

# City of Portland Urban Homesteading Application

October 1979



City of Portland  
Office of Planning and Development    Development Commission

FEDERAL ASSISTANCE			2. APPLICANT'S APPLICATION	a. NUMBER	3. STATE APPLICATION IDENTIFIER	4. NUMBER
1. TYPE OF ACTION <input type="checkbox"/> PREAPPLICATION <input type="checkbox"/> APPLICATION <input type="checkbox"/> NOTIFICATION OF INTENT (Opt) <input type="checkbox"/> REPORT OF FEDERAL ACTION <small>(Mark appropriate box)</small>			b. DATE 19 <span style="border: 1px solid black; padding: 0 5px;">  </span> <span style="border: 1px solid black; padding: 0 5px;">  </span> <span style="border: 1px solid black; padding: 0 5px;">  </span>		b. DATE Year month day 19 <span style="border: 1px solid black; padding: 0 5px;">  </span> <span style="border: 1px solid black; padding: 0 5px;">  </span> <span style="border: 1px solid black; padding: 0 5px;">  </span>	
4. LEGAL APPLICANT/RECIPIENT a. Applicant Name : City of Portland b. Organization Unit : City of Portland Development Commission c. Street/P.O. Box : 1500 S.W. First Ave., d. City : Portland, e. County : Multnomah f. State : Oregon g. Contact Person (Name & telephone No.) : Mark S. Davis (503) 248-4932 h. ZIP Code: 97201			5. FEDERAL EMPLOYER IDENTIFICATION NO.		6. PRO-GRAM (From Federal Catalog)  URBAN HOMESTEADING	
7. TITLE AND DESCRIPTION OF APPLICANT'S PROJECT  Urban Homesteading			8. TYPE OF APPLICANT/RECIPIENT A-State B-Intrastate C-Substate D-County E-City F-School District G-Special Purpose District H-Community Action Agency I-Higher Educational Institution J-Indian Tribe K-Other (Specify) : Enter appropriate letter <input type="checkbox"/>		9. TYPE OF ASSISTANCE A-Basic Grant B-Supplemental Grant C-Loan D-Insurance E-Other Enter appropriate letter(s) <input type="checkbox"/> <input type="checkbox"/>	
10. AREA OF PROJECT IMPACT (Name of cities, counties, States, etc.)  City of Portland/HCD Neighborhoods			11. ESTIMATED NUMBER OF PERSONS BENEFITING		12. TYPE OF APPLICATION A-New B-Renewal C-Revision D-Continuation E-Augmentation Enter appropriate letter <input type="checkbox"/>	
13. PROPOSED FUNDING a. FEDERAL \$ 1,301,000 .00 b. APPLICANT .00 c. STATE .00 d. LOCAL .00 e. OTHER 180,000 .00 f. TOTAL \$ 1,481,000 .00			14. CONGRESSIONAL DISTRICTS OF: a. APPLICANT b. PROJECT 15. TYPE OF CHANGE (For 15a or 15b) A-Increase Dollars B-Decrease Dollars C-Increase Duration D-Decrease Duration E-Cancellation F-Other (Specify) : Enter appropriate letter(s) <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>			
16. PROJECT START DATE Year month day 1980			17. PROJECT DURATION Months 12			
18. ESTIMATED DATE TO BE SUBMITTED TO FEDERAL AGENCY Year month day 19 79 11 1			19. EXISTING FEDERAL IDENTIFICATION NUMBER			
20. FEDERAL AGENCY TO RECEIVE REQUEST (Name, City, State, ZIP code) Dept. Housing and Urban Development, Portland, Oregon					21. REMARKS ADDED <input type="checkbox"/> Yes <input type="checkbox"/> No	
22. THE APPLICANT CERTIFIES THAT ▶		a. To the best of my knowledge and belief, data in this preapplication/application are true and correct, the document has been duly authorized by the governing body of the applicant and the applicant will comply with the attached assurances if the assistance is approved. b. If required by OMB Circular A-95 this application was submitted, pursuant to instructions therein, to appropriate clearinghouses and all responses are attached: (1) <input type="checkbox"/> (2) <input type="checkbox"/> (3) <input type="checkbox"/>				
23. CERTIFYING REPRESENTATIVE		a. TYPED NAME AND TITLE		b. SIGNATURE		c. DATE SIGNED Year month day 19 <span style="border: 1px solid black; padding: 0 5px;">  </span> <span style="border: 1px solid black; padding: 0 5px;">  </span> <span style="border: 1px solid black; padding: 0 5px;">  </span>
24. AGENCY NAME					25. APPLICATION RECEIVED Year month day 19 <span style="border: 1px solid black; padding: 0 5px;">  </span> <span style="border: 1px solid black; padding: 0 5px;">  </span> <span style="border: 1px solid black; padding: 0 5px;">  </span>	
26. ORGANIZATIONAL UNIT				27. ADMINISTRATIVE OFFICE		28. FEDERAL APPLICATION IDENTIFICATION
29. ADDRESS						30. FEDERAL GRANT IDENTIFICATION
31. ACTION TAKEN		32. FUNDING		33. ACTION DATE Year month day 19 <span style="border: 1px solid black; padding: 0 5px;">  </span> <span style="border: 1px solid black; padding: 0 5px;">  </span> <span style="border: 1px solid black; padding: 0 5px;">  </span>		34. STARTING DATE Year month day 19 <span style="border: 1px solid black; padding: 0 5px;">  </span> <span style="border: 1px solid black; padding: 0 5px;">  </span> <span style="border: 1px solid black; padding: 0 5px;">  </span>
<input type="checkbox"/> a. AWARDED		e. FEDERAL \$ .00		35. CONTACT FOR ADDITIONAL INFORMATION (Name and telephone number)		36. ENDING DATE Year month day 19 <span style="border: 1px solid black; padding: 0 5px;">  </span> <span style="border: 1px solid black; padding: 0 5px;">  </span> <span style="border: 1px solid black; padding: 0 5px;">  </span>
<input type="checkbox"/> b. REJECTED		b. APPLICANT .00				37. REMARKS ADDED <input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> c. RETURNED FOR AMENDMENT		c. STATE .00				
<input type="checkbox"/> d. DEFERRED		d. LOCAL .00				
<input type="checkbox"/> e. WITHDRAWN		e. OTHER .00				
f. TOTAL \$ .00						
38. FEDERAL AGENCY A-95 ACTION		a. In taking above action, any comments received from clearinghouses were considered. If agency response is due under provisions of Part 1, OMB Circular A-95, it has been or is being made.				b. FEDERAL AGENCY A-95 OFFICIAL (Name and telephone no.)



During the last two years the City of Portland has become increasingly aware of problems represented by abandoned housing. Through initial studies it is estimated that throughout the City approximately 300 abandoned structures exist. All of these inventoried units act as severe blighting influences on their immediate neighborhoods, as well as posing health and safety hazards to members of the community. In addition to the problems posed by unsafe and unsanitary housing, the City feels that these units also represent potential untapped additional housing stock to the community.

While there has been a generally favorable upturn as a result of reinvestment programs in the City's neighborhoods, there is a concern regarding the magnitude of low and moderate income displacement resulting from reinvestment, as well as the constraints of the open market. It is felt that through the Homesteading Program, the City can effectively address the problem of unused abandoned housing and simultaneously provide for homeownership purchase opportunities for low- and moderate-income families. The availability of homestead housing will assure an initial level of income dispersion within the City's neighborhoods. The Homestead Program proposes to use a combination of private and public sector funds. Section 312 Homestead loan funds and private savings and loan funds will be used to purchase and rehabilitate approximately 12 vacant and sub-standard units (single-family detached units) per year. These units will be made available to low- and moderate-income families meeting current City of Portland Section 312 income guidelines. The City of Portland is also requesting approximately \$1 million in supportive Section 312 rehabilitation funds to use in conjunction with the Homesteading Program.

#### PROCEDURE AND FORMAT:

It is proposed that the Homesteading Program operate in the following manner:

- 1) Vacant, single-family buildings will be identified by the Bureau of Buildings staff under the Dangerous Building Ordinance.
- 2) Bureau of Buildings and PDC staff will conduct the preliminary inspection of subject properties to determine feasibility of rehabilitation.
- 3) On properties determined feasible of rehabilitation, City Council will be asked for authorization to negotiate (based on fee appraisals) for the purchase of the property with the owner. If owner rejects the offer, condemnation proceedings will begin.
- 4) Upon acquisition of the property by the City, a Homesteader will be selected by lottery from a pool of pre-qualified applicants.
- 5) A PDC Rehabilitation Advisor and the Homestead applicant will develop specifications for rehabilitation. PDC and the Homesteader will jointly oversee rehabilitation of major code items.
- 6) Upon completion of major code items, the Homesteader will take responsibility for completion of rehabilitation. In the case of elderly or handicapped homesteaders, provisions will be made to allow the homesteader to sub-contract the remaining rehabilitation.

- 7) Upon completion of major code rehabilitation, a Bargain and Sale Deed will be transferred to the homesteader pending completion of homestead financing arrangements. (See Financing Plan).
- 8) Upon transfer of Bargain and Sale Deed, homesteader will enter into an agreement to complete remaining rehabilitation within 18 months. The Homesteader will keep the PDC Rehab Advisor abreast of rehabilitation progress by means of periodic consultation and the need to present the necessary documentation for draw-down of loan funds. The City will inspect the homestead property at the completion of rehabilitation to provide the homesteader with a Certificate of Completion.
- 9) Homesteader will agree to a three-year residency period.

#### FINANCING:

Primary financing for the Homesteading Program will be based on a mix of private, savings and loan and Homestead Section 312 loan funds. On each homestead unit, 95% of the property acquisition price will be financed with savings and loan funds. Homestead Section 312 loans will be used to cover costs of all rehabilitation. (See Exhibit A).

An existing City revolving fund will be used for front end costs of acquisition and rehabilitation to be replaced by private sector and 312 financing at the appropriate time.

Upon selection, the Homesteader will be required to make an equity interest down payment representing 5% of the acquisition price.

#### IDENTIFICATION OF HOMESTEAD PROPERTIES:

Homestead properties will be identified and obtained by means of the City's Dangerous Building Ordinance (see Exhibit B). Contained in Part III are initial lists of vacant/abandoned buildings identified to date.

October 1, 1979

HOMESTEAD FINANCINGExample

Purchase Price (Incl. closing & legal fees)	\$12,000
Rehab Costs	<u>27,000</u>
	\$39,000
Less 5% Equity Interest (Based on 5% private sector commitment)	<u>( 600)</u>
Mortgage Balance	\$38,400
Private Savings & Loan 11,400 30 yrs. @ 11.75%	\$115.07
Sec. 312 Homestead Rehab Loan \$27,000 20 yrs. @ 3%	<u>149.74</u>
	<u>\$264.81</u>
Estimated Monthly Payment P + I + T + I	<u><u>\$338.61</u></u>
Based on 30% rule debt service minimum income	\$13,544

MSD:gc

ORDINANCE NO: **146869**

An Ordinance amending the provisions of Title 24, Building Regulations of the Code of the City of Portland, Oregon, by adding a new chapter thereto relating to the abatement of dangerous buildings, repealing certain existing sections and amending certain sections relative to the demolition of structures.

The City of Portland ordains:

Section 1. The Council finds:

- (1) That there is an increase in the number of abandoned and derelict structures which pose a danger to the public health, safety and welfare of the citizens of Portland.
- (2) That the present sections of the City Code relating to the abatement of dangerous buildings are inadequate to deal with all structures which pose a threat to the public health, safety and welfare of the citizens of Portland, and, therefore, said sections should be repealed and new regulations should be adopted.
- (3) That any new regulations which are adopted should be compatible with the Oregon State Structural Specialty Code and Fire and Life Safety Code, and provide reasonable procedures for the classification and abatement of dilapidated and defective buildings which endanger life, health, property and the public safety.
- (4) That provision should be made for city acquisition, rehabilitation and repair of housing that while presently constituting a nuisance is capable of being preserved.
- (5) Dangerous buildings are detrimental to the community at large and to the neighborhoods in which they are located in that they are a cause of blight and are an inhibiting factor on the value of surrounding property. Dangerous buildings therefore are a cause of neighborhood decay and blight.
- (6) The acquisition, rehabilitation and repair of dangerous buildings suitable for use as housing prevents and reduces blight and is a public use and purpose for which public money may be spent and private property acquired and are governmental functions of local concern.
- (7) That the preservation and restoration of housing is a fundamental goal of the state and of the city and the use of the procedures provided for herein is a reasonable means to preserve the city's housing stock where the neglect of owners, condition of title or other blight causing conditions exist that result in useable housing falling into disrepair and becoming dangerous buildings.

NOW, THEREFORE, the Council directs:

- (a) That Title 24, Building Regulations of the Code of the City of Portland, Oregon, be amended by adding a new chapter thereto which shall be entitled, numbered and hereafter reads as follows:

#### CHAPTER 24.55

##### ABATEMENT OF DANGEROUS BUILDINGS

24.55.010 Purpose and scope. (a) Purpose. It is the purpose of the provisions of this chapter to provide a just, equitable and practicable method, to be cumulative with and in addition to, any other remedy provided by the Oregon State Structural Specialty Code and Fire and Life Safety Code, or otherwise available at law, whereby buildings or structures which from any cause endanger the life, limb, health, property, safety or welfare of the general public or their occupants, shall be required to be repaired, or demolished. It is the further purpose of this chapter to provide a method for rehabilitation and repair of existing housing that while presently constituting a nuisance by virtue of being a dangerous building, is capable of being used as part of the housing stock of the city. To this end this chapter provides procedures for public acquisition, rehabilitation and repair of dangerous buildings that offer a reasonable possibility of rehabilitation and use as housing.

(b) Scope The provisions of this chapter shall apply to all dangerous buildings, as herein defined, which are now in existence or which may hereafter become dangerous in this city.

24.55.020 Alterations, additions and repairs All buildings or structures which are required to be repaired under the provisions of this chapter shall be subject to the provisions of subsections (a), (b), (c), (d), (e) and (i), of Section 104 of the Oregon State Structural Specialty Code and Fire and Life Safety Code.

24.55.030 Enforcement Whenever necessary to make an inspection to enforce any of the provisions of this chapter, or whenever the director or his authorized representative has reasonable cause to believe that there exists in any building or upon any premises any condition which makes such building or premises dangerous as defined in this chapter, the director or his authorized representative may enter such building or premises at all reasonable times to inspect the same or perform any duty imposed upon the director by this chapter; provided that (i) if such building or premises be occupied, he shall first present proper credentials and demand entry; and (ii) if such building or premises be unoccupied, he shall first make a reasonable effort to locate the owner or other persons having charge or control of the building or premises and demand entry. If such entry is refused, the director or his authorized representative shall have recourse to every remedy provided by law to secure entry.

