

THE CITY OF
PORTLAND



OREGON

OFFICE OF
PLANNING AND DEVELOPMENT
GARY E. STOUT
ADMINISTRATOR

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

NEXT MEETING ON JANUARY 7, 1975 at noon, City Hall, Room 321

Notes on HCD Task Force Meeting

December 26, 1974

Present: Judy Londahl, Ken O'Kane, Ed Erickson, Chuck Olson, Pat LaCrosse, Gerry Mounce, Denny Wilde, Lew Ross

1. It was noted that the Housing Assistance Plan will soon be ready and the Community Development Plan is progressing well.

2. Chuck stated a need to know what sources will be funding which projects to what extent. To that effect he distributed a draft listing entitled "Proposed Subsidy Policies for Housing Community Development Program Activities in Project Areas" (attached). We should also see that the various department heads sign off on the matrixes that Chuck is preparing. Two policy questions which should be considered by the Council are:

a) How do we define "maintenance of effort"?

b) Normally, the City's share of a street improvement is 90%; under HCD plans, it will increase to 100%. How can we justify this?

3. No overall HCD budget is prepared to date, although we do have the individual neighborhood budgets ready.

4. Discussion of PDC/PCPC hearing on January 9th: HCD goals, strategy and a statement of needs will be discussed at the hearing. The PDC will not have a quorum there, but we will push for adoption of the goals and policy by the PCPC. They will then consider the program and, after finding it consistent with the goals and policies, will recommend the program for adoption by Council.

We should have summaries of the draft application ready for the hearing. We also need to have a rehearsal before the actual hearing takes place.

12/31/74 m/c

5. Note: Anyone needing maps prepared should see Denny. He is setting up a standard format for all HCD reports in addition to the CD Plan and HA Plan.

6. Discussion of the newspaper ad: The ad has a dual purpose - to fulfill federal requirements and to notify the public of the hearing. The ad will be in the paper January 2nd and thus must be sent in to the publisher by December 29th. It will be placed in the Community Press, and perhaps the Portland Observer and the St. Johns newspaper. Denny has a draft of the ad which includes a list of eligible activities, HCD goals, strategy, and the notice of the hearing. The final version will be ready Friday afternoon. Other items which should be included in the ad are:

- a) reference to the fact that HCD funds will not necessarily be \$8.7 million each year, and that it is not "new money".
- b) reference to A-95 and labor standards certification
- c) reference to the fact that HCD funds can only be spent in low and moderate income residential neighborhoods, except for special projects
- d) list of "neighborhoods being actively considered for HCD funding"

Press releases will also go out at the same time as the ad. Contact Denny if anyone thinks of something else that should be included.

7. We have received a letter from the HUD area office regarding the 10% advance. The request for an advance has been reviewed and is now being processed to the Seattle Regional office and then to Washington, D.C.

8. Discussion of site locational policy: We have decided to use HUD criteria. Denny is drafting suggestions for a review process of these criteria and the draft will soon be distributed. The process will basically involve monitoring the criteria and making changes as needed.

9. It was decided to eliminate a relocation policy from the strategy since such a procedure is already established by law.

10. We will not meet on January 2nd. Next meeting is on Tuesday, January 7, noon, City Hall, Room 321.

NOTE: DATE OF THE PUBLIC HEARING HAS BEEN CHANGED TO
JANUARY 8TH!

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PROPOSED SUBSIDY POLICIES FOR
HOUSING COMMUNITY DEVELOPMENT PROGRAM
ACTIVITIES IN PROJECT AREAS

I. Streets - New Construction & Reconstruction

1. Local Improvement Districts (LIDS)

- a. 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.
- b. If cost of work is in excess of the preliminary estimate, the amount in excess will be paid by the City. (HCD)
- c. Where an abutting property owner is in the "low income" category, the entire share shall be paid from HCD funds.
- d. Intersection work - the entire amount (100%) to be paid from HCD funds.

2. Sidestrapping

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

All personal services will be paid from City funds (100%). (city personnel & equit.)

II. The following Eligible Items in Project Areas will be paid in the entire Amount (100%) from HCD Funds.

1. Real Estate Acquisition, Relocation, Site Clearance.
2. Redevelopment Areas - Eligible R/W improvements. (Streets, sewer, water, lighting, landscaping, etc.)
3. Traffic Controls - where not funded through Bureau of Traffic Engineering.
4. Street Lighting - Standard Residential where not funded through Bureau of Lighting.
5. Street Trees in R/W Areas.
6. Park Improvements - where not funded through Bureau of Parks.
7. Consultant Fees.

III. Where matching funds are required from another funding source for a neighborhood project, HCD funds shall be used as matching funds if project is in conformance with HCD Guidelines local priorities.

MSJ:gc

"FOR DISCUSSION
PURPOSES ONLY"

12/26/74

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1220 S.W. FIFTH AVE.
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M E M O R A N D U M

To: Task Force and Others
From: Ken O'Kane *KO'K*
Date: December 17, 1974
Subject: HCD & HAP Work Assignments

The attached list shows assignments, persons responsible and updated dates where applicable. If anyone has any problems with these, let me know right away, otherwise we'll assume all is proceeding well and on schedule.

Be sure to attend, or send a representative to the Task Force meeting, Thursday 12-26 at noon, in Room 321. All will be called upon to report and submit your work to date, so if you can't make it, be sure someone is there in your place to represent you.

