



OFFICE OF
NEIGHBORHOOD
ASSOCIATIONS
MARY PEDERSEN
COORDINATOR
1220 S.W. FIFTH AVE.
PORTLAND, OREGON 97204
503/248-4519

TO: Tom Kennedy
FROM: Mary Pedersen
DATE: November 12, 1974
SUBJECT: Assistance in Tabulating Questionnaires

We have now held four town meetings where citizens filled out questionnaires. The arrangements for these meetings were jointly worked out between Community Services and the Office of Neighborhood Associations, and the relationship has been very smooth. We have another matter which needs to be worked on cooperatively.

The Engineers have requested us to tabulate the citizens "wish list" from the questionnaires so they can get some ideas of citizen priorities. I have been trying for two weeks to work on these questionnaires, but I simply do not have the time. I understand that Fran Hannan has done this kind of work in the past, and I am writing to inquire whether I can borrow Fran's assistance for two weeks to tabulate the questionnaires.

If this arrangement is satisfactory with you, please call me so that we can arrange the details. Thank you again for all of your support and assistance.

MCP:bjb



THE CITY OF
PORTLAND



OREGON

OFFICE OF
PLANNING AND DEVELOPMENT

GARY E. STOUT
ADMINISTRATOR

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

December 6, 1974

MEMORANDUM

To: Mayor Goldschmidt
Commissioner Ivancie
Commissioner Schwab
Commissioner McCready
Commissioner Jordon

From: Gary E. Stout


Subject: Status Report on the Housing and Community
Development Act Activities

This status report is a followup on the September 15th memorandum to the Council regarding the Housing and Community Development Act (HCD), and the September 24th Informal Council discussion of the Act. This status report is divided into four major parts:

- 1) Requirements of the HCD Act and Regulations
- 2) A brief review of staff activities to date
- 3) A summary of policy directions that will be requested of the Council in the near future
- 4) A summary of a proposed community development strategy for Portland

The HCD program essentially consolidates funds that formerly came to the City in a variety of categorical grants, each with numerous requirements. It should be stressed that the HCD block grant program is much more flexible and reliable than the former grant programs. Although this status report summarizes some of the more significant restrictions, the Council should know that the number of restrictions is less than the former programs, that most of these restrictions already are being met in existing programs (like the NDP program), and that there is a significant opportunity for the Council to establish a local program that meets local goals and purposes within these broad requirements. The staff also believes that a sound local program can be established within the time and guidelines available and that HUD will be reasonable in their review and monitoring of the program, especially in the first year.

GES/gr



Gary E. Stout
Administrator

HCD MEMOS

SECTION I HCD ACT REQUIREMENTS

The following section summarizes some of the more significant HCD block grant requirements. Other requirements and constraints are contained in the Act itself, the final draft of the Administrative Regulations, and in Congressional Intent documents. For your convenience, the items listed below contain the paragraph reference in HUD's Administrative Regulations. A few specific additional references to the Act or Congressional intent are also listed.

570.303

Preparation of a three year Community Development Plan - (to be retained by the City)
Also a summary of the Community Development Plan (to be submitted to HUD) which:

- a. identifies community development needs, as defined in the Act.
- b. presents a comprehensive strategy for meeting these needs.
- c. specifies short and long term objectives compatible with area-wide planning and national urban growth policies.
- d. presents a program of activities to meet these needs.
- e. indicate resources other than those provided under this Act which are expected to be made available during the program year to meet the identified needs and objectives (i.e., CIP, other grants and funds, etc.) 570.303b(1)(ii). Records must also be retained to indicate how funds (other than HCD resources) were actually spent toward meeting identified needs and objectives. 570.907c
- f. contains maps indicating areas of general locations at proposed activities and concentrations of minority groups and lower income persons.
(from Census information) 570.303b(2)

570.303(c)

Preparation of a Housing Assistance Plan

No HCD Application will be accepted unless it contains a Housing Assistance Plan which:

- a. accurately surveys the condition of the City's housing and assesses the housing assistance needs of the City's lower income residents (present and future). and contains information regarding the number of standard, substandard, vacant units, and units available for rehabilitation.
- b. estimates the housing assistance needs of lower income persons (including elderly, handicapped, large families, displaced persons, and special needs of any identifiable segments of lower income persons in the community.) 570.303c(2)
- c. specifies a realistic annual goal for the numbers of dwelling units or persons to be assisted (including the new, rehabilitated and existing dwelling units) and considers the housing condition and needs data from the above two requirements 570.303c(3).
- d. promotes greater choice of housing opportunities. 570.303c(4)(ii).

570.303(d)

Community Development Budget

This document is a detailed action program and budget for HCD activities in the first program period. (A program period extends 12 months from the date that HUD approves the complete application.)

570.303(c)

Certifications

The Mayor must certify that:

- a. the program will be conducted and administered in conformity with Title VI of the Civil Rights Act of 1964 (Pub. L. 88-352); Title VIII of the Civil Rights Act of 1968 (Pub. L. 90-284); section 109 of the Housing and Community Development Act of 1974; section 3 of the Housing and Urban Development Act of 1968; Executive Order 11246; Executive Order 11063,

and any HUD regulations issued to implement these authorities.

- b. citizens have had adequate information regarding the funds available, the range of eligible activities, and at least two public hearings must be held on community development and housings needs. Also, citizens must have an adequate opportunity to participate in the development of the application and any revisions. (documentation required in 570.907) (Note: Only the Council can make the final decisions regarding the application.)
- c. federal relocation laws will be followed. (See also 570.900 - Performance Standards)
- d. the City consents to be open for any environmental suits on HCD activities (formerly defense of such suits was the responsibility of the federal agency). (See also 570.603) The City also prepares all Environmental Impact statements and assessments.
- e. financial management procedures that comply with federal standards (Federal management circulars 74-4 and 74-7).
- f. an A-95 clearance (Note: HUD will not initiate their 75 day HCD application review period prior to the ending of the 45 day A-95 review period allowed. CRAG will only accept A-95 reviews by the first Friday of any given month). (See also 570.306a(4) and 500.300c)
- g. the C.D. program gives maximum feasible priority to activities that benefit low and moderate income families or aid in prevention of slums and blight. Any other activity requires HUD Secretary approval.
- h. the City will meet Davis-Bacon labor standard requirements (except for property to be rehabilitated for 7 or less families.) (See also regulation 570.605 and Congressional Intent p. 142)

570.306

HUD Approval

HUD will approve the application, providing it:

- a. is submitted prior to April 15, 1975, and is complete.
- b. the program is consistent with facts and dates generally available (from census and plans) regarding our community and housing needs and objectives. 570.306b(2)(i)
- c. the activities proposed are appropriate to our needs and objectives.
- d. we have complied with all applicable laws and requirements
- e. the activities are eligible under the HCD program.

570.900

Performance Standards

Performance Standards will be used by HUD to review our activities against specific requirements. This affects our eligibility for further funding. These standards are:

- a. relocation benefits (Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970)
- b. acquisition policies
- c. equal opportunity (reports required under 570.905d and records required under 570.907f)
- d. citizen participation (documentation also required 570.907)

Other Requirements

There are a number of other requirements in the Regulations and Act. Some of these are summarized below:

- a. maintenance of effort. (570.600) Funds made available shall not be used to reduce substantially the amount of local financial support for community development activities

below the level available prior to HCD assistance. (See also the same statement under objectives and purposes of the program 570.2c). (Also in section 101c(7) of the Act regarding Intent of Congress).

- b. use local labor and business interests. The City is required to maintain records of good faith efforts to identify, hire and/or train lower income residents of project areas and to use business concerns which are in (or owned by persons who are in) the project areas. 570.907f(4)
- c. local planning. One of the stated purposes of the grant is to encourage community development activities which are consistent with local and area-wide development planning. 570.2b(2) (also in 101d(2) of the Act)
- d. Fund carry-over. The regulations state that unexpended funds can be carried over from one program year to the next. (570.305c) However, the regulations also state that HUD can adjust our grant if we do not have a continuing capacity to carry out in a timely manner the approved community development program. 570.911.
- e. historic property. We must make every effort to eliminate or minimize any adverse impacts on historic properties. 570.604
- f. audits. We must audit our HCD financial records at least every two years (570.509b), and HUD will audit us at least every year (570.509c). All records, reports, files or other papers are open to HUD and GAO (570.509a) (See also Act section 104g).

570.913

Failure to Comply

If HUD finds that we have failed to comply substantially with any provision of the Act or Regulations, the Secretary may:

- a. institute civil suit

- b. terminate all payments
- c. reduce payments in an amount equal to any payments not expended in accordance with the Act.
- d. institute a suit before an administrative law judge. (See also 570.11)

Note: HUD has some discretion to declare expenditures to be ineligible after these expenditures have taken place. Most likely HUD HCD application approval would eliminate almost all questionable items.

SECTION 2 STAFF ACTIVITIES TO DATE

1. Initially the staff reviewed the source of the HCD block grant funds, in terms of activities and improvement areas formerly funded. Approximately 94% of the funds were due to activities in the Downtown and NDP areas. (2 areas)
2. Review of areas in which the Council had authorized past local planning and programs. (8 areas)
 - a. Council action approving plans and programs: Model Cities NDP area, Buckman NDP, N.W. Portland NDP, and St. John's.
 - b. Council action authorizing or reviewing plans: Corbett Terwilliger, N.W. Portland and Downtown.
 - c. Special Project areas: Thurman-Vaughn Corridor, Union Avenue.
3. Meetings held to review HCD Act
 - Informal Council - September 24, 1974
 - All Neighborhood Associations - September 26, 1974 (Chairmen)
 - S.E. PACT - October 10, 1974
 - N.E. (NDP) - October 14, 1974
 - N. Portland - October 16, 1974
 - S.E. Portland - October 17, 1974
 - N.W. Portland - October 24, 1974
 - S.W. Portland (Corbett) - November 6, 1974
 - St. John's N. Portland - November 14, 1974
 - Buckman - November 23, 1974 (workshop)
 - NWDA - November 23, 1974 (workshop)
 - S.E. Portland - November 25, 1974
 - N.W. Portland - December 3, 1974
 - Buckman - December 3, 1974
 - Corbett/Terwilliger - December 4, 1974
 - Elliot - December 4, 1974
 - Buckman - December 6, 1974
 - St. John's - December 12, 1974
 - Union Avenue - December 19, 1974
4. Capital Improvements Program coordination. OPD, PDC, Planning, Parks, and Public Works staffs are working with the neighborhoods to integrate a single neighborhood community development program for each area.
5. OPD, PDC, HAP, and Planning staff work is proceeding on preparation of information required in the Housing Assistance and Community Development Plan.

SECTION 3 POLICY DECISIONS

The staff has proceeded to date following the requirements of the Act and Regulations. Several policy decisions must be made by the Council and time should be made available on Informal Council agendas over the next several weeks in order to resolve these policy issues as they arise. These decisions are summarized below:

<u>Policy Decision</u>	<u>Time</u>
1. Maintenance of Community Development activities from January 1, 1975 to April 30, 1975*	December, 1974
2. Council consideration of neighborhood facility requests	December - January
3. Council approval of summary of recommended community development goals and strategy	December - January
4. Council direction regarding number of neighborhoods to be considered for HCD activities	December - January
5. Council review of HCD draft documents	January
6. Council approval of initiation of A-95 Review Process	?
7. Council Hearing on HCD document	?
8. Council approval of HCD document**	?

* Staff recommends that this be limited to the NDP activities that Council previously approved, and that any new activity approvals be deferred until the remainder of the program is reviewed and accepted.

** The complete and Council approved application package must be submitted to HUD by April 15, 1975, complete with the A-95 Review.

THE CITY OF
PORTLAND



OREGON

OFFICE OF
PLANNING AND DEVELOPMENT
GARY E. STOUT
ADMINISTRATOR

BUREAU OF
PLANNING
ERNEST R. BONNER
DIRECTOR

424 S.W. MAIN STREET
PORTLAND, OR. 97204


PLANNING
503 248-4253

ZONING
503 248-4250

Section 4 - Suggested Community Development Strategy

6 December 1974

MEMORANDUM

TO: Gary Stout
FROM: Ernie Bonner 

The City of Portland is at a crucial point in its history.

Its population is declining somewhat and becoming slightly older than the metropolitan population as a whole, as births and additions by annexation fall a little short of deaths and net out-migration. But, basically, the population remains relatively stable.

At the same time, median City incomes are falling behind metropolitan incomes in a trend which deserves attention.

The residential neighborhoods of the City remain essentially sound. The quality of housing and public improvements is basically good.

But there are some notable exceptions.

A few neighborhoods need major private investment from residents with limited income -- a contradiction that only major public subsidy can resolve. A much larger number of neighborhoods need more limited public investment, not only to assist in maintaining the stock of housing and public improvements which are sound, but to rehabilitate housing and develop public improvements which are not. Though the housing stock is basically sound, almost 31,000 dwelling units in the City are in need of some kind of rehabilitation.

The City's economic base remains strong and diversified. Job opportunities in the City continue to grow. Portland's downtown and its major industrial areas continue to be strong and viable centers of activity and jobs.

But some suburbanization of industrial jobs is slowing the rate of job growth in the City, and suburban shopping centers are beginning to threaten the retail prominence of the downtown.

In short, the City of Portland is in unusually good shape relative to other central cities of this country. But this relative position will not be maintained without sincere and effective efforts starting now.

So what can the City of Portland do?

First, it should be clear what the City cannot do. The City cannot -- through public investment alone -- reverse any of the undesirable trends noted above. Private investment must be the major instrument of public policy. An example is instructive. If the City -- with the assistance of the state and federal governments -- were to rehabilitate the 31,000 deteriorating dwelling units (at an average cost of \$5,000 each) with public funds, it would have to spend \$155,000,000.

Add to that the cost -- even in today's dollars -- of necessary public improvements and you have an impossible burden on public treasuries.

Further, the City cannot rebuild itself anew. The cost of replacing existing units with new units is 4 to 5 times the cost of saving what we feasibly can. This is a cost that can be borne by neither the City nor those who were displaced by such action.

From this must come a clear direction. The City must conserve and rehabilitate itself, and it can only accomplish this as a junior partner with private investors such as home owners, landlords, banks and other financial institutions.

In line with the above, the Office of Planning and Development proposes the following Housing and Community Development goals:

1. Maintain and improve the quality of residential neighborhoods in the City of Portland by:

- a. creating and maintaining a growing inventory of safe and sanitary housing units at prices and rents which households of all incomes can afford -- with special attention paid to the preservation of housing where deterioration is evident though not acute;

(Because housing quality is a crucial determinant of neighborhood quality and because limited public resources can be spread further if the deterioration has not progressed too far.)

- b. investing in public services, parks and public rights-of-way in the residential neighborhoods of the City -- particularly where such public improvements will occur in combination with private improvements;

(Because public services and public parks and rights-of-way are important determinants of neighborhood quality and because substantial improvements to residential neighborhoods will require much more than the limited public resources that are available for public improvements.)

- c. awakening a sense of community pride among the residents of Portland's neighborhoods.

(Because a resident's attitude about his neighborhood is at least as important as the physical quality of his neighborhood and because his attitude must be positive if he is to invest his own resources -- time or money -- in that neighborhood.)

