousand we'd lose, & that drives up the prices more

— Isn't this a short-term solution?

G.S. Section 8.

How about helping ^{low income} people get into home ownership?

G.S. PDC- HAP.

Rehab the house & people help.
Leased housing pays difference b/w
rent & what they can afford.
Sweat equity becomes a down payment.
Seeking HUD approval.

~~Richmond~~ → Renters have a state already & wd like
to stay.

Wiley. Is it possible to talk about all SE
as target area?

G.S. Anything is possible, but stretches too far.
Except for emergency housing repair.
Will be recommended at Mid-Yr. Budget

Edmond Q- Only use funds in designated areas?
HUD wd be used in designated areas.
Section 8 is not tied down to designated
areas. This was 50% elderly / 50% families.

Wiley. Model Cities can't spend all the money.
What about keeping some funds set aside
for undesignated areas?

G.S. If not used in 12 months, money goes back.
Don't want any money to go back,
that's why planning sh start immediately
& get done reasonably soon.
Use it or lose it.

G.S. Think of starting place as bullseye in
the target.

Use Buckman application to lay groundwork
for ~~at~~ more SE NHs.

B. kind - Wd Buckman have trouble spending the money
due to qualifications for people.

G.S. But choose a winning area.
What is moderate income?

Matson 7,500 per household.

~~\$~~
\$9,100 median.
low = 50% or \$4,500
moderate = 50-80% up to \$7,500.

Using what % of income/housing
if pay \rightarrow 30%, repayment deferred.

G.S. Green - lien?

But lien adds to value of property
& does not accumulate interest.

Why hasn't money been used in Albina?

Fixed a lot of houses.

Lubin Are there guidelines we need, but don't have yet.

G.S. Can't pick the area in Buckman, but can
describe what the area sh b like.

Try to pick an area to show 1st yr. success.

Pick a stable portion.

"We know where not to start."

Tie into expansion of other areas.
So City can make planning commitment.

- * Try to find out whether people are interested in ~~participating~~ using the program, & where.
Boundary doesn't have to be too precise.

Hubin. What about owner-occupied duplexes?

- G.S. Seems like it ought to work, if one occupant is the owner.
↙ Save 2 units with one shot.

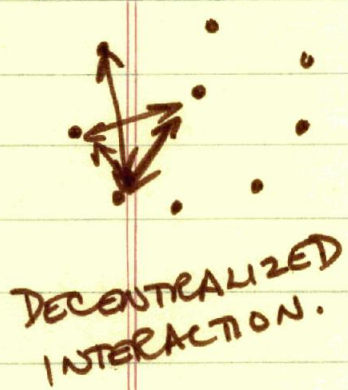
Hyle - What about the penter?

Sunnyside - How many houses on a block or what proportion is a "success"?

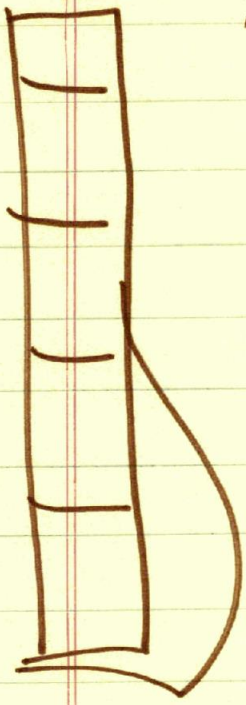
- G.S. Take the amt. of money, divide by the size of the loans & figure out how many units can be helped.

Section 8 money helps the rents mostly.

McConnell. Coalition proposes Buckman
ny be the only area first year.
If Buckman doesn't use it, then
other target areas could pick it up.
Meantime the other areas get planning.



McConnell.



Let designated area be in same SE area.

Suggestion was that la. NH pick a 5 or 10 block area that cd b successful. Wd this work strange figure?

Let's identify these areas for planning.

What about person who's afraid of fixing the houses & having to pay higher taxes?

Get the law fm legislature.

How far are we? How long do we have?

Almgo: Have done cursory visual survey in Buckman.

Have some ideas for starting point for concentrated program.

Are these houses owner-occupied?
Don't know yet.

McConnell.

Elimination criteria

Industrial

AO or M zoning

50% or more rentals or

publicly owned property.

Red - CM or AO zoning - up to 12R.
 Yellow - median income $> 11,000$
 publically owned property.
 76% renters. (duplexes?)
 block data needed
 81% rentals.
 86% rentals.

Burnside - Stark. 2012 - 2812.
 If take larger target area, then homes
 on the cross-hatched area cd
 still qualify.
 12-28 Burnside - Stark.

