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THE
HOUSING
AUTHORITY of
PORTLAND, OREG.



THE HOUSING AUTHORITY OF PORTLAND, OREGON
8920 N. Woolsey Avenue
Portland 3, Oregon

BOARD OF COMMISSIONERS

<u>NAME</u>	<u>OCCUPATION</u>	<u>SERVED SINCE</u>
Herman A. Schmitt Chairman	Building Contractor Apartment House Owner	Nov. 29, 1957
Thomas A. Pigott Vice-Chairman	Secretary-Treasurer Oregon School Activities Association	Dec. 10, 1956
Lloyd Hildreth	Secretary-Treasurer Local No. 223 Miscellaneous Drivers	Feb. 19, 1953
E. I. Wilson	Apartment House Owner and Operator	Sept. 22, 1954
Jack N. Barde	President, Barde Steel Co. and Subsidiaries	Dec. 10, 1954
Roy F. Renoud	Director of Employe and Public Relations, Iron Fireman Manufacturing Co.	Mar. 20, 1958
John D. McLeod	Attorney at Law	Jan. 31, 1958

OFFICERS

C. S. McGill, Executive Director

Verne Dusenbery, Legal Counsel



HOUSING AUTHORITY OF PORTLAND, OREGON

8920 N. WOOLSEY AVE. • PORTLAND 3, OREGON • TELEPHONE, BU. 9-5571

December 1, 1958

The Honorable Mayor
and
Council of the City of Portland
City Hall
Portland, Oregon

Gentlemen:

This report of the Authority's operations, covering the period from our last report of December 18, 1957, to date, is respectfully submitted as prescribed by the Housing Authorities Law, ORS 456.170, of the State of Oregon.

The Authority takes this opportunity to again gratefully acknowledge the cooperation always given to us by you, the City Council, and the Departments of the City.

Sincerely yours,



Herman A. Schmitt, Chairman
Board of Commissioners

COMMISSIONERS

HERMAN A. SCHMITT, *Chairman*

JOHN D. MCLEOD •

JACK N. BARDE •

LLOYD HILDRETH •

E. L. WILSON •

THOMAS A. PIGOTT, *Vice-Chairman*

ROY F. RENOUD

VERNE DUSENBERRY, *Legal Counsel*

CLINTON S. MCGILL, *Executive Director*

The Housing Authority of Portland, Oregon, is charged, under Oregon law and under local city ordinances with the management and operation of the local low-rent public housing program.

THE PUBLIC HOUSING PROGRAM

Its public housing powers, duties, and problems presently include and are concerned with the following areas of operation:

1. The management of the 525 permanent low-rent housing units (440 in the Columbia Villa Project, ORE-2-1, and 85 in Dekum Court Project, ORE-2-2) under contract with and subject to supervision and advisory control of the federal agency, the Public Housing Administration, through its San Francisco Regional Office;
2. The construction and operation of such additional permanent units as may be approved by the governing body of the city. If constructed on sites which are under contract with the federal agency, government approval is required;
3. The management and operation of 184 remaining "temporary" or "war-housing" units (70 in Fir Court and 114 in Hudson Street Homes). These, like the permanent units, are operated on a "low-rent" housing basis (since September, 1952), and are not under federal supervision;
4. The management and ultimate liquidation of surplus temporary housing units, as well as surplus supplies, equipment, and land. One large tract of land (University Homes, consisting of 82.13322 acres) is now ready to be put on the market for sale;
5. The question of what to do with funds already derived, or to be derived, from this liquidation; in other words, the determination of what is the highest and best legal use to which these funds can be turned, for the benefit of the community; and
6. Under ORS 456.125, a Housing Authority is given the power to investigate into the means of improving local housing conditions; make studies for clearing and replanning slum areas and the problem of providing dwelling accommodations for persons of low income; engage in research, studies and experimentation on the subject of housing; and under ORS 456.130, make available to appropriate agencies its findings and recommendations with regard to property where conditions exist which are dangerous to the public health, morals, safety or welfare.

The present Housing Authority Commissioners are of the opinion that their duties, pursuant to the Housing Authorities Law, are principally those of sound and efficient administration, and that the powers granted to them under ORS 456.125 (see preceding paragraph) should be assumed by them only when the City Council, appropriate agencies, or a majority vote of the people, indicate which of these powers should be assumed, and to what extent. Upon such indication, they should be ready to cooperate wholeheartedly in carrying out the desired program.

The Housing Authority of Portland is one of the few in the country having assets not under the direction and supervision of the Public Housing Administration. This was made possible by a federal law enacted in 1950, which provided that certain war-housing projects could be transferred to local housing authorities upon payment to the government of its original cost of the land, and without charge for buildings and equipment. As a result of the sale of Authority-owned land, powers granted under ORS 456.125 can be carried out without assistance from the city's budget.

Another section of the Housing Authorities Law which explains in more detail the legal duties of the Housing Authority, is ORS 456.155, which reads as follows:

1. It hereby is declared to be the policy of the state that
 - (a) Each housing authority shall manage and operate its housing projects in an efficient manner so as to enable it to fix the rentals for dwelling accommodations at the lowest possible rates consistent with its providing decent, safe and sanitary dwelling accommodations.
 - (b) No housing authority shall construct or operate any such project for profit, or as a source of revenue to the city or the county.
2. To the end stated in subsection (1.) of this section, an authority shall fix the rentals for dwellings in its projects at no higher rate than it finds to be necessary to provide revenues which, together with all other available moneys, revenues, income and receipts of the authority from whatever sources derived, will be sufficient.
 - (a) To pay as they become due, the principal and interest on the bonds of the authority.

- (b) To meet the cost of, and to provide for, the maintenance and operation of the projects.....
- (c) To create, during not less than the six years immediately succeeding issuance of any bonds, a reserve sufficient to meet the largest principal and interest payments which will be due on suit bonds in any one year thereafter and to maintain such reserve.

This law was written in 1937 and the Housing Authority of Portland was created in 1941, under the World War II emergency to provide housing for war workers. In 1947, following the end of the war emergency, Columbia Villa became a permanent low-rent housing operation; also Dekum Court in 1955.

The Housing Authority is not a welfare agency, although many of its tenants receive some type of aid from welfare or social security. The main purpose for its creation is stated in ORS 456.070 which cites that where there exists unsafe and unsanitary dwelling accommodations wherein persons of low income are forced to reside, and there is a shortage of safe and sanitary dwelling accommodations at rents which persons of low income can afford to pay, there is a necessity, in the public interest, for public housing under the Housing Authorities Law.

The federal housing acts and regulations establish requirements in connection with low-rent public housing under its supervision, some of the most important of which are conditions of eligibility for a tenant's admission and continued occupancy and the rental rates to be charged to families of different sizes, composition and incomes. They also define the responsibilities of the federal government in connection with the funded indebtedness and operating deficits, if any.

There are two types of "subsidy" in public housing projects, namely, federal and local. The maximum federal subsidy is intended to be the annual debt service on money borrowed by the Authority to finance a project, but it is the policy of the present administration to operate under a rent schedule sufficiently high and an over-all operation so efficient that federal contribution may be minimized.

Columbia Villa (440 units) is our only project with indebtedness against it and its debt service is \$53,300.00 per annum. (This is a maximum subsidy of about \$11.10 per unit per month). Since the debt is guaranteed by the federal government to the investor and the bonds are tax exempt, the very low interest rate of 2 3/8% permits a lower operating cost, hence lower rents.

By contract with local government the Housing Authority, in lieu of paying real-estate taxes, pays an annual contribution equal to one-tenth of its annual gross rents, less cost of utilities. If the projects were privately owned, the ad valorem real-estate taxes accruing would probably be about \$60.00 per unit per annum more than the present contribution, or a local subsidy of about \$5.00 per month.

Under the National Housing Act it is intended that top rental rates to be charged for public housing shall be 20% below the going rental rates in the community for privately-owned, decent, safe, and sanitary housing of equivalent type. From time to time, the local Housing Authority is required to review going rental rates in privately-owned dwelling units in the community and to make studies of income ranges with a view toward determining eligible income brackets.

One of the eligibility requirements to become tenants in permanent low-rent housing is that the applicant is presently living in substandard housing and that he is a resident in the community. Veterans have priority over other applicants, and the substandard requirement is waived.

Another major requirement is based on the gross annual income of the family seeking admission and continued occupancy. Each tenant's income is reviewed semi-annually and if it has increased during the year, his rental rate is increased. If it has increased over the maximum for continued occupancy, he is given six-month's notice to find housing on the private market. Applicants are allowed to have \$1000.00 in assets (including automobile).

According to law, there can be no preference or discrimination of tenants because of race, creed or color. Tenants are evicted for failure to pay their rent with reasonable promptness, or for conduct detrimental to the operation of a project.

The general rule is that only families are eligible for admittance; however, a recent change in policy permits the housing of single persons 65 years of age or over if they meet the requirement income-wise.

Minimum rent for any unit in our local permanent low-rent housing is \$25.00 per month. About 95 of the units are occupied by tenants whose rental is provided by the Multnomah County Welfare Commission. These rents are set at the following rates per bedroom size per month:

1 Bedroom	--	\$ 45.00
2 Bedrooms	--	50.00
3 Bedrooms	--	55.00
4 Bedrooms	--	60.00

which is approximately the average monthly cost per unit for management, operation, maintenance, utilities, etc.

Exhibit on Page 38 shows the income limits for admission and continued occupancy. A married couple with no dependents pays in rent and utilities 24% of their monthly income. Larger families with one or two minors pay 20%, and larger families, with three or more minors, 16 2/3%. As a result, while small families are limited to one-bedroom units, rents for identical quarters will vary substantially, depending on family income and size. Thus, in order to keep within the budget, and as required by federal regulations, care must be used not to rent too many of the units to families in the lowest income brackets. To prevent excessive loss, four income brackets are set up as follows:

	<u>Ore-2-1</u>	<u>Ore-2-2</u>	<u>Occupancy</u>
\$ 25.00 to \$ 35.00	52	4	56
36.00 to 45.00	114	20	134
46.00 to 55.00	180	32	212
56.00 and Over	88	28	116
			<u>518*</u>

*This report shows one more than actually occupied as we have one unit rented to two cohesive members -- each having a separate lease and rental rate of \$25.00 per month.

Type of occupancy, annual turnover, and vacancy statistics are shown in the Exhibits 2 & 4, (Pages 28 - 30).

The accounts and operations of our permanent low-rent projects are audited annually by examiners from the Housing and Home Finance Agency. (See Pages 19-24). Accounts of our local operations are audited annually by independent auditors, namely, Touche, Niven, Bailey & Smart. (See Pages 16-18).

Following are reports of developments and activities in our various spheres of responsibility, and particularly the report on the Urban Renewal Program. (See Pages 8-14).

1. OPERATION OF PERMANENT LOW-RENT HOUSING UNITS:

(a) Columbia Villa Project, ORE-2-1 (440 Units)

400 units in this project are operated under federal supervision pursuant to a contract which expires in 1996 at which time the indebtedness against the project will be paid in full and the property will be owned by the local Authority. The present unpaid balance is \$1,325,000.00. The bonds bear 2 3/8% interest, maturing serially up to 40 years and are owned by private investors. They are guaranteed by the federal government and are tax exempt. There is a maximum debt service, or subsidy from the federal government, of \$53,300.00 per annum. This is paid directly by the government and is reimbursed by the local Authority to the extent the project operations permit.

In October, 1957, the Board of Commissioners took action to construct 40 units in the vacant areas throughout the project. Construction was begun in February, 1958; first unit occupied in June, 1958; and the construction program completed and the 40 units occupied by August, 1958. Average rental per unit is \$57.00 per month. Total construction cost was approximately \$110,000.00 less than the estimated cost due to the time of year the contracts were awarded.

The last increase in rents in the 400 units was in 1956, and while wage scales, utility rates, and operating costs are slowly but steadily increasing from year to year, it is hoped that it will not be necessary to increase rental rates for at least another year.

Annual statement of Columbia Villa's operation is shown on Pages 19-20.

The present appraised value of Columbia Villa is \$2,118,090.00. The additional cost of construction of the 40 units will be approximately \$467,000.00, or a total of \$2,585,090.00, which will result in a 48.8% ownership of the total assets of the Columbia Villa Project by the Housing Authority of Portland, Oregon.

(b) Dekum Court Project, ORE-2-2 (85 Units)

This project has been operated as a low-rent housing project since February, 1955. There is no indebtedness against it and no federal subsidy is available. It also is operated pursuant to a contract with the federal government which expires in 1995.

In Dekum Court, as well as Columbia Villa, it is the policy, whenever possible, to set up out of gross receipts reserves for future contingencies and major repairs as they may be required. We now have \$11,311.28 in the Reserve Fund. Annual statement of Dekum Court is shown on Page 23.

(c) Occupancy and Turnover in Columbia Villa and Dekum Court

Occupancy as to annual income, average length of residence, etc., are shown in the Exhibit on Page 28.

Occupancy as to source of income at the last accounting was as follows:

Students, including interns and externs	--	127
Rents furnished through Welfare	--	125
Pensions, social security, etc.	--	71
Regular employment	--	192

(d) Vacancy and Waiting List

278 tenants have vacated the permanent units during the past year; this is about average. Average length of family occupancy is two years. Vacancies tend to be higher in summer months when many of the students move out.

Through most of the year an average of from 5 to 10 vacant units are in process of renovation.

Applicants on the waiting list generally run from 30 to 40.

Family size and composition is shown in the Exhibit on Page 29.

The supply of permanent units by size is as follows:

	<u>Ore. 2-1</u>	<u>Ore. 2-2</u>
1 Bedroom --	72	12
2 Bedrooms --	228	52
3 Bedrooms --	110	21
4 Bedrooms --	30	0
	<u>440</u>	<u>85</u>

2. MANAGEMENT AND OPERATION OF TEMPORARY UNITS:

- (a) Parkside Homes Project. 125 units remaining in this project were finally deprogrammed and the vacant land, consisting of 42.38 acres, deeded to the City of Portland in August, 1958, towards part of a \$350,000.00 commitment made to the City that the local Authority would assist in land and money towards the City's one-third share of the cost of the South Auditorium Urban Renewal project.
- (b) St. Johns Woods, consisting of 52.02 acres, was also deeded to the City of Portland towards the fulfillment of the Authority's pledge to the South Auditorium Project.
- (c) Hudson Street Homes (114 Units) and Fir Court (70) Units
During the past year there has been no waiting list of applicants for housing in these projects. At the present time tenants in the Fir Court Project are being transferred to vacant units in the Hudson Street Homes Project and it is expected that Fir Court will be entirely abandoned by December 20, 1958.

Hudson Street Homes, consisting of 15.165 acres, and Fir Court, consisting of 10.30 acres, are zoned and expected to be used eventually for residential development.

- (d) Occupancy in Temporary Housing
Occupancy as to amount of income, family size, etc., is shown on Page 30. Occupancy as to source of income is as follows:

Students.	0
Rents furnished by Welfare. . .	42
Pensions, social security, etc.	17
Regular employment.	52

3. MAINTENANCE AND SALE OF SURPLUS BUILDINGS, SUPPLIES AND LAND:

There is some cost involved in the handling of the Authority's vacant land until it is sold, as well as management responsibilities with respect to planning for subdivisions, platting and engineering and supervision of sales programs, etc., which involves considerable expense in addition to actual costs in selling.

There is presently available for sale, one large tract of land zoned primarily for private residential development known as University Homes, consisting of 82.13 acres on the south side of N. Columbia Boulevard at N. Chautauqua Boulevard. This tract has been platted and the plat filed on 310 lots.

The U. S. Corps of Army Engineers are presently constructing their Training Center on the 6.7 acres of land in the University Homes tract sold to the Army in 1957.

The University Homes Tract is presently carried on the Authority's books at \$152,527.62 and cost the Authority approximately \$1,750.00 per acre.

4. On July 17, 1958, the Authority turned over to the City of Portland a check in the amount of \$53,500.00, plus a deed to the land in the Parkside Homes and St. Johns Woods Projects in fulfillment of the Boards commitment to the City that the Authority would assist to the extent of \$350,000.00 in cash and/or land toward the City's one-third share of the cost of the South Auditorium Urban Renewal Project.