24.55.040 Abatement of dangerous buildings All buildings or portions thereof which are determined, after inspection by the director, or his authorized representative to be dangerous as defined in this chapter, are hereby declared to be public nuisances and shall be abated by public acquisition repair, and rehabilitation, or demolition and removal in accordance with the



procedures specified in this chapter.

24.55.050 Violations It is unlawful for any person, firm or corporation, whether as owner, lessee, sublessee, or occupant, to erect, construct, enlarge, alter, repair, move, improve, remove, demolish, equip, use, occupy or maintain any building or premises, or cause or permit the same to be done, contrary to or in violation of any of the provisions of this chapter.

24.55.060 Definitions (a) For the purpose of this chapter, certain words, phrases, and terms and their derivatives shall be construed as specified in this section. Words, phrases, and terms used in this chapter, but not specifically defined herein, shall have the meanings stated therefor in the Oregon State Structural Specialty Code and Fire and Life Safety Code. Where not defined in this chapter or in the Oregon State Structural Specialty Code and Fire and Life Safety Code, such words, phrases, and terms shall have the meanings stated therefor in Webster's New International Dictionary of the English language, Unabridged, Third Edition.

(b) Director shall mean the director of the bureau of buildings.

(c) Dangerous building. For the purpose of this chapter, any building or structure which has any or all of the conditions or defects hereinafter described shall be deemed to be a dangerous building provided that such conditions or defects exist to the extent that life, health, property, or safety of the public or its occupants are endangered:

1. Whenever any door, aisle, passageway, stairway or other means of exit is not of sufficient width or size, or is not so arranged as to provide safe and adequate means of exit in case of fire or panic.

2. Whenever the stress in any materials, member or portion thereof, due to all dead and live loads, is more than one and one-half times the working stress or stresses allowed in the Oregon State Structural Specialty Code and Fire and Life Safety Code for new buildings of similar structure, purpose or location.

3. Whenever any portion thereof has been damaged by fire, earthquake, wind, flood, or by any other cause, to such an extent that the structural strength or stability thereof is materially less than it was before such catastrophe and is less than the minimum requirements of the Oregon State Structural Specialty Code and Fire and Life Safety Code for new buildings of similar structure, purpose or location.

4. Whenever any portion or member of appurtenance thereof is likely to fail, or to become detached or dislodged, or to collapse and thereby injure persons or damage property.

5. Whenever any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be cap-

able of resisting a wind pressure of one-half of that specified in the Oregon Structural Specialty Code and Fire and Life Safety Code for new buildings of similar structure, purpose or location without exceeding the working stresses permitted in the Oregon State Structural Specialty Code and Fire and Life Safety Code for such buildings.

6. Whenever any portion thereof has wrecked, warped, buckled or settled to such an extent that walls or other structural portions have materially less resistance to winds or earthquakes than is required in the case of similar new construction.

7. Whenever the building or structure, or any portion thereof, because of (i) dilapidation, deterioration, or decay; (ii) faulty construction; (iii) the removal, movement or instability of any portion of the ground necessary for the purpose of supporting such building; (iv) the deterioration, decay or inadequacy of its foundation; or (v) any other cause, is likely to partially or completely collapse.

8. Whenever, for any reason, the building or structure, or any portion thereof, is manifestly unsafe for the purpose for which it is being used.

9. Whenever the exterior walls or other vertical structural members list, lean or buckle to such an extent that a plumb line passing through the center of gravity does not fall inside the middle one-third of the base.

10. Whenever the building or structure, exclusive of the foundation, shows 33% or more damage or deterioration of its supporting member or members, or 50% damage or deterioration of its non-supporting members, enclosing or outside walls or coverings.

11. Whenever the building or structure has been so damaged by fire, wind, earthquake or flood, or has become so dilapidated or deteriorated as to become (i) an attractive nuisance to children, or (ii) a harbor for vagrants or criminals.

12. Whenever any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the building regulations of this city, as specified in the Oregon State Structural Specialty Code and Fire and Life Safety Code or of any law or ordinance of this state or city relating to the condition, location, or structure of buildings.

13. Whenever any building or structure which, whether or not erected in accordance with all applicable laws and ordinances, has in any non-supporting part, member or portion, less than 50%, or in any supporting part, member or portion less than 66% of the (i) strength, (ii) fire-resisting qualities or characteristics, or (iii) weather-resisting qualities or characteristics required by law in the case of a newly constructed building of like area, height and occupancy in the same location.

14. Whenever a building or structure, used or intended to be used for

dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, air or sanitation facilities, or otherwise, is determined to be unfit for human habitation or in such a condition that is likely to cause sickness or disease.

15. Whenever any building or structure, because of dilapidated condition, deterioration, damage, inadequate exits, lack of sufficient fire-resistive construction, faulty electric wiring, gas connections or heating apparatus, or other cause, is determined by the Fire Marshal to be a fire hazard.

16. Whenever any building or structure is in such a condition as to constitute a public nuisance known to the common law or in equity jurisprudence.

17. Whenever any portion of a building or structure remains on a site for more than 30 days after the demolition or destruction of the building or structure. Whenever any building or structure is vacant for a period in excess of six months so as to constitute such building or portion thereof an attractive nuisance or hazard to the public.

24.55.070 Notices and order of director (a) Whenever the director has inspected or caused to be inspected any building and has found and determined that such building is a dangerous building, he shall commence proceedings to cause the repair, vacation, or demolition of the building.

(b) Notice and order. The director shall issue a notice and order directed to the record owner of the building. The notice and order shall contain:

1. The street address and a legal description sufficient for identification of the premises upon which the building is located.
2. A statement that the director has found the building to be dangerous with a brief and concise description of the conditions found to render the building dangerous under the provisions of Section 24.55.060.
3. A statement of the action required to be taken as determined by the director.
  - (i) If the director has determined that the building or structure must be repaired, the order shall require that all required permits be secured therefor and the work physically commenced within such time, not to exceed 30 days from the date of the order, unless the Bureau of Buildings grants an extension for justifiable reasons and completed within such time as the director shall determine is reasonable under all of the circumstances. Work shall be completed on single-family and duplex dwellings within 120 days from the issuance of permits. The Director may, for cause shown, grant one additional extension of 120 days.
  - (ii) If the director has determined that the building or structure

must be demolished, the order shall require that the building be vacated within such time as the director shall determine is reasonable (not to exceed 30 days from the date of the order); that all required permits be secured therefor within 30 days from the date of the order, and that demolition be completed within such time as the director shall determine is reasonable.

(c) Service of notice and order. The notice and order, and any amended or supplemental notice and order, shall be served and posted on the property; and one copy thereof shall be served on the owner of record as indicated on the last equalized assessment roll of the county in which said property is located.

(d) Method of service. Service of the notice and order shall be made upon all persons entitled thereto, either personally or by mailing a copy of such notice and order by certified mail, postage prepaid, return receipt requested, to each such person at his address as it appears on the last equalized assessment roll of the county in which the property is located, or as known to the director. If no address of any such person so appears, or is known to the director, then a copy of the notice and order shall be so mailed, addressed to such person, at the address of the building involved in the proceedings.

24.55.080 Repair, vacation and demolition. (a) The following standards shall be followed by the director in ordering the repair, vacation or demolition of any dangerous building or structure.

1. Any building declared a dangerous building under this ordinance shall either be repaired in accordance with the current building code or shall be demolished.
2. If the building or structure is in such condition as to make it immediately dangerous to the life, limb, property or safety of the public or its occupants, it shall be ordered to be vacated immediately.

24.55.090 Notice to vacate. (a) Posting. Every notice to vacate shall, in addition to being served as provided in Section 24.55.070 be posted at or upon each exit of the building, and shall be in substantially the following form:

DO NOT ENTER  
UNSAFE TO OCCUPY

It is unlawful to occupy this building or  
to remove or deface this notice.

DIRECTOR  
BUREAU OF BUILDINGS,  
CITY OF PORTLAND.

(b) Compliance. Whenever such notice is posted, the Director shall

include in said notice a statement reciting the emergency and specifying the conditions which necessitate the posting. No person shall remain in or enter any building which has been so posted, except that entry may be made to repair, demolish or remove such building pursuant to a permit. No person shall remove or deface any such notice after it is posted until the required repairs, demolition, or removal have been completed and a Certificate of Occupancy issued pursuant to the provisions of the Oregon State Structural Specialty Code and Fire and Life Safety Code. It is unlawful for any person to violate the provisions of this subsection.

24.55.110 Enforcement. (a) In the event that the owner shall fail, neglect or refuse to obey an order of the director to repair or demolish a building, the director may (i) cause such person to be prosecuted hereunder, or (ii) institute appropriate action to abate such building as a public nuisance pursuant to the following procedure:

1. The director shall refer the matter to the commissioner in charge of the Bureau of Buildings who shall report the same to the city council. The council shall thereupon fix a date for a hearing thereon, cause notice thereof to be posted on the alleged dangerous building or structure and serve on those persons entitled to service pursuant to Section 24.55.070.

2. The notice shall state that the council shall conduct a public hearing to ascertain whether the premises in question constitute a public nuisance subject to abatement by public acquisition, rehabilitation, and repair or demolition of buildings or structures situated thereon. The notice shall also state that if said premises, in whole or in part, are found to constitute a public nuisance, such nuisance may be abated by the city, in which case the cost of such demolition will be assessed upon such premises and such cost will constitute a lien upon such land until paid. Said notice shall inform the recipient thereof of the alleged violations existing on his premises and shall direct that the owner appear before the council on the date set for the hearing and show cause why the premises should not be declared a public nuisance.

3. Service of the notice shall be by personal service of the notice or by mailing a copy of said notice by certified mail, postage prepaid, return receipt requested, to all persons entitled thereto under Section 24.55.070, and by publication of the notice in the official newspaper of the city. Service shall be made at least fifteen (15) days prior to the date fixed for the hearing. Proof of personal service, publishing, posting or mailing of the notice shall be made by affidavit of the person serving, publishing, posting or mailing the same and the affidavit shall be filed with the city auditor. Service by certified mail in the manner herein provided shall be effective on the date of mailing. The failure of any person to receive such notice shall not affect the validity of any proceedings hereunder.

24.55.120 Council hearing. On the date fixed for the hearing, the council shall hear all parties interested therein after which it shall then determine whether or not the premises shall be declared to be a public nuisance. If it determines that the premises constitute a public nuisance, it shall by ordinance declare the premises to be a nuisance, fix the time within which the owner or person responsible therefor shall abate the same, des-

ignate and direct the director to abate the same if it is not abated within the designated time, and direct whether the same shall be abated by city personnel or by private contract and whether with or without advertising for bids therefor. A copy of the ordinance shall be mailed to the owners of record. If the owner or person responsible therefor fails to abate the nuisance within the time fixed, the director shall cause the same to be removed and abated, keeping account of all expenses incurred including an overhead charge of ten percent for administration. Upon completing the removal and abatement, the director shall file a statement for the cost thereof with the city auditor.

24.55.130 Public acquisition in lieu of demolition. (a) If the Council upon the hearing provided for in Section 24.55.120 determines that the premises constitute a dangerous building and a public nuisance and have not been legally occupied for four months but that it is reasonably possible that the structure may be rehabilitated and repaired and rendered useable as housing, the Council upon making such findings may provide for public acquisition of the premises in the manner provided by law.

(b) Upon acquisition the property shall be rehabilitated and repaired by the city under direction of the Council and utilized for housing. The premises shall be utilized for housing by sale to a public body or private person at the discretion of the Council and in a manner provided by law.

24.55.140 Assessment. Upon receipt of the statement, the auditor shall forthwith mail to the owner of the property therein mentioned by certified mail, postage prepaid, return receipt requested, at his last known address a notice setting forth the expense incurred and stating that the council proposes to assess that amount against the property and the date the council will hear the matter, and the objections to the proposed assessment may be made in writing and filed with the auditor on or before twenty days from the date of the notice. Upon the expiration of the period of twenty days, objection to the proposed assessment shall be heard and determined by the council in the regular course of business. An assessment for cost and overhead expenses shall be made by ordinance and shall be entered in the docket of city liens. Upon entry, the same shall constitute a lien upon the property from which the nuisance was removed and abated, which lien shall be collected in all respects as provided for street improvement liens, except bonding will not be permitted, and shall bear interest at the rate of six percent per year from ten days after the date of entry in the lien docket. An error in the name of the owner or in the use of a name other than that of the true owner of the property, or the failure of the owner to receive notice of the assessment shall not render the assessment void, but the same shall be a valid and existing lien against the property.

24.55.150 Interference with demolition or repair prohibited. It is unlawful for any person to obstruct, impede or interfere with any officer, employee, contractor or authorized representative of the city, or with any person who owns or holds any estate or interest in any building which has been ordered repaired, vacated or demolished under the provisions of this chapter or with any person to whom such building has been lawfully sold pursuant to the provisions of this chapter, whenever such officer, employee, contractor or authorized representative of the city, or person having an

interest or estate in such building or structure, or purchaser is engaged in the work of repairing, vacating and repairing, or demolishing any such building pursuant to the provisions of this chapter or in performing any necessary act preliminary to or incidental to such work or authorized or directed pursuant to this chapter.

Section 2. The following sections of Chapter 24.02, Organization-Enforcement of Title 24, Building Regulations of the Code of the City of Portland, Oregon, are hereby repealed:

24.02.031, 24.02.032, 24.02.033, 24.02.034 and 24.02.035.

Section 3. Section 24.02.036 of Chapter 24.02, Organization-Enforcement of Title 24, Building Regulations of the Code of the City of Portland, Oregon, is hereby amended and shall hereafter read as follows:

24.02.036 Demolition-Debris-Barricades-Nuisances. It is unlawful for the owner or person in control of any real property in the city on which a building or structure is in the process of demolition, or which has been damaged by fire, to leave any portion of the building or structure unsupported for more than one hour if the remaining portion could so collapse as to affect persons or property on the street or other public place, or for more than twenty-four hours in any event. No unsupported wall or portion of a building or structure on private property shall be left without barricades to prevent access to the vicinity of the unsupported wall or structural portion. Any such unsupported portion of the building or structure shall be razed within the time fixed in this section, or shall be provided with adequate structural supports. Any person who fails to do so shall be subject to the penalties provided by this title.

All combustible debris or material shall be removed or disposed of from the premises on which the demolition is carried on within thirty days from the completion of the demolition, or from the stoppage of work thereon if the work remains uncompleted. All non-combustible debris or material resulting from demolition shall be removed or filled over within thirty days after the completion of the demolition or stoppage thereof, unless the director of the bureau of buildings extends the time therefor because of weather, terrain or other special circumstances, but such extension shall not exceed three months. It is unlawful for any owner or person in possession of real property to permit the debris to remain on the property without disposal in excess of the periods mentioned above or of any specific extension thereof as set forth above.

Any of the above mentioned things existing while there is a duty to remove or correct the same, shall constitute a public nuisance. Any unsupported portion of a building or structure existing beyond the periods set forth above, shall be subject to summary abatement by the city. The abatement shall be in accordance with the procedure set forth in the police regulations, Title 14.16.