12-32ND. Burnside, Belmont or a little further
 south.

Summary.
 4 NHTs,
 then 2 NHTs
 take the M zoning.

→ wd be much work to do in 3 mos.

- need workshops to determine need.
- some indicatn of willingness
- info at houses.

budgetable program

Summary
 ownership info.
 workshop.

alternatives.

No time for workshop.

Lori - Wants to do survey quickly.

hyle -

Beryl - Worked hard on NDP last time. Déjà vu.

What's in it for us? Qualifications.

Will this attract code inspectors? ^{Fear} having the house & taxes going up?

Wd. help.

Joe. Will help. Let's do it soon.

Which people will cooperate?

How find the people?

G.S 2 things we don't have:

1- for the boundary had & fast?

Staff, info, maps.

2- Meet w people in the area,

to find out if the people want to do it.

16th.

Suggesting 2 stages.

Call it SE Program, start w Buckman.

Take flyers to the door.

Mel - coordinate preparation of flyers & distribution.

Denny - planning preparation.

get budget items.

diagram of funding

diagram of how admin. looks.

how SE program fits in.

Mary

PROPOSED HOUSING COMMUNITY DEVELOPMENT
MEETING MINUTES
DECEMBER 12, 1974

Sheila Driscoll, acting chairperson, called the meeting to order at 7:30 P.M.. Jean Young acted as recording secretary for the minutes.

The chairperson designated that everyone in attendance would receive a copy of the minutes from the meeting.

Chuck Olson, Portland Development Commission, reiterated the North Portland program, explaining the neighborhood has established its own priorities through the last three meetings. Mr. Olson specified the priorities as follows:

- A. Residential Rehabilitation
- B. Commerical/Industrial St. Johns Business District
- C. Public Properties
- D. Real Estate & Relocation (none designated)
- E. Project Improvements
 - 1-Street Reconstruction & Lighting
 - 2-Traffic Signalization @ Columbia Blvd. & Fessenden
- F. Contingencies (public or private unforeseen problems that could arise possibly if bids run higher than projected)
- G. Overhead & Personal Services (Costs of administration to cover PDC agency with 22% budget with PDC doing all field work and administration)

Dennie Wilde, Planning Commission, stipulated the time frame was the same on the proposed budget, however, there was time for changes to be made by the neighborhood. Mr. Wilde addressed himself to the Time Table for Funding, the Cultural Art Center and discussion of the Statement for Council to be made by the citizens.

He advised the Act disallows the Cultural Art Center or neighborhood facility (those which house such things as social services, elderly, day care, medical, etc.) as an eligible item for funding. The City Council on December 9, 1974 stipulated they would not consider neighborhood facilities in the first year of funding. The City Council's concerns are who would administrate such facilities and who would be responsible for such facilities. A matter of policy was therefore established to disallow such funding. It was advised that the council does have the option within the Act. There are four other neighborhoods that have asked for consideration for neighborhood facilities. They are St. Johns, Buckman, Northwest and Burnside. Mr. Wilde suggested the neighborhood association could contact the other interested neighborhoods to consolidate their efforts for second year funding. It is also the option for the neighborhood to bring up the question of the Cultural Art Center in their prepared statement to council.

Mr. Wilde gave the time frame for the first year program:

- A- Informal council review for 10% advance of total funds applying for North Portland development funding 12/09/74.*
- B- Draft application in process now. After council reviews around Christmas time draft will be available for neighborhood to review application.
- C- Formal public hearing before Planning Commission/Portland Development Commission on 01/09/75.
- D- Formal hearing City Council 01/15/75.
- E- PDC drafts A95 Review. It is submitted to CRAG with copies sent to West Linn, Vancouver, Gresham, and whoever would be interested in surrounding area as far as Federal Grant concerned. This process takes 45 days.
- F- PDC alongs with neighborhood begins preparation of renewal plans for each neighborhood going to be funded through HCD. PDC will go through review with neighborhood community organization.
- G- In February or March second hearings on renewal plan and federal government will give go ahead to spend money.

Mr. Olson responded to question from floor and advised the plan that will be adopted will follow neighborhood planning and land use plan or revisions and will allow the old St. Johns plan to provide framework planning to keep the area residential.

It was stressed throughout the meeting that the guidance and established priorities will be done by the neighborhood community association. It was decided that a sub-committee will be established to determine what streets are to done according to what streets can afford to do them. Mr. Olson advised an LID (land improvement district) would be imposed and would probably be the bulk of the St. Johns allocation at \$20.00 a foot on a 50-50 basis between homeowner and HCD.