2. Preserve and enhance the commercial and industrial areas of the City -- particularly where such efforts will expand economic opportunity for the lower-income residents of the City, promote private investment or prevent private dis-investment.

(Because the nonresidential areas of the City contain the jobs at which residents are employed and, in addition, provide a substantial part of the tax base from which a portion of the public resources must come to support investments in the residential neighborhoods.)

These goals are admittedly ambitious, if they are taken seriously. Compared to our resources, they are truly humbling.

What are those resources?

There are first the normal capital budget resources of the City. They have been, and will continue to be, used for public improvements throughout the City. They have not traditionally been used for housing. Last year, the City of Portland budgeted \$27 million in capital improvements -- only 10% of which, however, was for general fund expenditures. The remainder were largely for water and sewer projects (\$20 million), PDC (\$.8 million), Model Cities (\$.5 million), and others. So the amount available for spending without restrictions as to type or location in the City was truly minimal.

Tax increment funds are possible, though they can only be counted upon in a limited number of specially-defined areas of

the City. In those limited areas, however, funds are adequate. In the urban renewal areas 2 and 3, as much as \$65 million is estimated as available for project improvements, including housing.

The Housing and Community Development Act of 1974 offers to many the promise of new and substantial resources. But the level of resources available cannot be considered impressive. From a first year allocation of \$8.6 million, the funds drop to \$5.5 million over 6 years, while the rate of inflation reduces the effective buying power of those funds even more.

Furthermore, these limited funds do not come from the federal treasury without strings attached.

Congress clearly intended the housing and Community Development program to be directed towards congressional objectives. To that end, several explicit objectives were established in the act itself. It is OPD's judgment that the goals prepared above are clearly consistent with federal HCD goals.

Congress also clearly intended the HCD program to be an addition to that program of expenditures already being undertaken by the City and it so stated that in the Act.

Finally, Congress clearly intended housing to be a major part of local plans developed for the use of HCD funds.

In addition to the federal requirement of consistency with national goals specified in the Act and the intent of Congress, there are some particular guidelines for local programs.

In summary, the resources available to seek our proposed housing and community development goals are limited in amount and constrained in their application by City, state or federal guidelines and statute. Clearly, a local program designed to accomplish our goals must be likewise limited in scope and carefully tuned to be consistent with those constraints.

EB:bn

Housing & Community Development
Act of 1974
Goals and Strategy

The City of Portland is at a crucial point in its history.

Its population is declining somewhat and becoming slightly older than the metropolitan population as a whole, as births and additions by annexation fall a little short of deaths and net out-migration. But, basically, the population remains relatively stable.

At the same time, median City incomes are falling behind metropolitan incomes in a trend which deserves attention.

The residential neighborhoods of the City remain essentially sound. The quality of housing and public improvements is basically good.

But there are some notable exceptions.

A few neighborhoods need major private investment from residents with limited income -- a contradiction that only major public subsidy can resolve. A much larger number of neighborhoods need more limited public investment, not only to assist in maintaining the stock of housing and public improvements which are sound, but to rehabilitate housing and develop public improvements which are not. Though the housing stock is basically sound, almost 31,000 dwelling units in the City are in need of some kind of rehabilitation.

The City's economic base remains strong and diversified. Job opportunities in the City continue to grow. Portland's downtown and its major industrial areas continue to be strong and viable centers of activity and jobs.

But some suburbanization of industrial jobs is slowing the rate of job growth in the City, and suburban shopping centers are beginning to threaten the retail prominence of the downtown.

In short, the City of Portland is in unusually good shape relative to other central cities of this country. But this relative position will not be maintained without sincere and effective efforts starting now.

So what can the City of Portland do?

First, it should be clear what the City cannot do. The City cannot -- through public investment alone -- reverse any of the undesirable trends noted above. Private investment must be the major instrument of public policy. An example is

HEAD MEMOS.

instructive. If the City -- with the assistance of the state and federal governments -- were to rehabilitate the 31,000 deteriorating dwelling units (at an average cost of \$5,000 each) with public funds, it would have to spend \$155,000,000.

Add to that the cost -- even today's dollars -- of necessary public improvements and you have an impossible burden on public treasuries.

Further, the City cannot rebuild itself anew. The cost of replacing existing units with new units is 4 to 5 times the cost of saving what we feasibly can. This is a cost that can be borne by neither the City nor those who were displaced by such action.

From this must come a clear direction. The City must conserve and rehabilitate itself, and it can only accomplish this as a junior partner with private investors such as home owners, landlords, banks and other financial institutions.

In line with the above, the Office of Planning and Development proposes the following Housing and Community Development goals:

1. Improve and sustain the quality of residential neighborhoods in the City of Portland by:

- a. creating and maintaining a growing inventory of safe and sanitary housing units at prices and rents which households of all incomes can afford -- with special attention paid to the preservation of housing where deterioration is evident though not acute;

(Because housing quality is a crucial determinant of neighborhood quality and because limited public resources can be spread further if the deterioration has not progressed too far.)

- b. investing in public services and public rights-of-way in the residential neighborhoods of the City -- particularly where such public improvements will occur in combination with private improvements;

(Because public services and public rights-of-way are important determinants of neighborhood quality and because substantial improvements to residential neighborhoods will require

much more than the limited public resources that are available for public improvements.)

- c. awakening a sense of community pride among the residents of Portland's neighborhoods.

(Because a resident's attitude about his neighborhood is at least as important as the physical quality of his neighborhood and because his attitude must be positive if he is to invest his own resources -- time or money -- in that neighborhood.)

2. Improve and sustain the commercial and industrial areas of the City -- particularly where such efforts will expand economic opportunity for the lower-income residents of the City, promote private investment or prevent private dis-investment.

(Because the nonresidential areas of the City contain the jobs at which residents are employed and, in addition, provide a substantial part of the tax base from which a portion of the public resources must come to support investments in the residential neighborhoods.)

These goals are admittedly ambitious, if they are taken seriously. Compared to our resources, they are truly humbling.

What are those resources?

There are first the normal capital budget resources of the City. They have been, and will continue to be, used by public improvements throughout the City. They have not traditionally been used for housing. Last year, the City of Portland budgeted \$27 million in capital improvements -- only 10% of which, however, was for general fund expenditures. The remainder were largely for water and sewer projects (\$.8 million), Model Cities (\$.5 million), and others. So the amount available for spending without restrictions as to type or location in the City was truly minimal.

Tax increment funds are possible, though they can only be counted upon in a limited number of specially-defined areas of the City. In those limited areas, however, funds are

adequate. In the urban renewal areas 2 and 3, as much as \$65 million is estimated as available for project improvements, including housing.

The Housing and Community Development Act of 1974 offers to many the promise of new and substantial resources. But the level of resources available cannot be considered impressive. From a first year allocation of \$8.6 million, the funds drop to \$5.5 million over 4 years, while the rate of inflation reduces the effective buying power of those funds even more.

Furthermore, these limited funds do not come from the federal treasury without strings attached.

Congress clearly intended the Housing and Community Development program to be directed towards congressional objectives. To that end, several explicit objectives were established in the act itself. It is OPD's judgment that the goals prepared above are clearly consistent with federal HCD goals.

Congress also clearly intended the HCD program to be an addition to that program of expenditures already being undertaken by the City and it so stated that in the Act.

Finally, Congress clearly intended housing to be a major part of local plans developed for the use of HCD funds.

In addition to the federal requirement of consistency with national goals specified in the Act and the intent of Congress, there are some particular guidelines for local programs.

In summary, the resources available to seek our proposed housing and community development goals are limited in amount and constrained in their application by City, state or federal guidelines and statute. Clearly, a local strategy designed to accomplish our goals must be likewise limited in scope and carefully tuned to be consistent with those constraints.

The Strategy

The strategy designed to satisfy the goals, is intended to provide an overall framework for community development. Even though it is limited by federal guidelines and funds, it is designed to incorporate federal funds with existing state and local funding sources in order to carry out a broad range of activities focussed around the central goal of improving and sustaining the quality of residential neighborhoods. The primary thrust of this program is to devise a variety of

mechanisms for carrying out basic improvements to residential neighborhoods. These include: Public works and public facility improvements, housing rehabilitation and new construction of residential and commercial/industrial facilities. The key element in the strategy is to concentrate public investment in a manner which will stimulate private sector reinvestment. As mentioned earlier a few neighborhoods require a level of public investment far in excess of any anticipated private investment. It is doubtful, that an effective program of public improvements can be developed in these "deteriorated" neighborhoods that will adequately redirect the forces of urban blight. Without infusions of money far in excess of available resources it is impossible to assure a lasting public benefit except in those areas where private reinvestment can be enlisted and channelled to work in concert with public funding. Therefore, the strategy is to select a few neighborhoods each year which can demonstrate the capability to support public actions, through citizen involvement, private funding, and the possibility of stabilizing population and housing trends. Resources will be concentrated in these neighborhoods in a variety of programs and activities designed to encourage private participation and reinvestment. Such programs will emphasize a cost sharing between the public and private sectors. Actions such as home improvement loans; local improvement districts for street, and sewer improvements, local match for other funds are the mainstay of this effort. Actions where the funds are either recycled or leveraged against other private or public money.

Within the concept of "Neighborhood Revitalization" are two elements; a) Housing Assistance and, b) Community Development (primarily public works and public facilities improvements.)

The following is a detailed definition of the strategy to be pursued by the City of Portland.

I. Neighborhood Revitalization

A "neighborhood" can be defined as a geographic area predominantly residential in character containing services and facilities which cater to the needs of its residents. Neighborhoods generally have certain physical and social commonalities, such as age, income and household size of residents, type and condition of housing and availability and quality of neighborhood services.

Neighborhoods undergo a continual process of change. This

process is more rapid and catastrophic in terms of its impact upon residents in some neighborhoods than in others. Indicators of neighborhood decline include loss of population, rapid change in income levels, decline in home ownership, adverse environmental influences due to traffic, noise and air pollution, and an imbalance between the provision of public services and tax revenues to pay for these services.

Neighborhood revitalization attempts to prevent the processes which lead to this loss of population, blight and general deterioration of the livability of city neighborhoods. This can be done by the concentration of public expenditures, including Housing and Community Development funds as well as other funds and programs, in locations where the maximum impact can be realized.

This maximum impact is best realized in neighborhoods where conditions of blight are not too far advanced and can be "turned around" by an infusion of public improvements. The concept of neighborhood revitalization is to begin a program of concentrated neighborhood improvements in four to five residential neighborhoods around the city that have satisfied a number of pre-established criteria. The program would then incrementally add additional neighborhoods in each following action year. A pre-project planning period of six to nine months will be provided each neighborhood prior to which the neighborhood would prepare its plan, define priorities and projects for funding.

Technical assistance will be provided by the Planning Bureau to each neighborhood involved. The planning phase will provide the information for the neighborhood application for funding.

The objectives to be achieved under neighborhood revitalization are as follows:

- 1) To initiate a neighborhood revitalization program in those neighborhoods which meet the basic criteria for selection.
- 2) To concentrate funds in high impact areas for maximum effectiveness.
- 3) To initiate improvements which are not currently funded through other sources.

- 4) To utilize funds where possible as a leverage to stimulate additional public and private investment.
- 5) To concentrate housing assistance efforts and capital improvements for maximum effect.
- 6) To expand the neighborhood revitalization program to additional neighborhoods to the extent feasible under reduced funding levels.
- 7) To limit Housing and Community Development funding involvement in neighborhoods to the shortest time possible in order to achieve product goals. (3 years maximum)
- 8) To concentrate efforts in neighborhoods where deterioration is evident, though not acute.
- 9) Work with established neighborhood organizations to develop plans, set priorities and monitor project execution.

Of the some 52 established neighborhoods in the City, approximately 30 would qualify as below medium income level neighborhoods. With such a large number of potential project neighborhoods it is necessary to establish criteria for determining neighborhood eligibility. It is assumed that Housing and Community Development funds are one of many funding sources for the implementation of neighborhood action programs and that HCD will be treated as a part of an overall program of neighborhood improvements throughout the city. Under this concept, a pre-planning would take place in the following manner:

- 1) Neighborhoods shall be established and in the process of being recognized by the City Council.
- 2) Neighborhoods shall petition the Planning Bureau for technical assistance in planning related matters.
- 3) Neighborhoods showing a willingness to undertake on a voluntary basis some of the efforts required in the preparation of the planning program will receive priority. Such efforts might include interview surveys, Task Force Committees, Block Committees, etc. If a neighborhood establishes a planning committee, then according to the ordinance on neighborhood

associations, the committee must be representative of the geographical areas included in the planning and of the interests relating to that community.

- 4) Areas which demonstrate evidence of declining neighborhood quality such as demonstrated by declining housing conditions, declining rent levels, deteriorating physical condition, significant population shifts, increased poverty levels or other indicators of social and economic instability will be given priority.
- 5) Areas which are comprised of two or more neighborhood associations seeking mutual assistance will be given priority.

Once the neighborhoods have been selected, a pre-planning process would be initiated with the neighborhoods. This would be carried out over a six to nine month period. The neighborhood associations will receive technical assistance from the Planning Bureau and the Development Commission to prepare a preliminary plan. The plan would develop goals and objectives, contain an assessment of needs, statement of problems, development of alternative solutions, a cost feasibility analysis and prioritization of projects and the preparation of a work program for funding.

The emphasis will be on the identification of specific projects and priorities by neighborhood residents through established neighborhood associations. Recommendations will be submitted to City Council at public hearings for final approval.

Although neighborhoods will individually participate in setting priorities for activities to be undertaken in their area, city wide the overall priority will be housing assistance. This is necessary since a large share of the curtailed federal programs, replaced by HCD dealt directly with housing assistance and very few local programs exist to meet the need. Also as noted earlier in the goals statement, it is essential to Portland continued health and ultimate survival to possess a healthy, housing stock.

A. Housing Assistance Program

Utilize Community Development funds to establish

a housing revolving fund for the rehabilitation of existing housing units in neighborhoods designated for concentrated neighborhood improvements. This permanent fund would be established by utilizing the declining difference between the "hold harmless" amount and the "fixed formula" amount for Portland, at least during the next three years. Based on this concept, approximately \$3 million would be available for the first year; an additional \$2.5 million the second year; and \$2 million the third year, for a three-year total of \$7.5 million. The intent of the City is to use this money to establish a permanent fund for delivering housing rehabilitation assistance. In order for this fund to be permanent, it is necessary that all dispersals of funds be in the form of loans. At the same time, it is important to have the flexibility to deliver assistance in a way that addresses Portland's particular problems. Three categories of needs have been identified. These include:

- 1) Rehabilitation of owner-occupied housing. Several specific programs have been designed to carry this out. One program, the Public Investor Lender's Program designed to replace the 312 Loan Program, is already in operation. It uses local financing institutions as the primary funding source with publicly financed security deposit and administrative costs. Others include a Deferred Payment Loan Program where improvements are financed under a no interest, deferred payment loan with repayment taking place at the time of sale or the transfer of the property, a critical maintenance loan program and others.
- 2) Assistance in aid to low and moderate income people in obtaining home ownership. This program involves a working relationship between the Housing Authority and the Development Commission to provide a lease-option program oriented toward low income individuals.
- 3) Rehabilitation of renter-occupied housing. New programs are being designed to provide rehabilitation assistance to multi-family as

well as single family rental units. A rent control agreement will be required to assure delivery of assistance to the user. In addition, this program will be used effectively to complement other housing assistance programs such as Section 8 of the Housing and Community Development Act, and the State Housing Bond Fund which may be forthcoming.