Also attached is a reduced copy of the activity schedule ("Pert Chart") dated December 12, 1974. Take note of the critical dates. Thanks for your cooperation.

Happy Holidays!

KO'K/mh

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HCD Work Assignments

CD Plan - Dennis Wilde - (and others)

Introduction - Outline
Identification of CD needs.
Comprehensive strategy (to meet needs).
Specify long and short term CD objectives.

Formulation of Program:

- a. Includes activities to meet CD needs and objectives (costs and general locations).
- b. Indicates other resources available.
- c. Considers environmental factors.

Describes program designed to:

- a. Eliminate (or prevent) slums, blight, deterioration.
- b. Provide improved community facilities and public improvements (including supporting health, social and similar services).

Describes in detail first year's activities.

Dates: Draft by December 18; presentation December 26th.
Final Draft by January 6.

Housing Assistance Plan - Homer Matson (and others)

Accurately surveys housing conditions.
Assesses housing assistance needs of lower-income.
Specifies realistic annual goals for d.u.'s .
or persons to be assisted, including:

- a. Proportion of new, rehab or existing d.u.'s.
- b. Sizes and types of projects and/or assistance.

Indicates general locations of proposed housing relating to objectives of:

- a. Furthering revitalization
- b. Promoting greater choice
- c. Assuring availability of public facilities and services.

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Dates:

Draft by December 19; presentation December 26
Final Draft by January 6.

Application - Chuck Olson (and others)

Maps

Forms

Narratives (summary of CD Plan)

Certifications (assistance from Tom Benjamin,
and Tom Kennedy).

(xeroxing, collating, binding also..)

CD Budget (assistance from others)

Dates:

Draft by January 3.

Final draft by January 14 (for pre-council)

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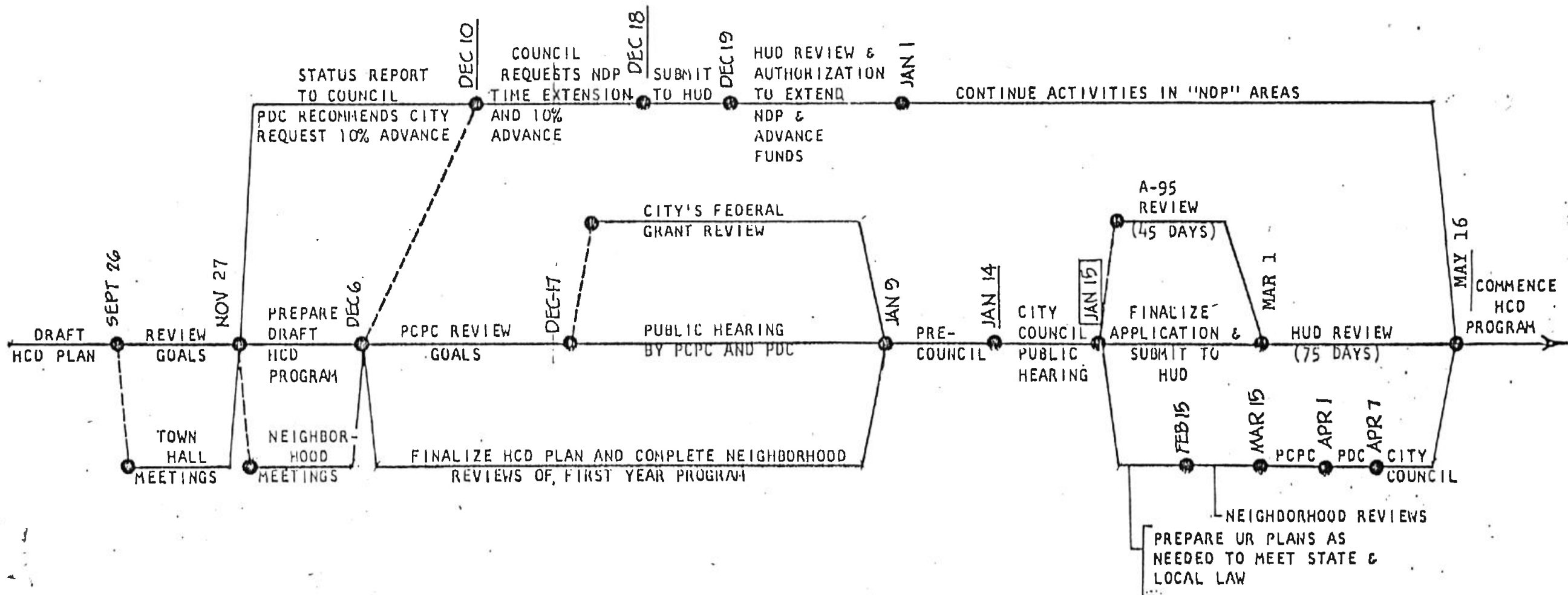
KEY TO ABBREVIATIONS

- HCD - Housing and Community Development
- A-95 - Regional & State review requirement
- PCPC - Portland City Planning Commission
- PDC - Portland Development Commission
- City Council - Portland City Council
- U.P.&D. - Office of Planning & Development
- HUD - Dept. of Housing & Urban Development
- NDP - Neighborhood Development Program
- U.R. Plans - Urban Renewal Plans