Costs of Residential Rehab was designated as 25 deferred payment loans for fixed income and low income as in instance of elderly at no interest with a lien on the property terminated at time of sale or death and returned to the fund. Variable Interest Loans were designated as 312/Direct Federal Loans (3%) and PIL/Public Interest Lenders (to 5½%) through established financial institutions with PDC administrating.

The sub-committee will set priorities for those things that can be done with the least amount of hassle. Concentrated city hall staff assistance to be available to expedite those things that can be done post haste.

PDC advised they were obligated to work through the recognized neighborhood association.

Direct questions floored freely from the floor.

- Q. Are these funds specifically allocated to Priorities listed.
- A. There are no limitations relative to those established priorities.
- Q. Could funds be used for security proposal system for crime prevention.

- A. Advised to work through Crime Prevention Bureau as well as new proposed Police Precinct Committee.

A motion was made and second to accept proposed budget as is with "C. Public Properties with a .00" figure to keep in budget to work for in the future. It was passed unanimously.

The next matter of business was preparation of the general statement for council on 01/15/75.

- 1-the above motion in detail
- 2-keep overhead down with field work done by sub-committee and other volunteers to revert part of 22% allocated personal services fund to other priorities
- 3-coordinate other agencies and crime prevention program to enhance Community Development Program
- 4-Include other North Portland areas in concentrated effort for cultural center for second year funding
- 5-work with Public Works Bureau to set new standards regarding existing right ways (concern lies with 30 foot and less existing strips)

All the above put into motion, second and passed unanimously.

Nominations were opened for chairman of the community development committee. They were Rudy Reichelt, Kurt Wilhelm, and Barbara Rehman. Mr. Rudy Reichelt was elected chairman. No election or appointment was made for recording secretary.

Sheila Driscoll adjourned the meeting at 9:20 P.M..

MEMO TO: Commissioner Mildred Schwab
MEMO FROM: Mary Pedersen
SUBJECT: Housing and Community Development Program

The citizen participation for the Housing and Community Development Program is probably more intensive than the citizen participation on any similar program in the city in the past. Citizens have probably had more impact on the determination of this program than any similar program in the past. A number of issues, however, remain for Council consideration and resolution. This memo will go through the budget, area by area, raising the issues as they are known to me.

1. Inclusion of Social Programs.

The citizens who have been most active in requesting funds for social programs from the HCD funds are the representatives of Model Cities. The Human Resources Committee moves that 40% of funds should be set aside for social programs, but the executive board of Model Cities recommended instead that a minimum of at least 20% of community development funds be used for social programs. This item will be on the agenda for the next board meeting. Social programs are eligible under the bill, if they are programs which have been turned down for funding by other agencies. This is certainly true for the 4 C's daycare centers. It seems that the impetus is coming from a desire to continue the funding of the daycare center in Northeast Portland.

One of the reasons why the administrative costs are as high as they are is because of the inclusion of "software programs." Software programs include financial counseling, housing maintenance counseling, legal counseling, and other types of community education which would assist in the maintenance of a house once it is rehabilitated. In effect this is a social program of a sort, and although the people regard it useful, it is not the kind of social program that they mean when they ask for funding.

2. Hold Harmless for Neighborhoods.

The statements submitted by the group in St. Johns raises the issue of what will happen to funds assigned to a project in a given neighborhood which cannot be completed within the year's funding. Will these funds be assigned to another project in the same neighborhood or will they be reallocated to another neighborhood? This it seems to me is a very crucial issue. How would the city of Portland feel, or how did it feel in the past, when the federal government would take away funds which could not be expended within the given time period on the

projects as they were originally designated? The neighborhoods seem to feel that each of them have a sufficient number of projects and priorities that if a single project is not completable they could expend the funds on other projects within that neighborhood and help to complete their program a little more quickly. It seems to me that if the Council can make a commitment to the neighborhoods that the amounts of money which are allocated to them will in fact be spent in that neighborhood, there is a certain degree of security or credibility will be given to the program. If the neighborhood people who are being active in the program are aware of what their budget is, then there is some incentive to monitor the programs as they get implemented to find out how the funds are being spent. If it turns out that a particular project cannot be completed in the time allotted then neighborhood people can vote to assign priorities to other projects which perhaps were not included in the first year's funding. What I am saying is that volunteerism is going to play a large part in this program, possibly larger than any of us realize at this point. Administrative costs can be kept down if volunteerism is steady and productive. Volunteers will only be willing to do the work if the program has a certain amount of credibility, and if they believe that the funds are genuinely assigned to that neighborhood.

