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PORTLAND DEVELOPMENT COMMISSION

1700 S. W. FOURTH AVENUE • PORTLAND, OREGON 97201 • 224-4800

April 12, 1972

COM.	
EARL	
PAT	
SEC.	
STENO.	

John B. Kenward
Executive Director

Mr. Russell H. Dawson, Director
Portland Area Office
Department of Housing and Urban Development
520 S. W. Sixth Avenue, Cascade Building
Portland, Oregon 97204

RECEIVED
APR 13 1972
OFFICE OF COMMISSIONER
OF PUBLIC AFFAIRS

Dear Mr. Dawson:

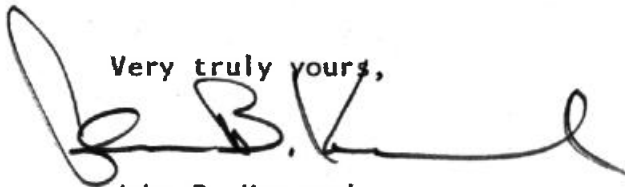
Subject: Addition of Boise/Humboldt Area
Neighborhood Development Program
Program No. ORE. A-5
Portland, Oregon

The Portland Development Commission was informally advised on February 1, 1972, that an allocation order had been signed the previous day by the Portland Area Office of the Department of Housing and Urban Development for the addition of the Boise/Humboldt area to the Portland Neighborhood Development Program, and that \$500,000 was assured for use in connection therewith. Shortly thereafter, announcements were received from Senators Hatfield and Packwood and published in the local newspapers that the Boise/Humboldt Neighborhood Development Project had been approved and funded.

As of this date we have received no official notification in writing to the effect of said approval. In the meantime, we are continuing maintenance of the Boise/Humboldt planning office facilities and staff and neighborhood workers and continuing with our citizen participation and neighborhood planning activities in an effort to keep good faith with the residents of the Boise/Humboldt area. At our last regular Commission meeting, our Commission approved a contract extending the services of Colburn, Sheldon & Kaji and Robert Perron, the neighborhood planning consultants, to cover the period from February 1 through the end of the Second Action Year, June 30, 1972.

We would appreciate receiving written notification as to the precise status of this matter immediately since we are incurring costs in the Boise/Humboldt area and since we have the responsibility of explaining this matter to the many citizens of the Boise/Humboldt area who are becoming exceedingly frustrated by the delays in the start of their neighborhood improvement activities and the lack of any adequate explanation as to said delays.

Very truly yours,

A handwritten signature in dark ink, appearing to read 'J.B. Kenward', written over a horizontal line.

John B. Kenward
Executive Director

cc: Mrs. Dorothy Hardy) Co-Chairmen, Boise/
Mr. Brozie Lathan) Humboldt Coord. Comm.
Commissioner Francis J. Ivancie✓
Commissioner Neil Goldschmidt
Mr. Charles Jordan, Model Cities Dir.
Mr. Oscar Pederson, Reg. Adm., DHUD
Senator Mark O. Hatfield
Senator Robert W. Packwood

HUD allots program funds

The U.S. Department of Housing and Urban Development (HUD) has awarded a \$500,000 grant to the Portland Neighborhood Development Program to be used in the Boise-Humboldt area of Model Cities.

The money will be used for new housing, street improvements, pedestrian walks, traffic safety, commercial rehabilitation and park facilities.

Five other Model Cities areas — Woodlawn, Vernon, King, Sabin and Irvington — will receive about \$3 million in HUD grants during the third fiscal year.

Elliott is the only Model Cities area not receiving grants in the Neighborhood Development Program. Elliott operates under Model Cities funds until citizens of the area can propose a program to HUD.

OREGONIAN - Feb. 5, 1972

\$500,000 Grant Due Rehab Plan

A grant of \$500,000 for Neighborhood Development Program in the Boise-Humboldt districts of Northeast Portland was announced Friday by the U.S. Department of Housing and Urban Development.

The Portland City Council last month approved the rehabilitation program, which will be under the direction of the Portland Development Commission.

HOWEVER, City Council members and PDC officials had thought the initial HUD grant would be for \$200,000 for a six-month period extending through June 30, the end of the 1971-72 fiscal year.

Announcement of the grant, through the office of Sen. Mark O. Hatfield, R-Ore., specified the \$500,000 was earmarked for the Boise-Humboldt project and was for the period from Jan. 31, 1972, through Jan. 30, 1973.

The Boise-Humboldt program area surrounds and is an extension of the completed Albina Neighborhood Improvement Project.

The Boise-Humboldt target area is located between Interstate 5 and NE Garfield Street and between NE Ainsworth Street. It includes Peninsula Park, and NE Monroe Street.

RESIDENTS of the affected area, in a series of planning meetings, have termed housing rehabilitation as the top priority item.

Other goals in the program include street improvements, pedestrian walks, traffic safety, community and social service facilities, commercial rehabilitation and replacement and street trees.

John Kenward, executive director of PDC, said some minor changes in budgeting and timing schedules may be required by HUD in the project. He said, however, there will be no major changes in immediate future.

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APR 13 1972

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DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
AREA OFFICE
CASCADE BUILDING, 520 S.W. SIXTH AVENUE, PORTLAND, OREGON 97204

April 21, 1972

REGION X
REGIONAL OFFICE
SEATTLE, WASHINGTON

P.D.C.
AREA OFFICES
Portland, Oregon
Seattle, Washington

IN REPLY REFER TO:
10.2SD (Timmins)
221-2561 *R*

Honorable Terry Schruck
Mayor of the City of Portland
City Hall
1220 S. W. Fifth Avenue
Portland, Oregon 97204

RECEIVED
APR 25 1972

MAYOR'S OFFICE

Dear Mayor Schruck:

Subject: Application to Add Boise/Humboldt Area to Portland NDP
A-5 and to Fund Certain Activities Therein and Additional
Activities in the Basic Project Area

We are enclosing a copy of our letter of this date, addressed to
Mr. John B. Kenward, Executive Director, Portland Development
Commission, regarding the above subject.

We are transmitting a copy of this letter to you because of the
importance it has to the future of renewal in the city and to our
Annual Arrangement agreement.

Sincerely,

Russell H. Dawson
Russell H. Dawson
for Area Director

Enclosure

COM.	<i>[initials]</i>
EARL	<i>[initials]</i>
PAT	
SEC.	
STENO.	

RECEIVED
APR 24 1972

OFFICE OF COMMISSIONER
OF PUBLIC AFFAIRS



DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
AREA OFFICE
CASCADE BUILDING, 520 S.W. SIXTH AVENUE, PORTLAND, OREGON 97204

AREA OFFICES
Portland, Oregon
Seattle, Washington

April 21, 1972

REGION X
REGIONAL OFFICE
SEATTLE, WASHINGTON

IN REPLY REFER TO:

10.2PM (Arms)
221-2601

Mr. John B. Kenward
Executive Director
Portland Development Commission
1700 S. W. Fourth Avenue
Portland, Oregon 97201

Dear Mr. Kenward:

Subject: Application to Add Boise/Humboldt Area to Portland NDP
A-5 and to Fund Certain Activities Therein and Additional
Activities in the Basic Project Area

On January 10, 1972, this office received from the Portland Development Commission an application on behalf of the Urban Renewal Agency of the City of Portland to enable the addition of the Boise/Humboldt Area to the current NDP A-5 in Portland and to fund activities therein and additional activities in the basic project area.