HCD PLANNING AND APPLICATION ACTIVITY SCHEDULE

(PART 2)

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Henniger

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Notes on HCD Task Force Meeting

December 12, 1974

Present: Alan Fox, Tom Kennedy, Lyn Musolf, Homer Matson, Bruce Martin, Ken O'Kane, Mike Henniger, Chuck Olson, Ernie Yuzon, Tom Benjamin, Denny Wilde, Ernie Bonner, Gary Stout, Al Jamison, Mulvey Johnson, Lew Ross

The following documents were distributed:

- 1) Agenda - HCD Task Force Meeting - December 12, 1974
- 2) Notes on HCD Task Force Meeting - December 5, 1974
- 3) draft budget - prepared by Chuck Olson
- 4) list of eligible requests - prepared by Denny Wilde

1. There was a preliminary discussion regarding standards for the rehabilitation of hotels in the Downtown and Burnside areas. Question: Why should HCD funds be used for a project that could be funded through tax increment procedure? Because of time limitations, we must rehabilitate a number of structures very quickly. We can use HCD money which is readily available and then reimburse the fund when tax increment monies are obtained and the need for HCD funds is greater as the program expands.
2. It was generally agreed that the presentation of the HCD status report to Council was adequate.
3. The resolution regarding the 10% advance will be filed tomorrow. GARY, KEN AND CHUCK WILL MEET TOGETHER BEFORE THE PRESENTATION NEXT WEEK TO WORK OUT LAST

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MINUTE DETAILS. The presentation will be a discussion of the general ideas involved in the HCD program and will include the time line, 10% information and some indication of future HCD planning efforts. Mike urged that we avoid controversial issues and concentrate on plans for the second year. Housing relates directly to achievement of one of the main Community Development goals - neighborhood stabilization - although it does not utilize the majority of the funds. Mike also expressed concern that Council be made aware of the basic assumptions we have based all of our plans on in order that stressful situations during the public hearing be avoided. ANYONE WHO HAS ADDITIONAL IDEAS THAT SHOULD BE INCLUDED IN THE PRESENTATION TO COUNCIL SHOULD CONTACT GARY.

4. Denny reported that there are just a few inconsistencies in the HCD and CIP wish lists submitted by the neighborhoods. Public Works is depending on HCD for \$120,000 for sidestripping in North Portland (their estimated share is currently \$40,000). WE SHOULD PURSUE THIS PROGRAM as the neighborhood recognized streets as one of their high priorities.
5. Chuck and Mulvey had matrixes developed for several of the neighborhoods. THE ENTIRE MATRIX WILL BE READY BY THE WEDNESDAY OF NEXT WEEK. QUESTION: HOW WILL THE MATRIX SHOW MAINTENANCE OF EFFORT? THIS NEEDS TO BE CONSIDERED FURTHER. It was pointed out that improvements in the neighborhoods must be dramatic in order to aid residents in obtaining mortgage financing. ONCE THE PACKAGE IS ASSEMBLED WE SHOULD APPROACH THE BANKS FOR THEIR OPINIONS.
6. Report on status of Corbett-Terwilliger: Although only a few people were present at last night's meeting, the Corbett-Terwilliger planning committee adopted the program. Changes made in the program:
 - a) Rehab remains as priority number 1.
 - b) Willamette Park improvements (which were priority number 2) were eliminated for this year and land acquisition of the hillside (\$200,000) was adopted as priority number 2 instead.

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- c) Consulting services for the Ross Island Bridge ramps were adopted as priority number 3 (street paving was eliminated for this year).

Question: Would it be possible to fund Willamette Park improvements with HCD money and later be reimbursed through tax increment funding? The State Highway Division is another possible source of funding for the hillside. Question: Because of the poor attendance at the meeting, how can it be determined if the projects selected are representative choices of the entire neighborhood? We must be able to support our Citizen Participation certification. Suggestion: Hold a neighborhood-wide hearing at the end of next week to get a definite yes or no. ALAN FOX WILL MAIL COPIES OF THE PROGRAM AND BUDGET OUT AND HOLD A MEETING WITH THE ENTIRE CORBETT-TERWILLIGER NEIGHBORHOOD ASSOCIATION NEXT WEEK. They will discuss the whole decision process and the results of the planning committee vote.

7. THE THREE YEAR CD STRATEGY WILL BE READY WITHIN THE NEXT TWO DAYS AND DENNY WILL SEND US ALL COPIES.
8. THE HA PLAN WILL BE READY BY THE END OF NEXT WEEK.
9. Report on site criteria and location policy: Since HUD will use their criteria when reviewing our program, it was decided to use this criteria for the first year. LYN AND DENNY WILL WORK OUT THE PROCEDURE AND CRITERIA WHICH WILL THEN BE PUT INTO A SIMPLE EXPLANATORY BROCHURE. Question: We must further extend ourselves in order to actually satisfy housing needs (for example, high-risk loans). Mike noted that many people who need aid are not helped because they do not meet financing criteria. Suggestion: We can help these people and still keep our PDC housing program credit good by having a separate high-risk fund.
10. Overall costs for the neighborhoods total \$4 1/2 million so far, before any consideration is given to the Chapter 13 problem and other proposed activities.