On the other hand, the staff has raised the issue about what you do if, for example, a neighborhood cannot accomplish the purchase of a piece of land for which a large amount of money had been assigned. If it is a large amount of money, they say, how would the neighborhood be able to spend it in that year? There may be some validity to this other side of the argument. In any case however, the staff should be instructed by the Council that if there are going to be any changes in the budget, or perhaps any significant changes in the budget, then the neighborhood should be notified and consulted. They would then have the opportunity to come up with projects and priorities which are as important to them, and if they do not, then the funds could be reassigned. This would again contribute to the incentive for continued participation.

3. Commitment to Southeast Portland.

There has been some misunderstanding of what the neighborhoods in the Southeast coalition are asking. As I understand their request, they would like the city to designate the Buckman Project as the Southeast project. In their thinking the ideal way of making a commitment to Southeast would be symbolic. The project would be called the Southeast Project, even though HCD funds would be spent only in Buckman for the first year. In the meantime the regular staff of the Planning Bureau could be assisting those neighborhoods to pull together some planning in their area. The Southeast plan which has been submitted by the neighbors there and which was largely done by very dedicated volunteers is a remarkable piece of work. If they are capable of that kind of planning effort on their own, imagine how capable they will be in terms of helping to implement the program.

What they seem to be saying is that for the first year they would like the project called the Southeast project, they would like some planning assistance, and HCD FUNDS should be spent in Buckman. As far as I know, they have not requested funding for projects in the Southeast area outside of Buckman in the first year, although they do hope that their projects can be included in the second year. Since large amounts of money are being spent in Northeast this year, and it seems that those projects might be largely completed by next year, it is realistic to hope that there will be a larger sum of money for Southeast neighborhoods next year. The staff did not feel that they could make a commitment to other neighborhoods in Southeast because the Council has never voted any such commitment. It would be a simple matter to move that the Buckman project area be renamed the Southeast project area and that the borders should be as defined in the Southeast plan. These borders are largely from the river to 50th and from the Banfield freeway to Holgate and Powell.

4. Downtown Housing.

A total of something over 2 million dollars has been assigned to the downtown waterfront urban renewal project. Of this amount \$842,000 has been assigned for housing rehabilitation. Although the amounts of money seem to have been switched in the budget, the commitment was that there would be one more hotel rehabilitated like the Foster has been, and there would also be funds for correcting ^{code} deficiencies to meet Chapter 13. Considering that there are well over 4,000 housing units which have been fire coded either in downtown or in the close~~d~~ in areas, funds to help 12 buildings to meet fire code are just not going to go very far. As you know, the funds for the Pioneer Square have been included in the budget, but they do not seem to be listed on the page which lists the other downtown projects. As contrasted to the \$500,000 set aside for the parking lot purchase, there seem to be no funds at this point for a commitment to housing in the Lowndale area. It is true that we have not yet received the consultant's plan for that area which indicates which buildings should be saved, however the first draft does indicate that some of those hotels could be saved, such as the Lenox and the Hamilton, both on the other side of the Lowndale Square.

5. Work for Minority Contractors.

The Albina Contractors' Association appeared at the Planning Commission hearing to request that a certain amount of the funds should be designated to provide work for minority contractors. There is a program of the Small Business Administration known as the 8-A program which would involve setting aside a certain amount of money for minority contractors to work not just in Northeast, but in projects all over the city. This is what the contractors are most interested in doing - they do not want to find themselves in the position where they can work only in certain areas of the city. The problem here seems to me so much one of the funds being available, although this is a consideration; the problem is much more one of publicizing which minority contractors are willing and

able to do the work. It would be helpful to have some kind of brochure or pamphlet produced by either Metro Human Relations Commission or by the Contractors' Association themselves, so that at least people will have the opportunity to make an informed choice.

6. Contingencies and Local Options.

The amount of money assigned to this category is \$595,200. A total of \$215,200 is assigned for local options which could include housing assistance for the handicapped, recycling centers, and special capital improvements. These monies are placed into this category to provide for projects which are not sponsored by a particular neighborhood in its funding request, such as recycling centers, or for projects suggested by a neighborhood which is not chosen as a target area. The only project for which I have a written letter of request is one from the Portland Recycling Team. Citizens from the Clay-Skyline area appeared at the hearing to request funds to extend the water line, and as you know, the citizens of *Bridge-ton-Faloma* are looking for help with building their sewer. Other groups which might have put in requests seem to have been discouraged by the information that this is a program aimed at low and moderate income neighborhoods.