In response to that application, this office expeditiously reviewed the proposal and found it approvable subject to (a) the local public agency shall not undertake or authorize the undertaking of any activities in the Boise/Humboldt Area which will in fact result in the displacement of families or individuals until the agency submits evidence of compliance with Section 105(c) of the Housing Act of 1949 pertaining to relocation matters; and (b) that the local public agency shall not undertake any execution activities pending the acceptance by HUD of an Urban Renewal Plan submitted by the agency in compliance with Section 134(c) of the Housing Act of 1949. In the case of the latter provision, it must be pointed out that a Workable Program for the City of Portland must be administratively in operation in order for the Urban Renewal Plan to be approvable.

On the basis of the review of the application and conclusion that it was approvable, this office proceeded to take the necessary steps to contract with the Urban Renewal Agency of the City of Portland. On January 31, 1972, this office executed an Allocation Order to provide the funds, obtained pre-validation to assure that the funds were available, initiated notification of Senators Packwood and Hatfield and Representatives Wyatt and Green, and informed you orally that activity of this office was proceeding as expeditiously as possible to fund the application subject to the above mentioned relocation, Urban Renewal Plan, and Workable Program conditions.

Subsequent to January 31, and in the course of executing the necessary actions to fund the project, this office learned that it is authorized to add new project areas to ongoing NDP areas at the beginning of an action year (in the case of Portland, this is July 1); but this office is not authorized (a) to provide additional funds for additional activities, (b) to add an area to the NDP, or (c) to modify previously approved work program in a Mid-Year Contract Amendment.


As you know, it was the intent of Congress when the NDP was established that the Local Public Agency would be placed on a single-year activity and budget basis. Therefore, in view of my delegated authority for administration of the NDP program, it is my intent to approve the addition of the Boise/Humboldt area to Portland's NDP A-5 at the beginning of the project's third action year (July 1, 1972), and to provide the additional \$500,000 set aside on January 31, 1972 to Portland's third action year subject, of course, to the receipt of an acceptable application from the Urban Renewal Agency of the City of Portland for the entire NDP Area and to the above cited conditions.

I again caution you that a pre-requisite of this action is an approved and operating Program for the City of Portland, which means that the Workable Program must be submitted sufficiently early for review by personnel of this office and for corrective actions found to be necessary by the City of Portland thereafter.

Sincerely,


Russell H. Dawson
Area Director

cc:

 Honorable Terry D. Schunk, Mayor of the City of Portland

DEC 10 1971

BRIEF DESCRIPTION OF
THE BOISE/HUMBOLDT URBAN RENEWAL PLAN

The Neighborhood Development Program provides a means for citizen involvement in effecting urban renewal activities in blighted urban areas. It is particularly adaptable to areas primarily seeking to conserve and improve existing neighborhoods. Citizens are involved in all phases of area renewal including planning, funding, and implementation of area improvements.

BACKGROUND

After the formation of the Boise and Humboldt Associations in March, 1971, it was recognized that for effective planning to take place, a smaller, responsive body would need to be formed. Therefore, each Association appointed five members, with alternates, to represent them on a Coordinating Committee to work directly with planning consultants - Mr. Kaji, Mr. Brewer, and the Portland Development Commission. This Committee has been responsible for reporting back to each Association progress of the Coordinating Committee and also for securing input from the citizens at the Association meetings.

The objectives of this Committee were:

1. The development of the needs and desires of the neighborhood.
2. An inventory of existing conditions.
3. The development of a long range neighborhood plan.
4. The establishment of priorities to reach this long range plan.

Through efforts of the Coordinating Committee and Boise/Humboldt citizens, these tasks have been accomplished. The development of the Boise/Humboldt Urban Renewal Plan is based on data developed through this process:

Elements of the Urban Renewal Plan: The plan provides a Statement of Development Objectives for the Boise/Humboldt planning area. From these objectives, the following elements are developed:

- I. General Land Use Plan
 - a. Map
 - b. Land Use Categories
 - c. Planning Criteria and Standards
- II. Standards and Objectives for Rehabilitation, Acquisition, and Clearance
- III. Specific Land Use Designations and Standards or Controls
 - a. Circulation Requirements
 - b. Urban Design Objectives or Controls
- IV. Provisions for Amending Plan

PRIORITIES

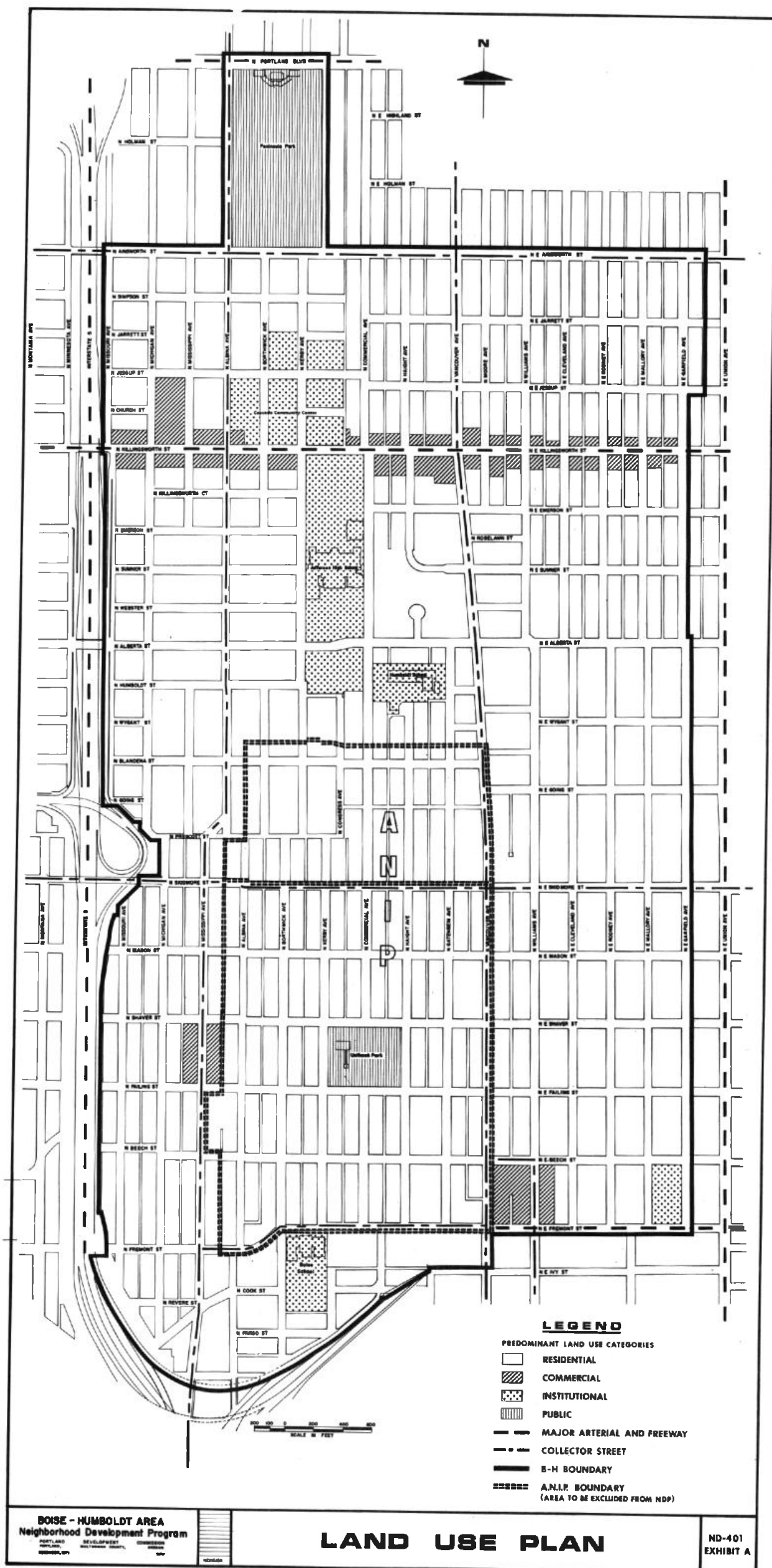
1. Housing Rehab
2. Street Improvements
3. Pedestrian Walks
4. Traffic Safety
5. Community and Social Service Facilities
6. Park and Recreation Facilities
7. Commercial Rehab and Replacement
8. Street Trees