All buildings which are torn down shall be torn down in a careful and safe manner. The streets or sidewalks shall not be littered up with rubbish, shall be wet down, if necessary, so that dust will not be blown about. After demolition, all foundations that are not to be used for new construction shall be removed and all excavations shall be filled in compliance with Chapter 70, Uniform Building Code, (no rubble over 8 inches shall be used) to the level of

## ORDINANCE No.

the adjoining grade. (For regulations for the use of public streets and protection of pedestrians, see U.B.C. Chapter 44.)

Section 4. Section 24.02.037 of Chapter 24.02, Organization-Enforcement of Title 24, Building Regulations of the Code of the City of Portland is hereby amended and shall hereafter read as follows:

24.02.037 Closing unoccupied and unprotected buildings or structures. If any unoccupied building is not properly secured or closed, the bureau of buildings or the fire marshal shall notify the owner or the agent of the owner of the condition of the building and shall order the owner or agent to secure or close the building properly so that evilly disposed people shall be unable to gain access to the same.

If any unoccupied building or structure, in which doors, windows or apertures are open or broken, is allowed to remain in such condition for more than ten days without boarding over or otherwise closing the openings so as to prevent access by unauthorized persons and deposit of rubbish or debris, such building or structure shall be deemed a public nuisance and the nuisance may be abated in accordance with the procedure set forth in Chapter 14.16, Code of the City of Portland. Such abatement shall be in addition to and not exclusive of any proceedings initiated pursuant to Chapter 24.55 of this code.

Passed by the Council, **NOV 29 1978**

Mayor Goldschmidt  
September 20, 1978  
WRSelby/fg  
November 8, 1978  
DBC Cooper/fg



Mayor of the City of Portland

Attest:



Auditor of the City of Portland



U.S. DEPARTMENT OF HOUSING  
AND URBAN DEVELOPMENT

URBAN HOMESTEADING PROGRAM

Fiscal Year 19 79/80

APPLICANT NAME: City of Portland

Development Commission.

ADDRESS: 1500 S.W. First Avenue

Portland, Oregon. 97201

PART II

TELEPHONE: (503) 248-4800

PROJECT IDENTIFICATION

APPLICATION NUMBER: \_\_\_\_\_

HUD

AREA OFFICE HOMESTEADING  
COORDINATOR:

USE

NAME: \_\_\_\_\_

ONLY

TELEPHONE: \_\_\_\_\_

PART II: PROJECT IDENTIFICATION

A. 1. CDBG Application Grant Number B-79-MC-41-0003  
(number)

2. Pending CDBG application \_\_\_\_\_  
(check if pending)

3. No CDBG application \_\_\_\_\_  
(check if none)

4. Pending Section 8 NSA request \_\_\_\_\_  
(check if pending)

5. No Section 8 NSA request \_\_\_\_\_  
(check if none)

6. Section 8 NSA Project Number OR 16-A001-001  
(number)

B. Number of Urban Homesteading Areas 1

C. Change(s) of Urban Homesteading Area(s)

U. S. DEPARTMENT OF HOUSING AND  
URBAN DEVELOPMENT

URBAN HOMESTEADING PROGRAM

APPLICANT NAME: City of Portland

PART III

DESCRIPTION(S) OF AREA(S) AND  
MAP(S)

HUD USE ONLY

APPLICATION NUMBER: \_\_\_\_\_

I. DESCRIPTION(S) OF URBAN HOMESTEADING AREA(S)

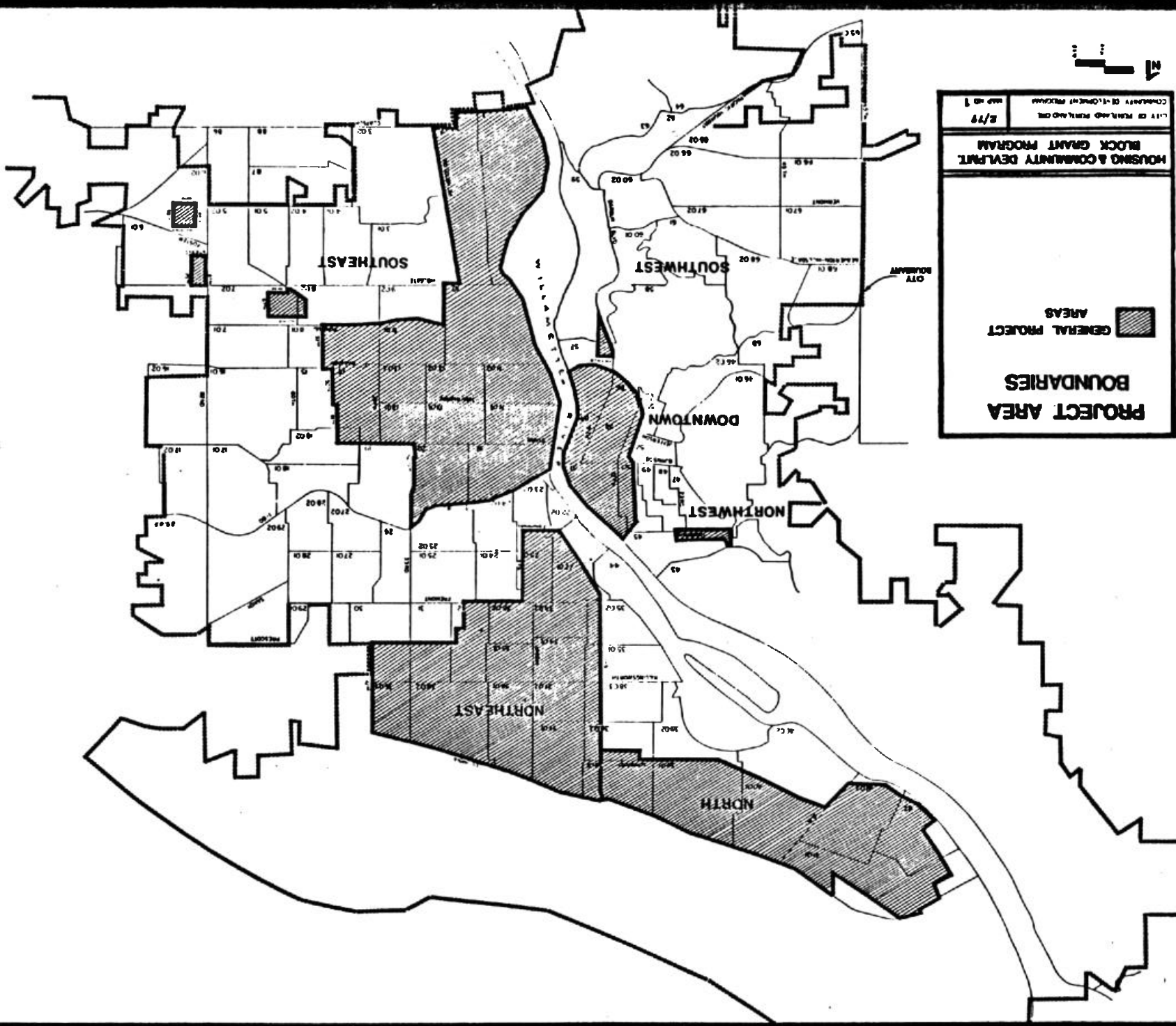
URBAN HOMESTEADING AREA NUMBER \_\_\_\_\_

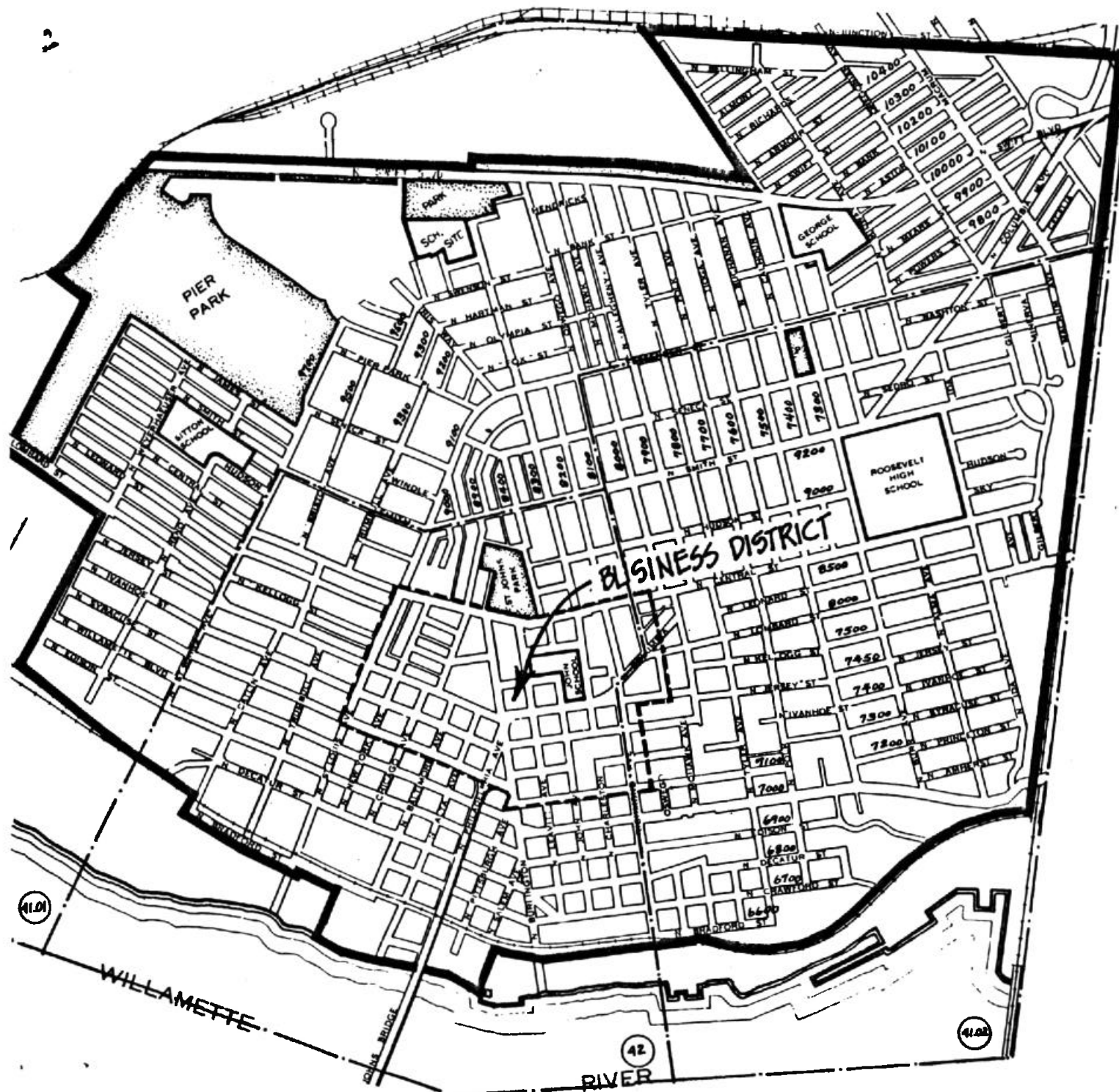
Describe in one page or less the history of the area, the main problems, such as housing abandonment, the reasons for selecting the area, and the goals that your local government hopes to move toward in the area.

A need exists in the City to preserve the older, existing housing stock and to expand purchase opportunities and choice, particularly for low- and moderate-income families, the elderly and female head of households. Portland's Innovative Grant, through both programmatic efforts and stimulation of the private sector is effectively beginning to address the problem of abandoned housing in Portland's HCD neighborhoods. The following information supports the need, funding reinforcing rehabilitation activity as well as necessary funds for the continued rehab of vacant and abandoned structures:

- o Approximately 75% of the owner-occupied housing units were built prior to 1950 and 70% of the renter-occupied housing units were built prior to 1950.
- o It is estimated that over 27,000 housing units in the City do not meet minimum housing codes. This is over 15% of the City's housing stock.
- o Construction of new units, as opposed to revitalization and rehabilitation, has been shown to be more costly and less efficient than maintaining existing stock.
- o Portland strategy has been to emphasize the preservation and upgrading of existing neighborhoods with a high percentage of single-family, owner-occupied housing, by offering subsidized home rehabilitation loans and undertaking capital improvement projects. The objectives containing the overall strategy include:
  - o Creating and maintaining a growing inventory of safe, sanitary, single and multi-family housing units at prices and rents that households of all incomes can afford, with special attention paid to the preservation of housing where deterioration is evident, though not acute.
  - o Improving building conditions through rehabilitation, expansion or remodeling.
  - o To maintain and promote racial income and age diversity of people, housing alternatives and neighborhoods in the City.
  - o To increase home ownership opportunities to Portlanders.
  - o To broaden the range of home ownership types and opportunities available in the City.

- o To assist in the major rehabilitation of housing when its supportive of general community development activities specified in the Housing and Community Development Plan.
- o To encourage individual owners and private investors, builders and developers to accept responsibility for the majority of home rehabilitation activity in the City.
- o To prevent abandonment or long-term vacancy of housing units and to bring abandoned units back to useful life as quickly as possible.
- o To cause major rehabilitation through City programs, to be undertaken for at least 1000 units each year, exclusive of the downtown.