Each neighborhood will submit as a part of its annual duplication the number of residential units it wishes to have rehabilitated. Housing rehabilitation and neighborhood revitalization will be concentrated in locations which are mutually beneficial and can achieve maximum impact. New housing will also be concentrated in locations where maximum impact can be realized.

In accordance with this, the guidelines for allocation of housing units under Section 8 of the Housing and Community Development Act are keyed to the selection of neighborhoods for concentrated improvements. The objectives for delivering Section 8 housing units are as follows:

- 1) To utilize Section 8 to the fullest extent possible towards meeting low income housing needs in the general Portland community.
- 2) Where feasible, to utilize Section 8 to achieve the community development goal of neighborhood revitalization, thereby increasing the impact of both resources.
- 3) Combine Section 8 with other resources (e.g., State bond funds) where possible, in order to meet the needs of those Oregonians in the lowest income bracket.

Based on these objectives, strategies have been developed for the dispersal of housing units under Section 8 as follows:

- 1) Some 20 percent of the total allocation would be reserved for use in the unincorporated portions of Multnomah County. The utilization

of these units should reflect the specific needs identified by the County and the Housing Authority of Portland.

- 2) The remaining 80 percent is divided approximately evenly between family and elderly and is allocated in the following manner (the several portions total 100% (of 80%):
 - A. New construction - 40% - 1/2 in tracts averaging below medium income levels and 1/2 in all other areas. New housing construction has the advantage of adding to housing stock of the community and thereby provides the best long-range solution to the low income housing needs. It also provides the best stimulus to a sagging economy. It may in fact be the only way in which needed housing can be provided in certain neighborhoods. Housing projects which support mixed income levels with no more than 50% low income will receive priority consideration. Such projects will require a detailed market feasibility analysis which demonstrates the capability of the site to support a mixed income population.
 - B. Substantial rehabilitation - 40% - to be expended entirely in low/medium income level tracts and the Downtown. This section will be particularly advantageous in supplementing the community development funds used in various programs to preserve and rehabilitate the residential housing stock. Because of the rehabilitation emphasis of the Community Development funds and the use of State housing bond funds this will present an opportunity to combine these resources to meet low income housing needs while preserving sound structures and upgrading certain neighborhoods.
 - C. The lease of existing housing - 20% - 1/4 in below median income tracts, 3/4 in all other areas. The use of existing housing has the advantage of permitting scattered site housing, thus only 1/4 in below median income tracts for low income housing may now

prevail. It does not add to the availability of housing although there may be some upgrading through the requirements to meet Code. Primary difficulty encountered is the limited availability of decent, safe housing at the "fair market rents" permitted by HUD.

Implementation

The HUD area office will advertise for proposals for the given number of Section 8 housing units available. Respondents fall into three categories: private developers applying directly to HUD; private developers working through a "public housing agency"; and public housing agencies (e.g., HAP) functioning as owners/developers.

HUD has indicated that in all instances the City will have the right to evaluate the proposals in terms of its own housing assistance plan. The housing assistance plan, prepared as a part of this application, will be used to specify types of housing to be delivered, income ranges to be met and general, if not specific, locations for housing projects.

- . The City will also administer a site location and design review procedure to which all projects must submit and be approved by prior to project approval.

Upon response of the City, HUD will award proposed projects based upon its own ranking system (within the limits of the allocation released). The City, as a part of its own on-going housing coordination activities, will evaluate the effectiveness of funded housing proposals under Section 8 and utilize the evaluation for adjustments to the housing assistance plan in future years.

B. Community Development Activities

As a part of neighborhood revitalization, the City will initiate and subsidize a number of public works and public facilities improvements. The level of assistance available through public action depends on the type of improvement program undertaken. The following is the description of the subsidy level provided under HCD or other public funding mechanisms for neighborhoods designated for concentrated improvements:

1. Streets -- New Construction and Reconstruction

a. Local Improvement Districts (LID's)

1. 2/3 HCD funding, 1/3 abutting property owner, based on City Engineer's preliminary estimate of work or actual cost of work if less than the preliminary estimate.
2. If cost of work is in excess of the preliminary estimate the amount in excess will be paid by the City (HCD).
3. Where an abutting property owner is in the "low-income" category, the entire share shall be paid from HCD funds.
4. Intersection work -- the entire amount (100%) to be paid from HCD funds.

b. Side Stripping

Side stripping is an improvement program for streets previously accepted for maintenance by the City of Portland but which do not meet city standards. Most of these streets have a paved center section. The paving was constructed as a part of WPA Programs carried out during the 30's.

On such streets the side section used for parking between the travel lane and the curb is unpaved. Sometimes curbs and sidewalks are installed and in other cases they are not. In the cases where a street qualifies for side stripping the following formula will apply:

1. All material costs will be paid from HCD funds (100%).

2. All personnel services including equipment will be paid from City funds (100%).
 3. An assessment of \$.50 per linear foot of frontage will be levied against abutting property owners.
2. The following eligible items and project areas will be paid in their entirety (100%) from HCD funds:
 - a. Real estate acquisition, relocation, site clearance.
 - b. Redevelopment areas -- eligible right-of-way improvements (streets, sewer, water, lighting, landscaping, etc.).
 - c. Traffic control -- were not funded through Capital Improvements Program or carried out as a part of maintenance by the Bureau of Traffic Engineering.
 - d. Street Lighting -- standard residential street lighting was not funded through the Bureau of Lighting.
 - e. Street Trees in Right-of-Way Areas -- were not funded through the Bureau of Parks, Capital Improvements Program.
 - f. Park Improvements -- were not funded through the Bureau of Parks, Capital Improvements Program.
 - g. Consultant Fees
 3. Where matching funds are required from another funding source for a neighborhood project, HCD funds shall be used as matching funds if the project is in conformance with HCD guidelines and local priorities.

In all cases, the priorities established by the neighborhoods and reviewed by the operating bureaus of the City shall be utilized as the primary justification for projects undertaken as a part of the neighborhood revitalization program.

II. Special Projects

It is obvious that addressing the problems of the residential neighborhoods will not in itself adequately solve the manifold problems facing the City. In addition to residential areas there are commercial and industrial areas as well as the central City, all of which have their own special needs and problems. While it is clearly understood that the emphasis of the Housing and Community Development funds would be towards housing and neighborhood revitalization, it is also recognized that a certain portion of those monies need to go to address problems in areas defined as special projects.

Continual redevelopment activity in the downtown will require some federal funding, but the bulk of these activities to be carried out through tax increment funding (this funding mechanism is discussed later).

Also, in most cases, improvements to industrial areas will be carried out through private activity, LID's or public right-of-way improvement funded by the Economic Development Administration.

Under some circumstances, projects in commercial/industrial areas may receive HCD. To qualify, they must be designated as "Special Projects." In addition, a small percentage of HCD money will be used to fund "one-time-only" projects throughout the City.

Special projects are long term commitments to physical improvements within a given geographic area requiring several years to complete (five or more years). They are not necessarily tied to residential neighborhoods although they may be of specific concern to a neighborhood. However, special projects usually require an intensive planning and funding of improvements in order to accomplish the stated objectives.

Criteria for Establishing Special Projects

1. There must be an established City commitment to carry out a program of project improvements within a given geographic area.
2. Specific and detailed planning relating to necessary improvements must be accomplished for the project.
3. The opportunity to match Housing and Community Development funds with other funding sources, i.e. categorical funds, local general fund commitments, etc., must be apparent.

Against these criteria special projects would be prioritized and funding levels determined to carry out specific program objectives. Citizen involvement requirements similar to those required for concentrated neighborhood improvement programs must be adhered to. In special projects the primary objective will be to leverage other funds through the use of Housing and Community Development funds as a local match.

III. One Time Only Projects in Neighborhoods Not Designated for Concentrated Improvements

The rationale is to establish a pot of funds to carry out small scale projects of special interest or unusual circumstances in neighborhoods not participating in a program of concentrated neighborhood improvement. These are to be one time only expenditures in the range of \$10,000 to \$40,000 each. The projects would provide needed public facilities or improvements to otherwise non-participating areas. In addition, this will give us the opportunity to take advantage of unusual circumstances such as leveraging of categorical funds, foundation grants, time-constrained situations that cannot be responded to in other ways. The type of projects to be carried out under this one time only program would be neighborhood facility type projects; park improvements or park expansion projects; traffic signalization, etc. Projects will be evaluated on the basis of criteria to determine funding eligibility. (Criteria are as follows: project would have to be borne out of the neighborhood request from an established neighborhood organization. The project would have to be justifiable in its own right, irregardless of funding sources. There would have to be a demonstration of funding needs not able to be met elsewhere. It could qualify only if it was a one time only requirement. It must be of benefit to the entire community or specifically designed to serve disadvantaged groups, i.e. handicapped, elderly, poor, racial or cultural minorities.

HCD is but a part of an overall program of Community Development. Other methods of carrying out community development activity include the Capital Improvements Program (CIP) and tax increment financing.

Relationship of Housing and Community Development Funds to Capital Improvements Program of the City

The concept of neighborhood revitalization is a city-wide process that applies to all funding sources. Community Development funds as well as funds applied through the Capital Improvements process will be utilized to carry out neighborhood revitalization programs. The following procedure will apply for Capital Improvements Programming in neighborhoods designated for concentrated improvement programs.

1. City programs will capitalize upon the Community Development resources as a means of leveraging further improvements not feasible solely under the Capital Improvements Program. This can happen by simplifying procedures and handling administrative neighborhood revitalization programs.
2. Utilize Community Development funds to subsidize Local Improvement Districts and as a local match for other State and Federal funds, specifically land and water funds and Willamette Greenway funds.
3. Utilize Community Development funds to pick up cost over runs on capital improvement projects where it would be necessary to resubmit a project for citizen petition signatures such as an LID.
4. Utilize Community Development funds to accelerate funding of projects scheduled several years away under the normal Capital Improvements Programming process.

Relationship of Housing and Community Development Fund to Tax Increment Financing

Tax Increment is defined as a geographic area where public improvements are financed through the increment of increased property tax revenues brought about by private redevelopment activity. This may occur through strictly private action or through private redevelopment stimulated by public renewal activity.

According to state law an "indebtedness" must be incurred before tax increment can be used. Three methods presently exist for incurring the indebtedness.

1. Tax Allocation Bonds - Revenue bonds are sold to finance activities in the Tax Increment area. The debt (principle and interest) is serviced through the incremental increase in property taxes.
2. General Fund - Money from the City's general fund may be used to carry out public improvements as with any capital improvement and then be refinanced through tax increment.
3. HCD Funds - Housing and Community Development funds may be used to fund a project within a tax increment area as long as the project qualifies in its own right for HCD funding. The reimbursement of the HCD funds from the tax increment would provide future money for community development activity.


The strategy defined on these pages provides the general program to be followed in the application of HCD funds. This strategy is not intended to be a complete document of all local actions regarding community development. For instance, industrial redevelopment and the potential use of the State Housing Bond Fund were not covered in any detail, primarily because they do not impact directly on the use of HCD funds. Also, it is not intended that this strategy be considered as fixed and inflexible but that it adjust with changing conditions and take advantage of unforeseen actions and events.

Z

PORTLAND DEVELOPMENT COMMISSION

MEMORANDUM

Date June 12, 1975

TO: HCD File
FROM: Ray Bowman 
SUBJECT: HCD Neighborhood Workshops Schedule

The specific dates, times and places of the HCD neighborhood workshops have all been scheduled as follows:

June 25, 7:30 - 10:00 p.m.: Corbett-Terwilliger-Lair Hill Planning Committee at Wilson High School. This will be a televised session (Cable TV, Channel 4)

June 26, 7:00 - 10:00 p.m.: St. Johns-in Roosevelt High cafeteria. This workshop is sponsored by the NPCC and the St. Johns Community Organization.

July 9, 7:00 - 10:00 p.m.: Northwest area-at Trinity Church, sponsored by the NWDA.

July 10, 7:30 - 10:00 p.m.: Buckman-at St. Francis School, sponsored by the Buckman Community Association.

General publicity arrangements made to date are:

1. Corbett-Terwilliger: Flyer in process of being designed. Going to request that OONA mail it out to all residents and property owners in C-T area. A news release will be sent to local and general newspapers on or before 6/16. The workshop is announced in the Corbett-Terwilliger Neighborhood Newsletter that was mailed out 6/11. The workshop will be announced at the 6/16 meeting of the Terwilliger League and the 6/18 meeting of the Corbett-Terwilliger-Lair Hill Planning Committee.
2. St. Johns: Flyer has been designed. 500 copies will be delivered to Neighbors North on 6/13 that will be mailed. 3000 flyers go to George Lund for general distribution. A news release will be sent to local and general newspapers on or before 6/17. NPCC chairman to personally talk to businessmen groups.
3. Northwest: Flyer in process of being designed. 4000 copies to be printed to be distributed by the Northwest District Area of OONA. Flyers to be delivered to the NW District Office by 6/27. A news release will be sent to local and general newspapers on or before 6/27.

4. Buckman: Have yet to meet with the Buckman chairman to work out the details. Tentatively scheduled a planning meeting for week of 6/16 - 20.

FRB: bgm

cc: Thomas Kennedy ✓
Pat LaCrosse
Chuck Olson
Spence Benfield
Don Silvey

file

PORTLAND DEVELOPMENT COMMISSION

MEMORANDUM

Date October 29, 1975

TO: Ken O'Kane
FROM: Thomas Kennedy *TK*
SUBJECT: Neighborhood Meetings/Workshops re: Second Year HCD Program Planning

The following neighborhood/workshops for Second Year HCD planning have been set-up:

NORTHWEST DISTRICT

- October 28, 7:45 p.m., NWDA office: NWDA Board and Planning Committee to discuss with staff the list of project improvements to submit to the Capital Improvements Program for possible Second Year HCD funding.
- November 4, 7:00 p.m., Jesuit Center: Model Block meeting to discuss possibilities for the implementation of this project.
- November 3-14: Staff submit to the NWDA Board/Planning Committee a draft of the Second Year HCD program and budget for the Northwest District.
- November 15 - December 15: Recommendations for the Northwest Second Year HCD Program reviewed with NWDA general membership. Specific date and time to be established in consultation with the NWDA Board/Planning Committee.

CORBETT-TERWILLIGER AREA

- October 1, 7:30 p.m., Wilson High: Staff met with Corbett-Terwilliger-Lair Hill Planning Committee for initial discussion of Capital Improvements priorities for possible Second Year HCD funding.
- October 15, 7:30 p.m., Wilson High: Corbett-Terwilliger-Lair Hill Planning Committee approved the Capital Improvements list to submit for possible Second Year HCD funding. Staff translated the list approved by the committee onto the proper CIP forms.
- November 5, 7:30 p.m., Wilson High: Present a draft Second Year HCD program and budget for committee review and comment.
- November 15 - December 15: Review Second Year HCD Program with Terwilliger League in conjunction and cooperation of Corbett-Terwilliger-Lair Hill Planning Committee.