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11. Mary reported on the progress of the Citizen Participation Plan. A meeting with neighborhood representatives was held and various minor changes were made to the plan:
 - a) The words "organized neighborhoods" were substituted for "recognized neighborhoods".
 - b) The first and second objectives in step two were interchanged.
 - c) The neighborhoods would like to share with the Bureau of Planning the role of deciding on goals. MARY WILL TALK TO ERNIE BONNER ABOUT THIS.
 - d) Suggestion: Have copies of the HCD document available in local libraries.

Some concern was evidenced that the CP Plan may be too broadly worded. The plan should recognize the role of the Council and Bureaus in order to avoid arousing too many problems.

12. Suggestion: It would be less expensive to advertise the January CD public hearing in the Community Press then in the Oregonian. MARY WILL CHECK INTO THIS.
13. TOM KENNEDY WILL SEND THE ETHNIC MAP TO GARY AND WILL ALSO CONTINUE WORK ON THE HUD 135 SECTION OF THE ACT.
14. WE WILL NOT MEET FOR THE NEXT TWO WEEKS WHILE EVERYONE CONTINUES WORKING ON INDIVIDUAL ASSIGNMENTS. OUR NEXT MEETING WILL BE ON DECEMBER 26, AT WHICH TIME ALL REPORTS AND DRAFTS WILL BE DISTRIBUTED. THESE REPORTS WILL BE REVIEWED ON JANUARY 2ND.

Ken O'Kane is the lead HCD staff person and is the one to contact regarding any problems and/or questions that may arise. He will keep in touch with Gary.

Each of us should review the old minutes and catch up on any loose ends.

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Notes on HCD Task Force Meeting

November 27, 1974

Present: Gary Stout, Mary Pedersen, Ken O'Kane, Homer Matson, Chuck Olson, Dale Christianson, Lyn Musolf, Tom Benjamin, Mike Henniger, Mike Forzley, Ernie Yuzon, Andy Raubeson, Bruce Martin, Denny Wilde, Mulvey Johnson, Al Berreth

The following documents were distributed:

- 1) Federal Register - Tuesday, November 19, 1974 - proposed rules on housing assistance payments program - new construction
- 2) Agenda - HCD task force meeting - November 27, 1974
- 3) Section 8 as part of the Housing Assistance Plan - prepared by Lyn Musolf
- 4) Notes on HCD task force meeting - November 21, 1974
- 5) First sections of the Plan for Citizen Participation - prepared by Mary Pedersen

1. Tom Benjamin reported on:

a) EPA/EIS certification - Tom and Ernie Yuzon are working together to be sure our process follows regulations. There is also a possibility that Commissioner McCreedy's office will be establishing a City environmental assessment committee. Tom will coordinate our efforts with them.

b) accounting certification -

- 1) Ken Hammon has accepted 3% of indirect costs as a just figure. The 3% will be automatically included with each letter of credit (after the initial 10% request that Council will be asked to approve).

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- 2) Tom noted that a cost allocation plan which justifies expenditures to federal agencies is being renewed and will include both PDC and OP&D.
- 3) We already have our Attachment G certification.
- 4) Tom and Mulvey will work on the possibility of inserting funds from the 10% into the General Fund to cover a portion of relocation expenses.

NOTE: TOM AND MULVEY - FUNDS FROM 10% INTO GENERAL FUND?

2. Lyn Musolf reported on Section 8. He noted that housing needs go beyond simple stabilization. Question: Would a boarding house or group quarters for the handicapped be eligible for HA funds? Yes, as would housing for the elderly. Assistance to already existing care facilities would be included as well. Question: When can we review a list of existing commitments? This is not required as part of the HA plan but: (1) we need specifics supporting the overall rationale and (2) we need a basis for specifying when a developer's plans do not agree with the HA plan. Question: How about using the old Seventh Day Adventist facility for housing? Lyn will list it as a possibility. Question: How about 202? We should use it only when Section 8 won't work. Question: When will we have details on the HA plan? The details are not needed right now since HUD wants just a summary so we will concentrate on the urgent items right now.

3. NOTE: WHENEVER A NEIGHBORHOOD HCD MEETING IS CALLED, KEN O'KANE IS RESPONSIBLE FOR MAKING SURE SOMEONE IS THERE FROM BOTH THE BUREAU OF PARKS AND PUBLIC WORKS.

4. Denny reported on the correlation and cost estimating of CIP/HCD neighborhood improvement needs and priorities.
 - a) Northwest Portland is progressing and has identified boundaries, although no target areas have been selected (except for the T-V freeway corridor). The neighborhood has prioritized project areas and is presently reviewing the preliminary cost estimates.
 - b) Corbett-Terwilliger has reached the same point. Ernie Yuzon will assume (from Sam Galbreath) the PDC staff responsibilities for this neighborhood.