7. Administrative Costs.

The question of administrative costs has been commented upon or criticized in every neighborhood chosen as a project area. Many of the administrative costs are hidden. For example the software program mentioned earlier, including housing maintenance counseling, financial counseling, legal counseling, and so forth, frequently are not anticipated by neighborhood groups. Whenever the question of volunteerism is raised, the staff at the Development Commission immediately responds that volunteers just don't work out. For example, I suggested that volunteers from a neighborhood association might do the canvassing to determine which neighbors might be interested in receiving home loans. Some of this canvassing has already been done in Southeast, and this type of program would probably work at St. Johns, too. The staff at PDC, however, states that they attempted to do this kind of canvassing with volunteers in Northeast Portland, and it "just didn't work." They state that citizens gave out misinformation and generally, it caused considerable staff time to straighten out the confusion. What this says to me is that we may need to do a little training of the volunteers, and when they go out they should be equipped with pamphlets giving the information in accurate form as far as possible for the general instance. Follow-up calls by trained staff could then be more economically budgeted. The staff in the office of Planning and Development has accepted the administrative costs to a large degree, and pruned others, on the theory that the monies are not expended, they can be put back into projects. They do not want to be caught short, however.

At least one and I think two neighborhoods have requested that if there are going to be offices in their neighborhood, they would like to have

a contract with the PDC. It seems that the administrative arrangements will be that the city will contract with PDC, and it should be possible for the neighbors then to subcontract with PDC. The Office of Neighborhood Associations does not wish to be responsible for the implementation of projects in the field. Our sole concern is arranging for improved communications and citizen participation. With that goal in mind, however, it would make sense for OONA to have a say along with the neighbors in whether or not PDC should establish another office in a neighborhood. For example, when the Neighbors North office gets going, the office in the Kenton area would be large enough to accommodate several staff people from PDC. This office is to be located in Kenton because in the citizens' view this is more centrally located for access by many neighborhoods. Even though the project area is located in St. Johns, there is a question about whether the office needs to be located right there, or whether it can be located at a site where other neighborhoods will also have access to it. Since we will be contracting with PDC, it appears that the city will have considerable control over where the offices go.

HCD - HEARINGS

Portland City Planning Commission

Portland Development Commission

Joint Public Hearing On

Housing and Community Development Needs

Wednesday, January 8, 1975

7:30 pm

Water Services Building

510 S.W. Montgomery

AGENDA

- I. Opening Remarks - "purposes of hearing"
George Sheldon, Chairman, PCPC

Opening Remarks - "Where do we go from here?"
Bob Walsh, Chairman, PDC

II.

- A. The HCD Act of 1974
Gary Stout, Administrator, Office of
Planning and Development

- B. Portland's Program Concepts

III. Opening of the Hearing:

Citizen testimony

IV. Summary of Testimony and Hearing

V. Consideration of Adoption of Goals and Strategy

VI. Adjournment

KOK/dyml

Thursday evening

Introduction

to all for attending Composite Maps.
Community Services Staff of PDC

①

Thank you.

2 Distinctions between

Capital Improvements BUDGET FORMS. SUMMARY DOCUMENTS. City funds regular budget
Housing & Community Dev. Act. Federal funds based on average wh declines in future. Resumption of full funding revenue sharing.
OCT 17 deadline.

②

extraordinary session,

to try to begin improve on the model of CP

mailed info but to who?
& how be sure people have time to read & understand it?

- 1) brief the presidents or their reps.
- 2) provide you with written materials
 - enough for those present &
 - will take orders for as many as you would like.
- 3) set of 3 or 4 area town meetings open & well-publicized.
Westside, NE, SE.
- 4) meetings w. indiv ~~MTs~~ provide tech assistance to help in determining what their options are.

Dec. 1.

③

GOALS for this meeting.

- 1- make presentation & give answers to qns. at very early stage.
- 2- everyone here can know what kind of decisions need to be made and when.
- 3- clear up misunderstandings
- 4- find out from you how much publicity or what other ideas you have for town meetings.

Material Available.

Qns Asked

What does it mean for renting loan funds?

What about rental properties & raising the rent?

What about Mt. Hood Corridor?

What about I-505 corridor?

What about Gray St. sunproofing?

Can St. Johns plan be modified?

Is there a way to approach the zoning?

Difference between CIP & County Devm funds.

Figures for budget.

Will zoning determine if house is eligible for rental?

Won't new neighborhoods be on the shorter end of the stick?