Action Program 2nd NDP Action Year (for period ending June 30, 1972)

1. Housing Rehab
 - a. Grants \$200,000
 - b. Loans

Proposed Project Improvements for 3rd NDP Action Year (July 1, 1972 - June 30, 1973)

1. Street Improvements and Lighting
2. Pedestrian Walks and Bikeways



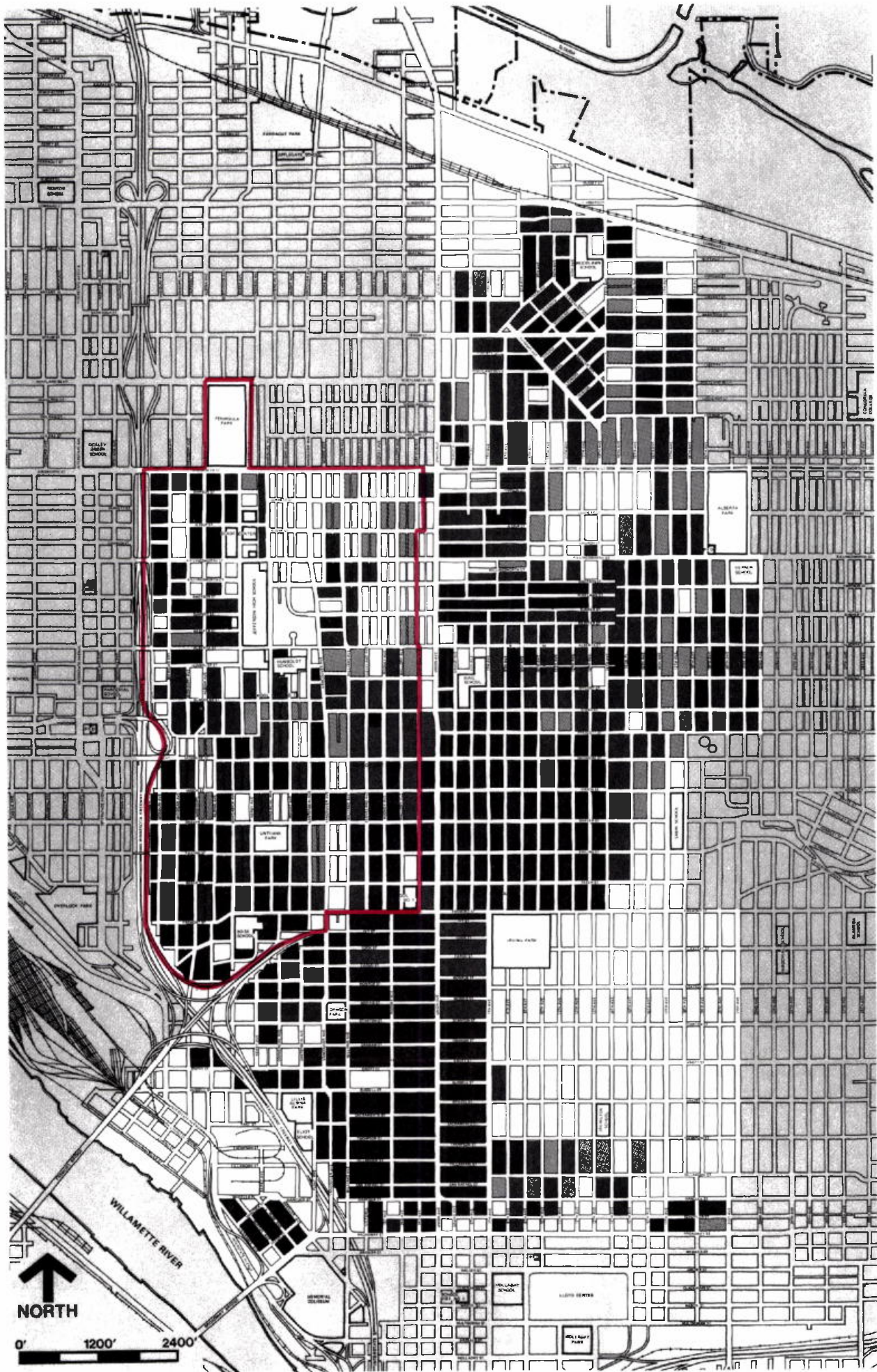
Residential Structure Conditions

- PERCENT SUBSTANDARD
- 1-9
 - 10-19
 - 20-49
 - 50+

Source: 1967 Community Renewal Program report
by Portland City Planning Commission.

PRELIMINARY

— BOISE-HUMBOLDT
NDP BOUNDARY



**URBAN RENEWAL PLAN
(ND 401)**

for

BOISE-HUMBOLDT NEIGHBORHOOD DEVELOPMENT PROJECT

Portland, Oregon

December 6, 1971

**Prepared by the Portland Development Commission,
the Urban Renewal Agency of the City of Portland**

**1700 S. W. Fourth Avenue
Portland, Oregon 97201**

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A. DESCRIPTION OF NDP URBAN RENEWAL AREA

Following is a boundary description of the Boise-Humboldt Urban Renewal Area. The Albina Neighborhood Improvement Urban Renewal Project (ANIP) area lies within the overall Boise-Humboldt Neighborhood Development Project boundary and will be excluded from this program. Treatment in the ANIP has been predominantly residential rehabilitation, and that project is now in its final stages of activity. Close-out of the ANIP is scheduled for December, 1971.

BOISE-HUMBOLDT BOUNDARY DESCRIPTION

The project area is situated in the City of Portland, County of Multnomah, State of Oregon, and is described as follows:

Beginning at the intersection of the north line of N. Portland Boulevard with the west line of N. Albina Avenue, the point of beginning; thence southerly along the west line of N. Albina Avenue to the north line of N. Ainsworth Street; thence westerly along the north line of N. Ainsworth Street to the east property line of the Oregon State Highway Minnesota Freeway (I-5); thence southerly along the east property line of the Minnesota Freeway to the south line of N. Fremont Street; thence westerly to the center line of the 'WN' line of the East Fremont Bridge Interchange (the entrance ramp from N. Commercial Avenue and N. Cook Street to northbound on the Minnesota Freeway (I-5)); thence southeasterly, easterly, and northeasterly along the 'WN' line of the East Fremont Bridge Interchange to the south line of N. Cook Street; thence easterly along the south line of N. Cook Street to the east line of N. Commercial Avenue; thence northeasterly along a straight line from the intersection of the east line of N. Commercial Avenue and the south line of N. Cook Street to the intersection of the west line of N. Gantenbein Avenue and the south line of the alley in Block 1 of Riverview Addition; thence north along the west line of N. Gantenbein Avenue to the north line of N. Ivy Street; thence easterly along the north line of N. Ivy Street and the easterly extension thereof to the east line of N. Vancouver Avenue; thence northerly along the east line of N. Vancouver Avenue to the south line of N. Fremont Street; thence easterly along the south line of N. Fremont Street and N. E. Fremont Street to the southerly extension of the east line of N. E. Garfield Avenue; thence northerly along the east line of N. E. Garfield Avenue and the southerly and northerly extensions thereof to the north line of N. E. Alberta Street; thence westerly along the north line of N. E. Alberta Street to the east line of N. E. Garfield Avenue; thence northerly along the east line of N. E. Garfield Avenue to the south line of N. E. Jessup Street; thence easterly along the south line of N. E. Jessup Street to the east line of the alley in Block 1, Piedmont; thence northerly along the east line of the alley in Block 20 and Block 21, Piedmont, to the north line of N. E. Ainsworth Street; thence westerly along the north line of N. E. Ainsworth Street and N.