5. OVERALL OPERATING COSTS:

The Authority's bookkeeping operations cover three divisions --

- (a) Operation of permanent low-rent housing
(under federal supervision).
- (b) Operation of temporary housing.
- (c) Operation and disposal of surplus assets.

The federal agency scrutinizes very carefully the budget on the permanent units and sets down general policies as to what maximum amounts may be spent for management, travel, etc. When it feels a revision should be made in rent schedules, certain changes are recommended. The federal agency also calls attention to any changes made in the federal law covering occupancy requirements, etc.

Wage increases were given employees during 1957 and 1958. The total payroll as of August 1, 1957, through July 31, 1958, was \$162,321.40 per annum, as compared to \$139,631.08 per annum on July 31, 1957,

Payroll increase of 16¢ per hour for maintenance employees was agreed upon with the Building Trades Council on February 4, 1958, retroactive to January 1, 1958.

6. URBAN RENEWAL PROGRESS SUMMARY:

During the year 1958 Portland took decisive steps to establish a sound program of urban renewal. Plans for the redevelopment of the South Auditorium Urban Renewal Project and a projected city-wide program of urban renewal were assured at the polls with the approval of a charter amendment providing for the establishment of a Portland Development Commission. The amendment provided the Commission with the necessary powers and funds to administer a comprehensive urban renewal program and to promote industrial development.

Progress for the year 1958 can be summarized briefly as follows:

On January 15, 1958, the Final South Auditorium Project Report, together with an Application for Loan and Grant, was submitted to the Housing and Home Finance Agency. Minor changes in the Reuse Plan of the South Auditorium area and additional documentation of the Final Report were submitted in March and April. In May the federal government approved the Loan and Grant to the City of Portland for the execution of the South Auditorium Project.

From January through June of 1958 with funds provided by the Housing Authority acting as the Urban Renewal Agency of Portland, an extensive education and information program was carried out. The Mayor's Advisory Council on Urban Renewal, together with the urban renewal staff and public relations counsel, presented to Portland citizens a complete picture of the urban renewal processes and Portland's opportunities for renewal. The understanding generated by this program was clearly indicated when approximately forty of the major city organizations officially endorsed the Portland Development Commission-Urban Renewal Ballot Measure, and many more unofficially gave approval and support as the passage of the measure would indicate. In addition to authorizing the Development Commission at the May election, voters provided the Commission with operating funds by establishing a two-thirds mill tax levy, which will not exceed \$4,00,000 per year and may be levied during any five of the next ten years.

On June 18 the City Council held a public hearing to determine reaction to plans for the South Auditorium Project, Portland's first urban renewal project, and by unanimous vote gave formal approval to the plans. At the same time the urban renewal staff completed all reports requisite to execution of the project and submitted these to the Regional Office of the Housing and Home Finance Agency.

On July 10 Mayor Schrunk appointed Ira Keller, A. V. Fonder, Roy Hill, Vincent Raschio, and Jack Gaufield to serve as the Portland Development Commissioners in accordance with the new provisions. On the 17th of July following the transfer from the Housing Authority to the City of Portland of the Parkside Homes and St. Johns Woods properties, \$53,500 in cash, and certain office furniture and equipment, the urban renewal powers were transferred to the Portland Development Commission from the Housing Authority of Portland, with the Housing Authority retaining limited authority under the Survey and Planning Contract with the Housing and Home Finance Agency. In September a final audit was made of the Survey and Planning expenditures by the Housing and Home Finance Agency with the final termination of the Housing Authority's responsibilities under the Survey and Planning Contract.

At the request of the Housing and Home Finance Agency a new Loan and Grant Application was immediately filed in the name of the Portland Development Commission. Final plans and reports and the Federal Capital Grant for the South Auditorium Project were officially approved by the federal government in August. In September Mayor Schrunk presided at a meeting of the various departments, commissions, and authorities of the city, which was to be the first of regular monthly meetings scheduled for the purpose of coordinating all future development in the Portland area, with particular emphasis on the key role that city planning and metropolitan planning should play.

In November, Portland submitted its Workable Program for recertification. The Workable Program is a blueprint of city-wide endeavors which, along with urban renewal, will assure sound growth. The seven major components are: (1) adequate codes and ordinances and their effective enforcement, (2) the completion of the important phases of a comprehensive development plan for the city, (3) an analysis of the existing conditions in the residential neighborhoods, (4) an effective administrative program, (5) the financial capacity to carry out the program, (6) a plan to aid in the relocation of families and businesses displaced as a result of any government action, and (7) community-wide citizen participation and support.

A summary of the significant progress made by the City of Portland in 1958 in the seven major categories was included and relevant bureaus were called upon to note the goals which they hope to achieve during the ensuing year.

Also in November, the Portland Development Commission moved to larger quarters and started preparations for the actual execution of the South Auditorium Project. The Loan and Grant Contract Offer made by the federal government in October was in the process of being revised, changing the federal Capital Grant to the City of Portland from \$2,115,419 to \$3,097,688.

In compliance with State and Federal law a complete and second appraisal of every project parcel is now being made and will be completed by the end of January, 1959. The original appraisals, now nearly one year old, are being reviewed and made current. Following the completion of the final appraisal work, the Commission hopes to follow this timing schedule:

<u>Execution</u>	<u>Responsibility</u>	<u>Start</u>	<u>Complete</u>
Land Acquisition	Local Public Agency	March, 1959	March, 1960
Relocation	Local Public Agency	April, 1959	April, 1961
Property Management	L.P.A. & Consultant	March, 1959	March, 1961
Demolition	L.P.A. Supervision Private Wrecking Co.	Sept., 1959	Sept., 1961
Site Improvement	L.P.A. Supervision Public and Private Utilities, etc.	Jan., 1959 (Peripheral) Sept., 1960 (Site)	Sept., 1962
Disposition	Local Public Agency	Sept., 1961	Jan., 1963

FINANCIAL SUMMARY OF THE SOUTH AUDITORIUM PROJECT

A. Total Project Expenditures-

Survey and Planning	\$ 267,100	
Administration	630,680	
Real Estate Purchases	7,098,730	
Site Clearance	361,500	
Site Improvements	680,900	
Interest, Inspection, and Contingencies	826,188	
	<u> </u>	\$ 9,865,098

B. City Contributions-

Land Donations	\$ 119,000	
Site Improvements	110,983	
Supporting Facilities	64,125	
	<u> </u>	294,108

C. Gross Project Cost \$10,159,206

D. Proceeds from Land Sales 7,334,527

E. Net Project Cost 2,824,679

F. Portland's One-third Share-

Cash	\$ 647,452	
(Minus \$154,650 tax credits)		
Non-cash	<u>294,108</u>	941,560

G. Federal Two-thirds Share \$ 1,883,119

H. Relocation Grant 232,300

I. Total Federal Capital Grant \$ 2,115,419

Note: Federal Capital Grant is in the process of being increased to \$3,097,688.

The Portland Development Commission is presently studying the industrial development needs and potential of the City of Portland in connection with its responsibility of promoting industrial expansion and location. In addition to considering the land development possibilities of the Parkside Homes and St. Johns Woods properties now owned by the City, the Development Commission is preparing itself for assisting the orderly industrial growth of the Portland area, where possible.

As a voluntary service the Development Commission, working in conjunction with the Mayor's office, hopes to assist in the relocation of individuals and families displaced by the freeway program and other governmental actions. This service, although not required by law, is being considered to minimize the problems developing from the displacement of people by public improvement programs.

The year 1958 was undoubtedly a year of outstanding progress for Portland's urban renewal program. The plan and program were approved and the administrative and financial tools established. In the year 1959 the actual work will begin and can only bring the greatest benefit to the community through continued understanding support and participation on the part of all the citizenry.

HOUSING AUTHORITY OF PORTLAND

URBAN RENEWAL PROJECT ORE-R-1

BALANCE SHEET AS AT: SEPTEMBER 30, 1958

ASSETS

Current Assets:

Cash in Bank	\$ 5,886.33
Development Costs (Per Schedule "A")	<u>140,950.62</u>
TOTAL ASSETS:	<u>\$146,836.95</u>

LIABILITIES & CAPITAL

Current Liabilities:

Accounts Payable - Due Vendors	\$ 3.86	
Accounts Payable - Due Housing Authority (Prior to 7/17/58)	3,940.13	
Accounts Payable - Due Housing Authority (7/17 thru 8/31/58)	<u>3,871.53</u>	
TOTAL CURRENT LIABILITIES:		7,815.52

Accrued Liabilities:

Interest Payable to HHFA-OA - Preliminary Advance (to 8/31/58)	1,684.03	
Interest Payable to HHFA-OA - Final Advance (to 8/31/58)	1,468.24	
Accrued Annual Leave	<u>369.16</u>	
TOTAL ACCRUED LIABILITIES:		3,521.43

Advances & Loans Payable:

To HHFA-Preliminary Advance	44,193.00	
To HHFA-Final Advance	<u>91,307.00</u>	
TOTAL ADVANCES & LOANS PAYABLE:		<u>135,500.00</u>
TOTAL LIABILITIES & CAPITAL:		<u>\$146,836.95</u>

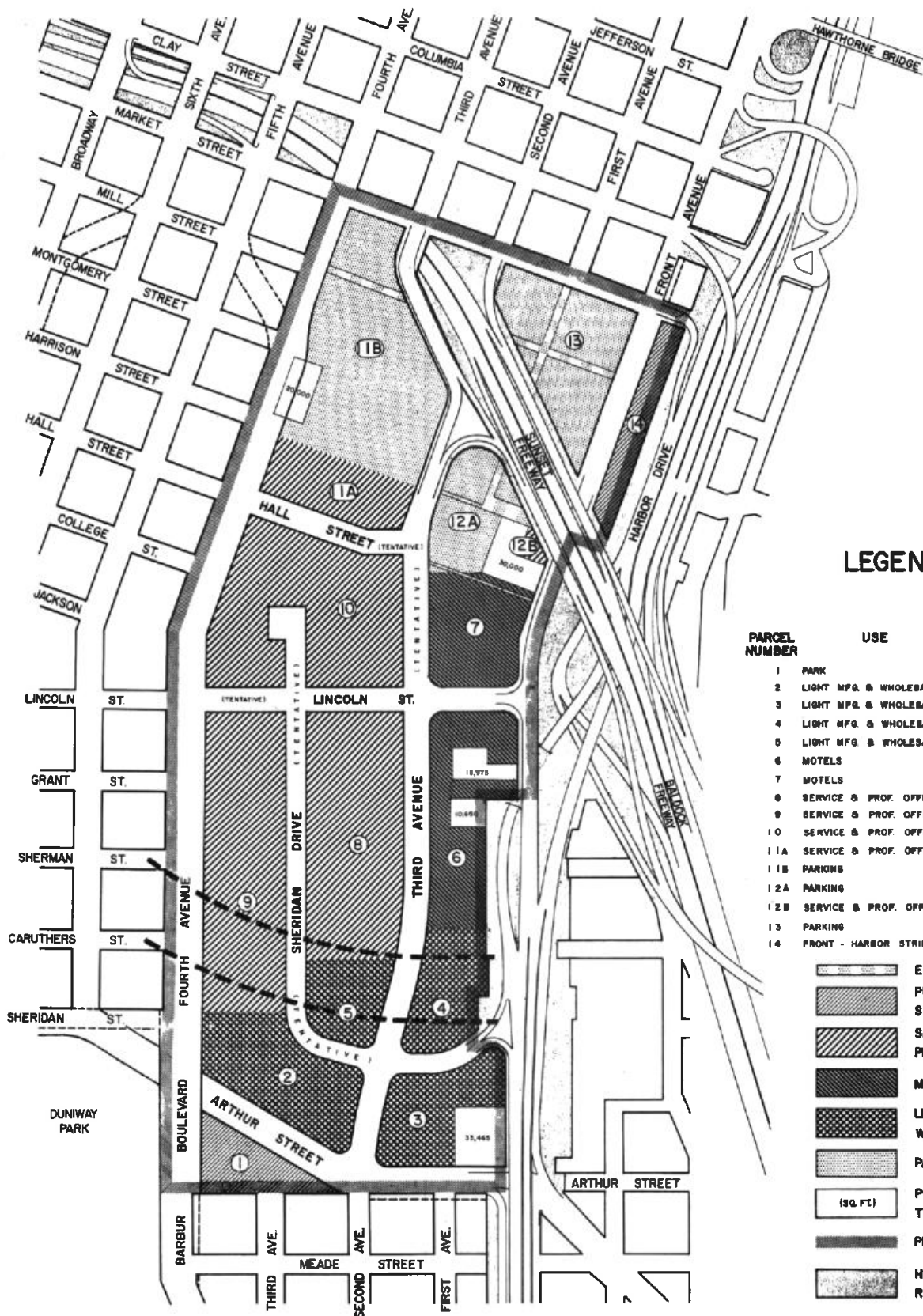
HOUSING AUTHORITY OF PORTLAND

URBAN RENEWAL PROJECT ORE.R-1

DEVELOPMENT COSTS AS AT: SEPTEMBER 30, 1958

<u>Account No.</u>	<u>Account and Title</u>	<u>Total Costs Incurred</u>
1410.01	Non-Technical Salaries	\$ 16,659.99
1410.021	Technical Salaries	50,521.99
1410.05	Travel Expenses	1,990.57
1410.09	Retirement Contributions	1,660.73
1410.19	Miscellaneous Expense	13,757.94
1415.01	Legal Fees	3,000.00
1418	Project Inspection & Audit	1,500.00
1420.011	Interest to HHFA - Preliminary Advance	1,684.03
1420.012	Interest to HHFA - Final Advance	1,468.24
1430	Survey & Planning	200.00
1440.2	Appraisals for Acquisition	11,145.00
1443.01	Relocation Planning	6,986.45
1445.01	Disposition Appraisals, Boundary Surveys, Maps	28,424.00
1475	Office Furniture & Equipment	<u>1,951.68</u>
	TOTAL DEVELOPMENT COSTS	<u>\$140,950.62</u>





LEGEND

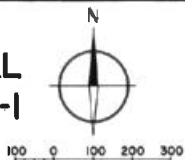
PARCEL NUMBER	USE	AREA (SQ. FT.)	ZONING
1	PARK	55,000	M-3
2	LIGHT MFG. & WHOLESALING	145,000	M-3
3	LIGHT MFG. & WHOLESALING	130,000	M-3
4	LIGHT MFG. & WHOLESALING	89,000	M-3
5	LIGHT MFG. & WHOLESALING	70,000	M-3
6	MOTELS	155,000	C-2
7	MOTELS	112,000	C-2
8	SERVICE & PROF. OFFICES	250,000	C-2
9	SERVICE & PROF. OFFICES	260,000	C-2
10	SERVICE & PROF. OFFICES	275,000	C-2
11A	SERVICE & PROF. OFFICES	70,000	C-2
11B	PARKING	318,500	C-2
12A	PARKING	89,125	C-2
12B	SERVICE & PROF. OFFICES	36,375	C-2
13	PARKING	155,000	C-2
14	FRONT - HARBOR STRIP R/W	55,000	C-2

- EASEMENT
- PUBLIC OR SEMI-PUBLIC
- SERVICE & PROF. OFFICES
- MOTELS
- LIGHT MFG. & WHOLESALING
- PARKING
- PROPERTIES NOT TO BE ACQUIRED
- PROJECT BOUNDARY
- HIGHWAY RIGHT-OF-WAY
- EXTRA-PROJECT PROPOSALS
- ALTERNATE ROUTE
- SUNSET FREEWAY

SOUTH AUDITORIUM

URBAN RENEWAL
PROJECT, ORE. R-1

MAY 1958



PORTLAND, MULTNOMAH, OREGON R-311
PORTLAND CITY PLANNING COMMISSION

REUSE PLAN

ALTERNATE NO. 1 REVISED

FIGURE

2

HOUSING AUTHORITY OF PORTLAND, OREGON

OCCUPANCY STATISTICS FOR WEEK ENDED DECEMBER 2, 1958, COVERING 709 DWELLING UNITS

I. LOCALLY-OWNED TEMPORARY LOW-RENT DWELLING UNITS:

<u>Unit Size</u>	<u>Active No. of Units</u>	<u>Occupied Units</u>	<u>No. of Vacant Units</u>	<u>Ready</u>	<u>Vacant Units Renovating</u>
1-Br.	14	10	4	0	0
2-Br.	125	72	53	0	20
3-Br.	34	31	14	0	4
4-Br.	0	0	0	0	0
TOTALS	<u>184</u>	<u>113</u>	<u>71</u>	<u>0</u>	<u>24</u>

II. COLUMBIA VILLA - LOCALLY-OWNED PERMANENT LOW-RENT UNITS (FEDERALLY FINANCED):

1-Br.	72	72	0	0	0
2-Br.	228	223	5	2	3
3-Br.	110	110	0	0	0
4-Br.	30	30	0	0	0
TOTALS	<u>440</u>	<u>435</u>	<u>5</u>	<u>2</u>	<u>3</u>

III. DEKUM COURT - LOCALLY-OWNED PERMANENT LOW-RENT UNITS (NOT FEDERALLY FINANCED):

1-Br.	12	12	0	0	0
2-Br.	52	52	0	0	0
3-Br.	21	21	0	0	0
4-Br.	0	0	0	0	0
TOTALS	<u>85</u>	<u>85</u>	<u>0</u>	<u>0</u>	<u>0</u>

BOSTON
CHICAGO
CLEVELAND
DALLAS
DAYTON
DETROIT
GRAND RAPIDS
HOUSTON
KANSAS CITY
LOS ANGELES
MILWAUKEE
MINNEAPOLIS
NEW YORK
PITTSBURGH
PORTLAND ORE.
ROCHESTER N. Y.
ST. LOUIS
SAN FRANCISCO
SEATTLE
WASHINGTON, D. C.