Piedmont
Montevilla
Mid-SE
Sollwood
Richmond
Seaside

| | |
|--------------|---------------|
| Aquila | |
| S. Tabor | Homestead |
| Vernon | Surge |
| Brooklyn | HAND |
| Goose Hollow | Foster-Powell |
| Hinton | N.W. |
| Burnside | Concordia |
| King | Kerns |
| St. Johns | Woodlawn |
| Overlook | N PCC |
| Sabin | Buckmen |
| Irrington | C-T |
| Jonest Park | Lair Hill |
| Alameda | |

St. Johns.

Thurs. Nov. 21

St. Johns Comm. Bd.

Street Improvements - 20

Traffic control & signals - 5

Park 4

Cultural Arts Center ~~1~~ 1

St. John Business District - 14

Housing - 8

Street lighting 1.

7. What methods of citizen participation do you suggest for reaching people in your area?

8. Comments on the questionnaires.

9. Comments on this meeting.

10. Other ideas or suggestions.

1974-75

Citizen participation in the HCD program developed in 4 phases:

- 1- Introductory or early meetings
including president's briefing
meeting of interested people to draft questionnaire
- 2- Town Meetings (initiated by City staff).
Northeast, Southeast, North
NW and SW
- 3- Hearings
Joint Planning Commission/Development Comm. Council.
City Council.
- 4- Implementation Workshops.

ATTACHMENTS.

- 1- Minute from president's briefing
- 2- Pamphlet distributed ✓
- 3- Newsletter ✓
- 4 Flyers
- 5 Oregonian article, other articles.
- 6 Notes including list of attendees for 10/9 Downtown Mtg. ✓
- 7- Attendance for 10/15 CP meeting.
- 8-A Questionnaire
- 9- Ideas for 10/15 Model Cities meeting ✓
- 10- Model Cities Ours.
- 11- North Portland 10/16 Attendance ✓
- 12- SE 10/17 Attendance ✓
- 13 SE questionnaires
- 14- NW Attendance 10/24 ✓
- 15- NW questionnaires
- 16-CP COMMITTEE 10/29 ATTENDANCE & SELECTION OF NH-CENTRIA
Corbett Terwilliger 11/6 - Attendance ✓ (19) SW
- 17-8- Buckman meeting minutes (cell P. Goto). - QUESTIONNAIRES
- 18- 11/7 CP COMMITTEE
- 19- 11/12 - CP COMMITTEE
- 20- 11/14/74 Attendance
- 21- Saturday SE Workshop Tape (11/23)
- 11/21 North Portland - 2nd mtg at St. Johns Gymn Center - Tape
- 12/9 - REVIEW DRAFT OF CP PLAN.
- DECEMBER DONA NEWSLETTER
- ORUG REVISED CP DRAFT PLANS
- FULL PAGE AD - 1/2/75
- JANUARY NEWSLETTER - DONA
- AGENDA FOR 1/8 PCPC HEARING
- BUDGET DISTRIBUTED AT THE HEARING.
- TRANSCRIPT FROM HEARING.
- ATTENDANCE FROM HEARING.
- PDC RESOLUTION
- FEBRUARY NEWSLETTER
- MEMO TO MAS
- LETTER FROM SEUL, RECYCLING CENTERS.
- TRANSCRIPT FROM COUNCIL HEARING
- PDC account of questionnaires
- NEWS PAPER ARTICLES
- PRESS SCRIBE OBSERVER ST JOHNS

4 PHASES

N minute 12/9.

- TOWN MEETINGS
- NH MEETINGS.
- HEARINGS.

Narrative

All neighborhood chairpersons were invited by phone to a briefing at the Water Service Building Sept. 26.
Presidents Briefing

Tom meetings for October were announced, and later the PDC staff ~~fl~~ distributed flyers door-to-door.

12,000 in NE - example
8,000 in SE example
3,500 in North. Example.

~~Staff at OONA~~

In NW, notice ^{was given} thru ^{NWDA} news letter & by posters in streets.
In SW, notice thru flyer mailed to the neighborhood's

OONA newsletter ~~was~~ - ^{Complete mailing list} mailed so that it would be received Sat. Oct 12 preceding start of town mtgs.
CP Meeting
An Oregonian article ~~about~~ appeared on Monday October 14.

On Tuesday October 15,

following a presentation by Milton Kotler, about 25 people met as a committee on Citizen participation.

~~Meeting~~ CP committee.

Attendance Record?

Copies of HUD guidelines ^{were} distributed.

Richard Wittick, ^{a staff member} ~~attending~~ from Natl CP Council, attended.

The meeting had ² ~~one~~ goals: ^{1- Rvw CP standards} - develop ^{one} for town mtgs.