Ainsworth Street to the east line of N. Kerby Avenue; thence northerly along the east line of N. Kerby Avenue to the north line of N. Portland Boulevard; thence westerly along the north line of N. Portland Boulevard to the west line of N. Albina Avenue; to the point of beginning and including all land within said boundary, but excluding that area known as the Albina Neighborhood Improvement Project and the Albina Neighborhood Improvement Project Extension described as follows:

Beginning at the intersection of the south right-of-way line of N. Fremont Street with the east right-of-way line of N. Vancouver Avenue, running thence northerly along said east right-of-way line of N. Vancouver Avenue a distance of 2360 feet, more or less, to the intersection with the north right-of-way line of N. Skidmore Street; thence westerly along said north line of N. Skidmore Street a distance of 1600 feet, more or less, to the southwest corner of Block 6, Central Albina Addition to the City of Portland; thence northerly along the west line of Block 6, Central Albina Addition, a distance of 10 feet to the intersection of the easterly extension of the south line of Block 1, Multnomah Addition, and the west line of Block 6, Central Albina Addition; thence westerly along the extension of the south line of Block 1 a distance of 52 feet to the southeast corner of Block 1; thence westerly along the south line of Block 1 a distance of 115 feet to the west line of an alley lying between N. Albina Avenue and N. Mississippi Avenue; thence southerly along the west line of said alley a distance of 1440 feet to the north line of Block 25, Multnomah Addition; thence westerly along the north line of Block 25 a distance of 100 feet to the northwest corner of said Block; thence southerly along the west line of said Block a distance of 400 feet to the southwest corner of said Block; thence easterly along the south line of said Block a distance of 100 feet to the west line of an alley aforementioned; thence southerly along the west line of said alley a distance of 697.2 feet to the south right-of-way line of N. Fremont Street; thence easterly along said right-of-way line a distance of 127 feet, more or less, thence northeasterly along said right-of-way line a distance of 296.15 feet; thence easterly along the south right-of-way line of N. Fremont Street a distance of 692.65 feet to the intersection with the east right-of-way line of N. Commercial Avenue; thence northerly along the said east right-of-way line a distance of 5.1 feet to the intersection with the south right-of-way line of N. Fremont Street; thence easterly along said south right-of-way line a distance of 655.3 feet to the point of beginning, all situated in the City of Portland, County of Multnomah, State of Oregon.

And beginning at the intersection of the east line of N. Vancouver Avenue and the north line of N. Skidmore Street, running thence westerly along said north line of N. Skidmore Street 1,827 feet, more or less, to the west line of an alley lying between N. Albina Avenue and N. Mississippi Avenue; thence northerly along said alley line 273 feet, more or less, to the south line of N. Prescott Street; thence easterly along said line 145 feet, more or less, to a point; thence northerly along a line lying 100 feet east of the east line of N. Albina Avenue 650 feet, more or less, to a point, said point being 100 feet north of the north line of N. Blandena Street; thence easterly along a line lying 100 feet north of the north line of N. Blandena Street 360 feet, more or less, to the west line of N. Kerby Avenue; thence

ND 401 URBAN RENEWAL PLAN, Cont'd

easterly to a point on the east line of N. Kerby Avenue, 60 feet, more or less, said point being 112.5 feet north of the north line of N. Blandena Street; thence easterly along a line lying 112.5 feet north of the north line of N. Blandena Street 100 feet; thence at right angles southerly 12.5 feet; thence at right angles easterly along a line lying 100 feet north of the north line of N. Blandena Street 1,118 feet, more or less, to the east line of N. Vancouver Avenue; thence southerly along said line 923 feet, more or less, to the point of beginning.

B. STATEMENT OF DEVELOPMENT OBJECTIVES

1. To protect and enhance the residential quality of the Boise-Humboldt Project Area and create a long term stable and desirable neighborhood environment, with appropriate physical amenities enhancing its well-being.
2. To encourage active participation by Area residents, the Boise and Humboldt Community Associations or any other duly recognized citizen organization of the Project Area in all planning and implementation of Project Area improvements, and to provide professional planning assistance acceptable to the duly recognized citizen organizations in connection with these undertakings.
3. To foster and encourage cooperative efforts in the Project Area by appropriate City and other public and private agencies.
4. To improve housing quality through rehabilitation to the standards established by this Plan where economically feasible or through clearance where rehabilitation is not economically feasible, and by providing for new housing units to meet the diversity of needs of the community in terms of cost, size and types of housing, with a minimum of 20% of dwelling units on land disposed of for residential construction or residential rehabilitation to be for low or moderate income housing.
5. To install new or to improve existing public facilities such as streets, sidewalks, alleys and curbs; to promote new, improved or expanded public facilities such as schools, parks, community centers and libraries; and, to improve public services to the extent necessary to meet the needs of the neighborhood. Consideration shall be given to long-range studies

and plans of the City Planning Commission and other appropriate public or private agencies or professional consultants in undertaking these activities.

6. To establish a continuing program directed at maintaining housing, public facilities and other improvements in accordance with Project standards on a continuing basis.
7. To classify land use groupings in accordance with the needs of the neighborhood and the community and to achieve such classifications by eliminating and protecting against incompatible land uses.
8. To encourage elimination of major environmental hazards and deficiencies through the removal or consolidation of overhead utility lines, the improvement of streets, curbs, sidewalks, and alleys, the promotion of a street tree planting program, and other appropriate means.
9. To encourage the development of commercial shopping centers adequate to serve the neighborhood.
10. To encourage good urban design so as to:
 - a. Provide a visually appealing urban environment.
 - b. Allow for harmonious blending of adjacent areas.
 - c. Separate, wherever possible, pedestrian walkways from vehicular trafficways.
 - d. Conform to the highest level of design principles and practices in the rehabilitation and construction of individual properties, as well as for the entire Project Area.
11. To employ area residents in carrying out the Project to the greatest extent possible.

C. GENERAL LAND USE PLAN

1. The Boise-Humboldt Area Land Use Plan is attached hereto as Exhibit A and identifies the following:
 - a. Predominant land uses including:
 - (1) Residential
 - (2) Commercial
 - (3) Institutional
 - (4) Public
 - b. Major circulation routes including:
 - (1) Major arterials and Freeway
 - (2) Collector streets

2. Description of Each Predominant Land Use Category Shown on the Land Use Plan

- a. Residential: Land use will be predominantly residential. Supporting and incidental uses are being planned for and will be permitted wherever they are deemed necessary or desirable as a result of continued neighborhood planning for action. In all instances, land use grouping will be controlled to assure compatibility with surrounding uses and traffic circulation patterns.

Dwelling unit densities may vary within the area and will be controlled according to proposed zoning patterns for the Boise-Humboldt Area. Such variation in densities will allow for an orderly mixture of housing types to meet the varied housing needs of residents, and will allow for maintenance of the overall quantity of housing units in Boise-Humboldt. Generally, multi-family densities (A2.5 and A1

zones) will be concentrated along the south and east edges of the area and single family densities (R5 zone) will be maintained and strengthened throughout the rest of the Project Area in accordance with neighborhood plans and priorities.