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- c) Both Buckman and the S.E. Coalition evidence some apprehension and suspicion over HCD, and as yet have only a vague plan. They will be submitting a request for funds for their seven selected areas. Concern was expressed that we not deviate from plans and program areas that Council has already approved. Buckman's priorities are: 1) housing rehab 2) streets 3) parks. Their project list will be devised by Chuck.
- d) After we have assembled rough priority budgets, we assign a rough cost estimate and go back to the neighborhoods. If the list meets with neighborhood approval it becomes the framework of the neighborhood request for HCD monies.
- e) Suggestion: Make a list of any and all neighborhood improvement requests and where they originated. Put this information on a matrix so that we can then identify which sources of funding we can use for each project. Chuck and Mulvey will have this ready for us in two weeks (December 11). They will need cooperation from all agencies which receive neighborhood requests. Chuck will request that Al Barreth send a copy of all requests from target neighborhoods to Chuck and Denny.
- f) We have recommended a neighborhood time limit of two to three years. If the community does not prove to be active, the Council may choose to fund projects only for the first year. Note: After receiving the neighborhood packages, we should be frank in notifying the neighborhoods of the evaluation criteria we will be recommending for use by the Council. Concern was expressed that, realistically speaking, few neighborhoods may actually be completed within two years.

NOTE: CHUCK OLSON - PROJECT LIST FOR BUCKMAN

NOTE: CHUCK AND MULVEY - MATRIX OF NEIGHBORHOOD REQUESTS BY DECEMBER 11

NOTE: CHUCK OLSON - GET COPY OF TARGET NEIGHBORHOOD REQUESTS FROM AL BERRETH AND SEND TO DENNY

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5. Discussion of draft Citizen Participation Plan:
Mary based the seven steps of the planning and programming process on the PERT chart. She stressed that the steps are very broad, and she would welcome any suggestions. It was noted that steps 4 and 5 have been interchanged as of this morning. All agreed that the initial draft looked good.

Chuck emphasized that we must remember to keep good records of all neighborhood meetings and what transpires at them so that we will have solid support for any challenges to our citizen participation certifications. Mary is attempting to keep all the records in one place so that they can be compiled later.

NOTE: MARY PEDERSEN - WILL COMPLETE THE STEPS IN THE CP PLAN AND MAIL THEM TO US THIS WEEKEND TO BE REVIEWED AT NEXT WEEK'S TASK FORCE MEETING.

6. NOTE: MIKE HENNIGER - WILL HAVE BOTH THE SOFTWARE PACKAGE AND THE EVALUATION SYSTEM READY FOR REVIEW AT NEXT WEEK'S MEETING

7. Discussion of the new time line:

- a) December 10 - status report to Council including:
 - 1) a flip chart of all the CD Act requirements
 - 2) an examination of all decisions which have already been made
 - 3) a description, before we put the final package together, of the current state of affairs
 - 4) a list of upcoming decisions (10% advance, A-95, anything in transition, EIS, any variables)
- b) week of December 16 - go to Council for 10% advance and extension of NDP request
- c) December 17 - working session with the Planning Commission
- d) January 9 - public hearing before the Planning Commission - a "de-bugging" session. By then we should have the package together. Mary will notify the public of the general time of this hearing in a newsletter soon to be issued.

- e) We must be careful to meet all the dates as scheduled. Otherwise we will slide into the Council's CIP review process and the budget process.
- f) Ken will have the PERT chart reproduced and send us all copies.

NOTE: MARY PEDERSEN - NOTIFY PUBLIC OF HCD HEARING
ON JANUARY 9

NOTE: KEN O'KANE - REPRODUCE PERT CHART AND DISTRIBUTE

dym1

DATE: November 6, 1974.
TO: Mr. Al Jamison, Director
FROM: Diana Davis, Social Specialist
RE: Governor's Government and Housing Conference
1974 of October 23, 1974.

The Governor's Annual Housing Message

The Honorable Governor McCall officially opened the Governor's 1974 Government and Housing Conference with an address to those persons attending stating that the main goals of this years conference was to assess Governments role in Housing and the economical needs in the Housing areas. The main objective under this goal was to push for the creation of more legislative laws concerning Housing aimed at assisting consumers and their housing needs, especially those persons on fixed gross incomes. At present, the Governor stated that there is a Bond Issue before the Legislature asking for a Rent Supplement Assistance Act for persons on a yearly salary of \$2,000 or less. The Governor estimated that \$30,000,000 a year was needed to effectively accomplish this nationally. The Governor further stated that a need exists for the development of an indepth Comprehensive Land Use Plan to use as a tool of the people, to assist them in the future development in the field of housing. A Housing Committee was formed under the auspice of the Governor's office

- to review and assist in reducing the cost of housing;
- unify building permits;
- and promote urban land utilization.

With the main priority aimed at helping Senior Adults and low income

level persons by the creation of Urban space and Land development of low rise one (1) to three (3) bedroom homes or the rehabilitation of sound structured older homes. The Governor closed this address by stating the Chief Goal of the 1975-1976 Legislature is to establish legislative bills aimed at providing funds for low cost housing to persons living on fixed incomes.

Proposed Sub-Division Legislation

Mr. Steven Hawes, Legislative Director of Oregon Association of Realtors stated that legislative bills such as the 1963 Sub-Division Control Act HB 2607 were being revised to reflect stronger consumer protection measures and adequate planning of services offered to the consumer by the Shelter Industries (Home Builders, Developers, Realtors, and Contractors.)

The main priority being sub-division control in urban planning within the state at the local level. The 1963 Senate HB 950 was replaced by the 1973 Senate HB 487 and Senate HB 1011 which is leveled at making counties look at sewage and water availability and needs for the future development of urban lands.