TOUCHE, NIVEN, BAILEY & SMART

CERTIFIED PUBLIC ACCOUNTANTS

CORRESPONDENTS IN
CANADA, GREAT BRITAIN
AND OTHER FOREIGN COUNTRIES

PACIFIC BUILDING

PORTLAND 4, OREGON

August 6, 1958

Board of Commissioners
Housing Authority of Portland
Portland, Oregon

We have examined the balance sheet of the temporary projects of the Housing Authority of Portland as of June 30, 1958, and the related statement of income and expenses and decrease in general fund reserve for the year then ended. Our examination did not include a review of the financial books and records of the permanent activities of the Housing Authority of Portland known as Project Ore 2-1 (Columbia Villa), Project Ore 2-2 (Dekum Court), Project Ore 35-51 (federal portion of University Homes) and Project Ore 35-053 (Vanport). Our examination was made in accordance with generally accepted auditing standards and accordingly included such tests of the accounting records and such other auditing procedures as we considered necessary in the circumstances.

In our opinion the accompanying balance sheet and statement of income and expenses and decrease in general fund reserve present fairly the financial position of the temporary housing projects of the Housing Authority of Portland at June 30, 1958, and the results of operations for the year then ended in conformity with generally accepted accounting principles applied on a basis consistent with that of the preceding year.


Certified Public Accountants

HOUSING AUTHORITY OF PORTLAND
BALANCE SHEET OF TEMPORARY HOUSING PROJECTS
(This statement does not include assets and liabilities
applicable to Public Housing Administration controlled projects)

JUNE 30, 1958

ASSETS

CURRENT ASSETS:

Cash			\$ 14,762.16
Investments -			
United States certificate of indebtedness, at cost	\$100,000.00		
Certificate of deposit -			
The United States National Bank	<u>300,000.00</u>		400,000.00
Accounts receivable			14,494.14
Note receivable - Edwin Berman - current maturity			6,500.00
Accrued interest receivable			14,080.04
Prepaid expenses			<u>15,944.65</u>

TOTAL CURRENT ASSETS

\$455,780.99

REAL ESTATE AND EQUIPMENT, at cost:

Land -			
Tracts occupied by dwelling units	\$ 29,976.02		
Vacant land - University Homes	<u>152,527.62</u>	\$182,503.64	
Building		8,275.00	
Equipment -			
Dwelling equipment	\$ 14,308.84		
Office, shop, grounds and			
miscellaneous equipment	7,539.96		
Autos and trucks	<u>7,953.90</u>		
	\$ 29,802.70		
Less accumulated depreciation	<u>11,820.93</u>	<u>17,981.77</u>	208,760.41

OTHER ASSETS:

Note receivable - Edwin Berman - noncurrent portion			<u>5,070.00</u>
			<u>\$669,611.40</u>

LIABILITIES AND GENERAL FUND RESERVE

CURRENT LIABILITIES:

Accounts payable			\$ 6,496.11
Payable to City of Portland - see Note 1			53,500.00
Employees' payroll deductions			4,528.06
Tenants' security deposits			3,760.00
Accrued annual leave			<u>14,225.69</u>

TOTAL CURRENT LIABILITIES

\$ 82,509.86

GENERAL FUND RESERVE:

Balance, July 1, 1957	\$1,022,470.03		
Net decrease in general fund reserve for the year	<u>435,368.49</u>		
Balance, June 30, 1958 (\$210,000.00 restricted for additional development costs of permanent housing projects - see Note 2)			<u>587,101.54</u>

See notes to financial statements

\$669,611.40

NOTES TO FINANCIAL STATEMENTS

JUNE 30, 1958

- NOTE 1: On January 7, 1958, the Board of Commissioners of the Housing Authority of Portland, Oregon, approved participation in City of Portland urban renewal activities pertaining to the South Auditorium site project by a pledge of \$350,000.00. The unpaid balance of this obligation at June 30, 1958, amounted to \$53,500.00. Based upon the conditions of the pledge, \$250,000.00 of the obligation was satisfied by the transfer of the Parkside Homes and St. Johns Woods tracts, having an aggregate cost to the Authority of \$70,894.40.
- NOTE 2: At June 30, 1958, \$297,308.22 had been expended for development costs of 40 new units in Columbia Villa, a permanent housing project. In addition, the Board of Commissioners authorized restriction of general fund reserve in the amount of \$210,000.00, representing the estimated maximum costs to complete this development project.

HOUSING AUTHORITY OF PORTLAND

STATEMENT OF INCOME AND EXPENSES AND DECREASE IN
GENERAL FUND RESERVE OF THE TEMPORARY HOUSING PROJECTS

JUNE 30, 1958

Operating income:	
Dwelling rentals	\$ 95,047.26
Miscellaneous project income	129.18
	<u>\$ 95,176.44</u>
Operating expenses:	
Central office salaries	\$ 12,654.77
Other administrative expense	9,839.22
Janitorial expense	3,644.91
Watchmen	1,050.00
Utilities	5,482.97
Repairs, maintenance and replacements	44,012.50
Insurance	1,394.08
Payments in lieu of property taxes	26,606.08
Payroll taxes	838.74
Terminal leave expense	1,897.81
Bad debt expense	447.49
Miscellaneous	92.86
	<u>\$107,961.43</u>
	<u>\$(12,784.99)</u>
Depreciation on equipment	\$ (3,918.42)
Interest income	18,493.01
	<u>\$ 14,574.59</u>
EXCESS OF INCOME OVER EXPENSES	\$ 1,789.60
Other activities:	
Gain from disposition activities	25,044.71
Urban renewal activities - current charge arising from \$350,000.00 liability to City of Portland, net of recovery of \$5,999.82 urban renewal, survey and planning expense charged to expense in prior years and net of \$179,105.60 gain attributable to property transferred in partial satisfaction of the liability (See Note 1 to financial statements)	(164,894.58)
Transfer to permanent housing projects of ac- cumulated development costs of 40 new units in Columbia Villa, including \$334.25 incurred in prior year (See Note 2 to financial statements)	(297,308.22)
NET DECREASE IN GENERAL FUND RESERVE	<u><u>\$435,368.49</u></u>

HOUSING AUTHORITY OF PORTLAND

BALANCE SHEET AS AT MARCH 31, 1958

ANNUAL CONTRIBUTIONS CONTRACT SF-116; PROJECT ONE-2-1

A S S E T S

Cash		
General Fund		\$ 50,926.45
Accounts Receivable		
Tenants'	\$ 424.78	
PHA Annual Contributions	39,904.84	40,329.62
Investments - General Fund		96,200.00
Deferred Charges		
Insurance	6,565.30	6,565.30
Land, Structures and Equipment		1,705,720.91
Fiscal Agent Funds		
Debt Service Fund	2,237.50	
Advance Amortization	682.50	2,920.00
Total Assets		<u>\$1,902,662.28</u>

L I A B I L I T I E S and S U R P L U S

L I A B I L I T I E S

Accounts Payable		
Vendors' and Contractors'	\$ 8,651.32	
Tenants' Security Deposits	5,730.00	
Housing Authority of Portland	6,035.77	\$ 20,417.09
Accrued Liabilities		
Interest Payable - Bonds	5,244.80	
Payments in Lieu of Taxes	14,974.28	20,219.08
Deferred Credits		
Unamortized Bond Premiums		648.38
Fixed Liabilities		
Bonds (Issued \$1,365,000.00		
Retired 40,000.00)		<u>1,325,000.00</u>
Total Liabilities		1,366,284.55

S U R P L U S

Unreserved Surplus	\$154,978.34	
Reserved Surplus - Operating Reserve	105,330.00	
Cumulative PHA Annual Contributions	276,069.39	<u>536,377.73</u>
Total Liabilities and Surplus		<u>\$1,902,662.28</u>

HOUSING AUTHORITY OF PORTLAND

STATEMENT OF INCOME AND EXPENSES
FOR FISCAL YEAR ENDED MARCH 31, 1958

ANNUAL CONTRIBUTIONS CONTRACT SF-116; PROJECT ORE-2-1

<u>Operating Income</u>	
Dwelling Rental	\$ 217,230.70
Excess Utilities	3,323.78
Total Rental Income	<u>220,554.48</u>
Sales and Services to Tenants	2,805.04
Miscellaneous Project Income	3,479.77
Interest on General Fund Investments	3,300.00
Total Operating Income	<u>230,139.29</u>
<u>Operating Expense</u>	
Management Expense	17,889.93
Operating Services	11,861.84
Utilities	71,326.62
Repairs, Maintenance and Replacements	57,459.46
Insurance	2,042.78
Payments in Lieu of Taxes	14,974.28
Contribution to Retirement Funds	1,248.30
Terminal Leave Payments	687.02
Collection Losses	272.11
Cost of Sales and Services to Tenants	2,805.04
Other Expense	391.43
Total Operating Expense	<u>180,958.81</u>
Net Operating Income	<u>49,180.48</u>
<u>Other Credits</u>	
Amortization of Premiums on Notes and Bonds	(34.12)
Gross Income	<u>49,214.60</u>
<u>Other Charges</u>	
Interest on Bonds and Notes Payable	31,864.59
Net Income Before Surplus Credits and Charges	<u>17,350.01</u>
<u>Surplus Credits and (Charges)</u>	
Prior Year Adjustments:	
Affecting Residual Receipts	893.54
Not Affecting Residual Receipts	5,307.02
Gain or Loss from disposition of personal property	964.80
Total	<u>7,165.36</u>
Surplus - Current Year	<u>10,184.65</u>

HOUSING AUTHORITY OF PORTLAND

STATEMENT OF OPERATING RECEIPTS AND EXPENDITURES
FOR FISCAL YEAR ENDED MARCH 31, 1958

ANNUAL CONTRIBUTIONS CONTRACT SF-116; PROJECT ORE-2-1

Operating Receipts

Total Operating Income	\$ 230,139.29
Receipts from Equipment Not Replaced	<u>182.50</u>
Total Operating Receipts	230,321.79

Operating Expenditures

Total Operating Expenses	180,958.81
Property Betterments	1,260.04
Replacement of Other Equipment	922.68
Prior Year Adjustments Affecting Residual Receipts	<u>893.54</u>
Total Operating Expenditures	<u>184,035.07</u>

Residual Receipts Before Provision for Reserves	<u>\$ 46,286.72</u>
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HOUSING AUTHORITY OF PORTLAND

BALANCE SHEET AS AT MARCH 31, 1958

ADMINISTRATION CONTRACT (ORE-SF-35021)dm-1; PROJECT ORE-2-2

A S S E T S

<u>Cash</u>		
General Fund		\$ 16,616.06
<u>Accounts Receivable</u>		
Tenants'		147.17
<u>Deferred Charges</u>		
Insurance	\$ 1,697.40	1,697.40
<u>Land, Structures and Equipment</u>		222,749.25
Total Assets		<u>\$ 241,209.88</u>

L I A B I L I T I E S a n d S U R P L U S

L I A B I L I T I E S

<u>Accounts Payable</u>		
Vendors' and Contractors'	\$ 1,690.99	
Tenants' Security Deposits	1,270.00	
Housing Authority of Portland	<u>964.77</u>	\$ 3,925.76
<u>Accrued Liabilities</u>		
Payments in Lieu of Taxes		3,223.59
<u>Undistributed Credits</u>		
Unamortized Administration Contract		<u>201,495.86</u>
Total Liabilities		\$ 208,645.21

S U R P L U S

Unreserved Surplus	\$ 4,742.90	
Reserved Surplus - Operating Reserve	11,311.28	
Cumulative PHA Annual Contributions	16,337.49	
Cumulative Donations	<u>173.00</u>	\$ 32,564.67
Total Liabilities and Surplus		<u>\$ 241,209.88</u>

HOUSING AUTHORITY OF PORTLAND

STATEMENT OF INCOME AND EXPENSES
FOR FISCAL YEAR ENDED MARCH 31, 1958

ADMINISTRATION CONTRACT (ORE-SF-35021)dm-1; PROJECT ORE-2-2

Operating Income

Dwelling Rental	\$ 48,304.23
Excess Utilities	714.26
Total Rental Income	<u>49,018.49</u>
Sales and Services to Tenants	702.68
Miscellaneous Project Income	27.11
Total Operating Income	<u>49,748.28</u>

Operating Expense

Management Expense	4,299.86
Operating Services	3,007.12
Utilities	16,782.56
Repairs, Maintenance and Replacements	11,241.37
Insurance	519.85
Payments in Lieu of Taxes	3,275.21
Contribution to Retirement Funds	266.68
Terminal Leave Payments	121.55
Collection Losses	244.10
Cost of Sales and Services to Tenants	702.68
Other Expense	<u>48.84</u>

Total Operating Expense	<u>\$ 40,509.82</u>
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Net Income Before Surplus Credits and Charges	<u>\$ 9,238.46</u>
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Surplus Credits and (Charges)

Prior Year Adjustments:	
Affecting Residual Receipts	\$ (2.17)
Total	<u>\$ (2.17)</u>
Surplus - Current Year	<u>\$ 9,236.29</u>

HOUSING AUTHORITY OF PORTLAND

STATEMENT OF OPERATING RECEIPTS AND EXPENDITURES
FOR FISCAL YEAR ENDED MARCH 31, 1958

ADMINISTRATION CONTRACT (ORE-SF-35021)dm-1; PROJECT ORE-2-2

<u>Operating Receipts</u>	
Total Operating Income	<u>\$ 49,748.28</u>
<u>Operating Expenditures</u>	
Total Operating Expenses	40,509.82
Prior Year Adjustments Affecting Residual Receipts	2.17
Total Operating Expenditures	<u>40,511.99</u>
Residual Receipts Before Provision for Reserves	<u>9,236.29</u>
Provision for Operating Reserve - Net	<u>9,236.29</u>
 Residual Receipts	 <u>\$ -0-</u>

HOUSING AUTHORITY OF PORTLAND

BALANCE SHEET AS AT JUNE 30, 1958

INDENTURE OF LEASE HA(ORE-35021)mph-102; PROJECTS ORE-35051, 35053

A S S E T S

<u>Cash</u>		
General Fund		\$ 292.74
Total Assets		<u>\$ 292.74</u>

L I A B I L I T I E S

<u>Accounts Payable</u>		
Housing Authority of Portland - Local	\$ 3.63	
Public Housing Administration	<u>289.11</u>	<u>\$ 292.74</u>
Total Liabilities		<u>\$ 292.74</u>

HOUSING AUTHORITY OF PORTLAND

STATEMENT OF INCOME AND EXPENSES AND RESIDUAL RECEIPTS
FOR FISCAL YEAR ENDED JUNE 30, 1958

INDENTURE OF LEASE HA(ORE-35021)mph-102; PROJECTS ARE-35051, 35053

Operating Income

Non-Dwelling Rental	\$ 1,200.00
Sales and Services to Tenants	2.02
Miscellaneous Project Income	<u>2,688.30</u>
Total Operating Income	<u>3,890.32</u>

Operating Expense

Sundry Utilities	2,688.30
Insurance	42.58
Collection Loss	<u>(35.16)</u>
Total Operating Expense	<u>2,695.72</u>
Net Operating Income	<u>1,194.60</u>

Provision for Reserves

Provision for Operating Reserve - Net

-0-

Residual Receipts

\$ 1,194.60

INCOME LIMITS FOR ADMISSION AND CONTINUED OCCUPANCY

A. The maximum net income limits for admission by family composition shall be --

	Number of Minors							
	0	1	2	3	4	5	6	7
2 persons	\$2800.	2900.						
3 or 4 persons	3000.	3100.	3200.	3300.				
5 or more	3300.	3400.	3500.	3600.	3700.	3800.	3900.	4000.