- b. Commercial: Commercial uses to serve the neighborhood will be concentrated in those areas shown on the Land Use Plan. Locations shown are designed to strengthen the existing commercial strip on Killingsworth Street and to consolidate other scattered commercial uses into centers that are accessible and compatible to the predominant residential use. Development and/or improvement of such commercial areas will be phased over the life of the NDP and will be determined by the availability of funds and neighborhood priorities for action. Commercial use densities will be established according to proposed zoning patterns designed to effectively serve the needs of the surrounding area and eliminate incompatible uses.

A commercial land use study is now underway in the Model Cities Area and will be completed in June, 1972. The results of this study will help to clarify the needs and provide a basis by which commercial land use planning for all the Model Neighborhoods can be more efficiently carried out and implemented.

- c. Institutional: Cascade Community College, Jefferson High School, Humboldt School, Boise School, and a Portland Community College Vocational School are the principal institutional uses in the area. Cascade Community College is presently undertaking activities not under the NDP, to acquire properties and to expand their facilities

in the area adjacent to its present site. Facilities for the Portland Community College Vocational School appear to be adequate to serve the community's needs. The Portland Public School District is presently making adjustments throughout the school system, and adjustments will be made at the Humboldt, Boise, and Jefferson Schools if and when that becomes necessary. Again, the amount of adjustment will be determined after further planning and consultation with the Boise-Humboldt neighborhoods and appropriate agencies, and will be based on standards established by the school district..

- d. Public: Public uses in the area will consist mainly of parks and greenways. Consideration is being given to additional public uses other than what is shown on the Land Use Plan, but size and location has not been determined as yet. Such determination will result from continued planning and consultation with appropriate groups and agencies for implementation of action activities.
3. Planning Criteria or Standards

Planning criteria or standards to be used in determining the following:

- a. Other Uses Permitted or Required in Predominant Land Use Categories
(Accessory or Supporting Uses)

Location, type, and intensity of other uses to serve the Project Area will be determined by the following criteria:

- (1) Needs of the neighborhood.
- (2) Conditional use regulations under the Planning and Zoning Code of the City of Portland.
- (3) Accessibility and compatibility of proposed supporting uses to the predominant land uses.

- b. Internal Circulation System: No major changes will be made to the existing circulation system. Improvements will be made to the present system through the uses of traffic control devices and street re-design to increase pedestrian safety, to improve traffic circulation, and to limit the flow of through traffic on residential streets.

Some street areas may be vacated where feasible to improve traffic conditions, and to accommodate uses for public purposes, and development of new housing or other uses compatible with the Land Use Plan. Such vacations will be made so as not to interfere with the proper functioning of the internal or external circulation system. All streets within the project area will be improved to standards established by the City of Portland.

A recently completed traffic study in the Model Neighborhood will determine future trends relative to transportation routes and traffic volumes throughout the Model Cities Area, and proposes a circulation plan for the next 20 years with recommendations for traffic planning at the neighborhood level. This study has considered plans by the City of Portland and the Oregon State Highway Department for streets and other high volume traffic arterials in the Model Neighborhoods, along with on-going neighborhood plans and the previously mentioned commercial land use study now underway by Planning Consultants. The Portland-Vancouver Metropolitan Area Transportation Study for 1990 (PVMTS), developed by the Columbia Region Association of Governments (CRAG) projects the development

of two arterials (Rose City Freeway and Going Street Expressway) through the Project Area. However, these proposals have not progressed beyond the preliminary concept stage and it appears that these particular arterials will not be developed, if ever, until after 1990. There has been local opposition to these proposals, especially the Rose City Freeway, and studies are now underway by CRAG, the City of Portland and the Oregon State Highway Department to determine the possibilities of alternatives to such proposals.

- c. Public Improvements and Facilities: Principal public improvements will involve street improvements, street lighting and beautification, and development and improvement of pedestrian greenways and parks. Development of pedestrian greenways will occur along existing rights-of-way to facilitate pedestrian safety and provide physical links between parks, schools, commercial centers, and other public places in the area. Surveys of the social and economic needs of area residents indicate a need for a multi-purpose community facility to house the various agencies whose services can provide for assistance in alleviating social and economic needs. School facilities are presently inadequate and are also in need of improvement.

Location and type of improvements will be determined during the ongoing planning phase for action activities, and will be based on needs and priorities of the community. Standards established by the various agencies related to each improvement will also govern size, location, and type of improvement.

D. URBAN RENEWAL TECHNIQUES TO BE USED TO ACHIEVE PLAN OBJECTIVES

1. Rehabilitation

- a. All properties not to be acquired under this Plan shall be rehabilitated to comply with the Property Rehabilitation Standards contained in this Plan and the applicable codes and ordinances governing the condition and use of the properties. The initial rehabilitation activities of the Urban Renewal Agency shall generally be restricted to a portion of the Project Area in order to make a substantial impact on the area to be rehabilitated and to avoid conflict with other areas of the Project Area which may be proposed for public improvements. The area selected for initial rehabilitation shall represent a significant portion of the Project Area. After identification of the type and location of public improvements to be provided, the rehabilitation activities shall be extended to the balance of the Project Area provided that in each action year such rehabilitation activities shall be concentrated in order to maximize the impact of rehabilitation. Determination will be made of the economic feasibility of rehabilitating each structure in the Project Area for the purpose of informing the owner as to the advisability of rehabilitating his property and in order to determine the location of properties to be acquired and cleared in order to meet the objectives and requirements of this Plan.

All plans for rehabilitation of properties will be reviewed by the Urban Renewal Agency or its authorized representatives

to determine whether such rehabilitation plans are consistent with the requirements, objectives and standards of this Plan. Each property owner shall be notified if the proposed rehabilitation does not meet such requirements, objectives and standards.

- b. Property designated by the Urban Renewal Agency for rehabilitation may be acquired by the Agency whenever the owner fails to rehabilitate such property to conform to the objectives, requirements and standards of this Plan. The Urban Renewal Agency may thereafter either rehabilitate and sell such property or sell the property to others who will assure the rehabilitation of the property to conform to the rehabilitation standards of this Plan.
- c. The residential Property Rehabilitation Standards attached hereto marked Exhibit B are by this reference made a part of this Plan.

Owners of non-residential structures which do not comply with the applicable codes, ordinances and statutes relating to existing structures will be encouraged to rehabilitate such structures in compliance with such codes, ordinances and statutes.

2. Acquisition and Clearance

- a. The Urban Renewal Agency may acquire properties where existing conditions do not permit practical or feasible rehabilitation of the structures and the Agency determines that acquisition of such properties and demolition of the improvements thereon are necessary to remove substandard conditions.

Whenever a property owner agrees to rehabilitate his structure regardless of the economic feasibility thereof or otherwise to

redevelop the land to meet the requirements and standards of this Plan, such property shall not be acquired by the Urban Renewal Agency unless the owner fails to complete the rehabilitation or development within a reasonable period of time as determined by the Agency or unless the Agency determines that the acquisition of such property is otherwise necessary to achieve the objectives of this Plan.

- b. The Urban Renewal Agency may acquire properties where detrimental land uses or conditions such as incompatible uses, structures in mixed use, or adverse influences from noise, smoke or fumes exist, or where there exists overcrowding, excessive dwelling unit density, or conversions to incompatible types of uses, and the Agency determines that acquisition of such properties and demolition of the improvements thereon are necessary to remove blighting influences and to achieve the objectives of this Plan.
- c. The Urban Renewal Agency may acquire properties for purposes of providing needed public improvements and facilities. No acquisition of property for any such public improvement will be commenced prior to the review of such proposed acquisition by the recognized Neighborhood Association and the adoption of amendment(s) or supplement(s) to this Plan in accordance with legal requirements designating the type, location, and other characteristics of such public improvements and facilities.
- d. The Urban Renewal Agency may acquire properties for purposes of providing land for new, multi-family dwellings in order to

meet the diverse needs of the community in terms of cost, size and types of housing. The Urban Renewal Agency may acquire any limited interest (less than fee) in properties which may accomplish any of the above purposes or otherwise achieve the objectives of this Plan.