# ST. JOHNS (NORTH)

(41.01) CENSUS TRACT NO. & BOUNDARY



HOUSING AND COMMUNITY  
DEVELOPMENT PROGRAM

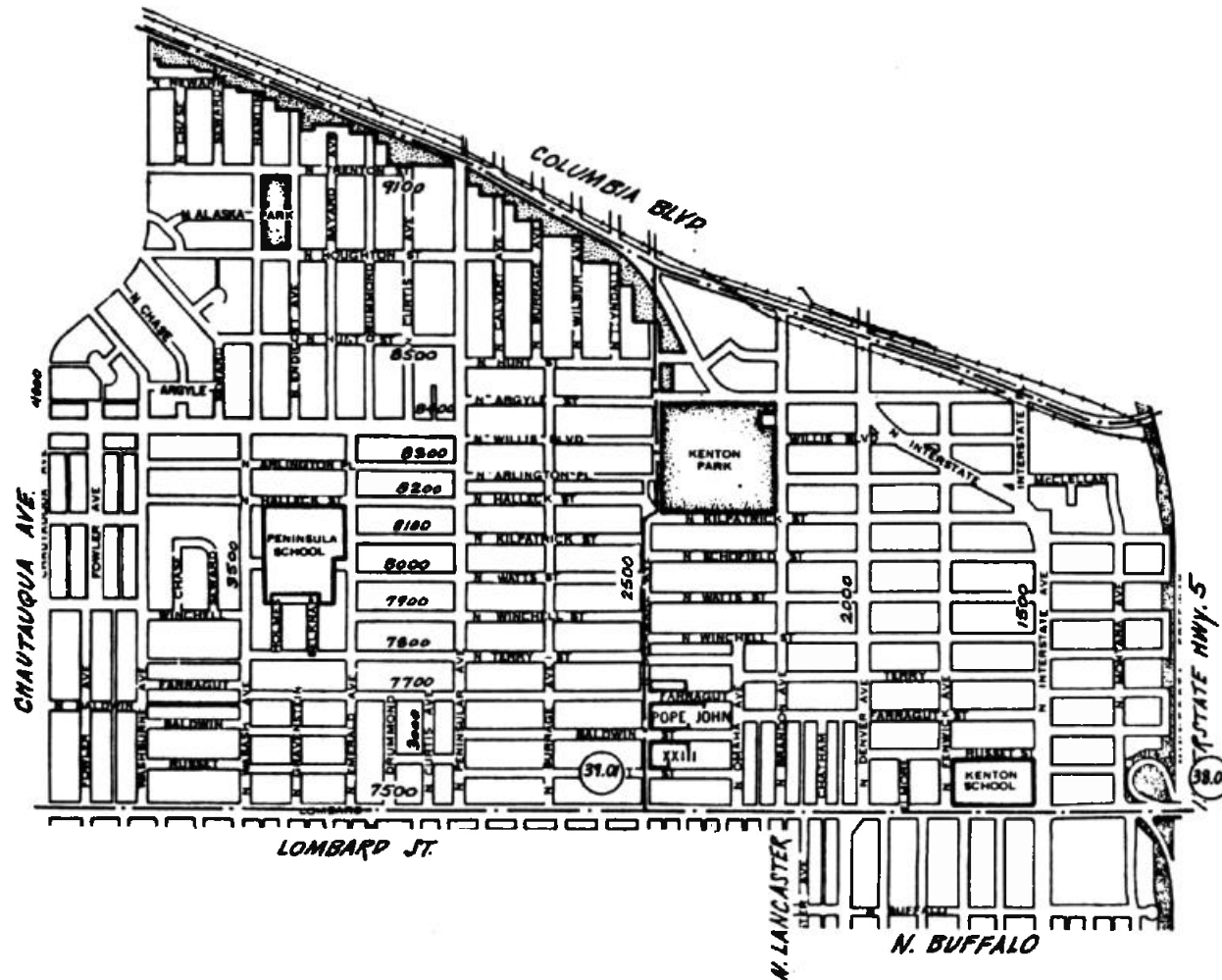
OPP

2/79

41.01 CENSUS TRACT NO. 4  
BOUNDARY



**2/79**



KENTON  
(NORTH)

**CENSUS TRACT NO. & BOUNDARY**



**HOUSING AND COMMUNITY  
DEVELOPMENT PROGRAM**

**OPD**

2/79

**IDENTIFIED VACANT AND ABANDONED HOUSES**

**NORTH**

**7734 N. Bank**

**3712 N. Borthwick**

**4303-05 N. Commercial**

**9512 N. Edison**

**4067 N. Haight**

**9910 N. Jersey**

**4307-09 N. Kerby**

**4824 N. Kerby**

**3561 N. Michigan**

**3934 N. Michigan**

**4523 N. mississippi**

**3308 N. Missouri**

**9108 N. Van Houten**





# PIEDMONT (NORTHEAST)

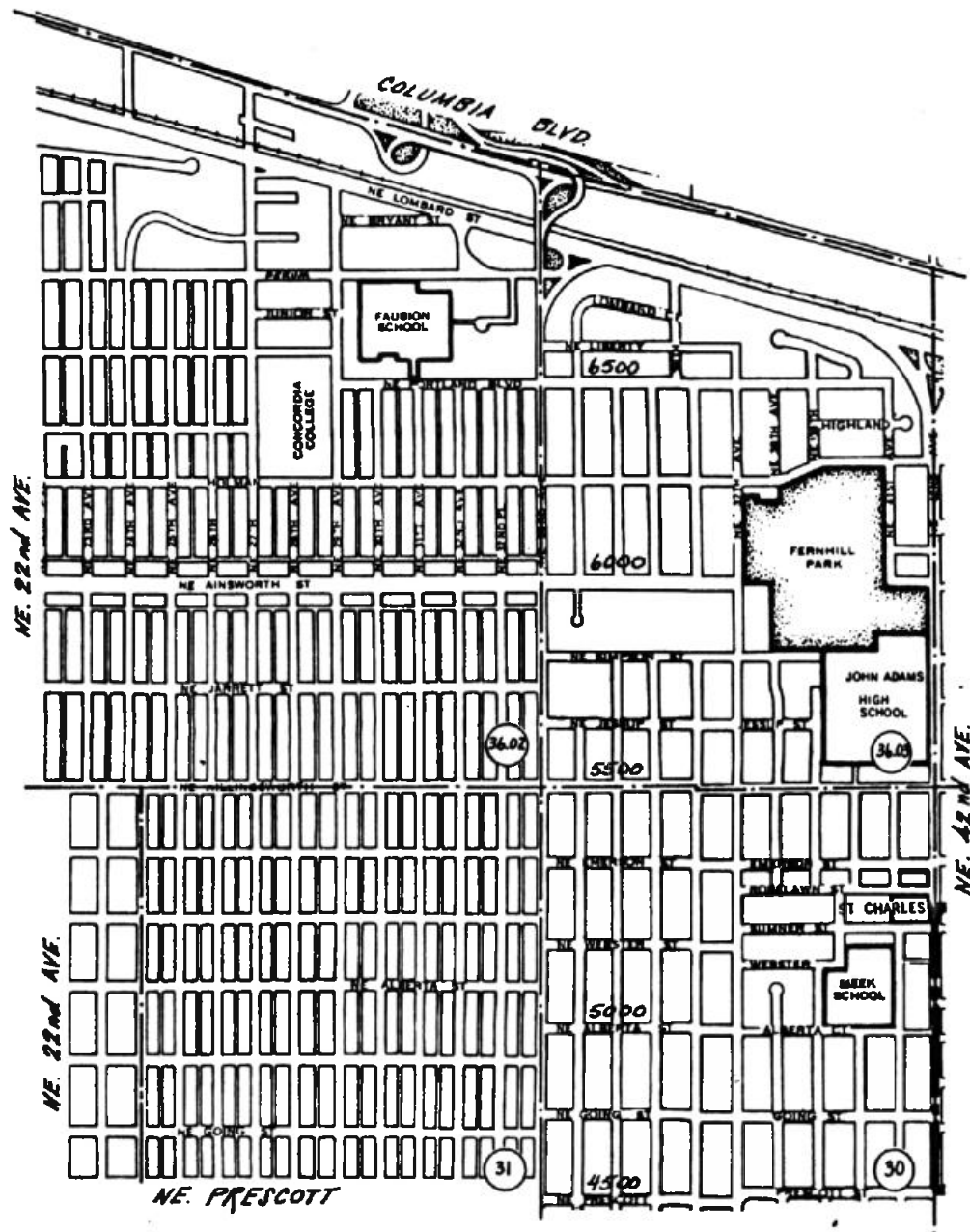
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BOUNDARY



HOUSING AND COMMUNITY  
DEVELOPMENT PROGRAM

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2/79



# CONCORDIA

(NORTHEAST)

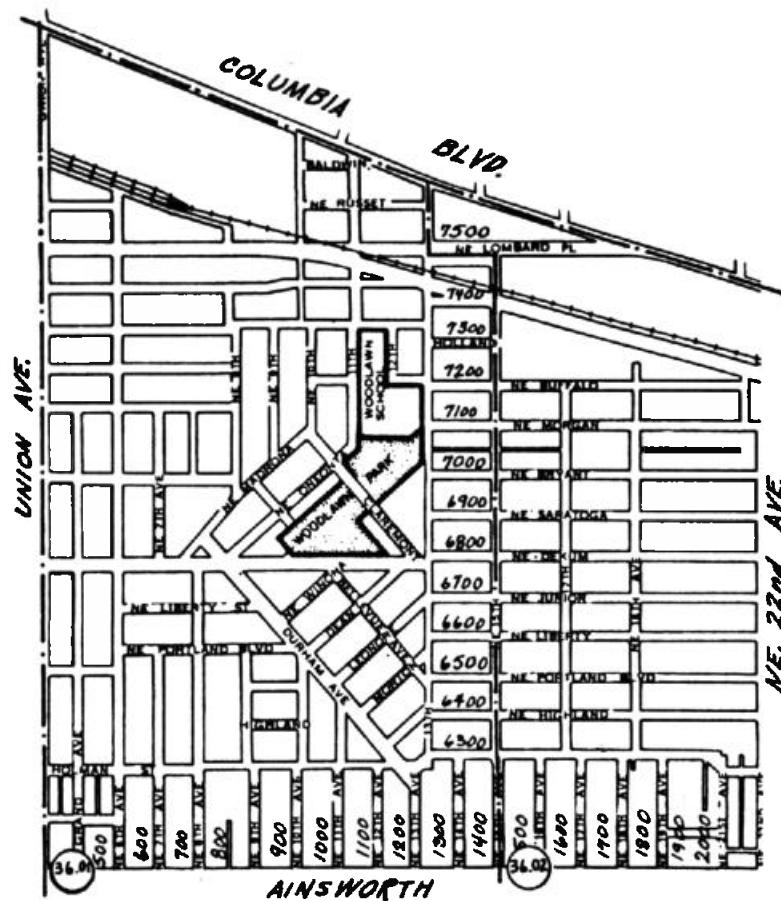
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BOUNDARY



HOUSING AND COMMUNITY  
DEVELOPMENT PROGRAM

OPD

2/79



# WOODLAWN

(NORTHEAST)