Mr. Hawes further stated that the Legislation must establish stronger State and Local Control Acts and revise Senate HB 1011 aimed at cutting cost and consumer protection measures. Oregon State Home Building Commission's main goals must focus on:

- 1) the development of a State-wide Building Code;
- 2) Hook-up fees - Impact fees must be reviewed so as not to discriminate against persons;

3) and That State Buracracy require an economic Impact Statement filed with the State Commission.

The statement must show the following: cost impact, Tax revenues, construction, and cost to citizens, to comply to the rule. "Is it necessary or is it desirable?"

State Legislative Housing Council

Mr. Hawes stated that 1971 was a key year with strong legislative approaches to Renter/Homeowner relief bills such as the following:

- LC 868 allowing for the development of low income Multi-Family developments
- LC 870 Revision Bond for housing rehabilitation allowing to low income persons grants up to \$1,000 without interest, also low interest grants/loans over \$1,000.
- LC 9112 allowing and requesting local government to prepare impact proposals within the Comprehensive Plan based on needs in areas being developed
- LC 913 proposing that local government help private developers in the developing of low income housing.

State Rent Supplement Program

Ms. Betty Niven, Chairman of State Housing Council stated that cost was up 74% since 1970 in Housing rentals. That there are 27,000 households rented to low-income persons on a yearly income of \$2,000 and that 56% of this income was being used for rental cost, leaving persons on fixed incomes very little to live on.

Two legislative bills are needed, one directed specifically towards the elderly and the other towards the general (under 60 years of age) citizenry. The State Rent Supplement programs goal is to reduce rental cost from 56% to 35% for the low income persons.

The U.S. Housing and Community Development Act of 1974

Guest speaker Mr. David M. deWilde, Deputy Assistant Secretary for Housing Production and Mortgage Credit, HUD, discussed the new Housing and Community Development Act which went into affect on Friday, October 18, 1974. He stated that the act is 1) aimed at the local level; 2) requiring full citizen participation; 3) would require a three (3) year summary of the Community Plan based on low income needs; and 4) is to create greater housing choices and facilities for the low income consumer.

Mr. deWilde stated that Oregon would be entitled to \$24,000,000 with \$11.9 billion being used nationally over the next three year period, with some local governments receiving less than they'd previously been receiving based specifically on the direct needs of the community.

Mr. deWilde stated that the new Section 8 Program * will replace the 236 Program at a funding level of \$1.4 million nationally with the major thrust of the program geared towards the following:

* The new regulation of Sections should be published twice, the first time on October 31, 1974 and the second by the middle of November, 1974.

- 1) use available existing housing;
- 2) provide or enable low income consumers to negotiate with unit for housing;
- 3) and to allow for the development of new homes wherever tight housing exists.

State Land Use Policies

The luncheon speaker was Mr. R. Kenneth Godwin, Ph. D., Department of Political Science, Oregon State University. Dr. Godwin discussed the latest political Bureauracy policies and regulations governing State Land Use "rip-offs" from the consumer. (A copy of the address has been requested and when it's received a copy will be forwarded for your information.)

Land Development Regulations/Policies and their effect on Housing

Mr. Albert Bullier, Jr., Commissioner, Land Conservation and Development Commission (LCDC) presented views on Senate HB 10 and HB 100 as to the goals and objectives for the comprehensive planning in Conservation and Land Development as follows:

- I to demonstrate inter-government coordination
- II to provide a Study to preserve our natural resources
(the commission has identified several natural resources of critical statewide concern:
 - A. Federal Lands;
 - B. The Metolius winter deer refuge;
 - C. The Willamette Greenway;

D. and the Columbia Gorge (Columbia River Basin).)

III Agriculture Land Preservation

- Agriculture
- Urban Rural Growth
- Transportation
- and Economy

including

- Forest Lands
- Energy

IV Provide Adequate Water and Sewage systems with sharing capacity based for growth of the Community and of Industry.

Mr. Bullier stated that the only way that these goals and objectives can be accomplished is through local government and statewide Citizens Participation at the local levels.*

In November a series of ten (10) statewide hearings will be conducted to review the goals and objectives and after the comments on the goals have been received and worked into the plan; one last hearing will be held on the final draft to meet the January 1, 1975 deadline.

* Copies of goals and objectives will be available from Land Conservation and Development Commission (L.C.D.C.), Portland Office by the middle of November.



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FYI

HOUSING AND COMMUNITY DEVELOPMENT
TASK FORCE MEMBERSHIP

OP&D	Homer Matson, chairman Gary Stout (intermittent)	4545 4579
PDC	John Kenward (intermittent) Pat LaCrosse Chuck Olson Tom Kennedy Don Silvey Spence Benfield	224-4800 } variously
BOP	Ernie Bonner Denny Wilde Bruce Martin	4253 4509 4254
BOHR	Andy Raubeson	4280
OONA	Mary Pederson	4519
MC	Al Jamison Mike Henniger	288-8261
HAP	Lyn Musolf Linda Campbell	288-7111
MAYOR	Tom Benjamin	4726
PARKS	Dale Christianson	3580
CITY ENGINEER	Mike Lindberg	4143

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11/4/74

NOV 05 1974

Robertson
~~copy to Egger~~
Files

Hope to see you on Tuesday

Committee on Citizens Participation of the Housing and Community Development Task Force will meet Tuesday, November 12, at noon in Room 4B, 4th Floor, City Hall. To begin preparing for Citizen Participation. Bring your own lunch and coffee will be provided.