In determining eligibility for admission, amounts received by the family as payments from the United States Government for service-connected disability of death will be disregarded. Rents, however, will be based on net family income, including any such disability and death-benefit payments.

B. The maximum net income limits for eligible continued occupancy by family composition shall be --

	Number of Minors							
	0	1	2	3	4	5	6	7
2 persons	\$3500.	3600.						
3 or 4 persons	3750.	3850.	3950.	4050.				
5 or more	4150.	4250.	4350.	4450.	4550.	4650.	4750.	4850.

In determining eligibility for continued occupancy amounts received by the family as payments for service-connected death and disability will be disregarded and earnings of gainfully employed minor family members, if more than \$100., will be substituted for and used in lieu of the \$100. allowance per minor as set forth above. Rents, however, will be based on net family income including service-connected death and disability payments and the earnings of employed minor family members.

C. Maximum Gross Rents by Family Composition

	At Admission	For Eligible Continued Occupancy
2 persons	\$ 56.00	\$ 70.00
3 or 4 persons	60.00	75.00
5 or more persons	66.00	83.00

Exhibit 2

OCCUPANCY AS TO AMOUNT OF ANNUAL INCOME AND RESUME OF ANNUAL
TURNOVER IN COLUMBIA VILLA
AND DEKUM COURT
As of November 15, 1958

<u>ANNUAL INCOME</u>	<u>OCCUPANCY</u> <u>WHITE</u>		<u>OCCUPANCY</u> <u>COLORED</u>	
	<u>Columbia Villa</u>	<u>Dekum</u>	<u>Columbia Villa</u>	<u>Dekum</u>
\$ 750. -- \$ 1000.	0	1	0	0
1001. -- 1250.	11	2	0	0
1251. -- 1500.	27	2	1	0
1501. -- 1750.	36	6	1	0
1751. -- 2000.	49	4	4	0
2001. -- 2250.	58	12	8	0
2251. -- 3000.	143	28	16	2
3001. -- 4000.	56	20	12	0
Over 4000.	12	7	0	0

Resume of tenants leaving Columbia Villa and Dekum Court:
From January, 1958 through November 15, 1958

<u>Renting</u>	<u>Buying</u>	<u>Leaving Area</u>	<u>Unknown</u>
169	10	48	51

Average length of occupancy -- 2 years

Exhibit 3

FAMILY SIZE AND COMPOSITION
COLUMBIA VILLA PROJECT, ORE-2-1 AND DEKUM COURT PROJECT, ORE-2-2

<u>ORE-2-1</u>		<u>ORE-2-2</u>	
1 Adult -- 0 Minor	13	1 Adult -- 0 Minor	1
1 " -- 1 "	22	1 " -- 1 "	4
1 " -- 2 "	24	1 " -- 2 "	7
1 " -- 3 "	34	1 " -- 3 "	2
1 " -- 4 "	21	1 " -- 4 "	1
1 " -- 5 "	10		
1 " Over 5 "	4		
2 " -- 0 "	61	2 " -- 0 "	12
2 " -- 1 "	68	2 " -- 1 "	18
2 " -- 2 "	95	2 " -- 2 "	16
2 " -- 3 "	49	2 " -- 3 "	14
2 " -- 4 "	12	2 " -- 4 "	8
2 " -- 5 "	13	2 " -- 5 "	1
2 "Over 5 "	8		

Exhibit 4

OCCUPANCY AS TO AMOUNT, ANNUAL INCOME AND
RESUME OF ANNUAL TURNOVER - HAP TEMPORARY PROJECT UNITS
 January 1, 1958 to November 15, 1958

<u>ANNUAL INCOME</u>	<u>OCCUPANCY</u> <u>White</u>	<u>OCCUPANCY</u> <u>Colored</u>
\$ 750. -- \$1000.	1	0
1001. -- 1250.	9	9
1251. -- 1500.	2	7
1501. -- 1750.	9	5
1751. -- 2000.	5	14
2001. -- 2250.	6	2
2251. -- 3000.	6	14
3001. -- 4000.	6	12
Over 4000.	2	2

Resume of tenants leaving HAP:

<u>Renting</u>	<u>Buying</u>	<u>Leaving Area</u>	<u>Unknown</u>
140	15	8	49

Average length of occupancy -- 2.1 years

Exhibit 5

HOUSING AUTHORITY OF PORTLAND

FAMILY SIZE AND COMPOSITION - TEMPORARY PROJECTS

1 Adult -- 0 Minor	15
1 Adult -- 1 Minor	9
1 Adult -- 2 Minors	9
1 Adult -- 3 Minors	2
1 Adult -- 4 Minors	1
1 Adult -- 5 Minors	2
1 Adult -- Over 5 Minors	3
2 Adults-- 0 Minors	19
2 Adults-- 1 Minor	9
2 Adults-- 2 Minors	10
2 Adults-- 3 Minors	5
2 Adults-- 4 Minors	3
2 Adults-- 5 Minors	11
2 Adults-- Over 5 Minors	10
3 Adults-- 0 Minors	3

ST. JOHNS RIVERFRONT URBAN RENEWAL PLAN
PORTLAND, OREGON

PART ONE - TEXT
PART TWO - EXHIBITS

PREPARED BY
THE CITY OF PORTLAND DEVELOPMENT COMMISSION
SEPTEMBER 1979

Adopted by Portland
Development Commission
5/22/80

PART ONE - TEXT

SECTION 100 - INTRODUCTION

This Urban Renewal Plan was prepared pursuant to Chapter 457 of the Oregon Revised Statutes (ORS 457), and other relevant Local, State and Federal laws and ordinances. This Plan shall be known as the Urban Renewal Plan for the St. Johns Riverfront and consists of Part One - Text and Part Two - Exhibits.

Land use proposals herein were developed through the joint efforts of citizens from the St. Johns neighborhood, private consultants, and officials and staff from the City's various bureaus and agencies. These proposals are consistent with the City's established goals for community and housing development. Land use requirements and development guidelines set forth in this Plan have been designed to accomplish redevelopment of the St. Johns Riverfront Urban Renewal Area in accord with sound planning principles and objectives.

SECTION 200 - DEFINITIONS

The following definitions will govern the construction of this Plan unless the context otherwise requires:

- A. "City" means the City of Portland, Oregon.
- B. "Council" or "City Council" means the legislative body, including the Mayor, authorized under law to be the governing body of the City of Portland, Oregon.
- C. "County" means the County of Multnomah, State of Oregon.
- D. "Density" or "Residential Density" means the number of residential dwelling units per net acre of land. A net acre is a land area containing 43,560 square feet exclusive of streets or other dedicated rights-of-way.
- E. "Exhibit" means an attachment, either narrative or map, to this St. Johns Riverfront Urban Renewal Plan, Part Two - Exhibits.
- F. "ORS" means Oregon Revised Statute (State Law) and specifically Chapter 457 thereof.
- G. "Plan" means the St. Johns Riverfront Urban Renewal Plan.
- H. "Planning Commission" means the Planning Commission of the City of Portland, Oregon.
- I. "Commission" or "PDC" means the Portland Development Commission which is the designated Urban Renewal Agency of the City of Portland, Oregon, having been established pursuant to Chapter XV of the Portland City Charter and ORS Chapter 457.
- J. "Project" means any undertaking or activity within the Urban Renewal Area such as a street-project, a housing project or any other single activity which is authorized and for which implementing provisions are set forth in this St. Johns Riverfront Urban Renewal Plan.
- K. "Urban Renewal Area" means the entire area encompassed by this St. Johns Riverfront Urban Renewal Plan, the boundary of said Area being described in Part Two - Exhibit Two.
- L. "Redeveloper" means anyone acquiring property from the Commission or receiving financial assistance from the Commission for the physical improvement of privately or publicly held property.

- M. "State" means the State of Oregon.
- N. "Text" means the written Urban Renewal Plan for the St. Johns Riverfront Project Area, Part One - Text.
- O. "Urban Renewal Law" means Oregon Revised Statute, (ORS 457) Chapter 457, the State Urban Renewal Law.

SECTION 300 - DESCRIPTION OF URBAN RENEWAL PROJECT AREA BOUNDARY

The St. Johns Riverfront Urban Renewal Area is located on the east bank of the Willamette River, south of the St. Johns Bridge.

The boundary of the Urban Renewal Area is shown on the Urban Renewal Area Boundary and Land Use Plan and included as Exhibit One of Part Two of this Plan. The narrative of the legal boundary description is included as Exhibit Two of Part Two of this Plan.

SECTION 400 - DECLARATION OF NECESSITY, PURPOSE AND URBAN RENEWAL PLAN OBJECTIVES

- A. Blighting conditions exist within the Urban Renewal Area. Land uses consist of a mixture of single and multi-family residential, industrial, and under-utilized vacant land. Many structures in the Area are in poor or fair condition, and most of the streets are unimproved or in need of major repair. Most of the Area is zoned for industrial use, but industry has been moving away to areas more accessible to main truck and railway routes offering more efficient conditions for their operations.
- B. Deficiencies and conditions identified in the "Report on the St. Johns Riverfront Urban Renewal Plan" describe the adverse effect they have on the St. Johns neighborhood. Because of the diversity of property ownership, there is no indication that these deficiencies and conditions will be improved without a major public involvement.
- C. Accordingly, the City Council, upon recommendation of the Portland Development Commission and the City Planning Commission, declares a need for undertaking an Urban Renewal Project to correct such deficiencies and conditions and to provide for economically, socially and environmentally sound redevelopment consistent with the City's goals for community development and with the objectives of this Urban Renewal Plan.

D. Purpose and Urban Renewal Plan Objectives

1. Land use proposals contained in this Plan were developed through the joint efforts of the St. Johns Citizens Advisory Committee, private consultants, and officials and staff from the City's various bureaus and agencies.
2. The primary objectives of the Plan are to improve the physical conditions, functional relationships and visual quality of the Area adjacent to the east bank of the Willamette River and to eliminate blight in order to strengthen the St. Johns neighborhood by establishing sound physical, social, economic and environmental relationships with the river and the community. More specifically, the objectives of this Urban Renewal Plan are to:
 - a. Provide new housing/support the City's housing policy;
 - b. Complement and support previous neighborhood public improvements and housing rehabilitation;
 - c. Economically support the St. Johns business district;
 - d. Provide public access to, and recreational use of the riverfront within the Urban Renewal Area;
 - e. Eliminate blighting influences such as substandard and/or obsolete buildings, non-conforming land uses, and under-utilized land;
 - f. Modify the street system to provide for safe and efficient traffic circulation in and around the Urban Renewal Area;
 - g. Install or improve public facilities such as streets, sewers, curbs, sidewalks, and street lighting where necessary to meet the needs of the Area;
 - h. Rehabilitate and conserve properties compatible with this Plan;
 - i. Develop economically sound residential, commercial, and recreational facilities that satisfy the principles of good urban design, are mutually supportive, and compatible with the surrounding area;

- j. Develop land in the Urban Renewal Area in an efficient and timely manner.

SECTION 500 - LAND USE PLAN AND DEVELOPMENT CONTROLS

Three map exhibits are herewith attached in Part Two of this Plan to describe the land use elements of this Urban Renewal Plan:

Exhibit One - "Project Area Boundary and Land Use"

Exhibit Three - "Urban Renewal Plan and Sub-Areas"

Exhibit Four - "Proposed Rezoning"

Also attached herewith as Exhibit Five (A and B), of Part Two are two "Conceptual Development Plans" of the entire Urban Renewal Area. The Conceptual Development Plans are a schematic visualization of the general type of development being considered, and are not intended to be an exact illustration of the location, design, or size of particular buildings and improvements. In all instances, however, land use, development and redevelopment shall be subject to the controls, conditions, and regulations set forth in this Plan.

SECTION 505 LAND USES TO BE PERMITTED

The following land use designations are intended to allow for reasonable development flexibility while providing a context that assures an overall project development of high quality in achieving the objectives established in Section 400 of this Plan:

A. Residential Uses

Residential development shall include multi-family, row-house, duplex, and single-family, attached and detached structures. Development of each type of structure will depend on the capabilities and design of the selected developer. A publicly assisted housing development for the elderly may also be developed. (See Exhibit Three). It is intended that ultimately there will be a minimum of 65% owner-occupants (including condominium owners) and 35% renter-occupants in the Urban Renewal Area. All new residential development shall be compatible with the surrounding neighborhood and shall be subject to the Plan and Design Review process described in Section 525.

PERMITTED LAND USES AND RESIDENTIAL DENSITIES

<u>Sub-Area</u>	<u>Proposed Land Use</u>	<u>Maximum Permitted Residential Density Per Net Acre</u>	<u>Proposed Zoning</u>
1	Medium Density Apartments	40-43	A-1
2a	High Density Apartments	80	A-0
2b	Low Density Apartments/Condominiums Single family & duplex	17	A-2.5
3	Low Density Apartments/Single family & duplex	17	A-2.5
4a	Low Density Apartments/Condominiums	17	A-2.5
4b	General Commercial or Low Density Apartments/Condominiums	N.A. 40-43	C-2
5a	Low Density Apartments/Condominiums	17	A-2.5
5b	Low Density Apartments/Condominiums	17	A-2.5
6	Public Open Space	N.A.	A-2.5
7	Medium Density Apartments/Condominiums	40-43	A-1
8	General Commercial	N.A.	C-2
9	General Commercial	N.A.	C-2
10	Marina	N.A.	C-2

B. Commercial Use

Permitted commercial uses shall include restaurants, offices, marina, and marina-related facilities. Such uses shall be limited to those sub-areas indicated in the table in Section 505 above.

C. Recreational Vehicle Storage

Uses in sub-area 3b shall be limited to boats and recreational vehicle storage to serve residential and commercial occupants of the Urban Renewal Area. No boat or recreational vehicle shall be used for temporary or permanent housing accommodations while parked or stored in the Recreational Vehicle Storage Area.

D. Marine Related Uses

Uses in sub-area 9 shall be limited to small recreational marine-related uses. Permitted uses shall include a marina office, the sale of boat supplies and equipment, boat service and minor repair, and such other similar uses that are compatible with the basic residential environment of the redeveloped Area.

In all instances, permitted uses shall be compatible with residential and commercial uses in the Urban Renewal Area.

E. Public Uses

Public uses shall include open spaces, parks, walkways, esplanades, parking and related facilities. Open spaces, parks and a marina shall be permitted in those sub-areas indicated in Section 505 above. Walkways and esplanades may be developed in all sub-areas provided that such walkways and esplanades do not conflict with the principle uses designated for those sub-areas.

SECTION 510 - TRAFFIC CIRCULATION

Street patterns will be altered to accommodate proposed development and to provide for safe and efficient traffic circulation in and around the Urban Renewal Area. Vehicular access will be provided to all sections of the Urban Renewal Area, and certain streets will be vacated to accommodate proposed traffic circulation patterns. Provisions shall be made for emergency vehicle access throughout the Urban Renewal Area. (See Exhibit Six of Part Two - Street Way)

Vehicular and pedestrian traffic circulation shall be segregated where possible, and be separate from railway traffic except for on-grade crossings. In all cases, adequate measures shall be taken to minimize conflict between railway and vehicular/pedestrian traffic.