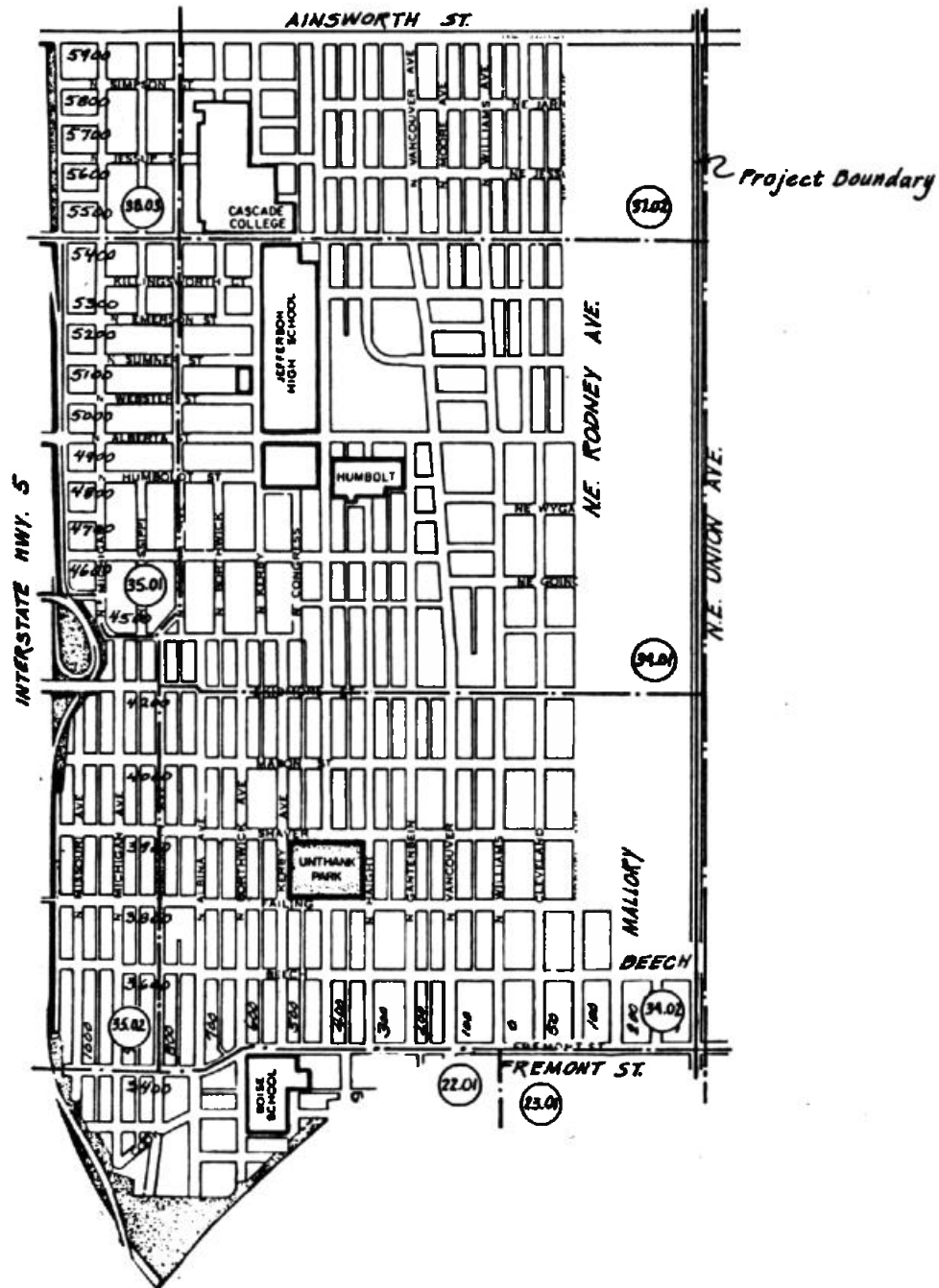
ALDI CENSUS TRACT NO. & BOUNDARY



HOUSING AND COMMUNITY  
DEVELOPMENT PROGRAM

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2/19



# BOISE HUMBOLDT (NORTHEAST)

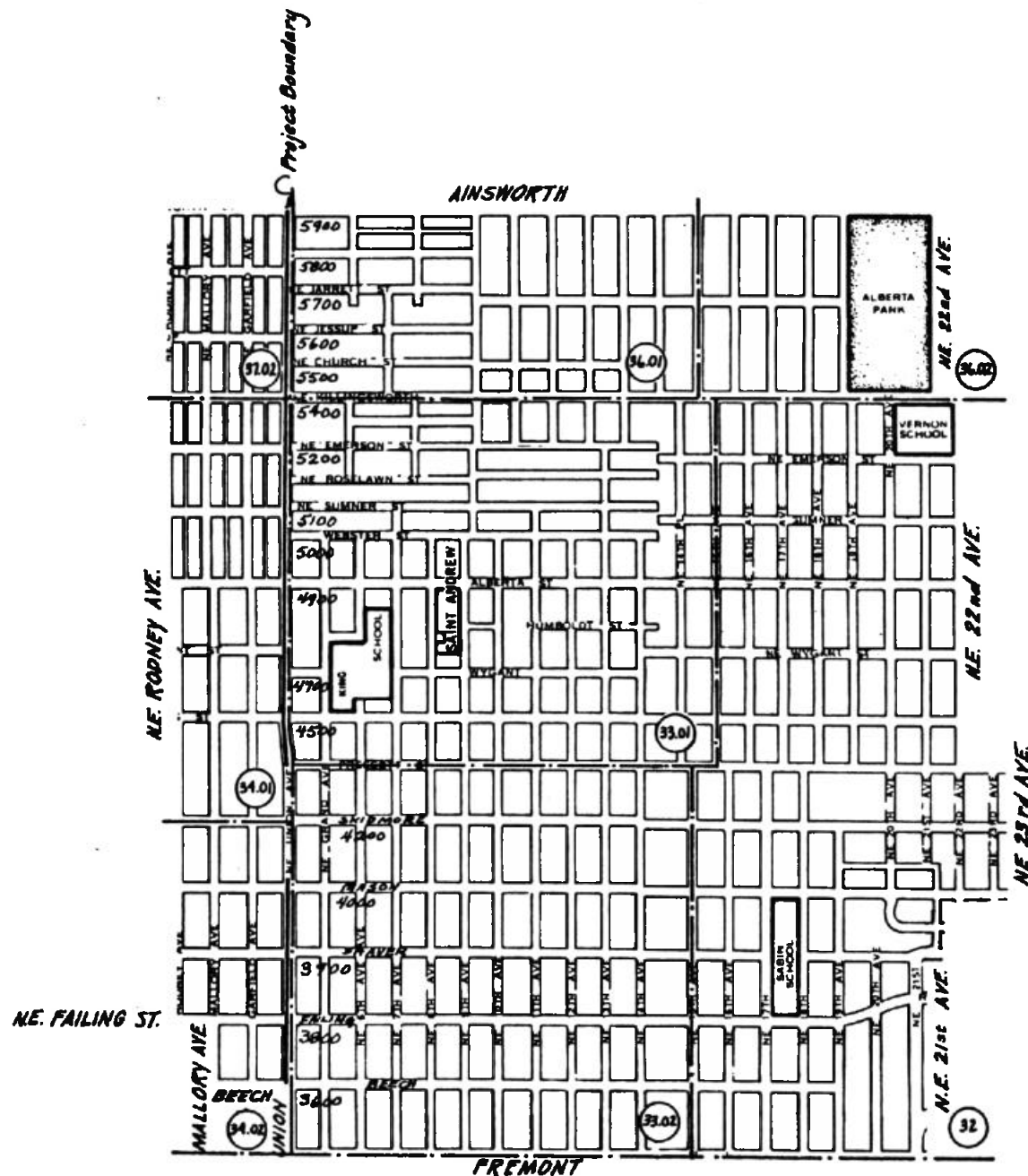
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BOUNDARY



HOUSING AND COMMUNITY  
DEVELOPMENT PROGRAM

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# KING VERNON SABIN (NORTHEAST)

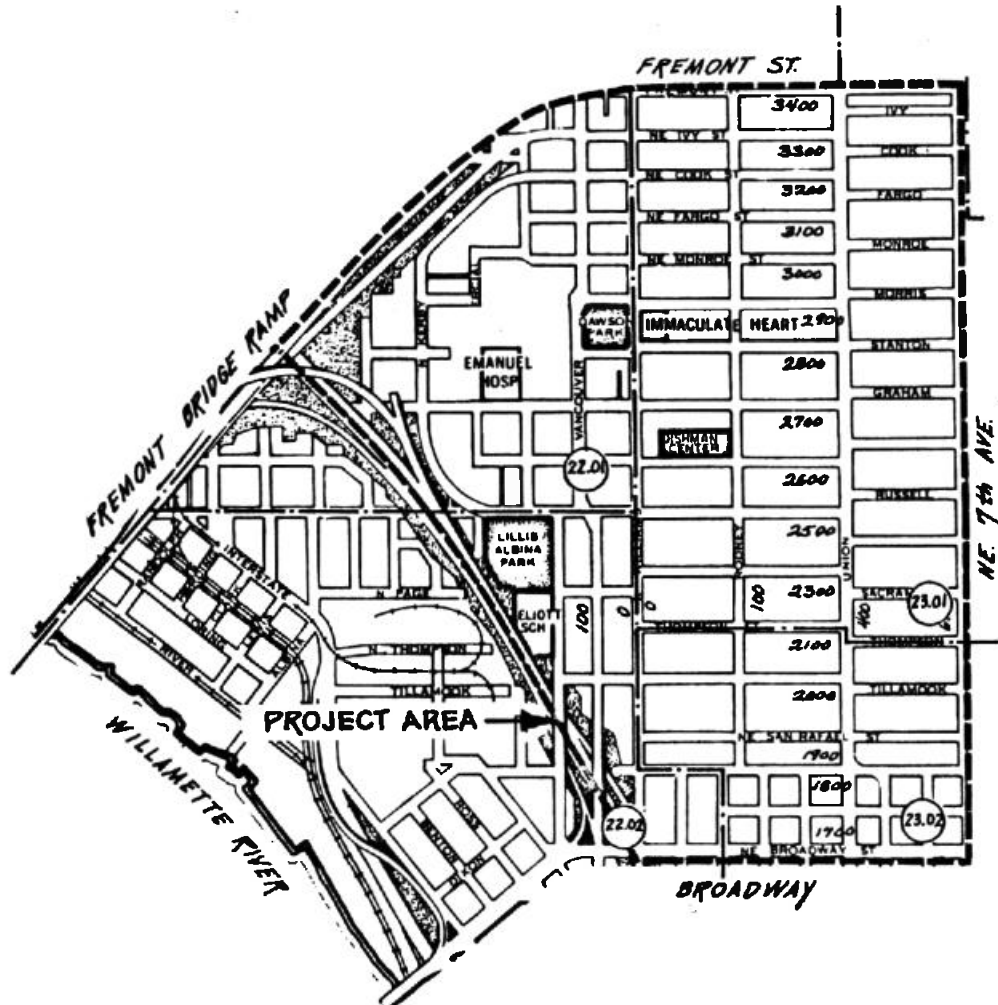
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BOUNDARY



HOUSING AND COMMUNITY  
DEVELOPMENT PROGRAM

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2/79



# ELIOT

(NORTHEAST)