Richard Wittick, Natl CP Council, discussed highlights of CP standards as published in Fed Register Sept. 17, 1974. In general, standards ^{were} weaker than preliminary drafts. Main item missing was

He suggested that methods which could be used included a phone-in, town meetings, TV shows. A media referendum was suggested as ^{another} means for receiving feedback from a TV show.

The discussion turned to the Staff Task Force, its role and the staff recommendations contained in the information pamphlet.

Wittick stated that he believed the staff recommendations were within the spirit of the standards if they do not set limits on citizen opinion.

2/ Dennis Wilde, Bureau of Planning described Phase I and Phase II. Phase I would include honoring existing commitments ~~to~~ to N₁ projects which are incomplete or had been prepared but not funded. Phase II would involve the selection of additional nbs for future funding.

Gregg Watson indicated that he would be most interested in the process for prioritizing nbs in the second phase.

Wilde ~~is~~ stated that the staff would be evaluating the process as we went along, and we might need to make major revisions for the second year. For some nbs, ^{we} don't really know their needs; for others, we do.

Mary Pedersen had prepared a list of potential topics for a questionnaire based upon the information pamphlet. The topics included:

How many neighborhoods should receive funding in the first year?

What should be the strategies for planning?

What should be the types of priorities?

Should social programs be included?

Should there be programs in nbs which are not target areas?

Should loans be made for tenant-occupied buildings? If so, ~~with~~ with what conditions?

What criteria should be used in selecting nbs for preplanning for Phase II?

Question about the summary information?

Question about the definition of nb revitalization?

To these topics, Wittick felt that a simple question should ask: what are the needs?

3 After some discussion, the group put the topics in the following order:

Question about the overall goals
the definition of urban revitalization. The group felt this was necessary & should be included.

Question about needs of the neighborhood was formulated, rather than asking about priorities.

Question about continuing the NDP program in the Northeast was added; several people ~~felt~~ felt strongly that this question should stress that these programs had previously been approved, and that the funds would permit them to be carried through.

Question about whether all 5 possible areas should be funded the first year, stating several options and allowing other answers to be written in.

Question about single projects in who not chosen as target areas.

Question about loans for ^{rehab in} tenant-occupied ~~target~~ buildings

If no, why not?

If yes, under what conditions?

Question about criteria for choosing other neighborhoods for Phase II funding.

Question on methods for citizen participation

Ask for comments on the ~~meeting~~ ^{agenda} and comments on the meeting.

4 " That same evening,
Oct. 15, Model Cities ^{town} meeting was held.

After a short board meeting, there was a
slide presentation by Richard Wittick,
~~comparing~~ ^{the} telling history of previous
programs and differences between them

then followed the ^{and HCDA.} Presentation of HED Program by Dennis Wilde.
Staff ~~present~~ ~~included~~ ~~Dennis Wilde,~~
~~Thomas Kennedy, Mary Pedersen.~~ They Staff
believed that tape recorder was functioning.
Questionnaires were distributed and discussion
began. As ideas for programs were
mentioned, D. Wilde recorded them on
paper set up on an easel. Attendance at
the beginning of the meeting numbered about
60. As the hour approached ten, people
began to leave. — questionnaires were
returned. When the meeting was over, Staff
discovered the tape recorder had been turned
off, and the stereo had ~~recorded~~ ~~and~~ taken
minutes for only the board meeting. The
ideas generated at the meeting ~~are~~ were:

[see attachment for original]

The questions which the people asked
most frequently included:

What is going to happen to Eliot? Will
its ~~be~~ program be funded in its
entirety?

Will the program really be finished in a
year?

Why have grants been dropped in favor
of ^{no-interest} loans which become liens ~~on~~
against a property?

5. The questionnaires returned showed the following tally:

Oct. 16 Meeting in ~~South~~^{North} Portland

Attendance: 10 citizens and 5 staff at the James John School.

Chuck Olson, PDC, briefly presented the program and indicated the kind of activities which could be funded.

Sharon Rosa ^{showed a copy of the St. Johns Plan adopted by City Council in 1959. She} presented a list of private improvements in the St. John's area to show that the community had been active and was showing interest in rehabilitation on its own behalf.

Suggestions for funding included:

a community market
earmarking part of the money for commercial structures, part for homes, part for public works.

stoplight at Six-Point (Fessenden & N. Portland Rd)

In the discussion, the citizens stressed that the people in St. John's were ~~very~~ proud of their area, but leery of government program because they had been promised before, but little had come through. They ~~&~~ believed that the business community should be brought into HCD ~~the~~ planning in order to make the program more legitimate.

Marg Bolt stated that people would fix the houses themselves, but they were afraid that the taxes would go up.