ST. JOHNS AREA

- October 21, 7:30 p.m., North Portland Office: Staff met with NPCC chairman, St. Johns Boosters president, and St. Johns Community Committee chairman to discuss meeting date and time for St. Johns area workshop to receive resident input and comment on Capital Improvement priorities for possible Second Year HCD funding.
- November 12, 7:30 p.m., St. Johns Community Center: St. Johns general membership workshop to receive citizen input on Second Year HCD program.

SOUTHEAST COALITION

- October 15 - November 15: Bureau of Planning staff to meet with each neighborhood association represented in the Coalition (7) to assist in determining CIP priorities for possible Second Year HCD funding.
- November 15 - December 15: Second Year HCD program and budget reviewed with the individual Coalition neighborhoods.

In conversation between Ray Bowman, PDC and Dennis Wilde, Bureau of Planning today, Dennis commented that the first round of neighborhood meetings will probably not be completed until November 30. The staff person he had assigned to line-up the meetings has not contacted Kathy Zimmerly at the time of this memo. Ray asked Dennis to make sure that Connie Cleaton of his staff contacts Kathy as soon as possible because of the time constraints we are all working under. Connie is to contact Kathy and they in turn shall contact Cherie McGilvray, the CETA employee assigned to work with the Southeast Coalition on HCD planning matters. These three shall then produce the schedule of neighborhood workshops/meetings for Second Year HCD programming purposes. In between individual meetings, BOP and PDC staff will meet with the Southeast Coalition.

NORTHEAST AREA

- October 10: Letter mailed to all Northeast Area neighborhood chairmen offering staff assistance in compiling CIP priorities for possible Second Year HCD funding.
- November 1 - December 15: Individual Northeast neighborhoods submit priorities to PDC for Second Year HCD program project improvement priorities. PDC to report back in written form to individual neighborhood groups on priorities submitted, i.e., Woodlawn Executive Board, KVS Coordinating Committee, Boise/Humboldt Coordinating Committee, Irvington Board of Directors and Eliot Board. Staff to meet with neighborhood groups and associations in the Northeast area upon request, with the exception of Eliot where staff will initiate contact.

cc: Pat LaCrosse
Chuck Olson
Dennis Wilde
Mary Pederson

TK:FRB:bls

TJK

PORTLAND DEVELOPMENT COMMISSION

MEMORANDUM

Date November 4, 1975

TO: Ken O'Kane
FROM: Thomas Kennedy R
SUBJECT: Additional Information on Neighborhood Meetings/Workshops re:
Second Year HCD Program Planning

NORTHWEST DISTRICT

- October 28, 7:45 p.m., NWDA office: NWDA Board and Planning Committee to discuss with staff the list of project improvements to submit to the Capital Improvements Program for possible Second Year HCD funding.
- November 4, 7:00 p.m., Jesuit Center: Model Block meeting to discuss possibilities for the implementation of this project.
- November 3-14: Staff submit to the NWDA Board/Planning Committee a draft of the Second Year HCD program and budget for the Northwest District.
- November 15 - December 15: Recommendations for the Northwest Second Year HCD Program reviewed with NWDA general membership. Specific date and time to be established in consultation with the NWDA Board/Planning Committee.

CORBETT-TERWILLIGER AREA

- October 1, 7:30 p.m., Wilson High: Staff met with Corbett-Terwilliger-Lair Hill Planning Committee for initial discussion of Capital Improvements priorities for possible Second Year HCD funding.
- October 15, 7:30 p.m., Wilson High: Corbett-Terwilliger-Lair Hill Planning Committee approved the Capital Improvements list to submit for possible Second Year HCD funding. Staff translated the list approved by the committee onto the proper CIP forms.
- November 5, 7:30 p.m., Wilson High: Present a draft Second Year HCD program and budget for committee review and comment.
- November 15 - December 15: Review Second Year HCD Program with Terwilliger League in conjunction and cooperation of Corbett-Terwilliger-Lair Hill Planning Committee.

ST. JOHNS AREA

October 21, 7:30 p.m., North Portland Office: Staff met with NPCC chairman, St. Johns Boosters president, and St. Johns Community Committee chairman to discuss meeting date and time for St. Johns area workshop to receive resident input and comment on Capital Improvement priorities for possible Second Year HCD funding.

November 12, 7:30 p.m., St. Johns Community Center: St. Johns general membership workshop to receive citizen input on Second Year HCD program.

November 15 - December 15: Present a draft Second Year HCD program and budget for the St. Johns general membership to review and make comment on.

SOUTHEAST COALITION

Bureau of Planning and Portland Development Commission staff will meet with the individual neighborhoods represented in the Southeast Coalition on the following dates:

Buckman: November 6, 7:30 p.m., St. Francis School, with the Coordinating Committee

SMILE: November 7, 10:00 a.m., Sellwood Community Center

HAND: November 10, 7:30 p.m., Carvlin Hall

Richmond: November 10, 7:30 p.m., Richmond School

Brooklyn: November 12, 7:30 p.m., location to be announced

Kerns: November 18, 7:00 p.m., 2434 N.E. Flanders

Sunnyside: November 20, 7:30 p.m., location to be announced

November 15 - December 15: Staff present draft Second Year HCD program and budget to each individual neighborhood. A meeting with the Southeast Coalition itself will be scheduled during this time frame.

cc: Pat LaCrosse
Chuck Olson
Dennis Wilde
Mary Pedersen

FKB

PORTLAND DEVELOPMENT COMMISSION

MEMORANDUM

Date November 26, 1975

TO: Ken O'Kane

FROM: Thomas Kennedy *TK*

SUBJECT: Neighborhood Meetings/Workshops re: Second Year HCD Program Planning

ST. JOHNS AREA

October 21, 7:30 p.m.,
PDC North Portland Office:

Staff met with NPCC chairman, St. Johns Boosters President, and St. Johns Community Committee Chairman to discuss meeting date and time for St. Johns area workshop to receive resident input and comment on Capital Improvement priorities for possible Second Year HCD funding.

November 12, 7:30 p.m.,
St. Johns Community Center:

St. Johns general membership to review draft of Second Year HCD program.

December 10, 7:30 p.m.,
St. Johns Community Center:

St. Johns general membership to review draft of Second Year HCD Program for the area.

CORBETT-TERWILLIGER AREA

October 1, 7:30 p.m.,
Wilson High:

Staff met with Corbett-Terwilliger-Lair Hill Planning Committee for initial discussion of Capital Improvements priorities for possible Second Year HCD funding.

October 15, 7:30 p.m.,
Wilson High:

Corbett-Terwilliger-Lair Hill Planning Committee approved the Capital Improvements list to submit for possible Second Year HCD funding. Staff translated the list approved by the committee onto the proper CIP forms.

November 5, 7:30 p.m.,
Wilson High:

Present a draft Second Year HCD program and budget for committee review and comment.

December 3, 7:30 p.m.,
Wilson High via Cable TV:

Corbett-Terwilliger-Lair Hill Planning
Committee to discuss and establish Second
Year HCD Program priorities.

December 15, Terwilliger League,
7:30 p.m., Terwilliger School:

Terwilliger League to review and ratify
Second Year HCD Program presented by the
Corbett-Terwilliger-Lair Hill Planning
Committee.

December 17, 7:30 p.m.,
Wilson High via Cable TV:

Corbett-Terwilliger-Lair Hill Planning
Committee to discuss and establish Second
Year HCD Program (if necessary).

NORTHWEST DISTRICT

December 1, 8:00 p.m.,
Jesuit Center:

Model Block property owners meeting
(second Meeting).

December 9, 5:00 p.m.,
NWDA Office:

Northwest District Board to review draft
of Second Year HCD Program.

December 16, 7:30 p.m.,
Trinity Episcopal:

Northwest District Association to review
draft of Second Year HCD Program.

SOUTHEAST COALITION AREA

November 6, 7:30 p.m.,
St. Francis School:

Buckman Association Coordination Committee

November 7, 10:00 a.m.,
Union Manor:

SMILE Board

November 10, 7:30 p.m.,
Carvlin Hall:

HAND Board

November 10, 7:30 p.m.,
Richmond School:

Richmond Association Board

November 12, 7:30 p.m.,
location to be announced:

Brooklyn Association Board

November 18, 7:00 p.m.,
2434 N.E. Flanders:

Kerns Association Board

November 18, 7:30 p.m.,
PACT office:

Southeast Coalition

November 20, 7:30 p.m.,
location to be announced:

Sunnyside Association Board

November 24, 7:30 p.m.,
Richmond School:

Richmond general membership to review draft of Second Year HCD Program (neighborhood's first year participation in the program).

December 4, 7:30 p.m.,
St. Francis School:

Buckman general membership to review draft of Second Year HCD program.

December 4, 7:30 p.m.,
Sellwood Community Center:

SMILE general membership to review draft of Second Year HCD Program (neighborhood's first year participation in the program).

December 8, 7:30 p.m.,
Monroe Highschool, Room 105:

Kerns general membership to review draft of Second Year HCD Program (neighborhood's first year participation in the program).

December 9, 7:30 p.m.,
PACT office:

Hosford-Abernethy (HAND) general membership to review draft of Second Year HCD Program (neighborhood's first year participation in the program).

December 10, 7:30 p.m.,
Gregory Hall

Brooklyn general membership to review draft of Second Year HCD Program (neighborhood's first year participation in the program).

December 11, 7:30 p.m.,
SE Neighborhood Facility:
(to be confirmed)

Sunnyside general membership to review draft of Second Year HCD Program (neighborhood's first year participation in the program).

Calendar of Neighborhood Meetings
re: Second Year HCD Program

October

1 Corbett-Terwilliger-Lair Hill Planning Committee
15 Corbett-Terwilliger-Lair Hill Planning Committee
21 St. Johns Community Committee
28 Northwest District Association Board and Planning Committee

November

4 Northwest Model Block property owners meeting
5 Corbett-Terwilliger-Lair Hill Planning Committee
6 Buckman Coordinating Committee
7 SMILE Board
10 HAND Board
10 Richmond Association Board
12 Brooklyn Association Board
12 St. Johns Community Committee
18 Kerns Association Board
18 Southeast Coalition
20 Sunnyside Association Board
24 Richmond Association Board

December

1 Northwest Model Block property owners meeting
3 Corbett-Terwilliger-Lair Hill Planning Committee
4 Buckman Association
4 SMILE Board
8 Kerns Association
9 HAND Board
9 Northwest District Board
10 Brooklyn Association
10 St. Johns Community Committee
11 Sunnyside Association
15 Terwilliger League
16 Northwest District Association
17 Corbett-Terwilliger-Lair Hill Planning Committee

cc: Chuck Olson
Pat LaCrosse
Dennis Wilde, Bureau of Planning
Mary Pedersen, Office of Neighborhood Associations

TK/FRB/bls

FRB

PORTLAND DEVELOPMENT COMMISSION

Date January 27, 1976

TO: The HCD File
FROM: Ray Bowman *FRB*
SUBJECT: Calendar of Neighborhood Meetings to Finalize HCD Second-Year Project Area Programs and Budget Levels - Revised

<u>Date/Time</u>	<u>Organization</u>	<u>Place</u>	<u>Staff Resource</u>
Jan. 26 - 12:00 noon	NWDA Planning Committee	NWDA Office	Marian Scott, Chuck Olson
27 - 5:00 p.m.	NWDA Board	NWDA Office	Marian Scott, Chuck Olson
28 - 7:30 p.m.	St. Johns Community Committee	St. Johns Community Cntr.	George Lund, Mulvey Johnson
29 - 12:00 noon	NWDA Planning Committee	NWDA Office	Marian Scott, Chuck Olson
Feb. 3 - 7:30 p.m.	S.E. Coalition	PACT Office	Ray Bowman, Chuck Olson
4 - 7:30 p.m.	C/T/LH Planning Committee	Wilson High School	Marian Scott, Ernie Yuzon
5 - 7:30 p.m.	SMILE	Sellwood Community Cntr.	Evelyn Parker, Ernie Yuzon
5 - 7:30 p.m.	Sunnyside Association	SE Neighborhood Facility (3534 S.E. Main)	Ray Bowman, Mulvey Johnson
5 - 7:30 p.m.	Buckman Association	St. Francis School	Ray Bowman, Chuck Olson
9 - 7:00 p.m.	Kerns Association	Monroe High School	Mulvey Johnson
9 - 7:30 p.m.	HAND	Carvlin Hall (St. Philip Neri Church)	Kathy Zimmerly, Chuck Olson
9 - 7:30 p.m.	Richmond School	Richmond School Cafeteria	Ray Bowman, Ernie Yuzon
11 - 7:30 p.m.	Brooklyn Action Corps.	TBA	Kathy Zimmerly, Ernie Yuzon

Staff is available to meet with Northeast Project Area neighborhood associations to discuss HCD Second-Year Programs upon request. Field staff will contact the respective neighborhood association chairpersons in the Northeast to determine their desires for staff to meet with them.

FRB:bls

cc: Thomas Kennedy
Chuck Olson
Pat LaCrosse
Ken O'Kane, OPD
Mary Pederson, OMA

- | | | | | | | | | | | | -
- PRELIMINARY -
- | | | | | | | | | | | | -

HOUSING AND COMMUNITY DEVELOPMENT PROGRAM

NEIGHBORHOOD SELECTION AND PROGRAMMING CRITERIA

FOR SECOND YEAR ACTIVITIES

COMMUNITY DEVELOPMENT BLOCK GRANTS

Neighborhood Selection and Programming Criteria for 2nd Year Activities

A. Selection Criteria

At present there are seven areas designated for Community Development Block Grant funds. They are:

- 1) Northeast (King-Vernon-Sabin, Irvington, Woodlawn, Boise-Humboldt, Eliot)
- 2) Southwest (Corbett-Terwilliger)
- 3) Northwest (Northwest District and Thurman Vaughn Corridor)
- 4) North (St. Johns)
- 5) Southeast (Buckman)
- 6) Downtown
- 7) Union Avenue

Legislative and administrative emphasis of the Federal government is on the development of viable urban neighborhoods, especially for persons of low or moderate income. Neighborhood selection will involve an analysis of the following factors within the context of each annual application. Designation of new program areas will ultimately be the responsibility of the City Council after public testimony and input into the HCD Block Grant application process.

- 1) Compliance with Federal rules, regulations and objectives governing the use of Housing and Community Development Block Grant funds.
 - a) Provision of decent housing and a suitable living environment.
 - b) Expanding economic opportunity.
 - c) Elimination and prevention of slums and blight.
 - d) Elimination of conditions detrimental to health, safety and welfare through code enforcement, demolition, rehabilitation and related activities.
 - e) Conservation and expansion of housing stock.
 - f) Expansion and improvement of community services.
 - g) Better arrangement of residential, commercial, industrial, recreational, and other needed activity centers.
 - h) Increasing the diversity and vitality of neighborhoods by reducing isolation of income groups.
 - i) Restoration and preservation of properties for historic, architectural, or esthetic reasons.
- 2) Evidence of Physical Deterioration and an Analysis of Existing Conditions.
 - a) Declining housing conditions and values.
 - b) Identifiable physical, social, or economic problems.
 - c) Sub-standard and blighted housing.
 - d) Turnover in ownership and/or occupancy.
 - e) Insufficient income to maintain property.