CENSUS TRACT NO. &  
BOUNDARY



HOUSING AND COMMUNITY  
DEVELOPMENT PROGRAM

OPD

2/79

## IDENTIFIED VACANT AND ABANDONED HOUSES

### NORTHEAST

433 N.E. Brazee

46-48 N.E. Graham

6305 N.E. Hassalo

926 N. Knott

921-33 N. Russell

947 N. Russell

627 N.E. San Rafael

455 N.E. Schuyler

4038 N. Williams

5037 N.E. 16th

413 N.E. Webster

5133 N.E. 26th

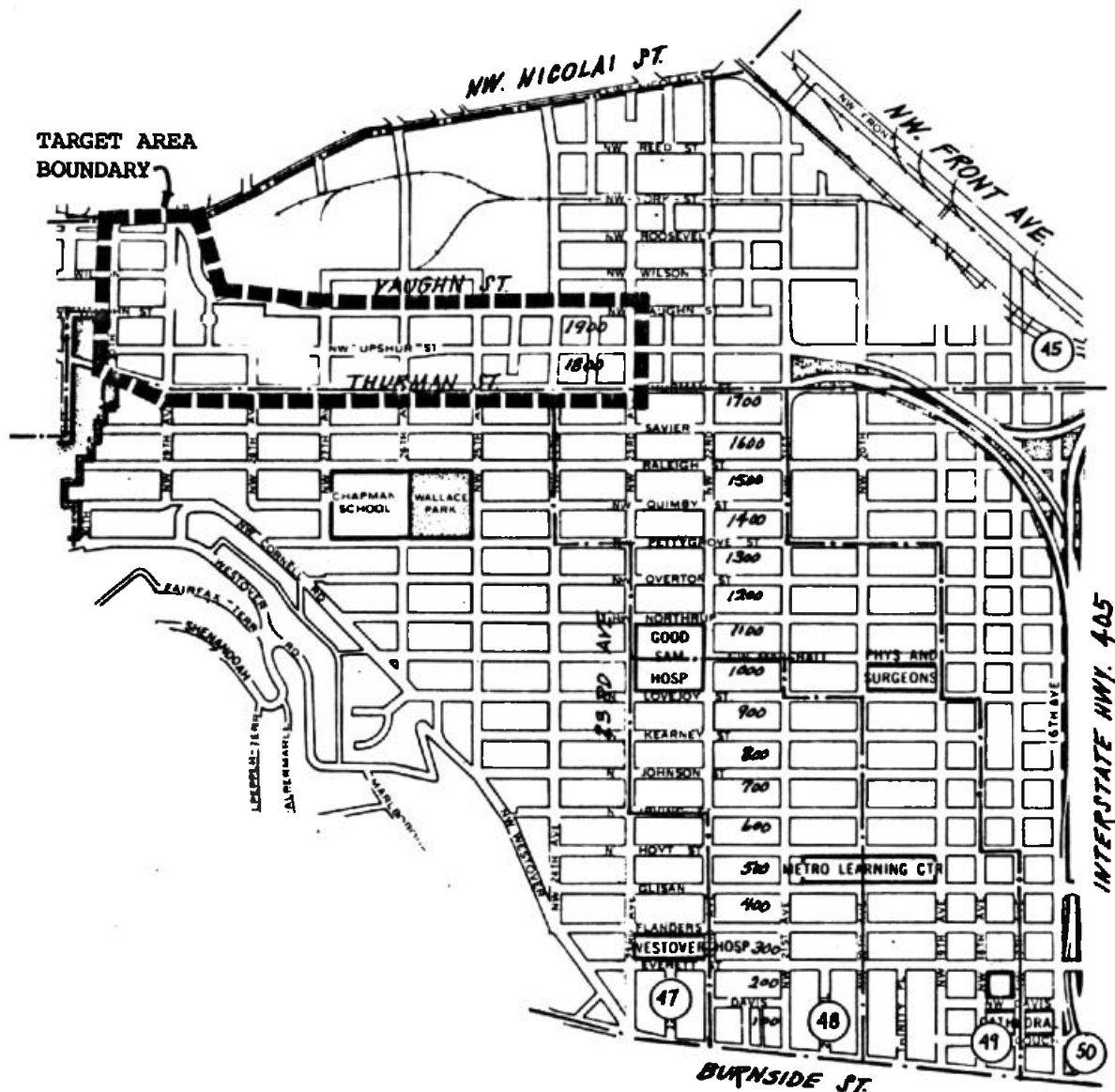
4312 N.E. Mallory

507 N.E. Skidmore

814 N.E. Jarrett

134 N.E. 6th

604 N.E. Tillamook



# THURMAN/ VAUGHN CORRIDOR (NORTHWEST)

(41.01) CENSUS TRACT No. 1  
BOUNDARY

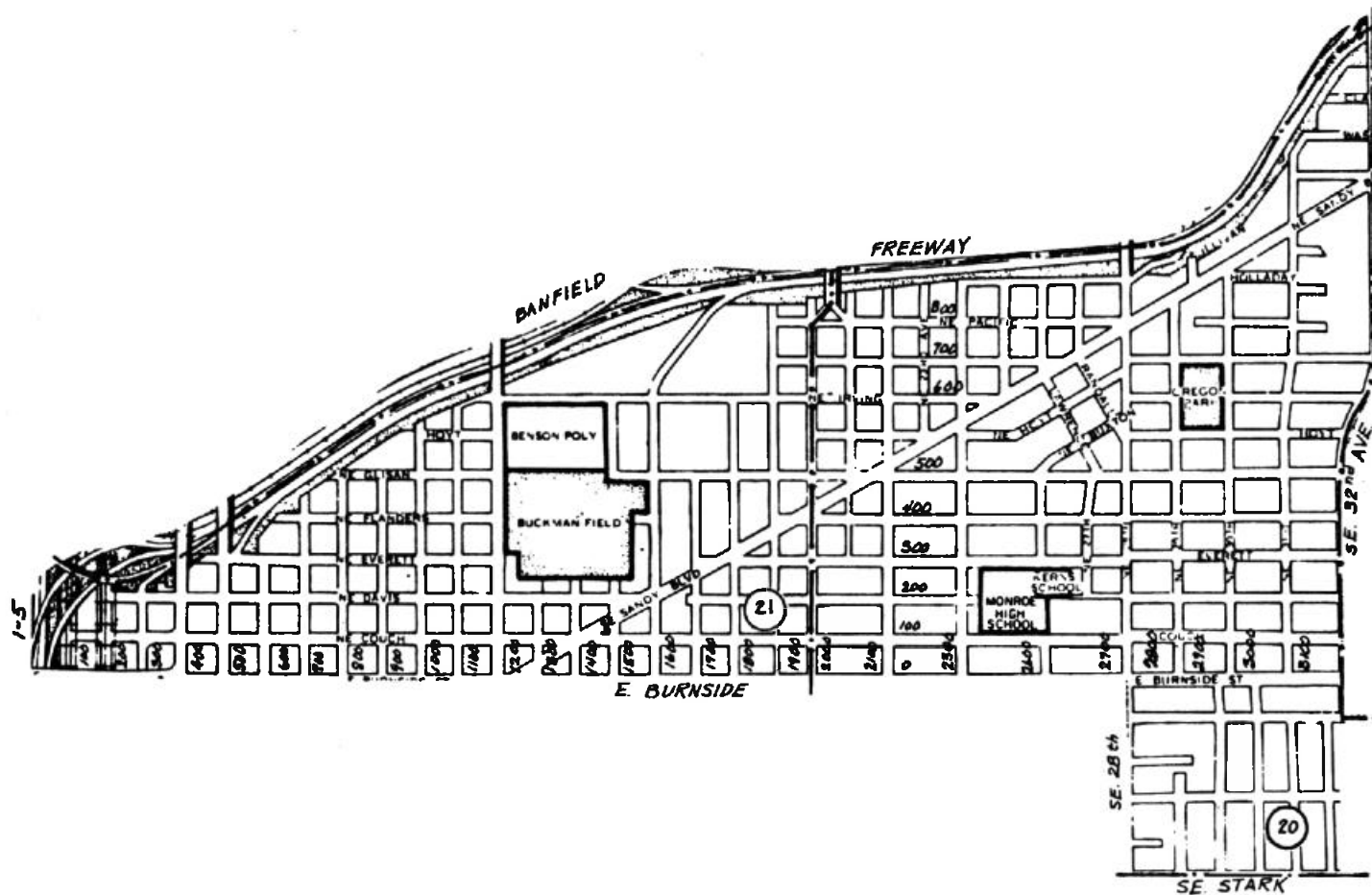


HOUSING AND COMMUNITY  
DEVELOPMENT PROGRAM

OPD

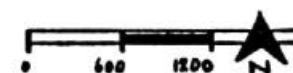
2/79





# KERNS (SOUTHEAST)

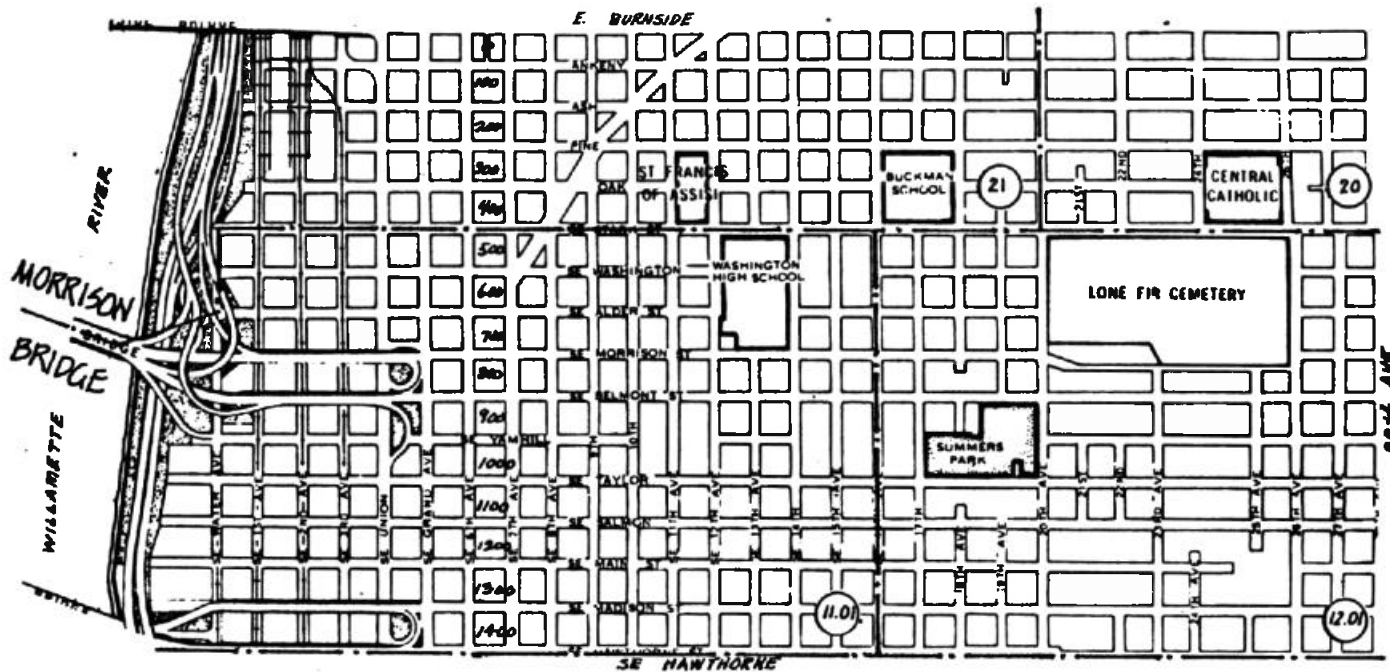
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BOUNDARY



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DEVELOPMENT PROGRAM

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# BUCKMAN

(SOUTHEAST)

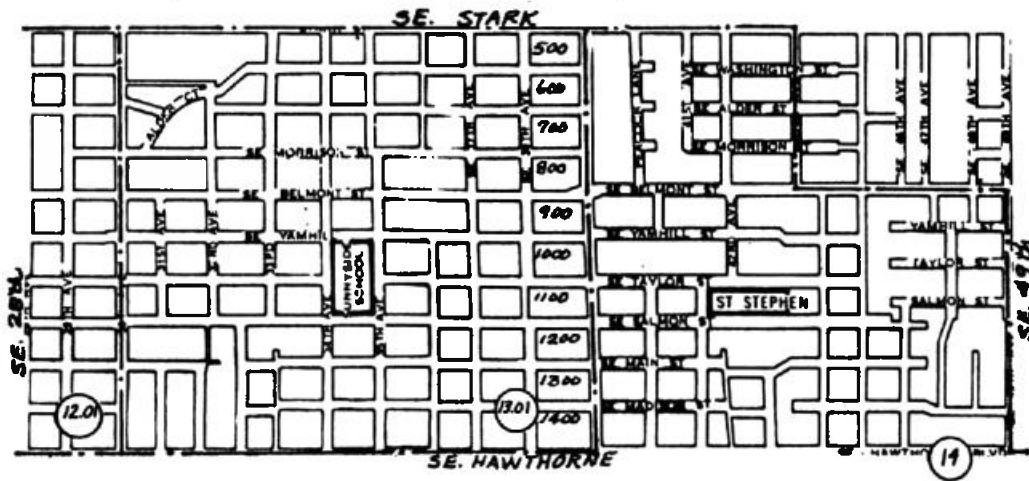
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BOUNDARY



HOUSING AND COMMUNITY  
DEVELOPMENT PROGRAM

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# SUNNYSIDE

(SOUTHEAST)

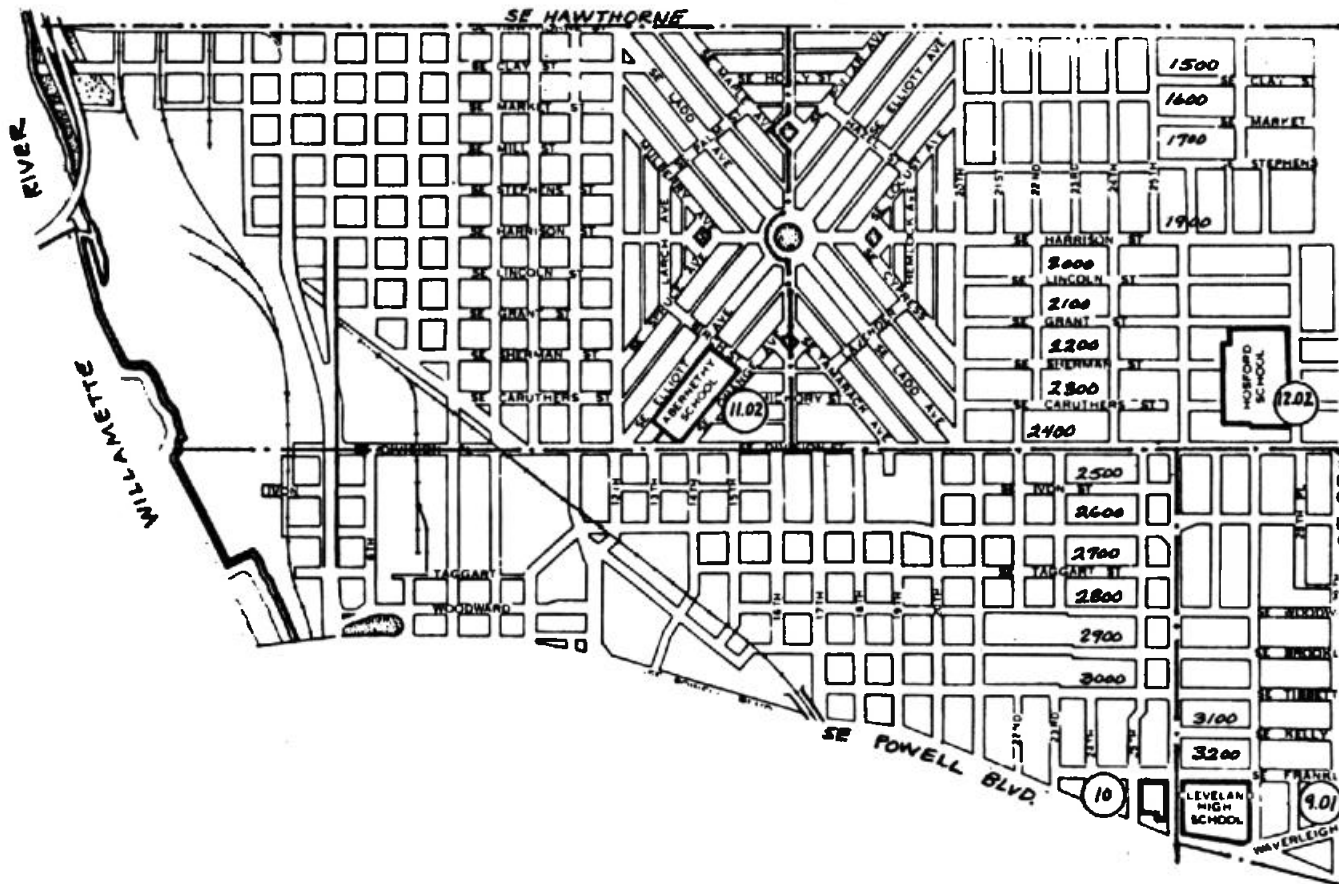
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BOUNDARY



HOUSING AND COMMUNITY  
DEVELOPMENT PROGRAM

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# **HOSFORD ABERNETHY** (SOUTHEAST)

**HOUSING AND COMMUNITY  
DEVELOPMENT PROGRAM**

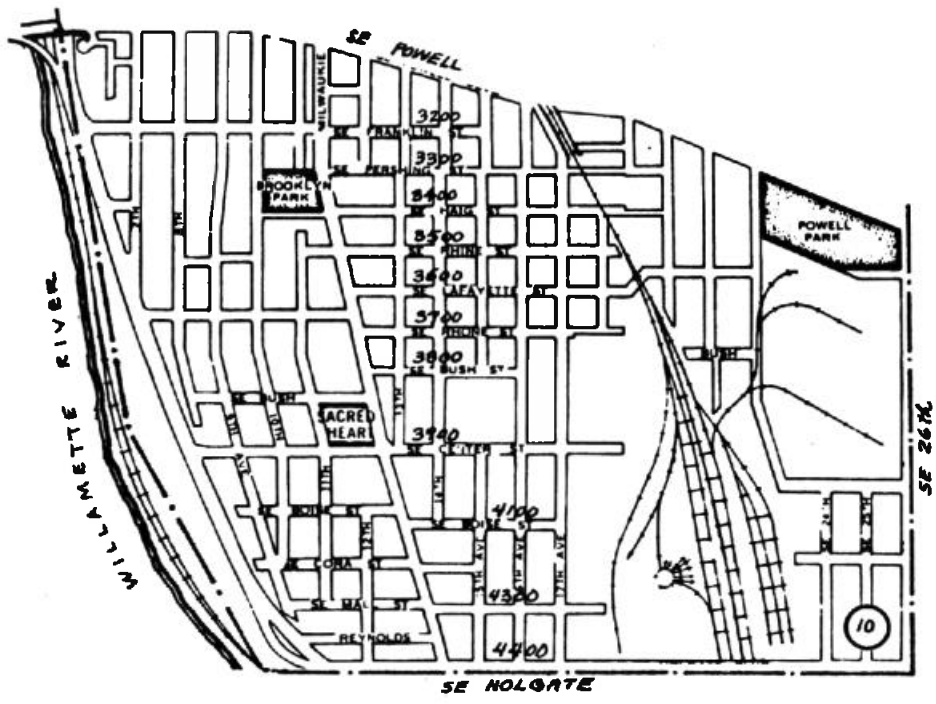
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**CENSUS TRACT NO  
& BOUNDARY**



2/79



# BROOKLYN

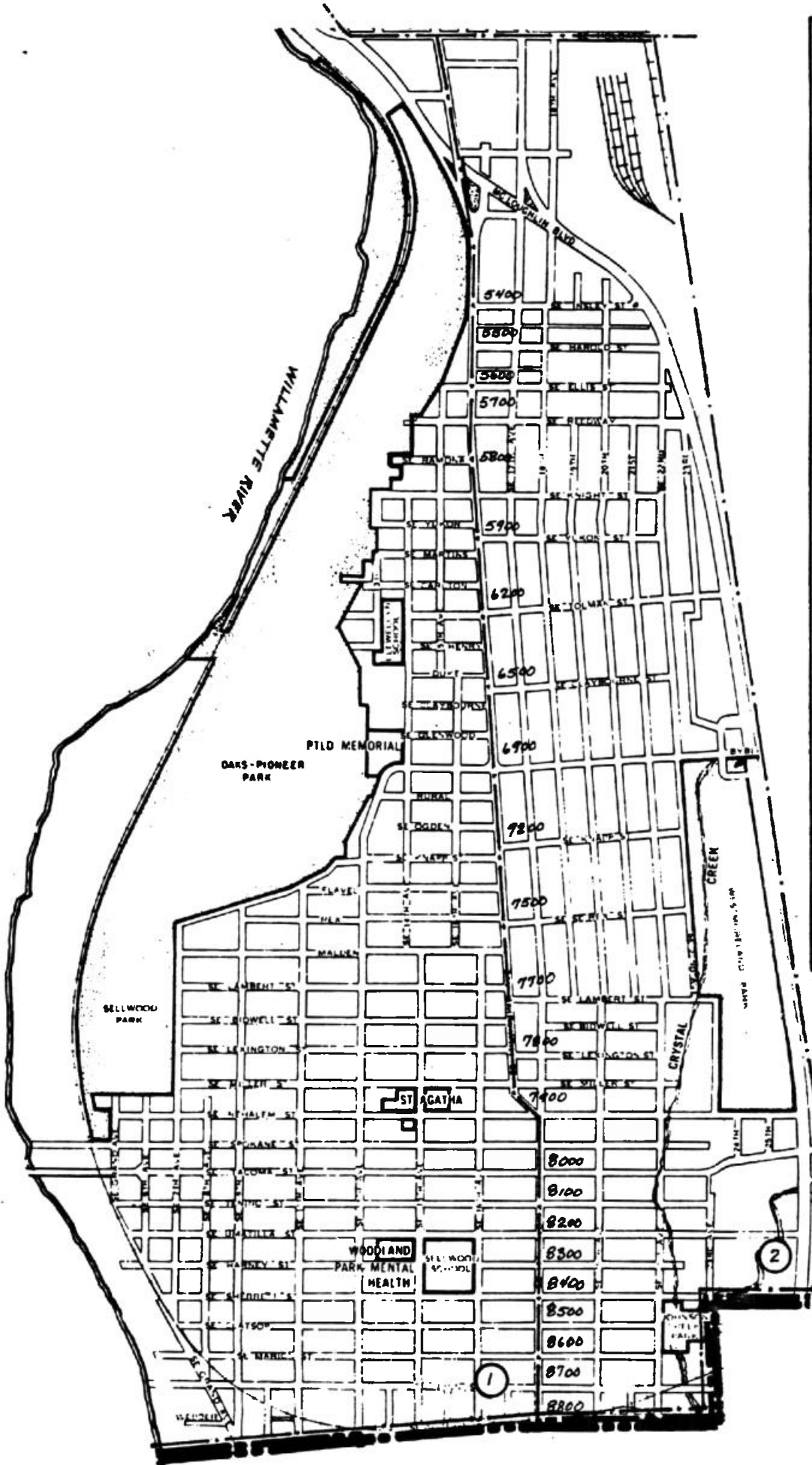
(SOUTHEAST)

CENSUS TRACT NO. 10  
BOUNDARY



HOUSING AND COMMUNITY  
DEVELOPMENT PROGRAM

OPD 2/79



# SELLWOOD-MORELAND

(SOUTHEAST)