3. Acquisition Approval Procedure

There will be no acquisition under this Section D without prior review and recommendations by the recognized Neighborhood Associations and without further amendments or supplements to this Plan in accordance with legal requirements designating the properties to be acquired.

E. LAND DISPOSITION

1. Specific Land Use Designation and Standards or Controls and Other Restrictions to be Imposed on Land to be Offered for Sale

At the time parcels of property in the Project Area become available for sale, the Urban Renewal Agency shall designate the use and other standards or controls to be applied to the property in its development, which use and controls shall be in accordance with this Plan and with applicable zoning and other code requirements. The recognized Neighborhood Organization shall review and make recommendations concerning any such use and controls prior to their adoption. Redevelopers of such property shall thereafter conform with such requirements in the development of the property. Such obligations will be carried out in the manner hereinafter provided in this Plan.

2. Circulation Requirements

The major streets which are necessary to assure adequate circulation through or on the periphery of the Project Area are shown on the Land Use Plan (Exhibit A). The internal circulation routes shown on the Land Use Plan may be subject to modification, although no major changes are anticipated since the internal circulation system is generally adequate to serve the present and anticipated needs of the Project Area. Any modification, regulation or improvement of the internal system will be carried out in accordance with Subsection 3b of Section C of this Plan and in cooperation with affected redevelopers.

3. Statement of Obligations to be Imposed Upon Developers

The Urban Renewal Agency shall, in accordance with this Plan, make land in the Project Area available for use by private enterprise or

public agencies at a value determined by the Urban Renewal Agency to be its fair reuse value in order that it may be developed or rehabilitated for the purposes specified in this Plan.

To assure that land acquired in the Project Area is used in accordance with this Plan, the Urban Renewal Agency will impose obligations through appropriate covenants or other provisions in disposition documents requiring the purchaser(s): (a) to use the land for the purposes designated in the Urban Renewal Plan; (b) to begin the building of the improvements within a period of time which the Urban Renewal Agency fixed as reasonable; (c) to submit preliminary architectural and site plans, sign plans, landscape plans and final plans and specifications for the construction of improvements on the land to the Urban Renewal Agency for review and approval so that the Agency may determine compliance of such plans and specifications with this Plan and the terms and conditions of the disposition instruments; and, (d) to not discriminate in the sale, lease, use, or occupancy of the property upon the basis of race, religion, color, sex or national origin.

4. Proposal to Provide Low and Moderate Cost Housing

The Urban Renewal Agency shall work with the Neighborhood Associations to determine the number of housing units of low and moderate cost to be developed on land to be disposed of for residential purposes, either subsidized or unsubsidized, and public or private, in order to meet the diversity of needs of the community in terms of cost, size, and types of housing.

5. Urban Design Objectives and Controls

The Urban Renewal Agency may establish detailed architectural and landscape design criteria along with sign controls to assure conformity with the urban design objectives contained in this Plan and may implement these criteria with appropriate provisions in the disposition documents.

Redevelopers will be required to submit to the Urban Renewal Agency architectural plans for construction of improvements, which plans shall be reviewed by a consultant or group of consultants qualified in the fields of urban planning, architecture, graphic design, or landscape architecture, as may be appropriate. The Urban Renewal Agency shall obtain an opinion or opinions in writing from such consultant(s) concerning the urban design or architectural merit of the plans submitted.

6. Duration of Controls

The provisions and requirements prescribed in this Section E shall be in effect for 30 years from the date of recordation of this Plan except that the non-discrimination provision shall continue in perpetuity.

F. OTHER PROVISIONS NECESSARY TO MEET REQUIREMENTS OF APPLICABLE STATE OR LOCAL LAW

Land uses proposed by this Plan have been established in conformity with the General Plan for the City as a whole, the Preliminary Comprehensive Plan for Model Cities, and the detailed Neighborhood Plan developed for the Boise-Humboldt Project Area. The Plan provides an outline for the development and rehabilitation of the Area.

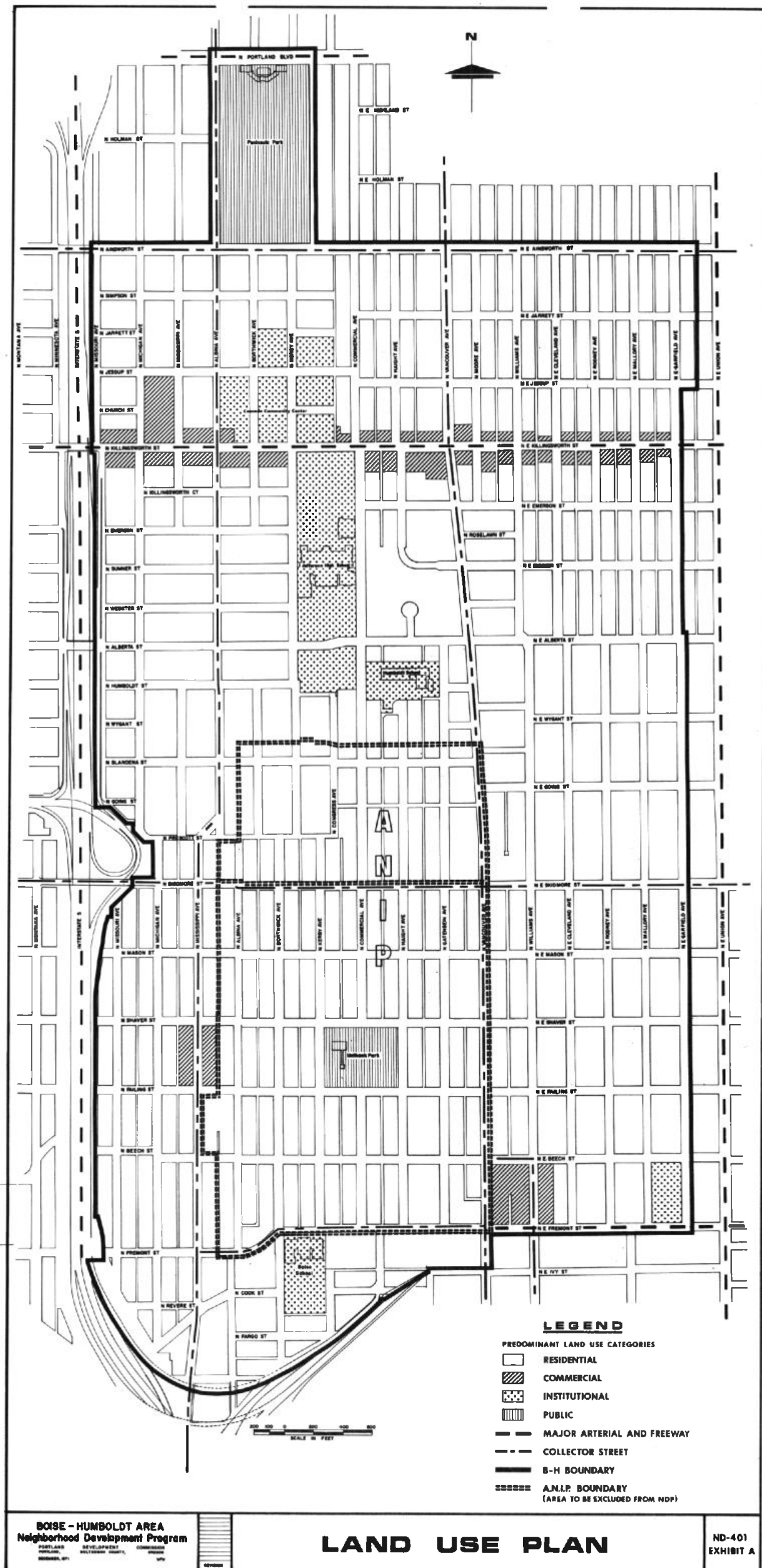
1. The land use requirements set forth in this Plan for both properties to be acquired and those not to be acquired are in accordance with the planning principles, restrictions and objectives of the City. All land that is acquired will be rehabilitated or cleared and re-developed in accordance with the land use designations set forth in the Land Use Plan (Exhibit A). Installation of new and improvement of existing public facilities will be in accordance with the provisions of this Plan and other local provisions and requirements.
2. Streets will be surfaced or resurfaced and curbs and sidewalks constructed or repaired to meet local standards and objectives. The street pattern in the Project Area is adequate for traffic circulation in a residential neighborhood. Traffic conditions will be upgraded and improved in the manner indicated in this Plan. Public transportation and public utilities are adequate to serve the Project Area and any contemplated increases in population density in the Area.
3. The development of parks and other public improvements and community facilities is in accordance with local plans and objectives for providing adequate recreational and cultural facilities for the Project Area.