- f) Unstable land use conditions.
 - g) Declining or insufficient physical facilities and services.
 - h) Negative peripheral forces such as excessive traffic, noise, pollution, incompatible land use.
 - i) Social/economic instability.
 - j) Special extenuating circumstances or opportunities.
- 3) Evidence of Neighborhood commitment and involvement.
- a) An identifiable, organized neighborhood representative of the general neighborhood area.
 - b) Evidence of a neighborhood commitment to participate and assist in planning and implementation.
 - c) Evidence of a willingness to utilize voluntary self-help programs within the community.
- 4) Resource Commitment and Program Impact.
- a) Relationship between HCD programs and projects and identified needs and/or conditions.
 - b) Resource level required and available.
 - c) Other program impacts available (CIP, CETA, Human Resources, Code Enforcement, Park Bureau, Economic Development, etc.)
 - d) Total program investment and timetable required.

B. PROGRAMMING CRITERIA

Rehabilitation efforts will continue to concentrate on one and two family dwellings in Community Development neighborhoods. Correcting critical code deficiencies in multi-family residential structures will be initiated during the first year together with total rehabilitation when economically feasible.

The following indicates potential demand for rehabilitation of single-family dwellings:

TABLE A

REHABILITATION OF SINGLE-FAMILY UNITS (1)

Jeri ~~Better~~ - Please compute % for the numbers starred.

<u>Neighborhood</u>	<u>Total Dwelling Units</u>	<u>Total Single Units</u>	<u>GOOD Rehab Not Needed</u>	<u>Poor Rehab Infeas.</u>	<u>FAIR Rehab Needed</u>	<u>WILLING TO REHAB</u>
Northeast & Eliot	13,470	9,750	3,090	1,780	4,800	(2,180) Actual
St. Johns	4,545	3,700	1,300 *	550 *	1,850 *	925 *
Corbett/Terwilliger	1,320	500	140 *	60 *	300 *	115 *
Northwest	7,500	765	190 *	190 *	385 *	160 *
Southeast & Buckman	23,000	15,000	5,250 *	2,250 *	7,500 *	3,500 *
TOTAL (Excludes NE & Eliot)	36,365	19,965	6,880 *	3,050 *	10,035 *	4,700 *

BASE

Then compute what % the last column is of the next to last column by nh.

(1) Estimates by PDC Programming Dept.

The potential demand for rehabilitation of single family units in 1st year neighborhoods (excluding Northeast and Eliot) is more than double (4,700) the 2,180 units assisted in the Northeast over a 5-year period. The work in Northeast was funded under the NDP wherein the Department of Housing and Urban Development limited the number of areas that could be assisted at any one time (HUD turned down applications for Buckman and Northwest under NDP).

The Portland Development Commission conducted an intensive program of marketing rehabilitation in the Northeast. This included, initially, focusing on a "target area" in each neighborhood, then expanding outwards both on a request basis and by door-to-door canvassing.

Clearly, the level of future Community Development Block Grant funding and staff capabilities preclude this approach throughout every eligible neighborhood.

Programming must, therefore, take into account the nature of each neighborhood's needs, the desires of the residents and property owners in the neighborhood and the cities overall Community Development Program as approved by the City Council.

The following are programming criteria for scheduling activities in pre-sently funded Community Development neighborhoods. Also, these criteria will help establish how many new neighborhoods can be funded, when and at what levels.

- 1) Residential areas that are self-contained due to geographic barriers, land use and/or transportation corridors and whose single family housing stock numbers less than 1000 units.

These areas can be canvassed door-to-door over a 2 - 3 year period. Systematic rehab of single-family structures throughout the neighborhood will strengthen its somewhat isolated nature from encroachment by adjacent non-residential or transitional uses. This approach can be applied in most of Corbett/Terwilliger and Northwest Portland.

- 2) Neighborhoods or groups of neighborhoods which exceed 1000 single family units will be assisted on a request basis throughout the neighborhood. In addition, marketing (door-to-door canvassing) will be undertaken in "target areas" where rehabilitation efforts will reverse the trends of losing single family dwellings and/or provide

positive reinforcement of overall rehabilitation efforts both within the neighborhood and in adjacent neighborhoods. This approach would be used in Southeast Coalition neighborhoods.

- 3) Neighborhoods requiring upgrading of public facilities (streets and sidewalk repair and construction, lighting, street tree beautification, etc.) will receive concentrated marketing for these improvements, where needed. Simultaneously, these same property owners would be encouraged to avail themselves of home rehabilitation assistance. This approach would particularly apply to St. Johns.
- 4) Neighborhoods of mixed residential densities (single and multi-unit housing) with a higher degree of absentee owners will be eligible for both single and multi-unit rehabilitation assistance. Marketing of multi-unit rehabilitation, however, will be targeted to those structures having known critical code deficiencies. Additional rehabilitation of these structures will be undertaken if feasible. Because of higher density development, efforts will be made towards upgrading parks, existing neighborhood facilities, utilities and lessening the impact of vehicular traffic. New neighborhood facilities will require special Council approval. This would retain greater numbers of housing units in areas like Northwest and Buckman.
- 5) Areas where physical conditions have severely declined or which have been impacted will receive consideration for special assistance. A combination of selective rehabilitation, together with redevelopment and provision of public improvements, will be emphasized. Thurman/Vaughn Corridor and Union Avenue are "special projects" where this approach will be utilized.

THE CITY OF
PORTLAND



OREGON

September 19, 1975

OFFICE OF
PLANNING AND DEVELOPMENT

GARY E. STOUT
ADMINISTRATOR

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

To: Neighborhood Chairpersons

Attached is a draft of the "Neighborhood Selection and Programming Criteria for Second Year Activities" for your review and comment.

This paper presents staff strategy thus far, for the Council to use in developing the actual program activities for the second year Housing and Community Development Program.

We look forward to discussing this criteria with you at one of your regular meetings in the near future. If we can provide any clarification, do not hesitate to ask.

Sincerely,

Kenneth O'Kane
Housing and Community Development
Program Director

KO/bjt

Attachment

THE CITY OF
PORTLAND



OREGON

OFFICE OF
PLANNING AND DEVELOPMENT

GARY E. STOUT
ADMINISTRATOR

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

MEMORANDUM

To: Mayor Goldschmidt
Commissioner McCready
Commissioner Jordan
Commissioner Schwab
Commissioner Ivancie

From: Ken O'Kane *Ken O'Kane*
HCD Program Director

Date: September 19, 1975

Attached is a draft copy of the following: "Neighborhood Selection and Programming Criteria for Second Year Activities" (dated 9-18-75).

This paper is being sent concurrently to the Neighborhood Chairpersons affected, and has been distributed to the HCD Task Force.

We look forward to discussing these criteria with you next month, and hopefully by then will have some recommended program dollar allocations by neighborhood for Council consideration.

KO/bjt

Attachment

preliminary

HOUSING AND COMMUNITY DEVELOPMENT PROGRAM

NEIGHBORHOOD SELECTION AND PROGRAMMING CRITERIA

FOR SECOND YEAR ACTIVITIES

COMMUNITY DEVELOPMENT BLOCK GRANTS

Neighborhood Selection and Programming Criteria for 2nd Year Activities

A. Selection Criteria

At present there are seven areas designated for Community Development Block Grant funds. They are:

- 1) Northeast (King-Vernon-Sabin, Irvington, Woodlawn, Boise-Humboldt, Eliot)
- 2) Southwest (Corbett-Terwilliger)
- 3) Northwest (Northwest District and Thurman Vaughn Corridor)
- 4) North (St. Johns)
- 5) Southeast (Buckman)
- 6) Downtown
- 7) Union Avenue

Legislative and administrative emphasis of the Federal government is on the development of viable urban neighborhoods, especially for persons of low or moderate income. Neighborhood selection will involve an analysis of the following factors within the context of each annual application. Designation of new program areas will ultimately be the responsibility of the City Council after public testimony and input into the HCD Block Grant application process.

- 1) Compliance with Federal rules, regulations and objectives governing the use of Housing and Community Development Block Grant funds.
 - a) Provision of decent housing and a suitable living environment.
 - b) Expanding economic opportunity.
 - c) Elimination and prevention of slums and blight.
 - d) Elimination of conditions detrimental to health, safety and welfare through code enforcement, demolition, rehabilitation and related activities.
 - e) Conservation and expansion of housing stock.
 - f) Expansion and improvement of community services.
 - g) Better arrangement of residential, commercial, industrial, recreational, and other needed activity centers.
 - h) Increasing the diversity and vitality of neighborhoods by reducing isolation of income groups.
 - i) Restoration and preservation of properties for historic, architectural, or esthetic reasons.
- 2) Evidence of Physical Deterioration and an Analysis of Existing Conditions.
 - a) Declining housing conditions and values.
 - b) Identifiable physical, social, or economic problems.
 - c) Sub-standard and blighted housing.
 - d) Turnover in ownership and/or occupancy.
 - e) Insufficient income to maintain property.

- f) Unstable land use conditions.
 - g) Declining or insufficient physical facilities and services.
 - h) Negative peripheral forces such as excessive traffic, noise, pollution, incompatible land use.
 - i) Social/economic instability.
 - j) Special extenuating circumstances or opportunities.
- 3) Evidence of Neighborhood commitment and involvement.
- a) An identifiable, organized neighborhood representative of the general neighborhood area.
 - b) Evidence of a neighborhood commitment to participate and assist in planning and implementation.
 - c) Evidence of a willingness to utilize voluntary self-help programs within the community.
- 4) Resource Commitment and Program Impact.
- a) Relationship between HCD programs and projects and identified needs and/or conditions.
 - b) Resource level required and available.
 - c) Other program impacts available (CIP, CETA, Human Resources, Code Enforcement, Park Bureau, Economic Development, etc.)
 - d) Total program investment and timetable required.

B. PROGRAMMING CRITERIA

Rehabilitation efforts will continue to concentrate on one and two family dwellings in Community Development neighborhoods. Correcting critical code deficiencies in multi-family residential structures will be initiated during the first year together with total rehabilitation when economically feasible.

The following indicates potential demand for rehabilitation of single-family dwellings:

TABLE A

REHABILITATION OF SINGLE-FAMILY UNITS ⁽¹⁾

<u>Neighborhood</u>	<u>Total Dwelling Units</u>	<u>Total Single Units</u>	<u>GOOD Rehab Not Needed</u>	<u>Poor Rehab Infeas.</u>	<u>FAIR Rehab Needed</u>	<u>WILLING TO REHAB</u>
Northeast & Eliot	13,470	9,750	3,090	1,780	4,800	(2,180)Actual
St. Johns	4,545	3,700	1,300	550	1,850	925
Corbett/Terwilliger	1,320	500	140	60	300	115
Northwest	7,500	765	190	190	385	160
Southeast & Buckman	23,000	15,000	5,250	2,250	7,500	3,500
TOTAL (Excludes NE & Eliot)	36,365	19,965	6,880	3,050	10,035	<u>4,700</u>

(1) Estimates by PDC Programming Dept.

The potential demand for rehabilitation of single family units in 1st year neighborhoods (excluding Northeast and Eliot) is more than double (4,700) the 2,180 units assisted in the Northeast over a 5-year period. The work in Northeast was funded under the NDP wherein the Department of Housing and Urban Development limited the number of areas that could be assisted at any one time (HUD turned down applications for Buckman and Northwest under NDP).

The Portland Development Commission conducted an intensive program of marketing rehabilitation in the Northeast. This included, initially, focusing on a "target area" in each neighborhood, then expanding outwards both on a request basis and by door-to-door canvassing.

Clearly, the level of future Community Development Block Grant funding and staff capabilities preclude this approach throughout every eligible neighborhood.

Programming must, therefore, take into account the nature of each neighborhood's needs, the desires of the residents and property owners in the neighborhood and the cities overall Community Development Program as approved by the City Council.

The following are programming criteria for scheduling activities in presently funded Community Development neighborhoods. Also, these criteria will help establish how many new neighborhoods can be funded, when and at what levels.

- 1) Residential areas that are self-contained due to geographic barriers, land use and/or transportation corridors and whose single family housing stock numbers less than 1000 units.

These areas can be canvassed door-to-door over a 2 - 3 year period. Systematic rehab of single-family structures throughout the neighborhood will strengthen its somewhat isolated nature from encroachment by adjacent non-residential or transitional uses. This approach can be applied in most of Corbett/Terwilliger and Northwest Portland.

- 2) Neighborhoods or groups of neighborhoods which exceed 1000 single family units will be assisted on a request basis throughout the neighborhood. In addition, marketing (door-to-door canvassing) will be undertaken in "target areas" where rehabilitation efforts will reverse the trends of losing single family dwellings and/or provide

positive reinforcement of overall rehabilitation efforts both within the neighborhood and in adjacent neighborhoods. This approach would be used in Southeast Coalition neighborhoods.

- 3) Neighborhoods requiring upgrading of public facilities (streets and sidewalk repair and construction, lighting, street tree beautification, etc.) will receive concentrated marketing for these improvements, where needed. Simultaneously, these same property owners would be encouraged to avail themselves of home rehabilitation assistance. This approach would particularly apply to St. Johns.
- 4) Neighborhoods of mixed residential densities (single and multi-unit housing) with a higher degree of absentee owners will be eligible for both single and multi-unit rehabilitation assistance. Marketing of multi-unit rehabilitation, however, will be targeted to those structures having known critical code deficiencies. Additional rehabilitation of these structures will be undertaken if feasible. Because of higher density development, efforts will be made towards upgrading parks, existing neighborhood facilities, utilities and lessening the impact of vehicular traffic. New neighborhood facilities will require special Council approval. This would retain greater numbers of housing units in areas like Northwest and Buckman.
- 5) Areas where physical conditions have severely declined or which have been impacted will receive consideration for special assistance. A combination of selective rehabilitation, together with redevelopment and provision of public improvements, will be emphasized. Thurman/Vaughn Corridor and Union Avenue are "special projects" where this approach will be utilized.

THE CITY OF
PORTLAND



OREGON

OFFICE OF
PLANNING AND DEVELOPMENT
GARY E. STOUT
ADMINISTRATOR

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

MEMORANDUM

To: HCD File

From: Ken O'Kane

Date: October 20, 1975

Re: Meeting with Les McCants, HUD (Arcade Plaza,
Seattle, 206-442-4521)

Those in attendance: Les McCants
Ken O'Kane, OPD
Thomas Kennedy, PDC
Jerry Mounce, OONA

Purpose: Citizen Participation (CP) in HCD

Requests per Les McCants, HUD

1. McCants wants an article for HUD's "Challenge Magazine" on CP for January issue. Kennedy is to do article on HCD citizen participation dealing with housing. It was requested that Pedersen do article of total city involvement on new organizations and continuing citizen participation in City. HUD wants them by the end of this week. Kennedy requested that Mary get information to him by Thursday at 1:00 p.m. or just give Annual Report and he will have Gracye Baldwin write it by Wednesday. He, in turn, will give to HUD by Friday, October 24, 1975. McCants requested it be a narrative instead of chronological. Photos or other visuals should be utilized. Merle Ash, HUD Seattle, (206-442-5414) is available for graphics or other assistance with article. Kennedy and O'Kane pledged staff assistance for typing, etc. Kennedy specified detailing mechanisms and vehicles for citizen participation in the article. McCants is impressed with the citizen participation found in Anchorage Alaska and Portland.