SECTION 515 - PUBLIC IMPROVEMENTS

A. Streets

All public streets within the Urban Renewal Area shall be constructed and improved to meet or exceed City standards. Street improvements include the travel surface, curbs, sidewalks, gutters, storm drains, and related facilities. (See Exhibit Six of Part Two)

B. Utilities

All utility lines and facilities, where feasible, shall be placed underground. All utility facilities will be of such size and design to adequately serve the Area. Utilities include but shall not be limited to, street lights, sanitary and storm sewers, water lines, traffic signals, electrical distribution lines, telephone lines, television cables, natural gas distribution lines, fire hydrants, and related facilities. (See Exhibit Seven of Part Two)

C. Other Public Improvements

Other public improvements will be provided in support of project development activities. These improvements include but shall not be limited to, street trees and landscaping, parks, pedestrian walkways, bicycle paths, parking facilities, a marina, a breakwater, riverbank stabilization, and other river-oriented public recreational facilities.

SECTION 520 - DEVELOPMENT CONTROLS

All development under this Urban Renewal shall conform to the conditions, limitations, and restrictions contained in the Planning, Zoning, Building and other applicable codes of the City of Portland, and any other applicable State and Federal laws and regulations controlling the use of property in the Urban Renewal Area. In addition, the following conditions, limitations, and restrictions shall also apply to all development in the Urban Renewal Area.

A. Density

Maximum allowable densities will vary by sub-area and shall not exceed those set forth in Section 505, Land Uses to be Permitted.

B. Landscaping

Areas not containing structures, including setback areas, courts, pedestrian malls and surfaced parking lots shall be landscaped. Landscaped areas shall include compatible varieties and sizes of plant materials and visually integrated landscape features and garden structures.

C. Signs

Signing and identification of buildings, land areas, and facilities shall be considered as an integral part of any development, and plans and details shall be submitted with development plans. All signing or identification shall be subject to the approval of the Portland Development Commission.

Outdoor advertising signs, painted bulletins or sign boards, poster panels or billboards, roof bulletins and roof signs, wall bulletins, and advertising structures are prohibited. Open signs are permitted under the following conditions.

1. In Commercial, Marina, and Public Use Areas

An exterior sign which pertains only to the use on the premises shall be permitted. Such signs shall not exceed one (1) sq. ft. for every three (3) lineal feet of building face as measured on the side on which the sign appears. All signs must be attached flat against the wall of the building or flat against the face of a marquee and may not project above the roof line, wall coping, or marquee face, nor shall such permitted sign face directly upon an abutting residential property.

2. In Residential Areas

a. Exterior signing of residential structures shall be limited to a maximum area of ten (10) sq. ft. and must be attached flat against the wall of a building or to the face of a marquee.

b. No outside display window or windows, nor signs advertising accessory uses shall be visible from the exterior of any residential structure.

3. In All Areas

- a. Signs may be illuminated, provided the illumination is back lighted or properly focused upon the sign itself so as to prevent glare and direct light upon the abutting areas.
- b. Signs with flashing, animated or intermittent illumination shall not be permitted.
- c. The use of red and green lighted signs shall not be permitted within fifty (50) feet of a signalled intersection.
- d. No sign shall be permitted to overhang streets, sidewalks, or any property line.

D. Zoning

Zone changes to accomplish the objectives of this Plan shall be made by the City in compliance with the Planning and Zoning Code of the City of Portland. Such zone changes shall be undertaken after the affected property has been acquired by the Portland Development Commission.

E. Exceptions or Variances

The Commission may grant exceptions or variances which do not constitute a substantial change to any of the regulations prescribed in this Plan, upon a finding that granting the exception or variance is consistent with the intent of the Urban Renewal Plan and the urban design concepts on which it is based, and will not adversely affect other properties within or adjacent to the Urban Renewal Area.

F. Height Exceptions

Building height variances may be granted in the specific areas where physical conditions of steep terrain and difficult soil bearing values requiring piling foundations exist. The sub-areas containing such conditions are:

Sub-Areas 4, 5a and 5b, where a three (3) story maximum building height may be permitted by the Commission in place of the maximum two-and-one half (2½) stories permitted in an A-2.5 zone; and

Sub-Area 7, where a four-and-one half (4½) story maximum building height may be permitted by the Commission in place of the maximum three (3) stories permitted in an A-1 zone.

The permitting of exceptions to this Plan by the Commission shall not waive the obligation of an owner-Participant or Redeveloper to receive other required approvals.

SECTION 525 - PLAN AND DESIGN REVIEW

No building in the Urban Renewal Area, shall be constructed or other improvements made on or over any land or water subject to these controls, including public areas, until plans for such building or improvements shall have been submitted to and approved by the Portland Development Commission. In addition, each proposal shall be reviewed by a Design Review Committee consisting of PDC staff, a consultant or group of consultants qualified in the fields of urban planning, architecture, graphic design or landscape architecture, as may be appropriate, City Bureau representatives, and a representative of the St. Johns neighborhood. The Design Review Committee will make a written recommendation to the Commission, which will make the final decision. In reviewing architectural and landscape plans, the criteria for judgment shall include, but not be limited to the following.

- A. Locations, forms, and patterns of building and open spaces shall conform with the following urban design concepts of this Urban Renewal Plan:
 - 1. An appropriate setting for housing and commercial development.
 - 2. Attractive pedestrian walks throughout the Urban Renewal Area.
 - 3. Buildings sited and designed so as to insulate them from automobile and railway traffic disturbance.
 - 4. Street trees and landscaping employed as a unifying design element.
- B. Each building shall have a compatible architectural expression and shall complement the design of adjacent buildings.
- C. Landscaping shall enhance not only the building or buildings on the site, but also adjacent buildings and sites.
- D. Size, locations, layout, and appearance of off-street parking and loading facilities shall not have any detrimental effect on the properties they serve or on adjacent or abutting properties.

- E. Location and design of accessways to and from off-street parking and loading facilities shall not unduly disrupt pedestrian or vehicular traffic circulation.
- F. The river's edge and accessways to and from it shall be developed and landscaped so as to be attractive and harmonious with the overall development within the Urban Renewal Area.
- G. The railroad shall be buffered and screened physically from other development in the Urban Renewal Area and safeguards shall be provided at railroad crossings to eliminate and minimize disturbance and hazard to residents and users. Further, such buffering and screening devices shall be designed so as not to interfere with continuing railroad operations.
- H. Overall development shall be compatible with the surrounding St. Johns neighborhood.

SECTION 530 - APPLICABILITY OF CONTROLS UPON REAL PROPERTY WITHIN THE URBAN RENEWAL AREA

Provisions and requirements in this Plan shall apply to all real property acquired by the Commission within the Urban Renewal Area.

SECTION 600 - URBAN RENEWAL ACTIONS WHICH MAY BE USED TO IMPLEMENT THE PLAN AND TO ACHIEVE PLAN OBJECTIVES

Sections 605 through 640 identify the Urban Renewal actions to be undertaken by the PDC or the City in the implementation of this Plan. Exhibit Eleven of Part Two describes the schedule for the various projects and activities in relation to the overall Plan.

SECTION 605 - PROPERTY ACQUISITION

A. Real Property to be Acquired

Real property to be acquired is shown on the acquisition map attached hereto as Exhibit Eight of Part Two.

Those properties may be acquired by gift, devise, purchase, lease, eminent domain, or any other lawful method, and shall be for the following purposes:

1. Clearance and redevelopment, including development of vacant land.
2. Development of public improvements and supporting facilities.
3. Rehabilitation and conservation.

SECTION 610 - RELOCATION OF RESIDENTS AND BUSINESSES

A. Relocation Procedures

Provisions, in the form of a Relocation Plan, have been made for the relocation of residents and businesses who are to be displaced as a result of the Commission acquisition of real property. The PDC shall assist all residents and businesses to be displaced in finding other suitable dwellings and locations. These accommodations shall be decent, safe, and sanitary, and located in an area suitable to the displacee. Copies of such Relocation Plan are kept on file at the offices of the Portland Development Commission.

All relocation activities and procedures by the PDC shall be in accordance with Oregon Revised Statutes, Sections 281.045 to 281.105 and with the Federal Uniform Relocation Act and applicable local laws and regulations. Properties anticipated to be in need of relocation assistance are shown on Exhibit Ten of Part Two.

B. Relocation Payments

Relocation payments shall be made to displacees in accordance with the Relocation Regulations of the Commission dated March 20, 1979.

These Relocation Regulations comply with State and Federal laws regarding relocation of displacees. The Commission may amend or modify these Regulations from time to time consistent with State and Federal laws.

SECTION 615 - DEMOLITION AND SITE CLEARANCE

Except for structures designated for rehabilitation and relocation to other sites, all structures and improvements on properties to be acquired by the PDC shall be demolished and cleared as necessary to carry out this Plan. (See Exhibits Eight and Nine of Part Two).

SECTION 620 - PUBLIC IMPROVEMENTS

Public improvements will be provided in support of development activities within the Urban Renewal Area. Street, sidewalk, curb, sewer, water, street lighting, street landscaping, traffic signals, and other public improvements shall meet or exceed standards established by the City.

Utility lines and related facilities will be placed underground where feasible. All utility facilities shall be of such size and design to adequately serve the Urban Renewal Area.

Development of parks, open spaces, and other community recreational facilities shall be carried out in cooperation between the City of Portland, State of Oregon, and appropriate Federal agencies having jurisdiction within the Urban Renewal Area.

SECTION 630 - REDEVELOPMENT AND PROPERTY DISPOSITION

A. Real Property Disposition

The PDC shall make land in the Urban Renewal Area available to private Redevelopers or to public bodies at a value determined by the PDC to be its fair reuse value in order that it may be developed or rehabilitated for the purposes specified in this Plan, and in accordance with applicable City zoning and code requirements. Real property may be conveyed by the PDC to the City or other public body without charge.

The PDC shall reserve such powers and controls in the disposition and development documents, as may be necessary, to prevent transfer, retention, or use of property for speculative purposes, and to ensure that development is carried out pursuant to this Plan.

B. Redevelopers' Obligations

Redevelopers shall be subject to the following obligations:

1. Redevelopers shall develop and use property in accordance with the land use provisions and building requirements specified in this Plan.
2. Redevelopers shall begin and complete the development of property for the uses provided in this Plan within a reasonable period of time as determined by the PDC.

3. Redevelopers shall submit all plans and specifications for construction of improvements to the PDC for review and approval to determine compliance of such plans and specifications with this Plan.
4. Redevelopers shall not restrict or effect or execute any agreement, lease, conveyance, or other instrument which has the effect of restricting the sale, lease, use or occupancy of any property or part thereof upon the basis of race, color, religion, sex, marital status, or national origin.
5. Redevelopers shall maintain the cleared land under their ownership within the Urban Renewal Area in a clean and safe condition.

SECTION 635 - COOPERATION WITH PUBLIC BODIES

Certain public bodies are authorized by State Law to aid and cooperate, with or without consideration, in the planning, undertaking, construction, or operation of this Urban Renewal Project. The PDC may seek the aid and cooperation of such public bodies and shall attempt to coordinate this Plan with the activities of such public bodies in order to accomplish the purposes of this Plan.

SECTION 640 - PROPERTY MANAGEMENT

During such time as property in the Urban Renewal Area is owned by the PDC, such property shall be under the management and control of the PDC. The PDC may rent, maintain, manage, operate and clear such property pending its disposition for redevelopment.

SECTION 700 - METHODS FOR FINANCING THE PROJECT

A. General Description of the Proposed Financing Methods

The Commission may borrow money and accept advances, loans, grants and any other form of financial assistance from the Federal Government, the State, City, County, or other public body, or from any sources public or private, for the purposes of undertaking, planning, and carrying out this Urban Renewal Plan, or may otherwise obtain financing as authorized by ORS Chapter 457 and Chapter XV of the Charter of the City of Portland. Upon request of the Commission,

the Council of the City of Portland may from time to time issue revenue bonds, certificates, or debentures to assist in financing the Plan as provided by Section 15-106 of the Charter of the City of Portland.

The funds obtained by the Agency shall be used to pay or repay any costs, expenses, advancements and indebtedness incurred in planning or undertaking the Plan or in otherwise exercising any of the powers granted by ORS Chapter 457 and Chapter XV of the Charter of the City of Portland in connection with carrying out the Plan.

B. Urban Development Action Grant

The City of Portland is the recipient of a \$9,000,000 Urban Development Action Grant (UDAG) from the Federal Department of Housing and Urban Development (HUD). These funds have been allocated by the City Council for use in undertaking and carrying out this Urban Renewal Plan.

C. Self-Liquidation of Costs of Project (Tax Increment Financing)

1. The carrying out of this Plan may be financed, in whole or in part, by self-liquidation of the costs of the Plan as provided in ORS 457.410 through ORS 457.450. The ad valorem taxes, if any, levied by a taxing body upon the taxable real and personal property situated in the Urban Renewal Area, shall be divided as provided in ORS 457.440. That portion of the taxes representing the levy against the increase, if any, in true cash value of property located in the Urban Renewal Area, over the true cash value specified in the certificate of amendment to the certificate filed under ORS 457.430, shall, after collection by the tax collector, be paid into a special fund of the Commission and shall be used to pay the principal and interest on any indebtedness incurred by the Commission to finance or refinance the Plan.
2. Such self-liquidation methods, and the tax increment accruing therefrom, as provided in ORS 457.410 through 457.450, may be used by the Commission to reimburse the City or the Commission for funds advanced to the Commission for the purposes of undertaking and carrying out this Urban Renewal Plan.

SECTION 800 - ACTIONS BY THE CITY

The City shall aid and cooperate with the PDC in carrying out this Plan and shall take all actions necessary to ensure the continued fulfillment of the intent and purpose of this Plan and to prevent the recurrence or spread in the Area of conditions causing blight.

SECTION 900 - NON-DISCRIMINATION

All deeds, leases or contracts for the sale, lease or sublease or other transfer of land in any undertaking of the PDC under this Plan shall contain the restriction that there shall be no discrimination against or segregation of any person or group of persons on account of race, color, creed, religion, sex, marital status, national origin, or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the property.

SECTION 1000 - DURATION OF THIS PLAN

Except for provisions of Section 900 which shall run in perpetuity, the provisions of this Plan, and provisions of other documents executed pursuant to this Plan, shall be effective for thirty (30) years from the date of adoption of this Plan by the City Council.

SECTION 1100 - AMENDMENTS

This Plan may be subject to minor changes or modifications only by formal written amendment duly approved and adopted by the Portland Development Commission.

Where the proposed modification will substantially change the Plan as approved by the City Council, the modification must be approved and adopted by City Council in the same manner as the original Plan and in accordance with the requirements of State and Local law.

Substantial changes shall be regarded as revisions in the Urban Renewal Area boundaries or land uses, acquisition of additional property, the provision of additional improvements or site preparation activities which constitute a change in the purpose and objectives of this Plan, and revisions to the effective period of the Plan.

SECTION 1200 - SEVERABILITY

If any provision of this Plan shall contravene or be invalid under either State or Federal law, such contravention or invalidity shall not invalidate all of the provisions of this Plan, but the remaining provisions shall be construed as if not containing the invalid portion.