4. Proposed land uses, maximum densities and building requirements in the Project Area are provided through this Plan and through applicable zoning provisions.
5. No relocation activity is anticipated in this Project Area for this Second Action Year under the Neighborhood Development Program, therefore, no relocation program for the Boise-Humboldt Area has been developed. However, at such time when relocation activities are proposed in this Project Area a Relocation Plan will be developed in accordance with regulations set forth under Federal, State and Local laws to provide for the temporary and permanent relocation of these persons to be relocated into decent, safe, and sanitary dwellings.
6. The Urban Renewal Agency shall, in accordance with this Plan, make land available for use by private enterprise or public agencies at its fair reuse value.

G. PROVISIONS FOR AMENDING THE PLAN

This Plan may be changed, modified or supplemented from time to time by the Urban Renewal Agency in cooperation with the recognized Neighborhood Association. Any proposed change, modification or supplement which will substantially change the Plan as previously approved by the City Council shall similarly be approved and recorded in the same manner as the original Plan. Substantial changes shall be regarded as revisions in Project boundaries, land uses, the major circulation routes, material provisions of the Property Rehabilitation Standards as set forth in this Plan, and other changes which have a general application to the Project Area and to the basic objectives of this Plan.

This Plan is to be carried out with Federal financial assistance as a Neighborhood Development Program authorized by the National Housing Act of 1968. Under the Neighborhood Development Program, it is anticipated that this Plan will be changed, modified or supplemented during the undertaking of the Project as development potential and conditions warrant or as local needs dictate.



PROPERTY REHABILITATION STANDARDS

INTRODUCTION

These property rehabilitation standards are adapted to the physical conditions prevailing in the Neighborhood Development Program Areas and serve three basic purposes:

1. They are used as standards in the inspection and evaluation of conditions of residential properties to be considered for rehabilitation.
2. They are part of the criteria for determining whether rehabilitation is feasible for individual residential properties.
3. They serve as minimum standards to which individual residential properties shall be improved, if rehabilitation is feasible.

PROPERTY REHABILITATION STANDARDS

CHAPTER I

DEFINITIONS

GENERAL

Definitions given in this chapter are included to provide a basis of understanding the meaning of these terms, phrases and their derivatives wherever used in these standards. These definitions have general consistency with those used throughout the building industry, but are directed to the specific needs of rehabilitation, as covered in this document. None are intended to nullify the provisions of any local code but are furnished to provide maximum understanding of these standards.

DEFINITIONS

Accessory Building: A secondary building, the use of which is incidental to that of the main building and which is located on the same plot.

Addition: Any construction which increases the size of a building or adds to the building, such as a porch or an attached garage or carport.

Alley: A service way providing a secondary public means of access to abutting properties.

Alteration: Construction which may change the floor plan, structural parts, mechanical equipment or location of openings but which does not increase the size of the building.

Area:

Building Area: The total ground area of each building and accessory building but not including uncovered entrance platforms, terraces, and steps.

CHAPTER I

DEFINITIONS (Cont.)

Floor Area: The total area of one story measured within exterior enclosing walls or between exterior walls and firewalls of a building. This area includes bays and dormers but does not include space in garages or carports or in attics.

Attic: Accessible space between top of uppermost ceiling and underside of roof. Inaccessible spaces are considered structural cavities.

Basementless Space (Crawl Space): An unfinished, accessible space below the first floor which is usually less than full story height.

Carport: A roofed space having at least one side open to the weather, primarily designed or used for motor vehicles.

Cellar: That space of a building which is partly or entirely below grade and has more than half of its clear height below the average grade of the adjoining ground.

Dampproofing: A treatment of a surface or structure which retards the passage of water.

Dilapidated: Fallen into partial ruin or decay.

Driveway: A private way for the use of vehicles and pedestrians.

Dwelling: A building designed or used as the living quarters for one or more families.

Detached: A dwelling which is completely surrounded by permanent open spaces

Multifamily: A building containing three or more living units for families living independently of each other.

CHAPTER I

DEFINITIONS (Cont.)

Dwelling Unit: See Living Unit.

Exit: A continuous and unobstructed way to get from the interior of a building to the outside at grade level. A secondary exit may, under certain conditions, provide only emergency egress to an adjacent building or roof, from which safe travel can be made to grade level.

Family: One or more persons occupying a single living unit. Such persons do not have to be related by birth or marriage to constitute a family unit.

Flashing: Sheet metal or other impervious material used in roof and wall construction to protect a building from seepage of water.

Floor: See Story.

Foundation: Construction, below or partly below grade, which provides support for exterior walls or other structural parts of the building.

Garage: A building or enclosure primarily designed or used for motor vehicles.

Attached: A garage having all or part of one or more walls common to the dwelling or to a covered porch attached to the dwelling.

Detached: A garage which is completely surrounded by open space. A garage connected to the dwelling by an uncovered terrace is defined as a detached garage.

Built-in: A garage located within the exterior walls of a dwelling.

CHAPTER 1

DEFINITIONS (Cont.)

Habitable Room: See Room.

Living Unit: A dwelling or portion thereof, providing complete living facilities for one family, including permanent provisions for living, sleeping, eating, cooking and sanitation.

Lot: A parcel of land that is described by references to a recorded plat or by metes and bounds.

Lot Coverage: That percentage of the plot area covered by the building area.

Lot Line: A line bounding the lot as described in the title to the property.

New Construction: (a) Proposed construction or other new structures erected on cleared or vacant land; or (b) New additions to an existing building which enlarge the floor area or height of the building.

Property: A lot or plot, including all buildings and improvements thereon.

Rafters: A series of roof framing members, spaced not more than 30 inches o.c. in roofs having slopes over 3 in 12.

Rehabilitation: The restoration of a reuseable single or group of structures which overcomes deterioration and provides a satisfactorily improved physical condition for residential purposes.

Rehabilitation Construction: Rehabilitation construction includes the following categories:

CHAPTER 1

DEFINITIONS (Cont.)

- a. All repairs to or replacement of present elements of an existing building, such as windows, stairs, walls, floors, roof, plumbing, wiring, heating or other equipment.
- b. Rearrangement of rooms by the relocation of partitions or by the installation of new bathrooms and kitchens.
- c. The general replacement of the interior of a building. This replacement may or may not include changes to structural elements such as floor systems, columns or load bearing interior or exterior walls.

Repair: To restore to a sound and acceptable state of operation, servicability or appearance. Repairs shall be expected to last approximately as long as would the replacement by new items.