2. McCants requested information on the type of plan for citizen participation being used in Portland.

3. McCants requested that information is being given to new neighborhood associations as they are awakened. Kennedy gave information on HCD target areas and explained OONA role.

October 20, 1975

Page 2

4. O'Kane gave timeline on detailed calendar being developed in OPD on HCD, Housing Assistance, CIP, Budget Task Forces. McCants met with Pedersen and has these dates plugged into the OONA Newsletter. He also advised the quarterly evaluation is due next week and will be made available to citizens on HCD. A copy of the calendar will go to neighborhood offices upon completion. McCants requested a calendar when completed.

5. McCants is in charge of the overall monitoring of HCD citizen participation. The central office review will take place in January or February. He advised there are somethings coming to light in cities that are not representative. He wants to advise how to comply.

6. Kennedy advised that Dawson, HUD, has a copy of the report done for the NAACP that has received wide acclaim. He advised that local HUD office has been extremely helpful.

7. O'Kane explained why Portland has two agencies involved in citizen participation business. PDC for urban renewal. Mayor set up OONA upon election. PDC specifically marketing agency for programs. OONA is for referral and dissemination and to aid new neighborhood associations wanting to get started.

8. McCants requested information on using HCD funds for media purposes. Were they set aside in budget or out of contingency? He feels that they should be broken down in next year's budget. Also, dollars set apart for citizen participation.

9. McCants requested information on the ties Portland has with State citizen participation. Pedersen will have to respond. Also, is the citizen participation coordinator hired yet with the State?

10. McCants asked what type of impact the neighborhood associations have on City Council. Response was a tremendous impact. Can do turn around from agency recommendations.

11. McCants stated he is very impressed with Anchorage, Alaska's citizen participation and will send Kennedy copies of their material.

12. Inquired as to whether there were any complaints on citizen participation in the City. He pressed

October 20, 1975

Page 3

for a close register of complaints. Kennedy stated that no changes were made in the program without citizen review. Kennedy explained inter-agency cooperation and review of any complaints.

13. O'Kane requested any policy changes or directions go immediately to the Mayor and OPD.

14. O'Kane furnished McCants with copies of Housing Assistance Plan, HCD Application, Budget, an HCD brochure and an up-to-date status report.

KOK/JM/gl

FOR MART

HCD Memo

HCD - Second Round of workshops now going on 11/15 - 12/15

- Planning Commission / PDC Public Hearing in ^{mid} January
- City Council Hearing in ^{mid} February
- Process is same as Capital Imp'm't & City budget process
(Same time line - not like last year)

- Special requests (for local Options) should come through N'hoods, but OK if they're direct

(Recyclings, Astronomy Center, Tool rental, Special one-shot Park-St. Francis etc)

[CD Plan
HAPlan underway
- hopefully will be adopted by Council]

Jan 13
C/P

Owner Occupied Residential Rehabilitation Loan Schedule
 (For Structures Containing Not More Than 2 Dwelling Units)

Household Size	Household Income		
	0% Loan	3% Loan	6½% Loan
	Not More Than	Not More Than	Not More Than
1	\$4,280	\$ 8,560	\$10,700
2	5,470	10,940	13,670
3	6,160	12,310	15,390
4	6,840	13,690	17,110
5	7,280	14,560	18,200
6	7,690	15,380	19,220
7	8,130	16,250	20,310
8	8,560	17,130	21,710

50% of Part. med. income

Median

+ 10% than median

1.25

1.29



35% of applications have been higher than this. median?

last year 5 in process 35% to and 24% in eligible

DRAFT PUBLIC COMMENT

PORTLAND DEVELOPMENT COMMISSION

MEMORANDUM

Date November 4, 1975

TO: Ken O'Kane
FROM: Thomas Kennedy *K*
SUBJECT: Additional Information on Neighborhood Meetings/Workshops re:
Second Year HCD Program Planning

NORTHWEST DISTRICT

- October 28, 7:45 p.m., NWDA office: NWDA Board and Planning Committee to discuss with staff the list of project improvements to submit to the Capital Improvements Program for possible Second Year HCD funding.
- November 4, 7:00 p.m., Jesuit Center: Model Block meeting to discuss possibilities for the implementation of this project.
- November 3-14: Staff submit to the NWDA Board/Planning Committee a draft of the Second Year HCD program and budget for the Northwest District.
- November 15 - December 15: Recommendations for the Northwest Second Year HCD Program reviewed with NWDA general membership. Specific date and time to be established in consultation with the NWDA Board/Planning Committee.

CORBETT-TERWILLIGER AREA

- October 1, 7:30 p.m., Wilson High: Staff met with Corbett-Terwilliger-Lair Hill Planning Committee for initial discussion of Capital Improvements priorities for possible Second Year HCD funding.
- October 15, 7:30 p.m., Wilson High: Corbett-Terwilliger-Lair Hill Planning Committee approved the Capital Improvements list to submit for possible Second Year HCD funding. Staff translated the list approved by the committee onto the proper CIP forms.
- November 5, 7:30 p.m., Wilson High: Present a draft Second Year HCD program and budget for committee review and comment.
- November 15 - December 15: Review Second Year HCD Program with Terwilliger League in conjunction and cooperation of Corbett-Terwilliger-Lair Hill Planning Committee.

ST. JOHNS AREA

October 21, 7:30 p.m., North Portland Office: Staff met with NPCC chairman, St. Johns Boosters president, and St. Johns Community Committee chairman to discuss meeting date and time for St. Johns area workshop to receive resident input and comment on Capital Improvement priorities for possible Second Year HCD funding.

November 12, 7:30 p.m., St. Johns Community Center: St. Johns general membership workshop to receive citizen input on Second Year HCD program.

November 15 - December 15: Present a draft Second Year HCD program and budget for the St. Johns general membership to review and make comment on.

SOUTHEAST COALITION

Bureau of Planning and Portland Development Commission staff will meet with the individual neighborhoods represented in the Southeast Coalition on the following dates:

Buckman: November 6, 7:30 p.m., St. Francis School, with the Coordinating Committee

SMILE: November 7, 10:00 a.m., Sellwood Community Center

HAND: November 10, 7:30 p.m., Carvlin Hall

Richmond: November 10, 7:30 p.m., Richmond School

Brooklyn: November 12, 7:30 p.m., location to be announced

Kerns: November 18, 7:00 p.m., 2434 N.E. Flanders

Sunnyside: November 20, 7:30 p.m., location to be announced

November 15 - December 15: Staff present draft Second Year HCD program and budget to each individual neighborhood. A meeting with the Southeast Coalition itself will be scheduled during this time frame.

cc: Pat LaCrosse
Chuck Olson
Dennis Wilde
Mary Pedersen ✓

RECEIVED
NOV 05 1975

THE CITY OF
PORTLAND



OREGON

OFFICE OF
PLANNING AND DEVELOPMENT

GARY E. STOUT
ADMINISTRATOR

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

To: HCD File #24 - Public Hearings
From: Ken O'Kane *fo'k*
Date: January 8, 1976
Subject: Notes of a meeting with Tom Kennedy,
Mary Pedersen and Ken O'Kane.

Discussed were the preparations and publicity for the PCPC/PDC public hearing, scheduled for January 21st.

1. It was agreed that press releases should be sent to small papers as follows:

Labor Press
Observer (Portland)
St. Johns Review
Sellwood Bee
Hollywood News
Community Press
N.W. Neighbor
Downtowner (free)
Old Portland Today
Catholic Sentinel
The Scribe
North Portland Magazine

2. Mary has a new list of organizations and groups, which includes senior centers and radio stations. She will provide it to Ken.
3. Ken will set dates for Council hearing, and any other meeting dates may be in the ads also.
4. OONA newsletter will go out as soon as Ken provides Council hearing date to Mary - newsletter probably January 12th or so.
5. A full page ad like last year in Community Press not as good an idea as a smaller one in several smaller papers, all agreed.
6. Kay Hockett, in OONA is a graphics person and can help on the ads. (227-7392 - home number)
7. O'Kane to get the ad reviewed with Tom and Mary as soon as possible.

Page 2

January 8, 1976

Notes of a meeting with Tom Kennedy,
Mary Pedersen and Ken O'Kane.

8. If the Water Bureau building is used, Mary suggested to move chairs closer to podium.
9. Ken will look into possibility of using the Council Chamber, instead of Water Services Building for the hearing, and report back.

KO/kj

cc: Thomas Kennedy PDC
Mary Pedersen OONA

1-6-76

To: Project Field Services Staff
From: Thomas Kennedy
Subject: Public Hearing on the Second Year Housing and Community Development Program

Attached is a copy of a meeting notice from Ken O'Kane regarding the January 21, 1976 joint public hearing of the Portland Development and Planning Commissions on the Second Year Housing and Community Development Program. This meeting will be held at 7:30 p.m., in the Water Services Building Auditorium, 1800 S.W. 6th Avenue.

The purpose of this hearing is threefold:

- 1) It fulfills the federal citizen participation requirement to hold at least two general, city-wide public hearings on the City's Housing and Community Development Program. This is the first of such public hearings. The second is the hearing before City Council at a later date, probably in February.
- 2) This is an opportunity for citizens to express their needs directly to the joint Commissions. In this sense, this is basically a needs hearing.
- 3) The Commissions will jointly recommend the filing of an application with HUD with inclusions based on citizen testimony. Citizen testimony will influence any decisions made by the joint Commissions.

The format for this hearing is basically the same as it was ^{at} last year's hearing. The neighborhoods will be given an opportunity to express their needs as they perceive them, and to testify regarding their desires pertaining to participating in the City's HCD Program.

and citizens All neighborhoods presently participating in the First Year HCD Program ^{neighborhood} should be notified of this important public hearing. This ^{neighborhood} notification should take the form of:

and the SE neighborhoods

- 1) Flyers to key spots and locations in the affected neighborhoods.
- 2) Personal contact with neighborhood association chairpersons and officers.
- 3) Follow-up telephone calls to those on mailing and telephone list. This can be done by volunteers with staff direction and assistance.
- 4) Announcement of the hearing in the neighborhood newsletters and minutes.
- 5) Word-of-mouth and announcements at neighborhood association/committee meetings.
- 6) Mailing of meeting announcement to neighborhood association chairpersons.

cc: Pat LaCrosse
Chuck Olson
Ken O'Kane



RECEIVED

JAN 08 1976

1-6-76

To: Project Field Services Staff

From: Thomas Kennedy

Subject: Public Hearing on the Second Year Housing and Community Development Program

Attached is a copy of a meeting notice from Ken O'Kane regarding the January 21, 1976 joint public hearing of the Portland Development and Planning Commissions on the Second Year Housing and Community Development Program. This meeting will be held at 7:30 p.m., in the ~~Water Services Building Auditorium~~, 1800 S.W. 6th Avenue.

The purpose of this hearing is threefold:


- 1) It fulfills the federal citizen participation requirement to hold at least two general, city-wide public hearings on the City's Housing and Community Development Program. This is the first of such public hearings. The second is the hearing before City Council at a later date, probably in February.
- 2) This is an opportunity for citizens to express their needs directly to the joint Commissions. In this sense, this is basically a needs hearing.
- 3) The Commissions will jointly recommend the filing of an application with HUD with inclusions based on citizen testimony. Citizen testimony will influence any decisions made by the joint Commissions.

The format for this ^{individuals} hearing is basically the same as it was ^{at} last year's hearing. The neighborhoods will be given an opportunity to express their needs as they perceive them, and to testify regarding their desires pertaining to participating in the City's HCD Program.

All neighborhoods presently participating in the First Year HCD Program should be notified of this important public hearing. This ^{neighborhood} notification should take the form of:

- 1) Flyers to key spots and locations in the affected neighborhoods.
- 2) Personal contact with neighborhood association chairpersons and officers.
- 3) Follow-up telephone calls to those on mailing and telephone list. This can be done by volunteers with staff direction and assistance.
- 4) Announcement of the hearing in the neighborhood newsletters and minutes.
- 5) Word-of-mouth and announcements at neighborhood association/committee meetings.
- 6) Mailing of meeting announcement to neighborhood association chairpersons.

cc: Pat LaCrosse
Chuck Olson
Ken O'Kane



Edna - Journal Social
Programs & which
Picked up.

Mary

CITY OF PORTLAND
INTER-OFFICE CORRESPONDENCE
(NOT FOR MAILING)

March 24 1976

From Mary C. Pedersen, Office of Neighborhood Associations
To Ken O'Kane, Office of Planning and Development
Addressed to
Subject

Mary

RECEIVED
OFFICE OF PLANNING & DEVELOPMENT
MAR 24 1976

Thank you very much for bringing by the guidelines and regulations for the Community Development Block Grants with corrections attached. I am unable to find in there Section 570.900 (d)(1) and (d)(2). According to the second page which lists the summary of changes, there have been changes in these sections (changes no. 48 and 49). Has HUD made these available yet?

I noticed this morning Portland Observer informs us that there may be some deficiencies in the citizen participation plan. Would you kindly send me a copy of the letter from HUD which lists what the citizen participation deficiencies might be?

Thanks for your attention to these questions.

MCP:lt

please dig out EO letter from (Dawson HUD)
to Mayor in HCD file # 1, 02 20
; give me a copy/back w/ this.
Thanks pen O
3/25

THE CITY OF
PORTLAND



OREGON

March 12, 1976

TO: Mary C. Pedersen, Office of Neighborhood Association
FROM: J. David Hunt, *JDH* Portland Development Commission
RE: Your memo on Property Acquisition in Eliot

DEPARTMENT OF
DEVELOPMENT AND
CIVIC PROMOTION

PORTLAND
DEVELOPMENT
COMMISSION

Bob Walsh, Chr.
Louis Scherzer
Robert Ames
Dennis Lindsay
Allison Logan Belcher

J. David Hunt
Executive Director

1700 S.W. Fourth Avenue
Portland, Oregon 97201
(503) 224-4800

An Urban Renewal Plan covering two square blocks of the Eliot Neighborhood was approved by the neighborhood, Development Commission, Planning Commission, and City Council approximately 3 years ago. The property acquisition outlined in the plan included:

1. The block bounded by Williams, Russell, Rodney, and Sacramento.
2. Properties at the corners of Williams and Knott and Williams and Russell.
3. Two parcels at the N.E. corner of Rodney and Russell.

The reason for the acquisition was to eliminate slum and blight and provide for a new street alignment. The original plan showed that the block noted in 1 above was to be acquired by PDC with NDP monies and then the properties noted in 2 and 3 above would be acquired by private action since insufficient NDP funds were available at that time.

Since the properties were never acquired privately, they have been included for acquisition in the HCD program. The property mentioned in 2 above has already been acquired as it has been budgeted all year. The property noted in 3 above is proposed for addition now at mid-year.

The proposed reuse for the square block area is housing. The reuse for the other parcels is designated as public or semi-public. We have discussed off and on for several years the possible construction by Pacific University of an eye clinic on the parcels noted in 2 above. They continue to be interested because of the proximity to Emanuel Hospital across the street; however, no firm redevelopment plans have been made and some other public use may ultimately prevail. Likewise with the other two lot parcel. Since PPL has a substation in the middle of the block and have shown some interest, they may purchase the property for addition to their substation. Again, however, no final determination has been made and the property may end up in other public/semi-public use.