AGENDA

1. Old Business
 - A. Ed Lyles report on media spots
 - B. Dennis Wilde's draft of the Bureau of Planning policy on planning assistance for neighborhoods
 - C. Other topics already discussed
2. Preparation of the plan for Citizen Participation

NOV 08 1974

CITIZENS PARTICIPATION TASK FORCE
ON HOUSING AND COMMUNITY DEVELOPMENT

Minutes of the October 29. meeting

The people who were present are:

Ralph Schmoltd	Kerry Hoover
Marion Scott	Betty White
George Lund	Fran Hannan
N.A. Meyers	Ed Lyle
Kathy Zimmerly	Sharon Roso
Carol Colee	Dick Priestly
Dawn Robbins	Al Green
Mary Pedersen	

The committee reviewed the revised timeline. This divides the activities over the next two months into two parts: the first part is the schedule for applying for 10% draw-down or advance on the Housing and Community Development funds. Application for these funds must be made by December 1, 1974. The second part of the schedule sets the dates for the main application for Housing and Community Development funds. The hearing at the Planning Commission is now scheduled for the first week of December, with City Council review on or about January 8, 1975.

The main topic of discussion in the early part of the meeting was: who is going to determine how much money goes where? The citizens who were present particularly wanted to know how much of the 8.6 million would be used to carry out the activities of the Neighborhood Development Programs already approved, and how much of the money was additionally earmarked for expenses we know about now. In other words, the citizens wanted to know what the disposable income or funds were. It was calculated that Neighborhood Development Programs might cost 1.8 million; if the administration of the Program ran about 20% then the administration of the money would cost 1.7 million. In addition, the Mayor desires very strongly to use \$500,000 to cover the cost associated with the Pioneer Square Park block. Adding all these funds together, a total of 4 million seems to be allocated, leaving 4.6 million approximately as disposable funds. The citizens were very worried about the potential of drawing off funds for special programs. They could see the need in some neighborhoods, for example, for sewer repair, but they were very worried about losing large portions of the money to sewer improvements.

The second main topic of discussion at the meeting was how to get the information about this program to the people. Marion informed the group that Sabin has requested notices of the hearings for Housing and Community Development and other budget matters to be distributed through the neighborhood. It was suggested that each neighborhood association should appoint a contact person for the Housing and Community Development fund. Another suggestion was that each neighborhood should write out a publicity plan, detailing where they would want flyers placed, and what other means of communication would they like to see used. The question of public service time on television channels or radio was discussed. Ed Lyle of Creative Outlet agreed to try to draw together a few other people to prepare some spots for presentation.

The third main topic of discussion was: how can neighborhoods who have never been involved in planning before get involved in the Housing and Community Development Program? People recognized the difficulty of trying to interest members of the community in participating, but they also wondered whether citizen participation would be worth it. In particular, neighborhoods which have not received planning in the past were anxious to determine what is the policy of the Planning Bureau for extending planning assistance to neighborhoods. There is a draft of a policy on extending planning assistance to neighborhoods prepared by Dennis Wilde, and Mary Pedersen stated that she would ask Dennis to release this draft. Dick Priestly stated that he would like to have this question discussed at the Southeast Uplift meetings. At this time, seven close-in Southeast neighborhoods are forming an alliance to also discuss this question.

The fourth main topic of discussion was the criteria proposed for determining neighborhood eligibility for Housing and Community Development funding. Four criteria had been suggested, and the people at the meeting made seven minor changes in the wording. These changes are to be sent to the Bureau of Planning that helped to prepare the draft.

The agenda for the next meeting on Tuesday, November 12 at noon will include:

1. Old Business
 - A. Ed Lyles report on media spots
 - B. Dennis Wilde's draft of the Bureau of Planning policy on planning assistance for neighborhoods
 - C. Other topics already discussed
2. Preparation of the plan for citizen participation

Correspondence attached.

NOV 08 1974

BREAKDOWN OF WORK ASSIGNMENTS DECIDED UPON AT HCD TASK FORCE MEETING
November 7, 1974

- TOM BENJAMIN
 - . will have draft for A-95 review ready by last week in November
 - . Item X. Certifications - EPA/EIS will start near end of November, due mid-December
 - . Item X. Certifications - Accounting due November 19

- AL BERRETH
 - . Item V. Neighborhood Improvement Needs and Priorities due November 20
 - . Item VIII. Special Projects due November 20

- DALE CHRISTIANSEN
 - . Item V. Neighborhood Improvement Needs and Priorities due November 20
 - . Item VII. Special Projects due November 20

- KEN HAMMON
 - . Item X. Certifications - Accounting due November 19

- MIKE HENNIGER
 - . Item VIII. Program - 1. and 3 years - software and PERT chart due November 14

- DON JEFFREY
 - . Item X. Certifications - EPA/EIS start near the end of November, due mid-December

- TOM KENNEDY
 - . Item X. Certifications - EO - will set up a meeting with HUD and HCD task force the first week of December to discuss implementation processes
 - . Item X. Certifications - EO - draft will be ready December 10
 - . will obtain copies of ethnic map of Portland for HCD task force