PART TWO - EXHIBITS

EXHIBIT ONE	PROJECT AREA BOUNDARY AND LAND USE
EXHIBIT TWO	LEGAL BOUNDARY DESCRIPTION - NARRATIVE
EXHIBIT THREE	URBAN RENEWAL PLAN AND SUB-AREAS
EXHIBIT FOUR	PROPOSED REZONING
EXHIBIT FIVE-A	CONCEPTUAL DEVELOPMENT PLAN A
EXHIBIT FIVE-B	CONCEPTUAL DEVELOPMENT PLAN B
EXHIBIT SIX	STREET MAP
EXHIBIT SEVEN	UTILITY MAP
EXHIBIT EIGHT	ACQUISITION MAP
EXHIBIT NINE	DEMOLITION MAP
EXHIBIT TEN	RELOCATION MAP
EXHIBIT ELEVEN	SCHEDULE FOR ACQUISITION, RELOCATION AND DEVELOPMENT

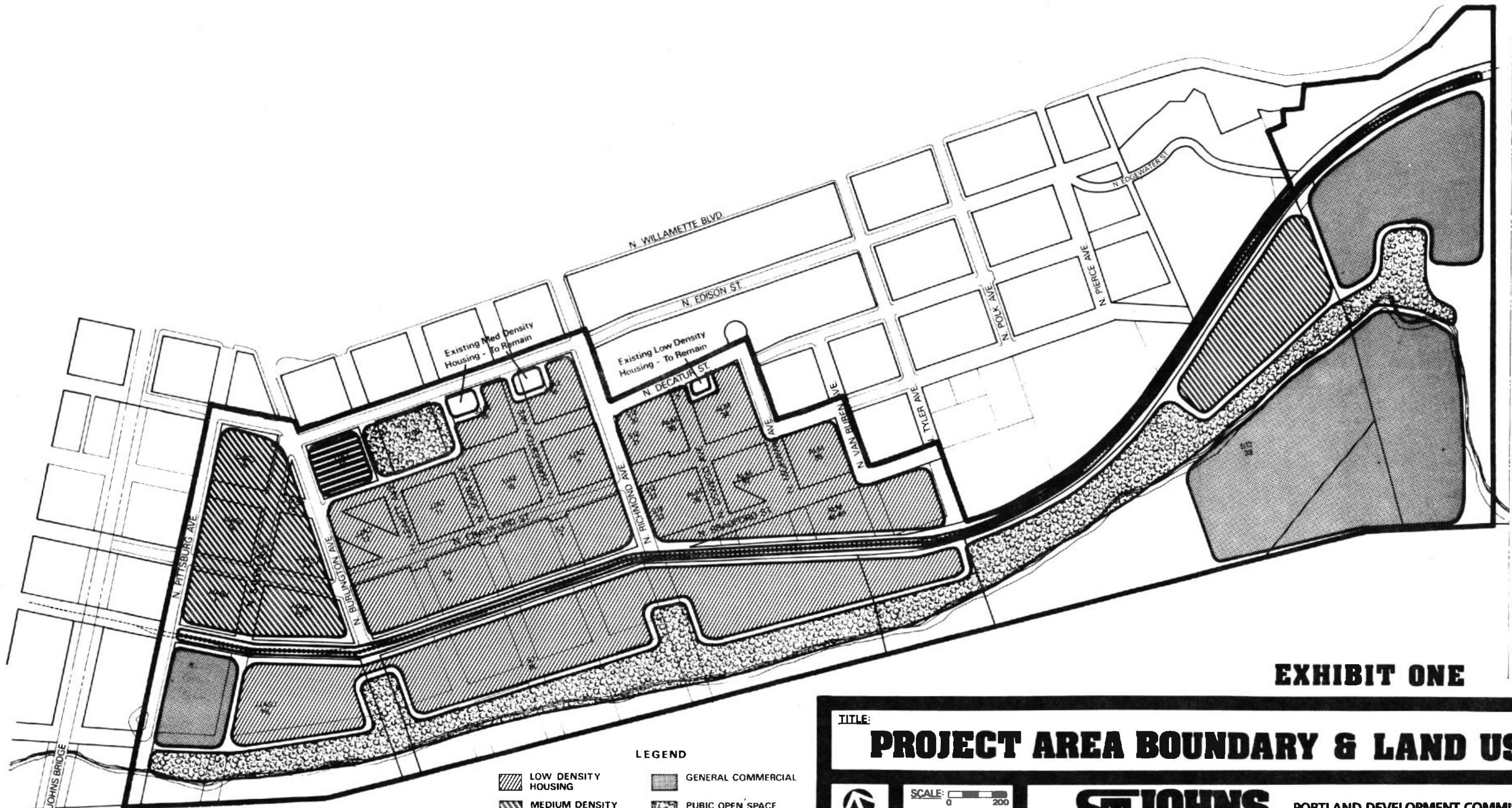


EXHIBIT ONE

TITLE:

PROJECT AREA BOUNDARY & LAND USE



SCALE: 0 200

DATE: _____
REVIS ED: _____

ST. JOHNS
RIVERFRONT DEVELOPMENT

PORTLAND DEVELOPMENT COMMISSION
CITY OF PORTLAND, OREGON

LEGEND

- | | | | |
|--|------------------------|--|--------------------|
| | LOW DENSITY HOUSING | | GENERAL COMMERCIAL |
| | MEDIUM DENSITY HOUSING | | PUBLIC OPEN SPACE |
| | HIGH DENSITY HOUSING | | EXISTING RAILROAD |
| | BOUNDARY | | |

EXHIBIT TWO

LEGAL BOUNDARY DESCRIPTION - NARRATIVE

The following described property located in the City of Portland, County of Multnomah, State of Oregon:

Beginning at the intersection of the westerly line of N. Pittsburg Avenue and the northerly line of N. Edison Street; thence easterly along the northerly line of N. Edison Street and the easterly extension thereof to its intersection with the easterly line of N. Burlington Avenue; thence southerly along the easterly line of N. Burlington Avenue to the northerly line of N. Edison Street; thence easterly along the northerly line of N. Edison Street to the easterly line of N. Richmond Avenue; thence southerly along the easterly line of N. Richmond Avenue to the northerly line of N. Decatur Street; thence easterly along the northerly line of N. Decatur Street to the easterly line of N. Mohawk Avenue; thence southerly along the easterly line of N. Mohawk Avenue to the northerly line of N. Crawford Street; thence easterly along the northerly line of N. Crawford Street to the easterly line of N. Van Buren Avenue; thence southerly along the easterly line of N. Van Buren Avenue to the northerly line of N. Bradford Street; thence easterly along the northerly line of N. Bradford Street to the easterly line of N. Tyler Avenue; thence southerly along the easterly line of N. Tyler Avenue to the northerly right-of-way line of Union Pacific Railroad; thence easterly along the northerly right-of-way line of Union Pacific Railroad 1666.50 feet; thence N 21°00'48" E 208.10 feet; thence S 68°39'12" E 73.69 feet; thence N 37°48'46" E 50.00 feet; thence S 52°11'14" E 64.75 feet; thence N 50°48'46" E 82.31 feet to the southerly right-of-way line of North Willamette Blvd; thence easterly along the southerly right-of-way line of North Willamette Blvd. to the westerly right-of-way line of Burlington Northern Railroad; thence southerly along the westerly right-of-way line of Burlington Northern Railroad to the northerly harbor line of Willamette River; thence westerly along the northerly harbor line of Willamette River to its intersection with the southerly extension of the westerly line of N. Pittsburg Avenue; thence northerly along the westerly line of N. Pittsburg Avenue to the point of beginning.

Revised 5/28/80

LEGEND

- | | |
|----------------------------|------------------------------|
| 1 HOUSING-RENTAL | 4b RESTAURANT OR HOUSING |
| 2a ELDERLY HOUSING | 5a HOUSING-FOR SALE |
| 2b HOUSING SALE AND RENTAL | 5b HOUSING-FOR SALE |
| 3a,b,c,d HOUSING | 6 GREENWAY PUBLIC OPEN SPACE |
| 3e RECREATIONAL VEHICLES | 7,8,9 HOUSING AND COMMERCIAL |
| 4a HOUSING | 10 MARINA AND DOCK |

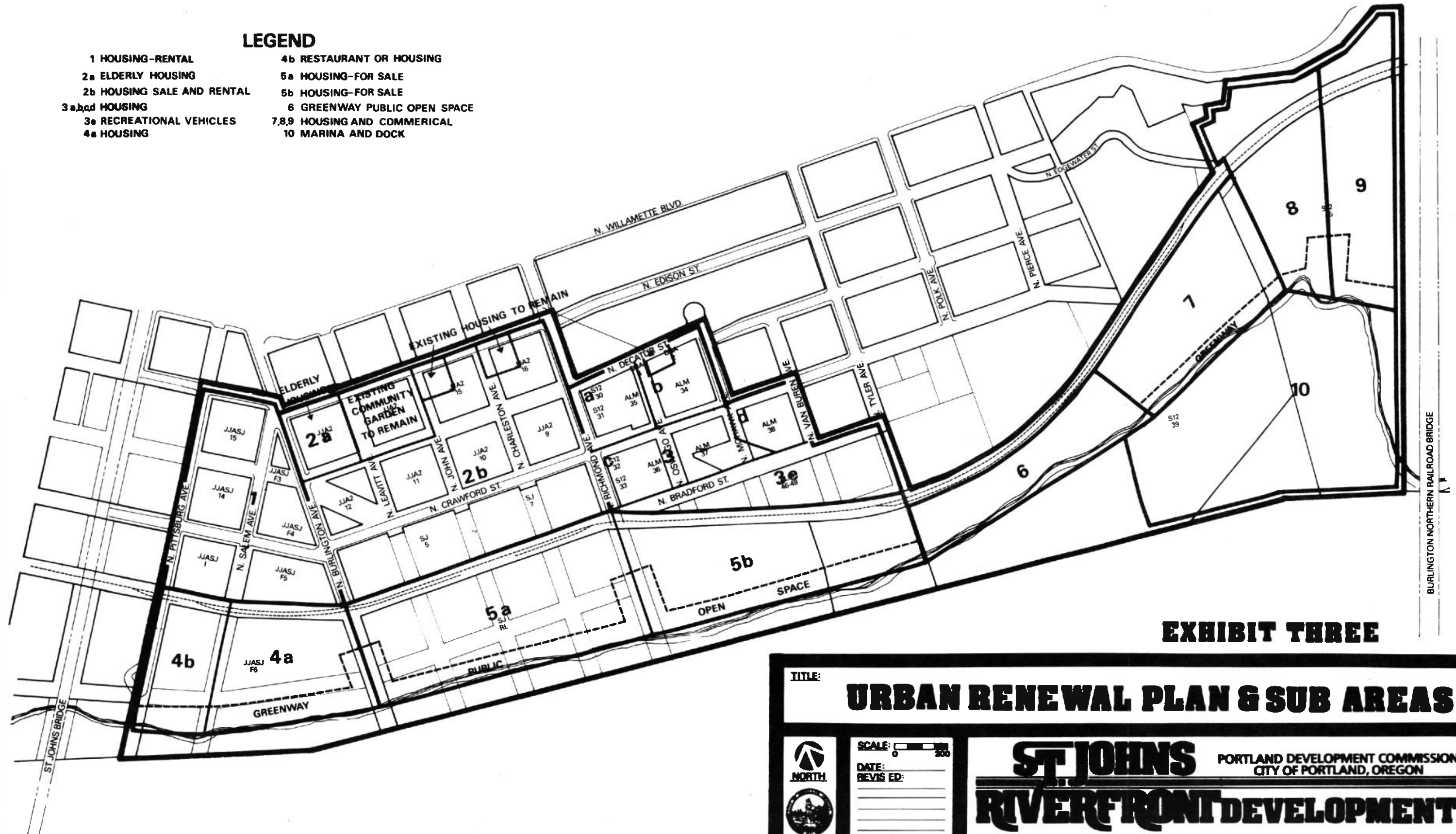


EXHIBIT THREE

TITLE:

URBAN RENEWAL PLAN & SUB AREAS



SCALE: 0 100 200

DATE: REVIS ED:

ST. JOHNS PORTLAND DEVELOPMENT COMMISSION
RIVERFRONT DEVELOPMENT CITY OF PORTLAND, OREGON

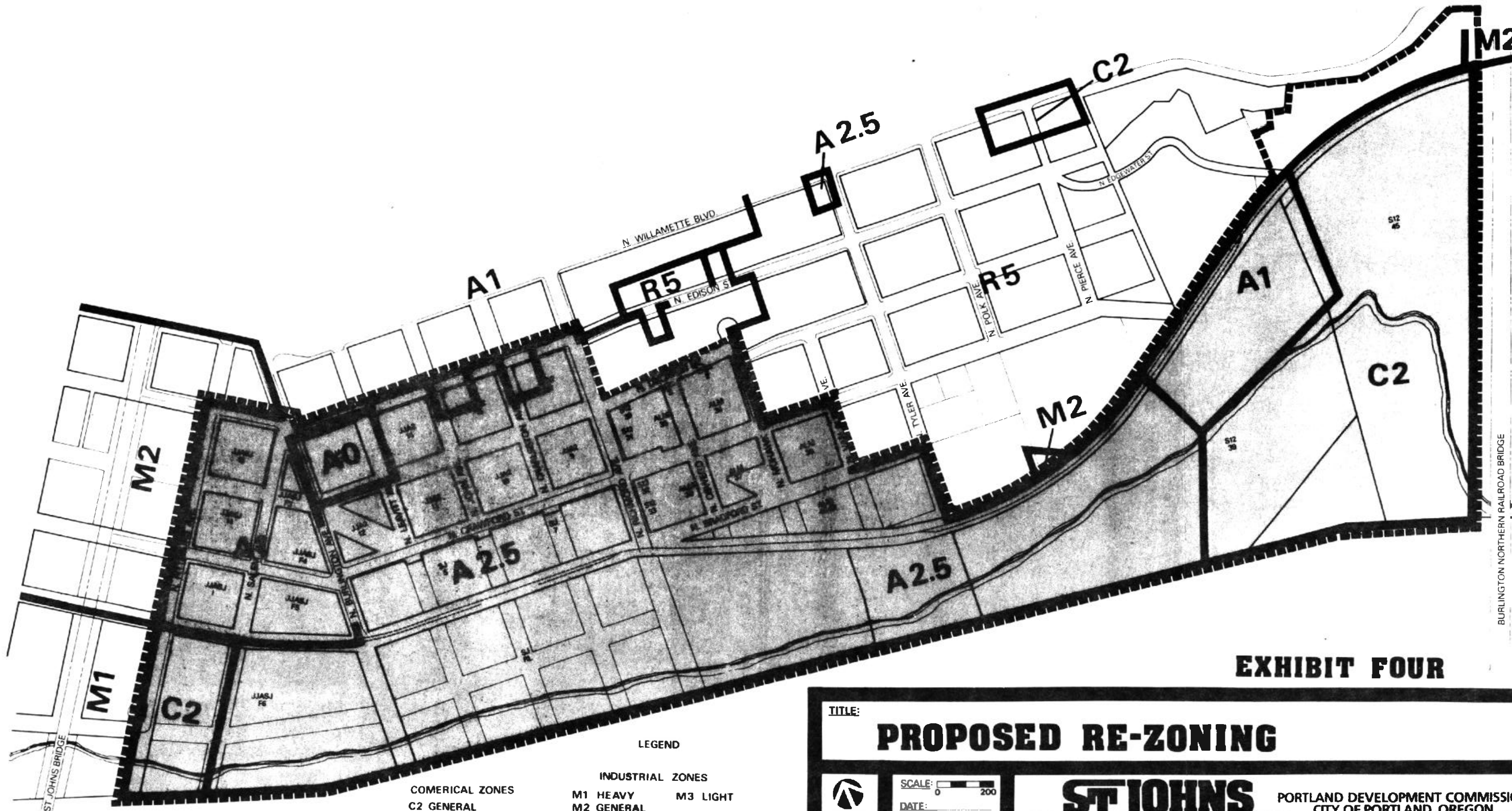


EXHIBIT FOUR

- LEGEND**
- | | | | |
|--|--|-------------------------|----------|
| COMERICAL ZONES | | INDUSTRIAL ZONES | |
| C2 GENERAL | | M1 HEAVY | M3 LIGHT |
| | | M2 GENERAL | |
| SINGLE FAMILY RESIDENTIAL ZONES | | APARTMENT ZONES | |
| R5 | | A0 | A1 |
| | | | A2.5 |

TITLE:

PROPOSED RE-ZONING

ST. JOHNS RIVERFRONT DEVELOPMENT

PORTLAND DEVELOPMENT COMMISSION
CITY OF PORTLAND, OREGON

SCALE: 0 200

DATE:

REVIS ED:

NORTH

ST. JOHNS RIVERFRONT DEVELOPMENT

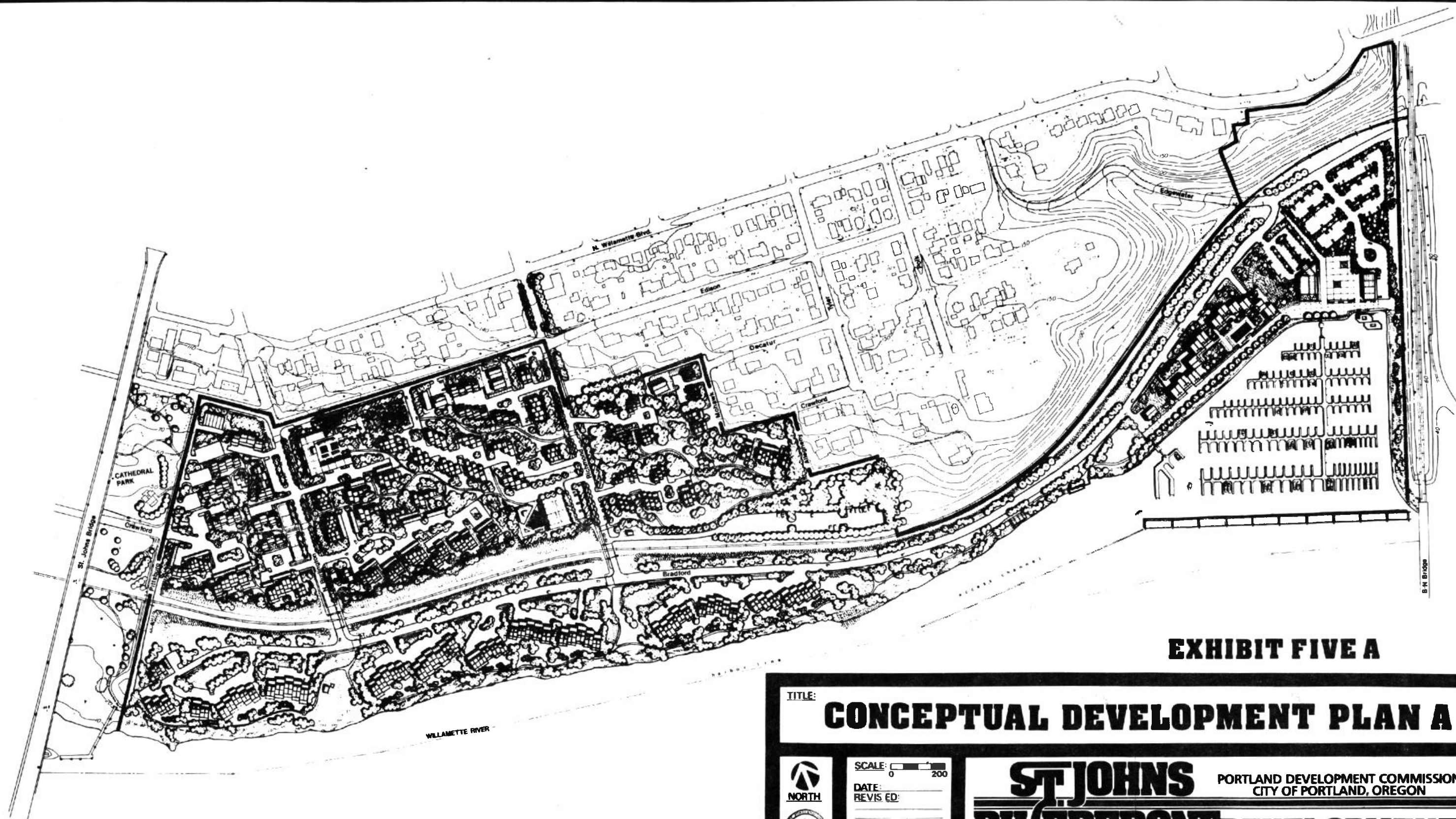


EXHIBIT FIVE A

TITLE:

CONCEPTUAL DEVELOPMENT PLAN A



NORTH

SCALE: 0 200

DATE: _____
REVIS ED: _____

ST. JOHNS
RIVERFRONT DEVELOPMENT

PORTLAND DEVELOPMENT COMMISSION
CITY OF PORTLAND, OREGON

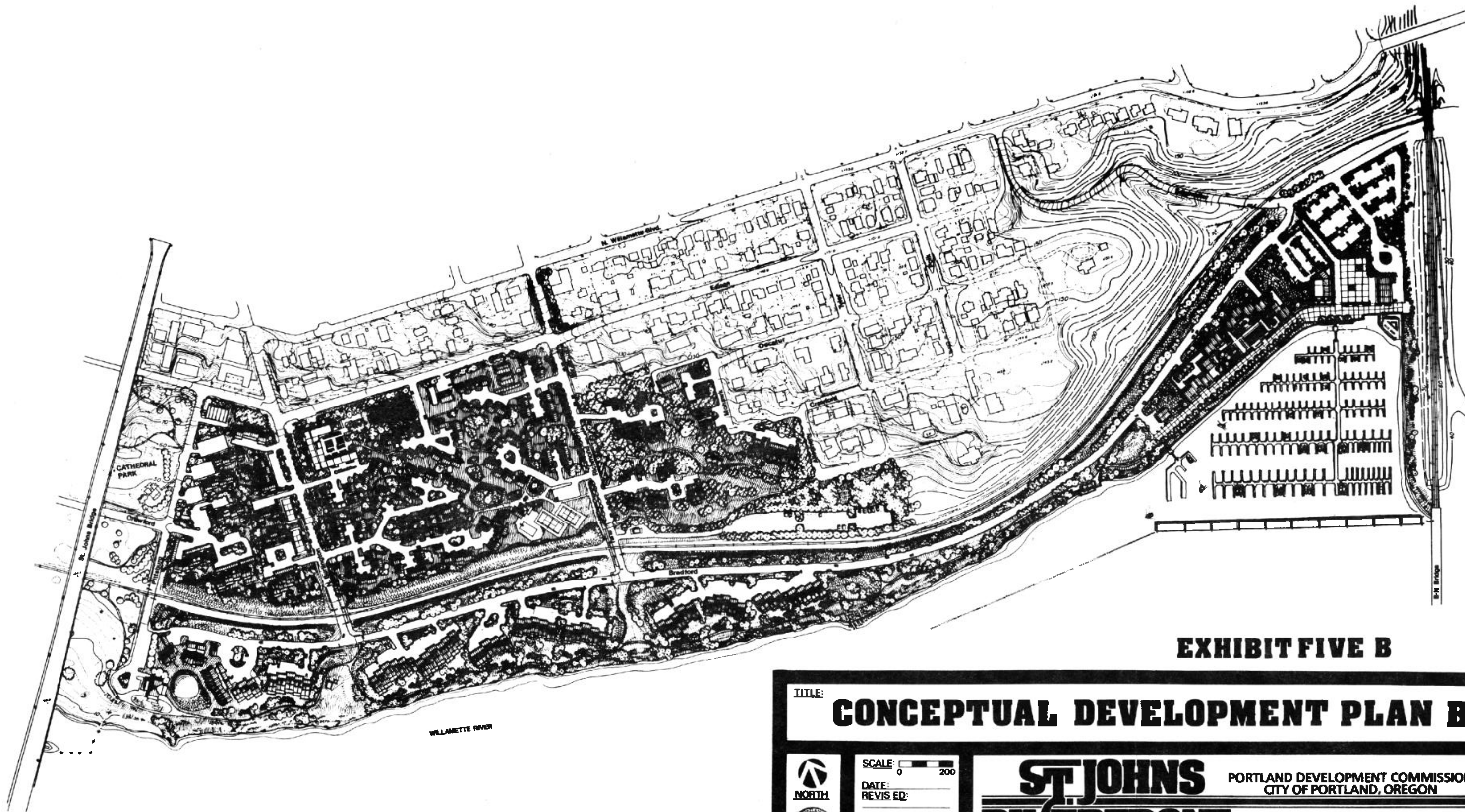


EXHIBIT FIVE B

TITLE:

CONCEPTUAL DEVELOPMENT PLAN B



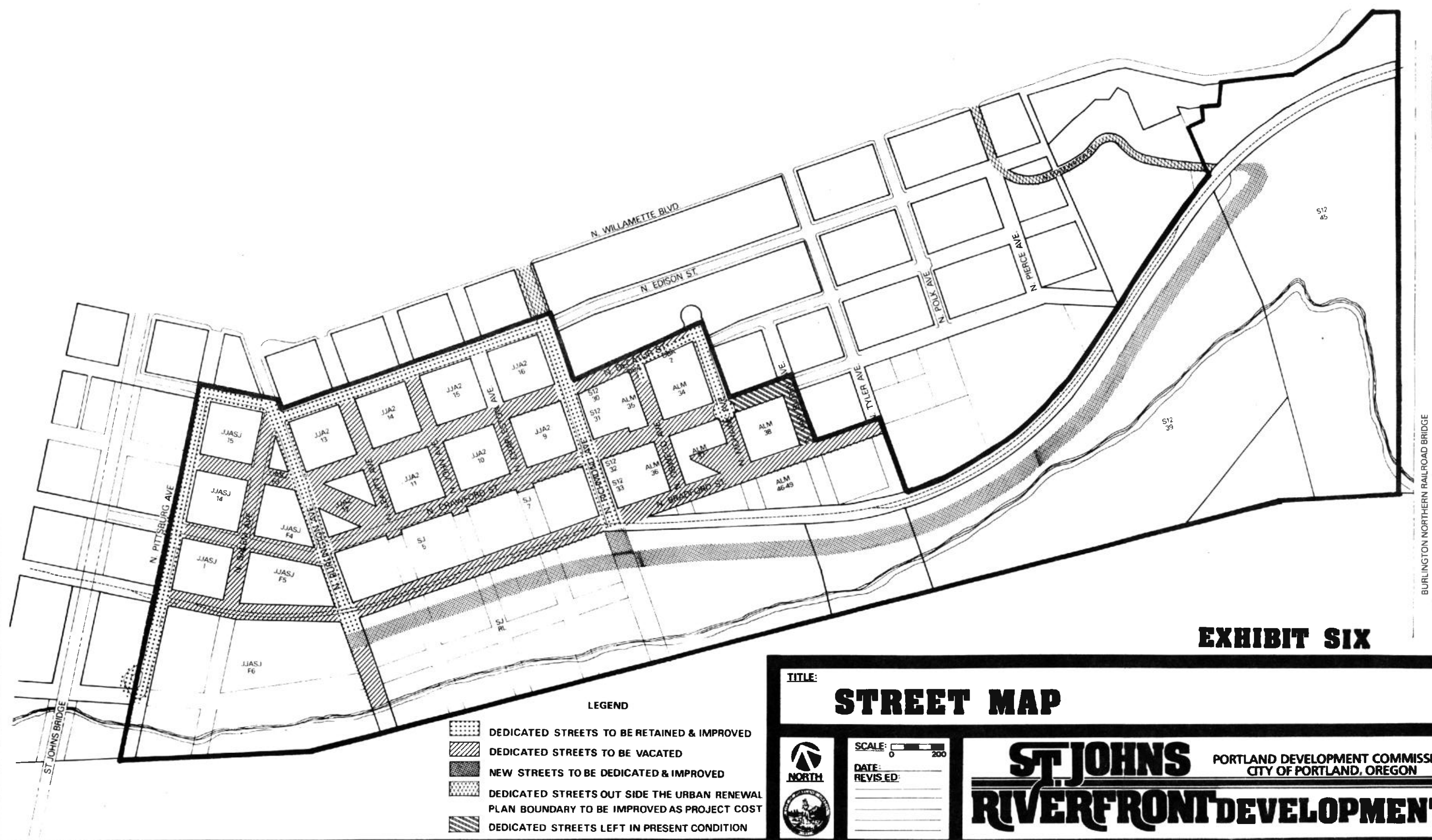
NORTH

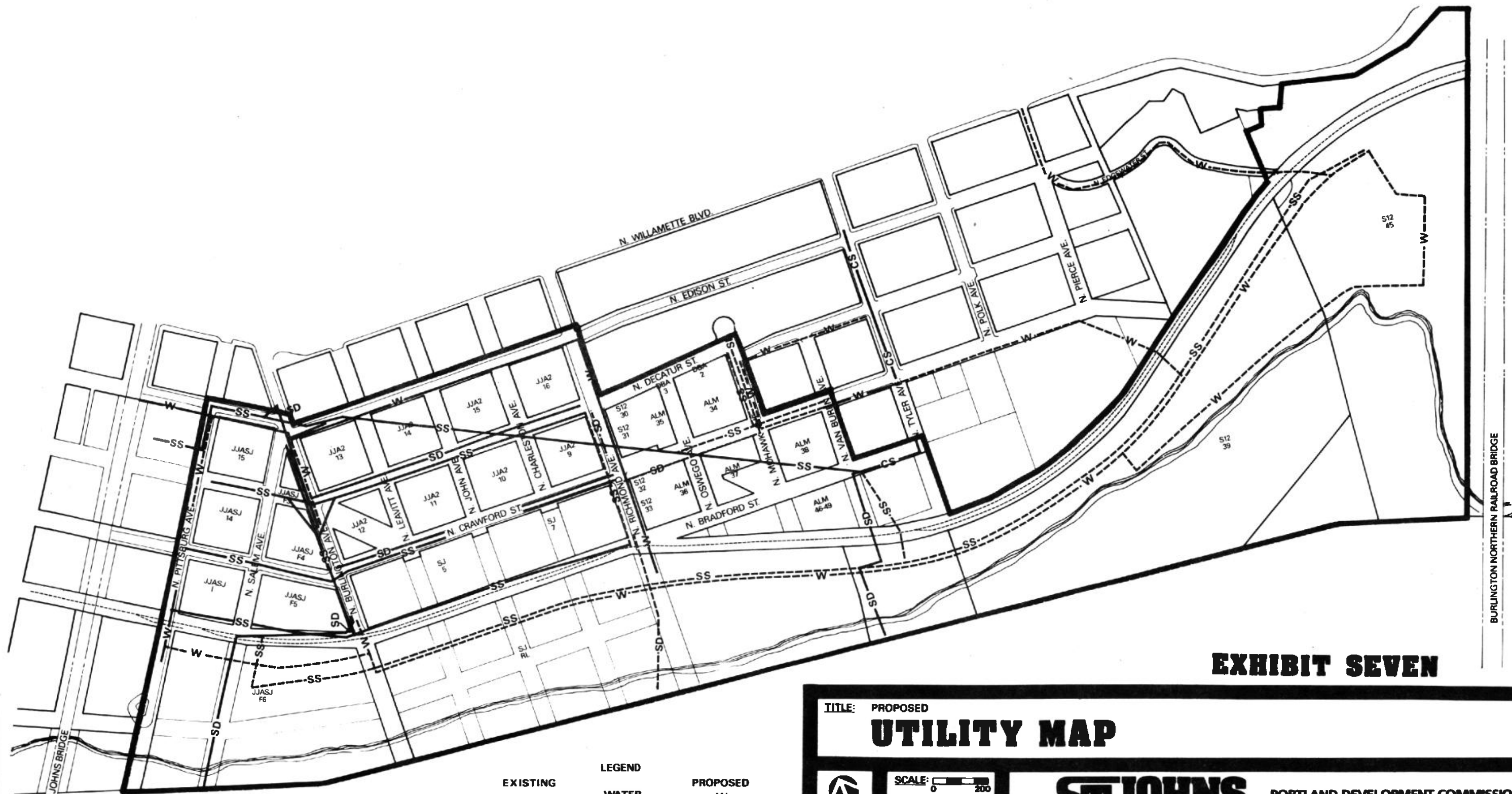
SCALE: 0 200

DATE: _____
REVIS ED: _____

ST. JOHNS
RIVERFRONT DEVELOPMENT

PORTLAND DEVELOPMENT COMMISSION
CITY OF PORTLAND, OREGON





NOTE: Wherever Feasible
Natural Gas - Electric - Telephone - T V Cable
Will Be Placed Underground

LEGEND			
EXISTING		PROPOSED	
—W—	WATER	---W---	
—SS—	SANITARY SEWER	---SS---	
—SD—	STORM DRAIN	---SD---	
—CD—	COMBINED SEWER	---CD---	