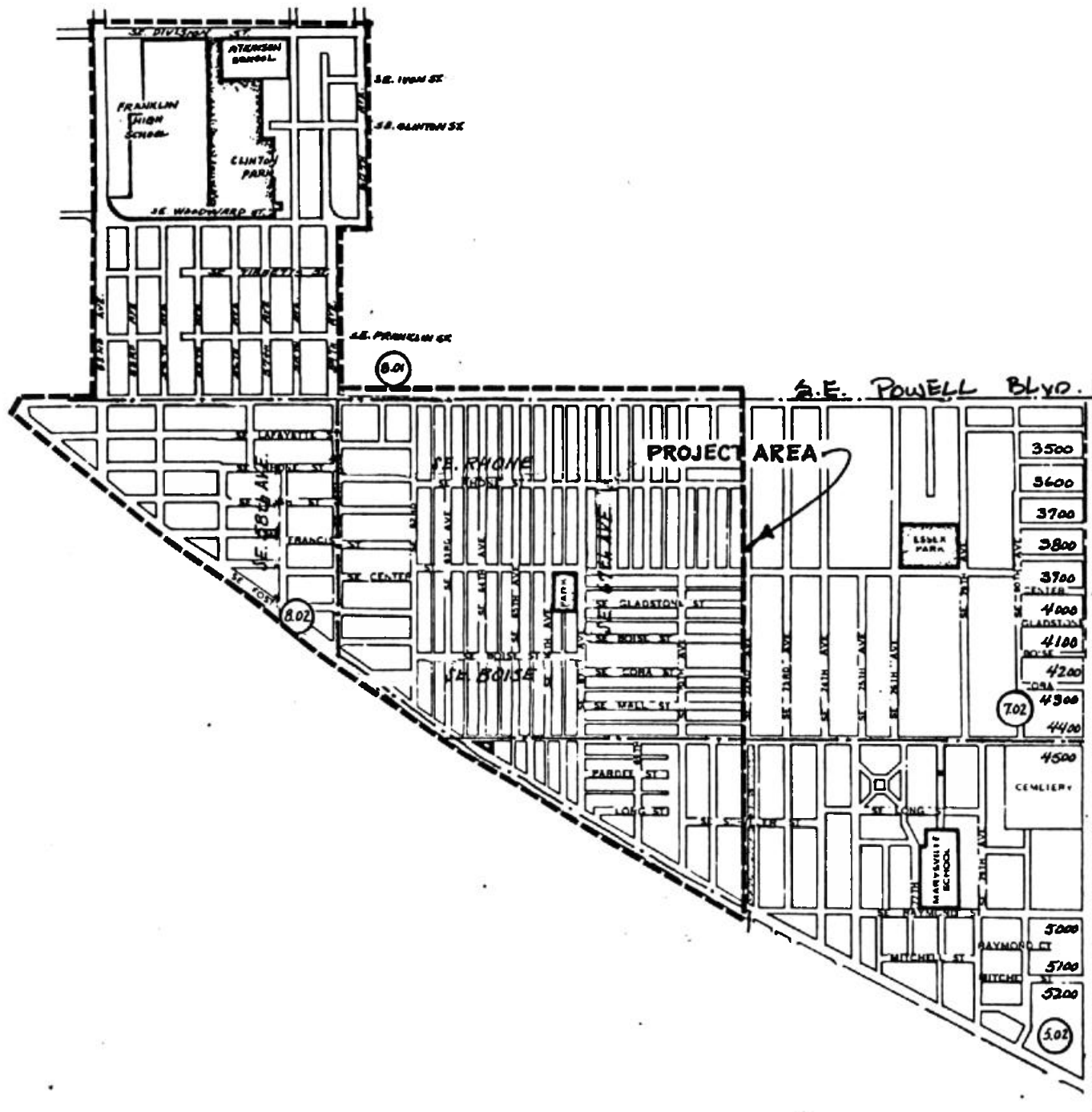
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HOUSING AND COMMUNITY DEVELOPMENT PROGRAM

OPD

2/79



# FOSTER- POWELL (SOUTHEAST)

14.01  
CENSUS TRACT NO. 1  
BOUNDARY

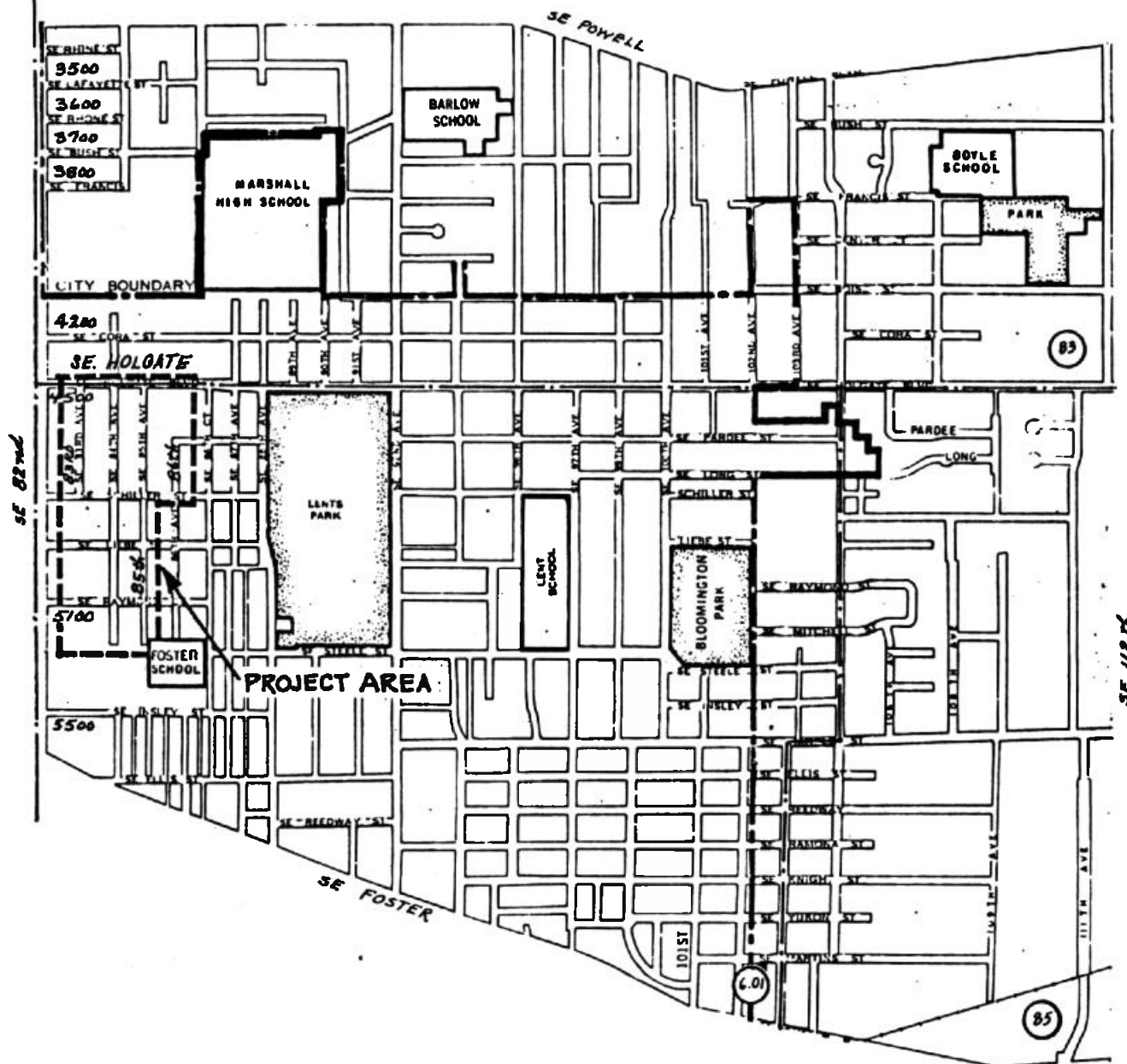


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DEVELOPMENT PROGRAM

OPD

2/79





# LENTS (NORTH) (SOUTHEAST)

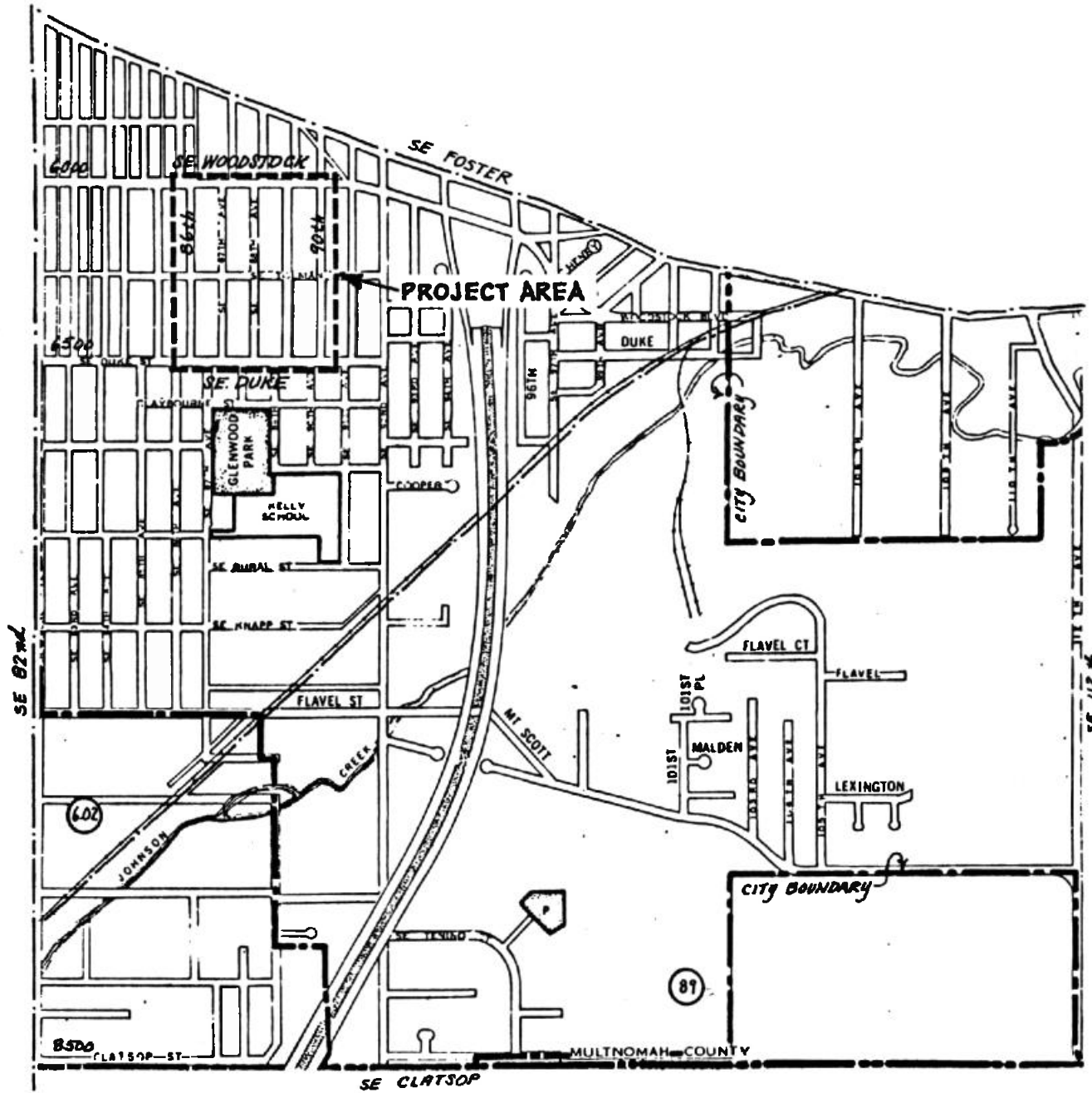
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& BOUNDARY



HOUSING AND COMMUNITY  
DEVELOPMENT PROGRAM

OPP

2/79



# LENTS (SOUTH) (SOUTHEAST)

(H.O.) CENSUS TRACT No. 4 BOUNDARY



HOUSING AND COMMUNITY  
DEVELOPMENT PROGRAM

OPD

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**IDENTIFIED VACANT AND ABANDONED HOUSES**