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BRUCE MARTIN

- . Item I. Introduction due November 12
- . brief summary of what constraints we must work with, results, etc. will be ready November 14
- . Item II. HCD Act Analysis, etc. due November 12
- . Item III. Housing Needs - General due November 12
- . Item III. Housing Needs - Other (rehab and new construction) due November 12

HOMER MATSON

- . Item II. HCD Act Analysis, etc. due November 12
- . Item III. Housing Needs - Other (rehab and new construction) due November 12
- . Item IV. Goals, Policies, etc. will be ready November 12
- . Item VI. Housing Priorities due November 14
- . Item VIII. Program - 1 and 3 years - housing due November 20

LYN MUSOLF

- . Item III. Housing Needs - HUD-HA Program Goals, Sec. 8 due November 12
- . Item III. Housing Needs - General site designation process due November 12

CHUCK OLSON

- . Item V. Neighborhood Improvement Needs and Priorities due November 20
- . Item VII. Special Projects due November 20
- . Item VIII. Program - 1 and 3 years - physical improvements due November 20

MARY PEDERSEN

- . will put together a pamphlet explaining the Community Development plan for distribution to neighborhoods prior to any Planning Commission meeting on the program

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- . Item IX. Citizen Participation Plan due November 13

LEW ROSS

. Item V. Neighborhood Improvement Needs and
Priorities due November 20

. Item VII. Special Projects due November 20

DON SILVEY

. Item VI. Housing Priorities due November 20

. Item VIII. Program - 1 and 3 years -
housing due November 20

GARY STOUT

. PERT chart ready November 14

DENNY WILDE

. Item III. Housing Needs - general site
designation process due November 12

. Item V. Neighborhood Improvement Needs and
Priorities due November 20

. Item VII. Special Projects due November 20

. Item VIII. Program 1 and 3 years - physical
improvements due November 20

PDC

. Item X. Certifications - relocation -
presented at second Commission meeting in
November

OP&D

. Item XI. Budget Analysis

dym1

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*Robertson
Files*

Committee on Citizens Participation of the Housing
and Community Development Task Force will
meet Tuesday, November 12, at noon in Room
4B, 4th Floor, City Hall. To begin preparing
for Citizen Participation. Bring your own
lunch and coffee will be provided.

AGENDA

1. Old Business
 - A. Ed Lyles report on media spots
 - B. Dennis Wilde's draft of the Bureau of Planning policy on planning assistance for neighborhoods
 - C. Other topics already discussed
2. Preparation of the plan for Citizen Participation

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Hope to see you on Tuesday

CITIZENS PARTICIPATION TASK FORCE
ON HOUSING AND COMMUNITY DEVELOPMENT

Minutes of the October 29. meeting

The people who were present are:

Ralph Schmoltd	Kerry Hoover
Marion Scott	Betty White
George Lund	Fran Hannan
N.A. Meyers	Ed Lyle
Kathy Zimmerly	Sharon Roso
Carol Colee	Dick Priestly
Dawn Robbins	Al Green
Mary Pedersen	

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NOV 08 1974

PORTLAND HOUSING DEVELOPMENT CORPORATION
BOARD OF DIRECTORS MEETING
JULY 18, 1974

The Portland Housing Development Corporation, Inc. Board of Directors meeting was held at the Concentrated Employment Program office, 220 N.E. Russell Street on July 18, 1974.

There were present:

Bettie Overton
Hosie Stadamire
Frank Wall
Warren Wheeler

Also present:

Nora Coupe
Al Green
Paul Wang

Absent:

Lillie Walker
Bill McCoy
Ron Wilmot
Mel Smith
Eugene Jackson
Ray Brewer
Mike Henniger
Alvin Lucus
Clifford Daniels
Theodore Freeman

Due to the lack of a quorum, an informal meeting was held.

Mrs. Overton, President, advised the members present that Jan Childs, Secretary, had resigned from the Board. A method for filling this vacancy will be discussed at the next meeting.

Mr. Wang will be working with Mr. Goodrich, PMSC Deputy Director, and George Sneath, PMSC Controller, to develop a fiscal structure for the Corporation as soon as possible.

Due to the lack of available Federal funds for the Housing Program, it was suggested that the Corporation consider ways to raise funds to get the Corporation moving. Some of the

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Portland Housing Development
Corporation - Board of Directors Meeting
July 18, 1974

suggestions were as follows:

Approach Media for a loan.

Telethon

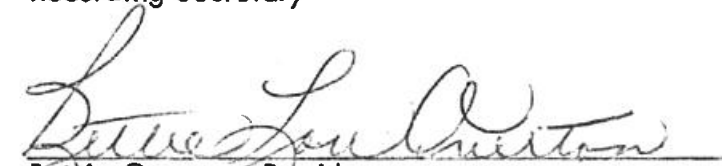
If one house could be obtained the rehabilitation could be done very economically by using students to do the work under the guidance of a person skilled in this type of work. This person could be a retired person willing to do the training on a volunteer basis. Another alternative could be to place the trainer on a fixed salary.

After a house is rehabilitated, auction it off. This would provide seed money to obtain more houses.

Mr. Wang was asked to explain about repossessed houses and to bring a price sampling to the next meeting.

Meeting adjourned at 8:40 P.M.

Jean Reeves
Recording Secretary


Bettie Overton, President

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