Those present wanted to know how much citizen participation would be required. Would it count against the area that so few had appeared

6 This evening? The answer was we weren't sure how much, but more than this evening.

Plans were begun for another meeting.

A survey of housing need was discussed, with staff recommending that the project should begin in an initial, small area, later spreading out to reach other areas. The proposal should be orderly, so citizens can react and add in new ideas. ~~Quers offered, only a few Quers. not used because~~ of small attendance. Attendance Record attached.

OCT. 17. Meeting in Southeast. 42 citizens at.
Richmond School

Homer Platson presented the HCD program using the charts. The citizens present believed that the charts meant that the decisions had already been made. They were especially critical of:

- Funds for Pioneer Square
- high administrative costs
- choice of only Buckman in Southeast for first-year funding
- short time allowed for response
- HCD program does not approach problem of "bad zoning" in SE neighborhoods.

Attendance Record is attached.

— questionnaires were received and the reply is as follows:

The NW town meeting was held at Trinity Episcopal Church on October 24th. The main speaker making the presentation was Homer Hatson; Gary Stout & Commissioner McCready were also present. After Homer introduced the charts, ~~the following~~ questions and answers followed:

The meeting then turned to discuss a new parking lot. — questionnaires were returned. Commr McCready criticized the meeting ~~and~~ & the charts ~~questionnaires~~ for placing too great an emphasis on housing, vis-a-vis public works. Another question had already been added to the original questionnaire for asking about projects in public works.
Tally of questionnaires.

11/6
The town meeting in Corbett-Terwilliger was held at a regular meeting of the Planning Committee. About 40 people were present (not including staff) ^{ATTENDANCE ATTACHED.} This meeting was videotaped, but, after its use on the air, the tape was erased. Most of the discussion revolved around the apprehensions of the people. ~~but~~ To qualify as a tax increment area, the area must be declared an urban renewal area, according to state law. Minutes were taken by the secretary.

— questionnaires were returned, & the tally was as follows:

On November 7,

4/7

Gary Stout & Mary Pedersen were invited to a meeting at the SE Senior Center. Besides the staff, 27 citizens were present. Ernie Bonner had attended a meeting the previous week in Hoston. Abernethy & the discussion had focussed on planning in SE. The SE coalition had been formed.

Qns & Answers.

Jim McCannell of PAET brought map-shaded industrial & commercial areas, publicly owned property, narrowing down to areas of housing.

of Excluded areas over income levels, ~~and~~ then the decision is considerably simplified.

More discussion. Decision to hold workshop to go over available data. See tape.

THE CITY OF
PORTLAND



OREGON

OFFICE OF
PLANNING AND DEVELOPMENT

GARY E. STOUT
ADMINISTRATOR

1220 S.W. FIFTH AVE.
PORTLAND, OR. 97204

MEMORANDUM

To: Mary Pedersen

From: Ken O'Kane *KOK*

Date: January 23, 1975

Subject: Reply to Your January 14th Memo
Regarding Hearings

Gary has asked me to reply regarding the questions and comments you raised. As you already know, the Council hearing is set for 2:00 pm, Wednesday, February 12th.

In regards to criticisms, the reasons for not being more specific in budgets prior to the hearing of January 8th were that the figures were not ready, nor complete, and that since the hearing was to hear citizen "needs", we felt only a minimal discussion of staff ideas to budget was necessary. Also, no one at the hearing complained about not having budget figures. As you know, the Council has directed us to not be too specific in formulating programs till they discuss the programs thoroughly. A brief discussion was held with the Council on January 14th.

I will be hopefully meeting with the Commissioners' assistants this week, and Gary and I will be meeting with the Commissioners individually next week. As far as your sending out summaries of goals, minutes and budgets, that appears to be acceptable to us, and I can provide any data you need and would like to review the material, especially the budget, before you send it. A staff budget should be ready about Thursday.

In regards to the second criticism, that "many citizens complained that notice of the hearing was late and inadequate", only one person spoke to that effect at the hearing. The full page ad was in the Community Press on

*HeD
CITIZEN
RESPONSES.*

To: Mary Pedersen
Date: January 23, 1975
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January 2nd (one week prior to the hearing), several articles were in the Oregonian, Journal, and probably other papers, several radio and one television spots were given, and I believe two of your newsletters carried the announcement. Also, all neighborhood offices were called. With over 110 in attendance, and almost every existing group, and many new ones, there - I think more than adequate notice was given. The Council hearing will be adequately publicized also.

KOK/dyml

cc: Gary Stout

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JAN 27 1975