**SOUTHEAST**

**1135 S.E. Alder**

**3723 S.E. Beumont**

**3965 S.E. Boise**

**6904 S.E. Carlton**

**9027 S.E. Knapp**

**1324 S.E. Main**

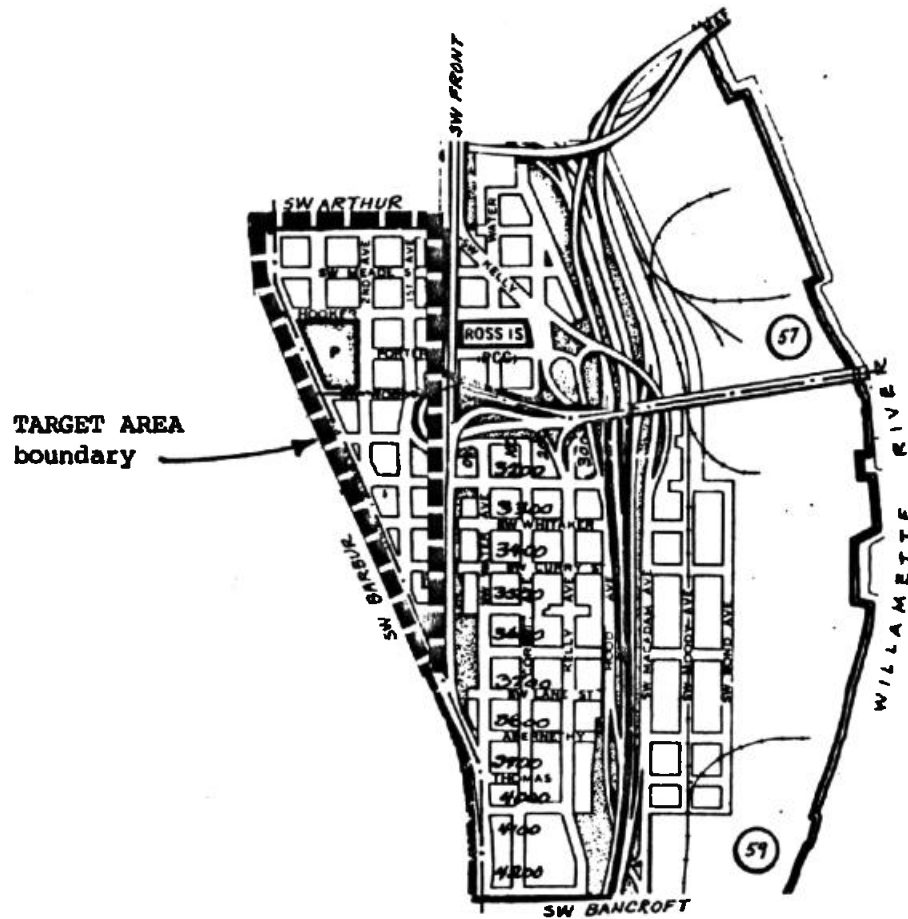
**9551 S.E. Tenino Court**

**630 S.E. Yamhill**

**2418 S.E. 11th**

**1834 S.E. 12th**

**7931 S.E. 31st**



**LAIR HILL**  
**(SOUTHWEST)**

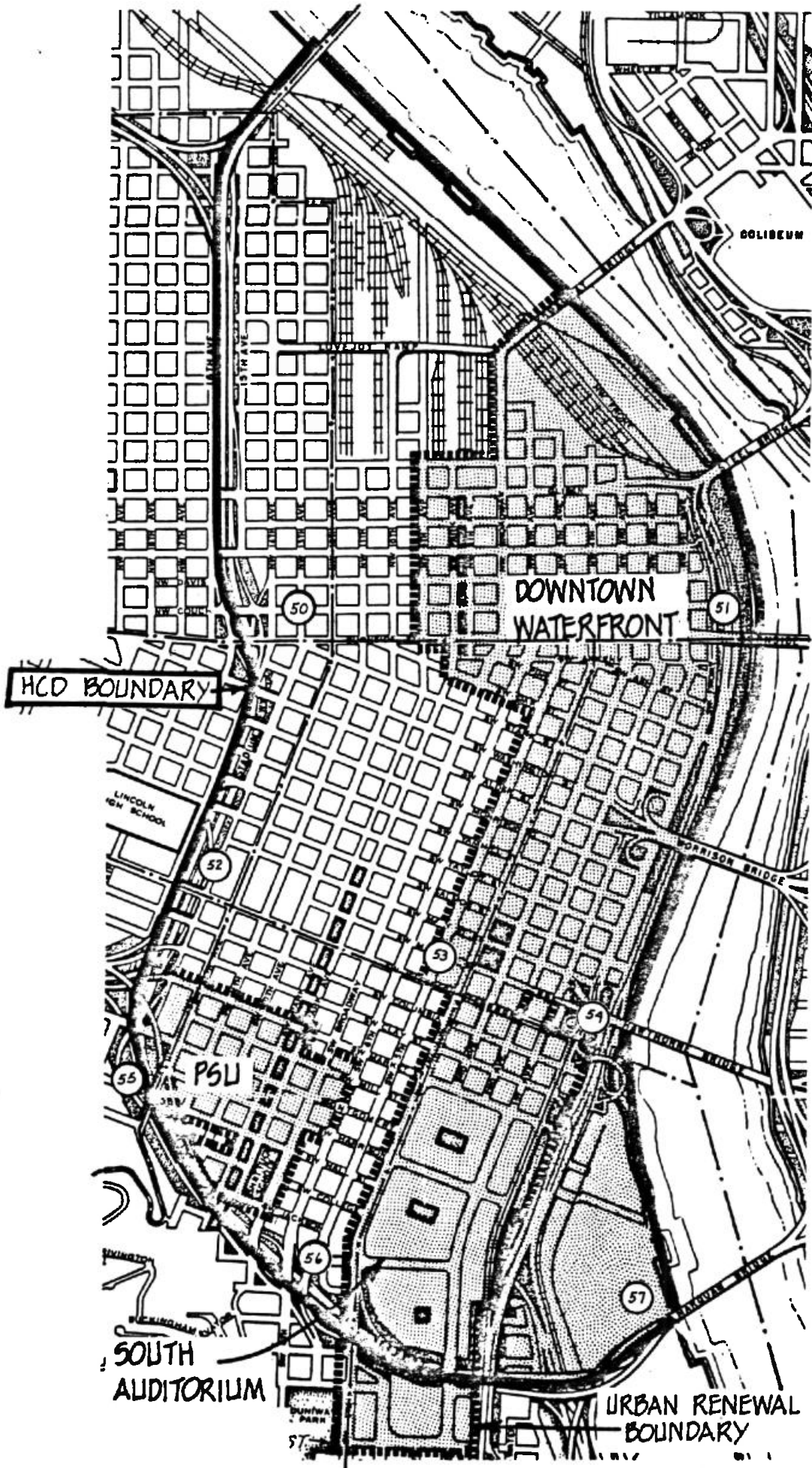
19.01 CENSUS TRACT NO.  
& BOUNDARY



**HOUSING AND COMMUNITY  
DEVELOPMENT PROGRAM**

OPD

2/79



# DOWNTOWN

(4.01) CENSUS TRACT NO.  
& BOUNDARY



HOUSING AND COMMUNITY  
DEVELOPMENT PROGRAM

OPD

2/79

**U. S. DEPARTMENT OF HOUSING AND  
URBAN DEVELOPMENT**

**PART IV**

**APPLICANT NAME:** City of Portland

**COORDINATED APPROACH TOWARD  
NEIGHBORHOOD IMPROVEMENT  
(NEIGHBORHOOD IMPROVEMENT PLAN)**

**HUD USE ONLY  
APPLICATION NUMBER:** \_\_\_\_\_

**COORDINATED APPROACH TOWARD NEIGHBORHOOD IMPROVEMENT  
(NEIGHBORHOOD IMPROVEMENT PLAN)**

**URBAN HOMESTEADING AREA #** \_\_\_\_\_

**Section A. Note:** To be completed by jurisdictions which have applied for, or intend to apply for, or have received, Community Development Block Grant Funds

Item	APPROVED FY 1979/80 (Thousands of dollars)			APPROVED FOR CURRENT YEAR C PROPOSED, FY 1980-81 (Thousands of dollars)			
	CDBG	Other Public Funds	Total	CDBG	Other Public Funds	Total	Grand Total
	(000)	(000)	(000)	(000)	(000)	(000)	(000)
	Col 1	Col 2	Col 3	Col 4	Col 5	Col 6	Col 7
Line 1. Housing Support Services	\$	\$	\$	\$	\$	\$	\$
Line 2. Upgrading Facilities	2,750		2,750	3,050		3,050	5,800
Line 3. Services to the Area		137,847	137,847		151,631	151,631	289,478
Line 4. Rehabilitation Programs Other Than Urban Homesteading and Section 312 Rehabilitation Loans	10,250		10,250	9,200		9,200	19,450
Line 5. Grand Total							

Continuation of Part IV

**SECTION C. MITIGATING ADVERSE EFFECTS**

To be completed by all applicants.

Where the Urban Homesteading Program will result in direct or indirect displacement or other hardships, such as substantial rent or tax increases, to low- and moderate-income persons, briefly describe, in one page or less, the actions you will take to assist such persons to remain in their present neighborhoods when they prefer and to mitigate any adverse effects resulting from Urban Homesteading activities.

VACANT AND ABANDONED HOUSING STOCK, recycled and offered on a sale basis to low-and moderate-income families will make additional housing stock available to low-and moderate-income families, thereby, increasing the housing opportunities and choice of the income groups most susceptible to displacement as caused by market pressures and private sector rehabilitation efforts.

The City of Portland has as a mandatory part of its rental rehabilitation loans, a rental regulatory agreement. This agreement fixes the maximum gross monthly income which an owner may realize from his property for a 5-year period from the inception of the loan. The agreement thus limits the amount of rent increase which can be passed on to the tenant and thus, minimized displacement.

U. S. DEPARTMENT OF HOUSING AND  
URBAN DEVELOPMENT

URBAN HOMESTEADING PROGRAM

APPLICANT NAME: City of Portland

PART V

REHABILITATION FINANCING PLAN

HUD USE ONLY

APPLICATION NUMBER: \_\_\_\_\_

URBAN HOMESTEADING AREA # 1

FY 1979/80--

SECTION A ALL REHABILITATION FUNDING (ESTIMATED)

SOURCE OF FUNDS	Homestead Properties		Other Properties in the Urban Homesteading Areas		Total	
	Number	Funding (000)	Number	Funding (000)	Number	Funding (000)
	Col 1	Col 2	Col 3	Col 4	Col 5	Col 6
<u>Public</u>						
Line 1 Federal HUD	12	\$ 300	1050	\$ 5,200	1062	\$ 5,500
Line 2 Other Federal						
Line 3 Non-Federal						
Line 4 Subtotal	12	300	1050	5,200	1062	5,500
<u>Non-Public and Mixed</u>						
Line 5 Private	12	180	245	2,500	257	2,680
Line 6 Homesteader's Own Savings	12	18	0	0	12	18
Line 7 Other						
Line 8 Subtotal	24	198	245	2,500	269	2,698
Line 9 Grand Total	36	498	1295	7,700	1,331	8,198

SECTION B SECTION 312 FUNDING (ESTIMATED), IF APPLICABLE FY 19\_\_

QUARTERS	Section 312 Loans Intended for Homestead Properties, (est.)		Section 312 Loans for Other Properties in the Homesteading Areas, (est.)		TOTAL	
	Number of Loans	Funding (000)	Number of Loans	Funding (000)	Number	Funding (000)
	Col 1	Col 2	Col 3	Col 4	Col 5	Col 6
Line 1	3	\$ 75	32	\$ 248	35	\$ 323
Line 2	3	75	32	249	35	324
Line 3	3	75	32	248	35	323
Line 4	3	75	33	256	36	331
Line 5 (Total)	12	300	129	1001	141	1301



URBAN HOMESTEADING PROGRAM

PART VI

URBAN HOMESTEADING MANAGEMENT PLAN

HUD USE ONLY

APPLICATION NUMBER: \_\_\_\_\_

PART VI

HOMESTEADING ACTION PLAN

SECTION A. DESIGNATED RESPONSIBLE OFFICER (URBAN HOMESTEADING ADMINISTRATOR)

Name Mark Davis

Title Program Development Assistant

Address 1500 S.W. 1st Avenue

Portland, Oregon 97201

Agency Name Portland Development Commission

1500 S.W. 1st, Portland, Oregon 97201

Telephone Number (A.C.) (503) 248-4932

SECTION B. PUBLIC AGENCY(IES) RESPONSIBLE FOR ADMINISTERING THE PROGRAM

Name Portland Development Commission

Address 1500 S.W. 1st Avenue

Portland, Oregon 97201

Telephone Number (A.C.) (503) 248-4800

Name Patrick L. LaCrosse, Director of Housing

Address 1500 S.W. 1st

Portland, Oregon 97201

Telephone Number (A.C.) (503) 248-4935

SECTION C. ORGANIZATIONS PROVIDING PROGRAM-RELATED SERVICES

Bureau of Buildings

- 1) Name of Organization \_\_\_\_\_
- 2) Address of Organization City Hall - 1220 S.W. 5th Ave.  
Portland, Oregon 97201
- 3) Telephone number (A.C.) (503) 248-4241
- 4) Type of Organization City Bureau
- 5) Type(s) of Services Provided Enforcement Dangerous Building Ordinance;  
Condemnation; Inspection

- 1) Name of Organization \_\_\_\_\_
- 2) Address of Organization \_\_\_\_\_
- 3) Telephone number (A.C.) \_\_\_\_\_
- 4) Type of Organization \_\_\_\_\_
- 5) Type(s) of Services Provided \_\_\_\_\_

- 1) Name of Organization \_\_\_\_\_
- 2) Address of Organization \_\_\_\_\_
- 3) Telephone number (A.C.) \_\_\_\_\_
- 4) Type of Organization \_\_\_\_\_
- 5) Type(s) of Services Provided \_\_\_\_\_

**SECTION E. METHODS**

For each of the following elements of the Homesteading Action Implementation Plan, list and briefly describe the processes or procedures, as appropriate:

**1. TRANSFER OF PROPERTY TITLE TO LOCAL URBAN HOMESTEADING AGENCY**

Properties will be identified and purchased by means of the City's abandoned  
building ordinance. If the identified building is deemed feasible of  
rehabilitation, City Council will be asked to authorize further rehab cost  
development and negotiations for purchase from owner. If the offer made  
to owner is rejected, condemnation proceedings will begin. Assuming either  
purchase or condemnation the City will become owner of the property to  
be rehabilitated and homesteaded.

**2. ADVERTISING OF HOMESTEADS**

The Homestead Program will be advertised in the Oregonian, Journal,  
Skanner and Observer. Neighborhood Associations will also be contacted  
as to the availability of Homestead properties.

Continuation of PART VI, Section E

3. SELECTION OF HOMESTEADERS

Selection of Homesteaders will be made by lottery selection of pre-qualified  
applicants. Pre-qualifications will be based on the ability to meet 312  
income guidelines, credit criteria and the willingness to meet the conditions  
set forth in the Homesteading program.

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4. TRANSFER OF PROPERTY TITLE TO HOMESTEADERS

Homesteaders will be granted a Bargain and Sale Deed upon agreeing to the  
conditions of an 18-month rehab completion date, a 3-year occupancy period,  
arrangement of private financing and completion of neighborhood rehabilitation.

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U. S. DEPARTMENT OF HOUSING AND  
URBAN DEVELOPMENT

APPLICANT NAME: \_\_\_\_\_

URBAN HOMESTEADING PROGRAM

PART VII

STAFF

HUD USE ONLY

APPLICATION NUMBER: \_\_\_\_\_

PART VII

STAFF

Report the total number of staff positions; indicate whether the positions are filled as of the date of the application; whether the staff members are full-time or part-time, average number of hours per week for each position, and staff function; rehabilitation; finance, legal, administrative, and other.

Describe the staff resources available to the Urban Homesteading Program.

The City of Portland Development Commission under contract to the City of Portland, Office of Planning and Development will be responsible for the administration and implementation of the Homesteading Program. As the Redevelopment Agency for the City, as well as the agency responsible for housing rehabilitation assistance programs for the City, the Portland Development Commission has in its organization all the practical competency to administer and implement the Homesteading effort. Working within the Housing Department, a Project Coordinator under the direction of the Director of Housing will be responsible for the administration and implementation of the Homesteading program. The Commission's Real Estate Advisor along with the 43-member Housing Assistance staff which is involved in all current housing rehabilitation programs will provide the technical assistance for Homestead properties, as well as the reinforcing 312 loan activity. Commission Legal staff will be available on an as-needed basis. All Homestead activity will be absorbed into the existing workload. (See attached Staff Description).

## STAFF DESCRIPTIONS

Program Development Assistant  
Full-time Position

Homestead Duties  
Administration, implementation

Hours per week/avg. 10 hrs.  
Homestead Program

Real Estate Advisor  
Full-time Position

Homestead Duties  
Feasibility Analysis, inspection  
closing, acquisition.

Hours per week/avg. 6 hrs.  
Homestead Program

Rehab Advisor  
Full-time Position

Homestead Duties  
Inspection, feasibility analysis,  
cost estimates, rehab monitoring.

Hours per week/avg. 20 hrs.

Rehab Advisors  
(42) Full-time Positions

Homestead Duties  
Supportive rehab loans,  
technical rehab assistance.

Hours per week/avg. 6 hrs.