EXHIBIT SEVEN

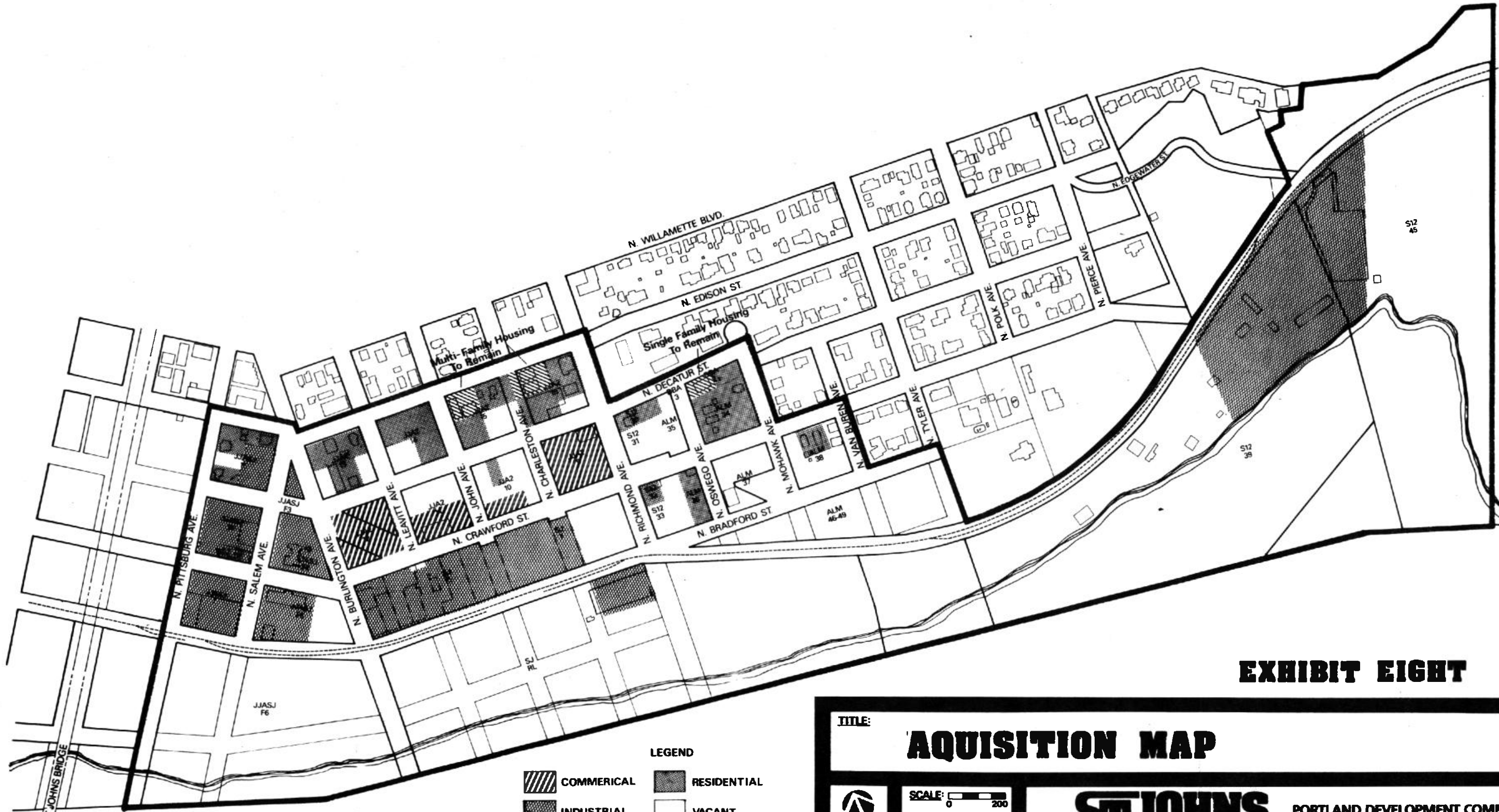
TITLE: PROPOSED
UTILITY MAP



SCALE: 0 200

DATE: _____
REVIS ED: _____

ST. JOHNS
RIVERFRONT DEVELOPMENT
PORTLAND DEVELOPMENT COMMISSION
CITY OF PORTLAND, OREGON



NOTE: ALL PROPERTY WITH IN THE BOUNDARY
EXCEPT WHERE INDICATED WILL BE AQUIRED

LEGEND

- | | | | |
|--|-------------------|--|-------------|
| | COMMERICAL | | RESIDENTIAL |
| | INDUSTRIAL | | VACANT |
| | NOT TO BE AQUIRED | | |

TITLE:

AQUISITION MAP



SCALE: 0 200

DATE: _____
REVIS: ED: _____



ST. JOHNS
RIVERFRONT DEVELOPMENT

PORTLAND DEVELOPMENT COMMISSION
CITY OF PORTLAND, OREGON

EXHIBIT EIGHT

BURLINGTON NORTHERN RAILROAD BRIDGE

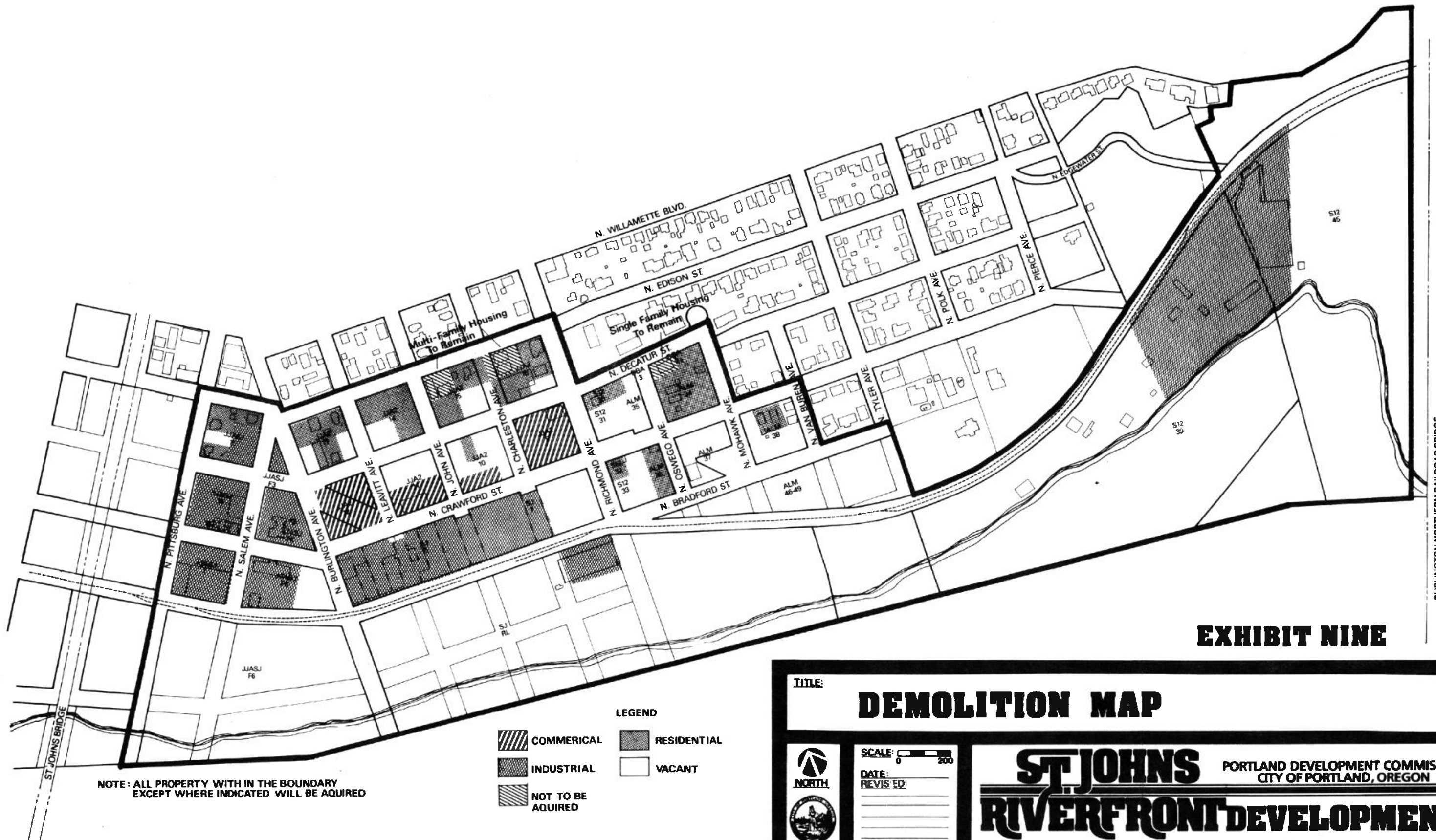


EXHIBIT NINE

TITLE:

DEMOLITION MAP



SCALE: 0 200

DATE: _____
REVIS ED: _____

ST. JOHNS
RIVERFRONT DEVELOPMENT
PORTLAND DEVELOPMENT COMMISSION
CITY OF PORTLAND, OREGON

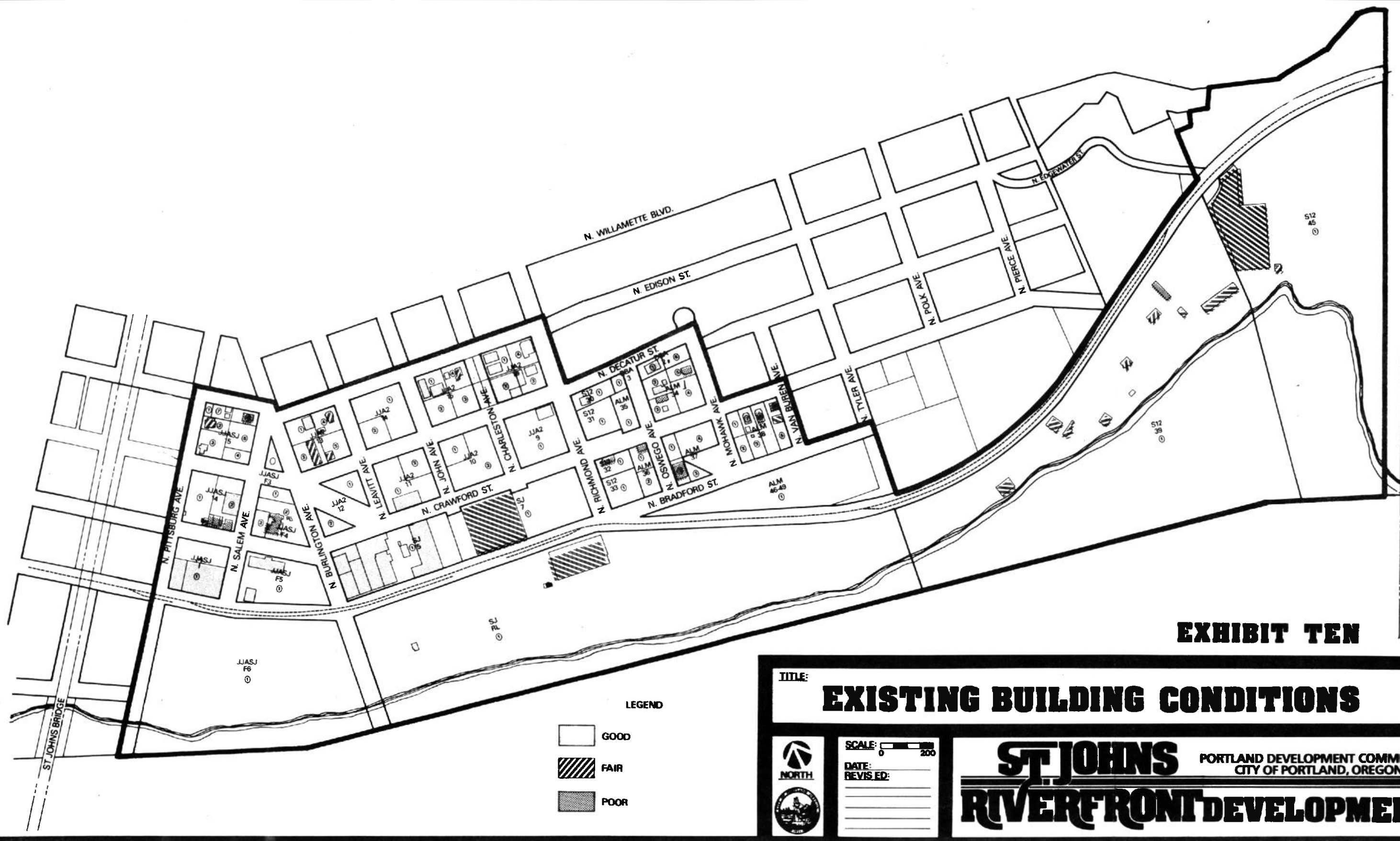


EXHIBIT TEN

TITLE: **EXISTING BUILDING CONDITIONS**



SCALE: 0 200

DATE: _____
REVISED: _____



ST. JOHNS PORTLAND DEVELOPMENT COMMISSION
RIVERFRONT DEVELOPMENT CITY OF PORTLAND, OREGON

EXHIBIT 11
ST. JOHNS RIVERFRONT DEVELOPMENT -- SCHEDULE FOR ACQUISITION, DISPOSITION AND DEVELOPMENT

1979		1980				1981				1982				1983			
S	F	W	S	S	F	W	S	S	F	W	S	S	F	W	S	S	F
mkt.data																	
re-use est.			re-use appr														
acqu. appr.		acquisition			disposition					disposition							
		1-10			2(HAP)					1,2,3,4,5a,5b							
fin.pl.		relocation								construct							
		1,2a	2b, 4-10							1,3							
E.I.S./U.R.pl.		demolition															
		1-9															
		fnl.design,utilities,streets															
		1-10															
Init.Devel.Comm.		construction				construction											
		2(HAP)				2b											
		site prep.	settle			construction				construction				construction			
		1 - 10				4				5a				5b			
		bank stabil.	path bse rock														
D.P.R.		appvl.	constr. brkwtr.			construction											
		demo.	dredge			9,10											
		10	10			7											
			construct.														
			berm														



CITY OF

PORTLAND, OREGON

OFFICE OF THE MAYOR

Office of
Francis J. Ivancie, Mayor
1220 S.W. 5th
Portland, Oregon
(503) 248-4120

February 2, 1981

Col. Terrence J. Connell
District Engineer
Portland District, Corps of Engineers
Department of the Army
P.O. Box 2946
Portland, Oregon 97208

SUBJECT: St. Johns Riverfront Development, Boat Basin

Dear Col. Connell:

Your letter of January 16, 1981, requested that the City of Portland reaffirm its intention to proceed with the subject project and provide a required revised cash contribution of \$758,600.

It is my understanding that at a meeting with Alan Fox of the Portland Development Commission on January 23, 1981, your Advance Engineering Section Chief, Eugene Pospisil, agreed to a re-analysis of the breakwater design based on some new concepts which may significantly reduce the project cost.

Further, the project grant funds from which the City's contribution will be obtained, have not as yet been released by the Department of Housing and Urban Development. Negotiations with HUD for the release of funds are in the final stages and should be completed in February 1981.

Accordingly, while the City of Portland's intent to proceed with the subject project is reaffirmed, a final commitment to the required cash contribution will not be forthcoming until the results of the breakwater re-analysis are reviewed by the Portland Development Commission and the project grant funds are released by HUD.

I trust this statement of intent is sufficient for your staff to proceed with the re-analysis of the design. To streamline

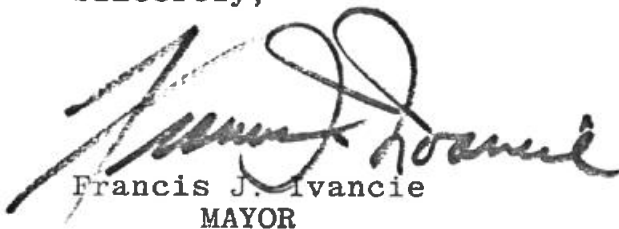
Col. Terrence J. Connell

February 2, 1981

-2-

communications on this project, please address all future correspondence to Patrick L. LaCrosse, Executive Director of the Portland Development Commission, the agency which has the responsibility for administration of the project.

Sincerely,



Francis J. Ivancie
MAYOR

FJI
lml

cc Patrick L. LaCrosse