Mary C. Pedersen

March 12, 1976

Page 2

Attached is a copy of the resolution and plan change made by our Commission Monday last which updates the plan to show a new street alignment and to show the acquisition of the above properties with HCD monies.

I hope this answers your questions and if you need any more information, please give me a call.

mg

PORTLAND DEVELOPMENT COMMISSION
Portland, Oregon

RESOLUTION NO. 2188

RESOLUTION APPROVING FIRST AMENDMENT TO THE URBAN RENEWAL
PLAN FOR THE SECOND ELIOT URBAN RENEWAL AREA

WHEREAS, the Portland Development Commission has undertaken renewal activities under the Neighborhood Development Program in the Eliot Neighborhood pursuant to an Urban Renewal Plan approved by the Portland City Council by Resolution No. 31209 and adopted on March 28, 1973; and

WHEREAS, the Commission desires to continue such renewal activities under the Housing and Community Development Program in Eliot; and

WHEREAS, the Commission finds it necessary to amend said Urban Renewal Plan to provide for the realignment of a portion of N. E. Russell Street, and to acquire and clear, under the Housing and Community Development Program, blighted properties in Blocks A26 and A27, Albina, and allow for redevelopment of medical facilities for clinics, offices, training or teaching, and other related public and semi-public uses as set forth and described in the original Urban Renewal Plan dated March 1, 1973; and

WHEREAS, the Commission does not consider said amendment to be a material or substantial change in any provisions of the Urban Renewal Plan; now, therefore be it

RESOLVED, by the Portland Development Commission that:

1. The First Amendment to the Urban Renewal Plan for the Second Eliot Urban Renewal Area dated March 1, 1976 is hereby approved; and,
2. This Amendment does not constitute a material or substantial change requiring approval by the Portland City Council or other bodies and organizations; and,
3. This Resolution shall become effective immediately upon its adoption.

Adopted by the Commission MAR 8 1976

ROBERT AMES

Chairman

ALLISON L. BELCHER

Secretary

FIRST
AMENDMENT
TO THE
URBAN RENEWAL PLAN

for the

SECOND ELIOT URBAN RENEWAL AREA

Portland, Oregon

March 1, 1976

Prepared by the Portland Development Commission
The Urban Renewal Agency of the City of Portland

1700 S.W. Fourth Avenue
Portland, Oregon 97201

URBAN RENEWAL PLAN (ELIOT II) - FIRST AMENDMENT

The Urban Renewal Plan for the Second Eliot Urban Renewal Area, approved by the Portland City Council by Resolution No. 31209 and adopted on March 28, 1973, is hereby amended as follows:

(1) Section C., Land Use Plan, Subsection 1.a. Thoroughfares and rights-of-way, is amended to read as follows:

a. Thoroughfares and street rights-of-way:

Street rights-of-way will remain as is, except for realignment of a portion of N. E. Russell Street as shown on the Land Use Plan, Exhibit A.

(2) Section D., Project Proposals, Subsection 1. Land Acquisition, paragraph a., is amended to read as follows:

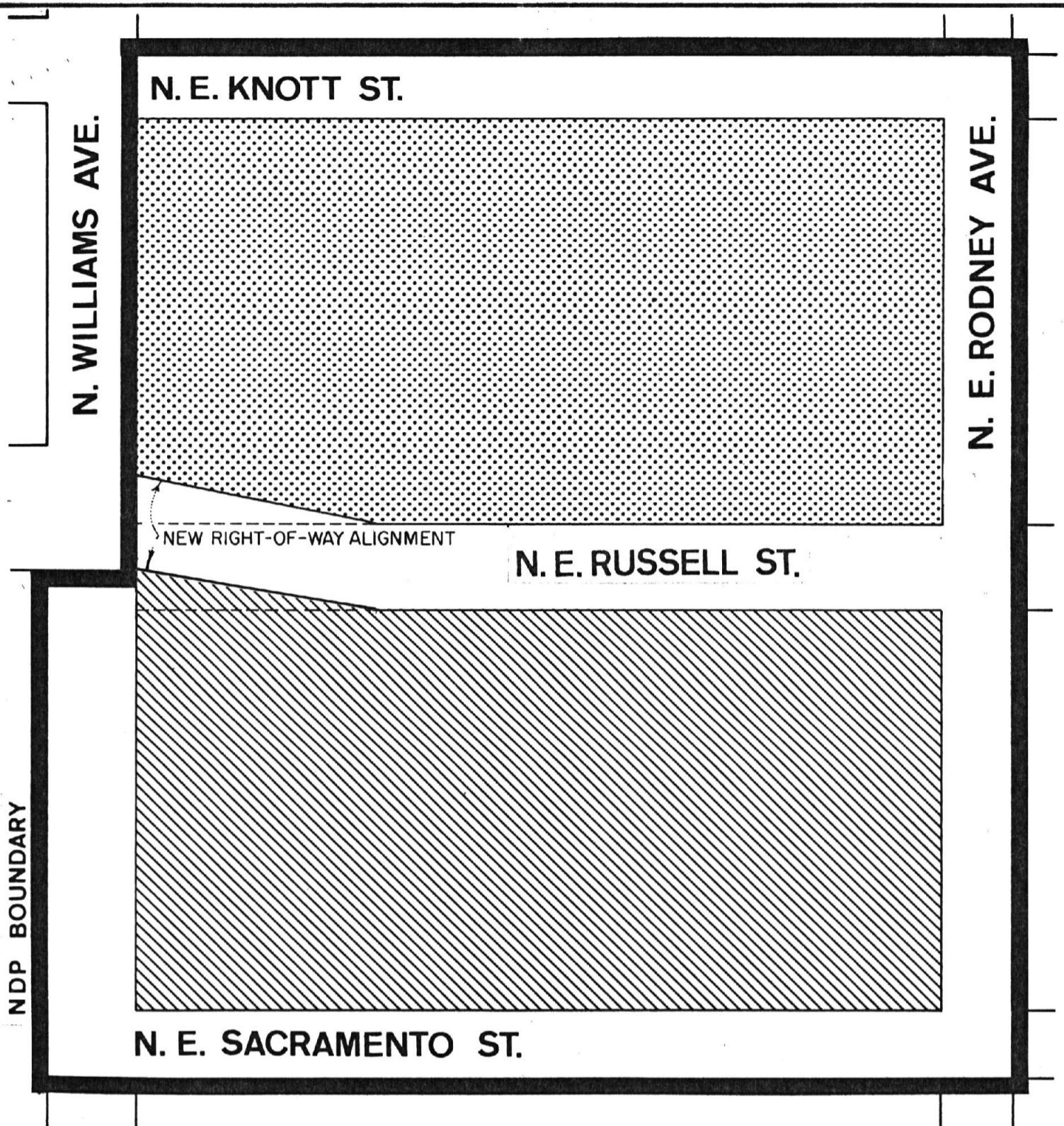
a. Real property to be acquired is shown on the attached Property Map (Exhibit B). The Urban Renewal Agency will acquire all of Block A 26/25 with NDP 4th Action Year funds for multi-family residential development. Parcels 1, 2, 3, 22-26, 14/15a and 14/15b in Block A 27/26 will be acquired by the Agency with funds allocated under the Federal Housing and Community Development Program (HCD).

Necessary supporting facilities and improvements will be made in the public rights-of-way. No properties will be acquired for rehabilitation or historic and architectural preservation.



URBAN RENEWAL PLAN (ELIOT II) - FIRST AMENDMENT, Cont'd

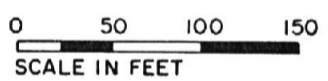
- (3) Exhibit A, Land Use Plan, is hereby amended to show the realignment of a portion of N. E. Russell Street, which amended Land Use Plan is attached hereto.

- (4) Exhibit B, Property Acquisition Map, is hereby amended to designate those properties to be acquired by the Urban Renewal Agency with funds allocated under the Housing and Community Development Program, which amended Property Acquisition Map is attached hereto.



PREDOMINANT USE

-  MULTI-FAMILY RESIDENTIAL
-  PUBLIC, SEMI-PUBLIC



REVISED FEBUARY, 1976

ELIOT AREA
Neighborhood Development
Program
 Portland Development Commission
 Portland, Multnomah County, Oregon
 March, 1973

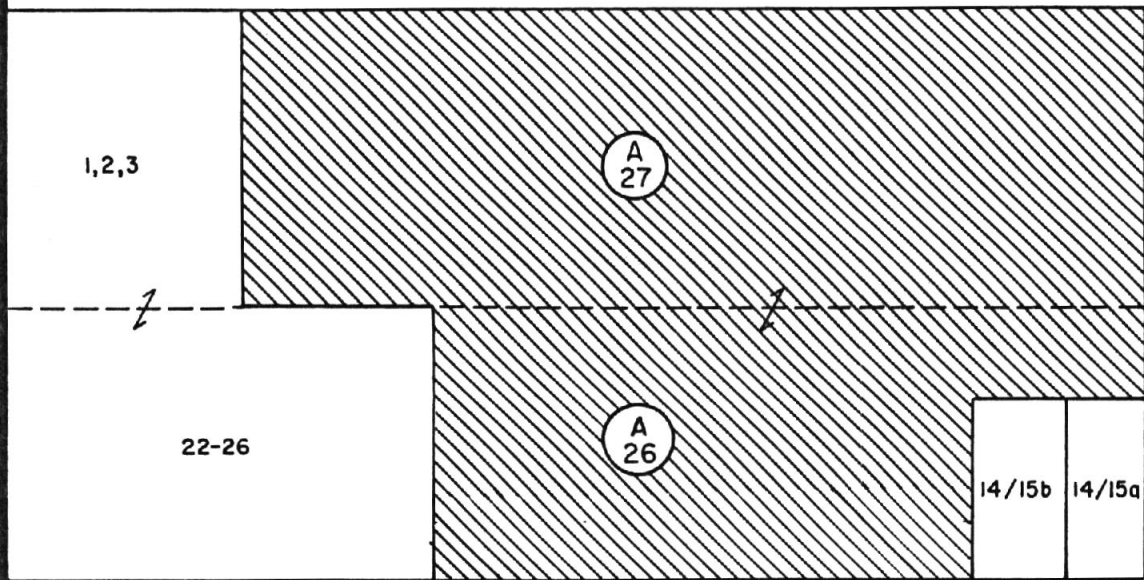
LAND USE PLAN

ND 401
EXHIBIT
A

N. E. KNOTT ST.

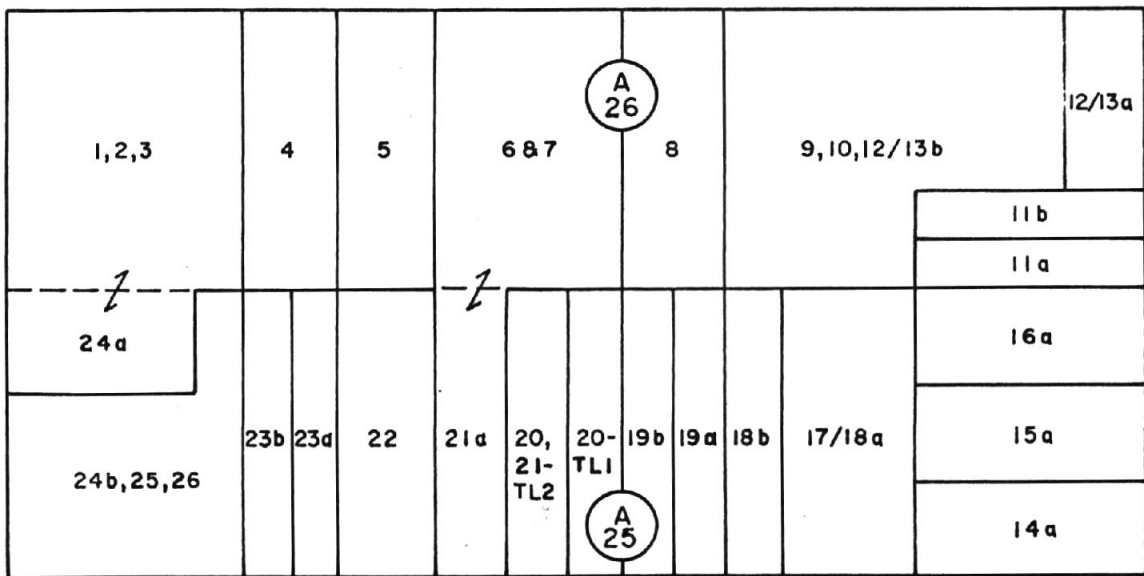
N. WILLIAMS AVE.

N. E. RODNEY AVE.



N. E. RUSSELL ST.

NDP BOUNDARY



N. E. SACRAMENTO ST.

PROPERTY TO BE ACQUIRED WITH NDP FUNDS		
PARCEL NO.	OWNER	AREA SQ. FT.
A25-14a	REDO, Brady	6,250
A25-15a	BASTASCH, Mary K.	6,250
A25-16a	FEUERBORN, Glen J.	6,250
A25-17/18a	DIAMOND INVESTMENT CO.	10,350
A25-18b	PAGET, Alan A. & Marilyn	4,650
A25-19a	SLAUGHTER, Mary L.	3,750
A25-19b	NEAL, Guy & Mable	3,750
A25-20-TL1	BARRETT, Maybelle R.	4,612.50
A25-20,21-TL2	MARTIN, Mathias & Myrtle	5,137.50
A25-21a	CITY OF PORTLAND	5,250
A25-22	DeBOSE, Ira E.	7,500
A25-23a	MEDLOCK, S. W. & Helen M.	3,750
A25-23b	HARRIS, Eli H., Jr. & Elizabeth	3,750
A25-24a	SPINNEY, Earl - Estate of	5,000
A25-24b,25,26	GILMAN, Gertrude A.	12,500
A26-1,2,3	SPINNEY, Earl - Estate of	18,125
A26-4	MOYER, Jimmy	7,250
A26-5	KROPP, Karl	7,250
A26-6 & 7	CITY OF PORTLAND	14,500
A26-8	DOWIASZ, Anthony & Betty S.	7,250
A26-9,10,12/13b	NIKOLAY, Alfred J. & Betty J.	21,815
A26-11a	TREE, Thomas O.	3,000
A26-11b	KRUPKE, Kenneth H., et.al.	3,000
A26-12/13a	SCARBOROUGH, Naymon L. & Zelma R.	4,085
TOTAL AREA TO BE ACQUIRED		175,025

PROPERTY TO BE ACQUIRED UNDER THE HCD PROGRAM		
PARCEL NO.	OWNER	AREA SQ. FT.
A26-14/15a	WILLIAMS, Gilroy	3,047.50
A26-14/15b	BYRNE, James	4,702.50
A26-22-26	MENTZER, Anna	32,625
A27-1,2,3	MENTZER, Anna	18,750
TOTAL AREA TO BE ACQUIRED		59,925



PARCEL NOT TO BE ACQUIRED

REVISED FEB. 1976
REVISED AUG. 1975

ELIOT AREA
Neighborhood Development Program
Portland Development Commission
Portland, Multnomah County, Oregon
March, 1973

PROPERTY ACQUISITION MAP

ND 401 EXHIBIT B

RECEIVED
MAR 15 1976

THE CITY OF
PORTLAND



OREGON

OFFICE OF
PLANNING AND DEVELOPMENT

GARY E. STOUT
ADMINISTRATOR

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

July 8, 1976

Mary Pederson
00779

Corbett - Terwilliger - Lair Hill
Planning Committee
Ms. Penny Allen, Chairman
3627 SW Kelly
Portland, OR 97201

Dear Ms. Allen:

In reply to your June 16 letter to Gary Stout requesting that large trees be placed in your neighborhood, the following should be noted:

- 1) Programming for all HCD activities is carried out by the Portland Development Commission, and the program is formulated as a part of the city budget process, and specifically the Capital Improvement Process. Your request, therefore for new projects should follow that process, and not originate with this office.
- 2) We have reviewed the HUD memo citing eligibility of tree planting on private property, and have major concerns about that determination in view of a multitude of related problems. Due to the many problems involved, we do not feel this is a feasible project as you have described. However, the City has carried out tree planting program in other neighborhoods; and we would be glad to work with the Corbett/Terwilliger in that activity during the next fiscal year if that is the neighborhood's desire.
- 3) Plans for the open-space acquisition have been dropped due to unwillingness of the seller to negotiate anywhere near the appraised price. Obviously, the PDC must purchase (with public funds) at or near the market price, and not merely what a seller desires. We still have \$60,000 budgeted for this, although it is doubtful that we could match HCD funds with other funds should you be able to raise them. As you know, the balance of \$40,000 was reprogrammed to Willamette Park.

RECEIVED

JUL 09 1976

Ms Penny Allen
Page 2

- 4) It is not possible for us to give any Neighborhood Association direct control of a project, since public funds expenditures cannot be delegated away by the City Council. I believe that we previously discussed this process, hence if any street tree program goes ahead it will be carried out by the Parks Bureau or the PDC, with input and review by the Citizens.

In referring your request to the Programming and Field Services units of the PDC, I do so with the recommendation that all proposed improvements be reevaluated, by the neighborhood. We share your concern, that programs "are not moving fast enough in Corbett - Terwilliger." Perhaps it is time to review the objectives of the entire neighborhood in light of the requirements of the HCD program.

Sincerely,



Kenneth O'Kane
HCD Program Director

pm

cc: PDC
cc: Don Jeffries, City Attorney's Office

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: June 4, 1975
Subject: Your Proposed HCD Brochure

The document that you are preparing for citizens on HCD is most important and must dovetail with the material we are producing in regard to programs, budgets, etc.

Ray Bowman of PDC is assisting you and/or Irvin Coffee, and I personally want to also review final drafts before you go "public" and before you print multiple copies. The timing of the distribution is important also, so that it corresponds with neighborhood workshops specifically related to HCD.

Thanks, Mary.

KO/vm

cc: Tom Kennedy
Gary Stout

RECEIVED
JUN 17 1975

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: August 6, 1975

Subject: HCD Brochure

We can most likely authorize the PDC to use their HCD funds to cover the cost of printing the HCD brochure.

Please transmit to me the final mock-up as camera-ready as possible, so that we can review it, get the necessary approvals, and send it on to the printer.

KO/vm

cc: Gary Stout
PDC

RECEIVED
AUG 07 1975

DRAFT CDRS PROGRAM

1. Housing

Emergency home repair	250,000	
No interest rehab loan	750,000	
PIL-type loan	150,000	
Voluntary demo	50,000	
Landbanking/write down	600,000	
Revolving-repossessions	300,000	
HDC seed money	150,000	
Front end loans <i>new construct.</i>	500,000	
Code compliance fund	150,000	
Multi-family write down	500,000	
	<u>3,400,000</u>	
Administration	450,000	

generates \$1 mill.

20 a year

*Silver & relocat (20)
3,850,000*

2. Renewal

NDP programs	700,000	
NDP Administration	<u>450,000</u>	

1,150,000

3. Neighborhood Programs

Northwest: Capital Improvements	600,000	
Field Office <i>(1+1)</i>	25,000	
Buckman: Capital Improvements	200,000	
Neighborhood A: Capital Improvements	600,000	
Field Office (1/2 yr.)	15,000	
Neighborhood B: Capital Improvements	400,000	
Field Office (1/2 yr.)	15,000	
Community Organization: ONA	15,000	
Community Services	<u>60,000</u>	

1,930,000

4. CBD

Pioneer Square	500,000	
Harborside Park	<u>50,000</u>	

550,000

5. Relocation Expense

200,000 200,000

(SUBTOTAL) (7,680,000)

TOTAL 8,600,000

*88 in Mt. Hood
variable
interest
variable
need.*

DRAFT CDRS TIMETABLE

- September 3: CDRS legislation passed and signed into law
- September 15: Portland notifies CRAG and Federal Agencies of intention to file A-95
- Sept. 15-Nov. 15: Federal A-85 review of guidelines
- November 15: Federal Guidelines distributed; Council asked to approve application for 10% advance
- November 20,21,22: City-wide review of CD application *Joint Hearing*
- Nov. 26, Dec. 3: Meetings in Northwest and Buckman
- December 10: CD program sent to Council; approval and submission of application for 10% advance; informal A-95 distribution
- January 3: Council approval of CD program; application sent to HUD
- January - Initiation of Phase I CD program upon receipt of 10% advance
- January 8 & 15: Town meeting to establish ground rules for Target Neighborhood selection process
- January 21: Submit neighborhood selection process proposal to Council
- February 11: Council approval; initiate process
- Feb. 15 - May 15: Neighborhood planning for CD; neighborhoods must be recognized
- March 20: Deadline for HUD approval of CD application
- [April 1] [City submits proposal for supplemental funding]
- May 15: Neighborhood submissions of proposals for designation as Target Neighborhood
- May 20: Submission of neighborhood proposals with analysis by OPD and BP
- May 21: Council hearings
- June 10: Council selection of neighborhoods
- July 1: Initiate programs in Areas A and B

Write to NW & Buckman

Nov. 1. TOWN MEETING, writing.

Joint Hearing

KDP runs out DEC. 31 700,000

45-208-90 PDC

THE CITY OF
PORTLAND



OREGON

BUREAU OF
PLANNING

ERNEST R. BONNER
DIRECTOR

424 S.W. MAIN STREET
PORTLAND, OR. 97204

PLANNING
503 248-4253

ZONING
503 248-4250

RECEIVED
JUL 02 1974

July 1, 1974

MEMORANDUM

To: Mary Pederson
From: Sheldon Lynn
Re: Possible Middle-Ground Neighborhoods

I would be interested in your general reaction to the attached list of "middle ground" areas. The list was prepared by using census data to eliminate 1. The most affluent areas and 2. The least affluent areas of the City (using various indices including rent, house value, ownership, income, etc.).

The purpose of the exercise is to identify a set of areas from which "target areas" might be chosen for concentrated action.

I would also appreciate any generalizations about the general level of organization in those areas and your estimate of the neighborhoods' capacities to undertake a vigorous cooperative effort (with the City) for neighborhood improvement.

SL:cm

*P.S. Can I buy you a coffee to tell
you how I arrived at that list
and to get your comments*

PRELIMINARY MIDDLE-GROUND AREAS

RECEIVED
JUL 02 1974

St. Johns

Portsmouth

Kenton

Overlook

Piedmont

Woodlawn

Concordia

Kerns

Sunnyside

Brooklyn

Sellwood-Moreland

Richmond

Mid-Southeast

Foster-Powell

Southeast

Surge

Corbett-Terwilliger



OREGON

OFFICE OF
NEIGHBORHOOD
ASSOCIATIONS

MARY PEDERSEN
COORDINATOR

1220 S.W. FIFTH AVE.
PORTLAND, OREGON 97204
503/248-4519

File
PLANNING.

MEMORANDUM

TO: Sheldon Lynn
FROM: Mary Pedersen
DATE: July 11, 1974
SUBJECT: Possible Middle Ground Neighborhoods

It impresses me that you were able to identify seventeen possible middle ground neighborhoods. At least so far as the census data are concerned, the future of Portland neighborhoods look pretty good to me. I would like to meet with you and see what criteria you used for the inclusion of the neighborhoods. For my first reaction, I listed out all those neighborhoods which were not included, and I determined that nine of those which were not included seem to be quite capable of holding their own. Seven of the model neighborhoods were not included, and this seems understandable because they received quite a bit of funding already. I did wonder why you included Woodlawn. I wondered why the following four neighborhoods did not get into the list:

Rose City Park
Montavilla

Hosford-Abernathy (Which includes Ladd's addition)

and the section of northwest beginning at Twenty-first Avenue and going to the foot of the hill where most of the single family houses are located. In the latter case, I suspect that the overall statistics disguise the fact that there are at least two, possibly four neighborhood within northwest.

Of the neighborhoods you list, the following have already been very active:

St. Johns
Overlook
Portsmouth
Concordia
Sunnyside
Sellwood
Corbett-Terwilliger

There are four neighborhoods on your list which have been recently formed, and where there is a core group

of active people who, without very much effort, could pull together a vigorous cooperative effort. These groups include:

- Piedmont
- Mid-Southeast
- Kerns
- Richmond

Two other neighborhoods might be activated with a small amount of work, these include:

- Woodlawn
- Kenton

As you know, North Portland will have the assistance of a new district office. Woodlawn has already received quite a bit of assistance, and I am not certain how organized the group is right now.

In four of the areas, organizing would be somewhat more difficult. These areas include:

- Brooklyn
- Foster-Powell
- Southeast
- SURGE

SURGE has recently asked for planning assistance, but the group would have to be much more organized before they could undertake any extensive effort.

Of the four areas which I mentioned earlier in the letter and which are not on your list, both Northwest and Hosford-Abernathy have organizations which would be interested in cooperating with the city. Northwest Portland's record of cooperation will match any in the city. Hosford-Abernathy is more recently reorganized, and would probably fit into either my second or third category. Rose City has had a group which is inactive just now, and Montavilla has a small group.

As you know, by September we hope to have functioning field offices in Southwest, Northwest, and North Portland. It was proposed at ~~last evening's~~ ^{the North Portland} meeting that Piedmont Neighborhood Association should be contacted to see if they wish to participate with the other North Portland neighborhoods. This seems to me like a good idea.

As I look back over this memo, the one neighborhood I have possibly put in the wrong category is Brooklyn. The Brooklyn Action Corp has tried very hard to organize the citizens there, and they have had some successes. Unfortunately, the neighborhood right now is a bit demoralized by the widening of McLoughlin Boulevard, and I don't know how receptive they would be. I see also, by my list that the neighborhoods we have not included are Buckman, Linnton, and Goose Hollow. It is possible that portions of those neighborhoods could

be considered. Buckman has had a rather mixed experience in its planning efforts of the past, but the group would rally round some kind of neighborhood improvement effort that produced results.

I hope these first impressions are helpful.
Let's meet to discuss them very soon.

THE CITY OF
PORTLAND



OREGON

Memo

January 2, 1974

OFFICE OF
NEIGHBORHOOD
ASSOCIATIONS
MARY PEDERSEN
COORDINATOR
1220 S.W. FIFTH AVE.
PORTLAND, OREGON 97204
503/248-4519

MEMORANDUM

TO: Dennis Wilde
FROM: Mary Pedersen
SUBJECT: Selection Criteria for Second Year Funding

We have received several requests for copies of the Guidelines for choosing neighborhoods for next year's funding. These requests reminded me that I had not sent you my suggestions on your draft. My first suggestion is that you carefully check over the five guidelines to determine the possibility of deleting the "musts".

Guideline three should include the information that ^{if} a neighborhood establishes a planning committee, then according to the ordinance on neighborhood associations, the committee must be representative of the geographical areas included in the planning and of the interests relating to that community.

In guideline five, I have suggested some new wording, as you can see from the enclosed xerox copy of my mark-up. However, I do wonder why your fifth guideline has been included. Is it necessary, and what is the justification for including it?

In the preplanning process, the initial assessment of local needs should specify public works. The language "physical facilities" may mean the same thing, but including both of them makes the language more specific.

Setting priorities for eligibles for HCD funding is a good idea, and I like the three parts that you have suggested. My only comment is that "B" hard evidence of neighborhood vulnerability ought to include both positive and negative evidence. We are interested not only in vulnerability but in the prospects for recuperation.

I hope it is not too late to send these comments to you. If you would like to discuss them, just give me a call.

MCP:bjb

Mary

Rehabilitation of Single-Family Units

NEIGHBORHOOD	Total Single Units	Good Rehab Not Needed	Poor Rehab Infeasible	Fair Rehab Needed	Willing TO Rehab
St. Johns	3,700	35.14%	14.86%	50.0%	25.0%
Corbett/Terwilliger	500	28.0%	12.0%	60.0%	23.0%
Northwest	765	24.84%	24.84%	50.32%	20.92%
Southeast & Buckman	15,000	35.0%	15.0%	50.0%	23.33%
Total	19,965	34.46%	15.26%	50.28%	23.54%

A

B

% of B into A

St. Johns	50.0%
Corbett/Terwilliger	38.33%
Northwest	41.56%
Southeast & Buckman	46.67%
Total	46.84%

Thu: HCD minutes.

danger of inter-neighborhood competition, rivalry.

need
politics
self-selection.

wealth excludes
poverty excludes } leaving middle.

set criteria for program. rather than neighborhoods.
estab City wide priorities as well

leads to more diverse pattern of expenditure.

Start a process
selection process
program defn.

degree of home
ownership.
need to increase
it.

What about not using
neighborhood b'dep?

owners
owner-occupied rental units.

Did Irvington go up?

What about selective code enforcement?

Perhaps w owners.
312 can be used by assultees.



Are there specific neighborhoods for 1st yr?
Will previous commitments be honored?

State funds can go to landlords.

GOAL

select neighborhood.

decide the process
selection

program proposals.

- recognition
 - degree of community support
 - suitability of program
- [ASU]

Regulations A-85.
45 days.

money as of Jan.
boilerplate plus prof.
2 1/2 mos prev.

A-95 (30-90 days).
overlaps but longer

apply for 10% in 1.
\$ 800,000

\$22-25 mill for 3 yrs.
entitlement.

TOMORROW - multi-family housing prop.
budget - review
summary of process

(letter from CORES).

APRIL open discretionary money

HUD Minutes

CD per-sharing passed both houses.
less money, more territory, inflation,
staff costs.

third reading
on CIB
next week.

Housing,

pub priv financing
less time ~~time~~ to. neighborhoods; but more
of them.

goal: stabilize
medium income or below.

Econ dev

land packaging for plants in Mod Cities.
how tie to social, manpower

SCROUNGE.

Conf committee
Aug. 1?

OPTIONS

stress administration

PIL

SB 100

have plans
NW, C-T, M-C

high visibility
capital improvements promise.

Whiteside - HUD

Jed Home Loan Bank Bd.

OPTIONS for involvement.

BILL REQUIREMENTS.

- Citizen committee to look at options
- public hearing

aimed

4-6 weeks of discussion & decision.

NEPA requirements

3 year program.

2004 HHS report BRF BR

2004 HHS report - HHS

2004 HHS report - HHS

2004 HHS report

2004 HHS report

2004 HHS report

2004 HHS report

2004 HHS report

2004 HHS report

2004 HHS report

2004 HHS report

2004 HHS report

2004 HHS report

2004 HHS report

2004 HHS report

2004 HHS report

2004 HHS report

2004 HHS report

2004 HHS report

2004 HHS report

2004 HHS report