Replace: To remove an existing item or portion of a system, and to construct or install a new item of similar or improved quality as the existing item when new. Replacement will ordinarily take place where the item is incapable of repair or where repair would be more costly.

Room:

Habitable Room: A space used for living, sleeping, eating or cooking, or combinations thereof, but not including bathrooms, toilet compartments, closets, halls, storage rooms, laundry and utility rooms, basement recreation rooms and similar spaces.

Combined Rooms: Two or more adjacent habitable spaces which by their relationship, planning and openness permit their common use.

CHAPTER I

DEFINITIONS (Cont.)

Shall: Indicates a requirement.

Should: Indicates minimum good practice but is not mandatory.

Space Heater (room heater): A self-contained above-the-floor device for furnishing heated air, through openings in its casing, directly into the space in which the device is located or immediately adjacent to it. The device may be free-standing or recessed in a wall or partition.

Story: That portion of a building between a floor and the next floor above, or roof.

Basement: A space of full story height below the first story, which is partly below grade.

First Story (First Floor): The lowermost story accessible from outside the building at grade with its floor closest to grade and utilized as habitable space.

Half Story: A story, finished as living accommodations, located wholly or partly within the roof frame and having a floor area at least one half as large as the story below. Space with less than 4 feet clear headroom shall not be considered as floor area.

Top Story: The story between the uppermost floor and the ceiling or roof above.

Substandard Building: Any building or portion thereof in which there exist physical conditions serious enough to endanger the life, limb, health, property, safety or welfare of the occupants or of the public.

CHAPTER I

DEFINITIONS (Cont.)

Ventilation:

Mechanical: Supply and removal of air by power-driven devices.

Natural: Ventilation by openings to outside air through windows, doors or other openings.

Wall:

Bearing Wall: A wall which supports any vertical load in addition to its own weight.

Curtain Wall: A nonbearing exterior wall supported by the structural framework of the building.

Fire Wall: A continuous wall from foundation to roof with designated qualities of fire resistance and structural stability which subdivides a building into fire areas, and which resists the spread of fire.

Non-bearing Wall: A wall which supports no vertical load other than its own weight.

Parapet Wall: That part of any wall entirely above the roof.

Retaining Wall: Any wall used to resist lateral displacement of any material.

CHAPTER 11

GENERAL ACCEPTABILITY CRITERIA

A. The requirements identified in these standards shall apply to all residential properties in the Project Area.

B. GENERAL

These general acceptability criteria apply to all existing one through eleven living unit properties in the Project Area.

R201 LOCAL CODES AND REGULATIONS

R201-1 In addition to the minimum standards set forth in the Property Rehabilitation Standards contained herein, the property owner or his builder shall comply with all applicable code requirements of the City of Portland including, but not limited to, the Building Code, Electrical Code, Fire Code, Health and Sanitation Code, Housing Code, Planning and Zoning Code and Plumbing Code, as amended from time to time.

Where the local code, regulation or requirement permits lower standards than required herein, these Property Rehabilitation Standards shall apply. In the event the local code, regulation or requirement precludes compliance with these standards, the property may be ineligible for FHA mortgage insurance unless the stated objectives set forth herein are fully attained by the alternate means proposed.

R202 ACCESS

R202-1 Access to the Building

Walks and steps shall be provided for all weather access to the building and constructed so as to provide safety, reasonable durability and economy of maintenance.

CHAPTER 11
GENERAL ACCEPTABILITY CRITERIA (Cont.)

R202-2 Access to Each Living Unit

Access to each living unit shall be provided without passing through any other living unit.

R203 DILAPIDATED OR BLIGHTED STRUCTURES

All dilapidated portions of existing properties or blighted structures which are not economically repairable shall be removed, or, at the owner's option, repaired or replaced with a structure that appropriately serves the property. See R406-1 for exterior appurtenances.

CHAPTER III
SITE CRITERIA

R300 OBJECTIVE

To develop the individual site or group of sites so that obsolescence is overcome, and the development is appropriate and an asset to the neighborhood in which it is located.

R301 OPEN SPACE

Every residential building shall have sufficient open space to permit convenient access for maintenance, fire protection, adequate light and ventilation of habitable rooms and reasonable indoor privacy.

R301-1 Deficient yard dimensions to property lines of existing buildings shall not be made a reason for rejection.

R302 SITE IMPROVEMENTS

The open space of each property shall provide (a) for the immediate diversion of water away from buildings and disposal from the lot, (b) prevent soil saturation detrimental to structures and lot use, and (c) where needed, appropriate walks, parking areas, driveways, exterior steps and landscaping.

CHAPTER IV
BUILDING PLANNING

R400 OBJECTIVE

To assure a living unit which provides for a healthful environment and complete living facilities arranged and equipped for suitable and desirable living conditions commensurate with the type and quality of the property under consideration.

R401 SPACE STANDARDS

R401-1 General

R401-1.1 Provide each living unit with space necessary for suitable living, sleeping, cooking and dining accommodations, storage, laundry and sanitary facilities; also, provide space of such size and dimensions so as to permit placement of furniture and essential equipment.

R401-2 Room Sizes

The size of rooms shown in Table R4-1 shall be minimum for the subdividing of existing spaces. Unremodeled existing rooms where considered of adequate size and arrangement for the intended function by the proper authority are acceptable.

CHAPTER IV
BUILDING PLANNING (Cont.)

TABLE R4-1

ROOM SIZES

Name of Space (1)	Minimum Area (Sq.Ft.) (2)			Least Dimension (3)
	0-BR	LU	1 & 2 BR LU	
LR	N/A	140	150	10-0
DR	N/A	80	100	7-8
K	N/A	50	60	5-4
K'ette	20	25	40	3-6
BR (Double)	N/A	110	110	8-8
BR (Single)	N/A	90	90	7-0
LR-DA	N/A	180	200	(3)
LR-DA-K	N/A	220	250	(3)
LR-DA-SL	220	N/A	N/A	(3)
LR-SL	190	N/A	N/A	(3)
K-DA	80	80	110	(3)
K'ette-DA	60	60	90	(3)

NOTES: (1)

Abbreviations:

LU = Living Unit
LR = Living Room
DR = Dining Room
DA = Dining Area
K = Kitchen

K'ette = Kitchenette
BR = Bedroom
SL = Sleeping Area
N/A = Not Applicable
0-BR = No Separate Bedroom

- (2) Variations to these areas and dimensions may be permitted when existing partitions preclude precise compliance, and the available area or dimensions do not hinder furniture placement and the normal use of the space.
- (3) The least dimension of each room function applies, except for the overlap or double use of space in combination rooms.

CHAPTER IV
BUILDING PLANNING (Cont.)

R401-3 Privacy and Arrangement

R401-3.1 Access to all parts of a living unit shall be possible without passing through a public hall.

R401-3.2 A bathroom shall not be used as a sole passageway to a habitable room, hall, basement, or to the exterior.

R401-3.3 Where the access to an existing bathroom is through a bedroom in living units having more than one bedroom, this planning arrangement shall be accepted if it is judged to be acceptable to the market.

O-401 A bathroom should not be separated from all bedrooms of a living unit by locating it a full story above or below the bedrooms.
A bedroom should not be used as the only means of access to another bedroom or habitable room.

R401-4 Kitchen Facilities

Each living unit shall have a specific kitchen space, which contains a sink with counter work space and has hot and cold running water, adequate space for installing cooking and refrigeration equipment, and for storing cooking utensils.

R401-4.1 Minimum areas of kitchen storage space shall be as follows:

- a. Total shelving in wall and base cabinets - 30 sq. ft.
- b. Drawer area - 5 sq. ft.
- c. Usable storage shelving in cooking range or under sink may be counted in the total shelving needed.

Kitchen storage space of living units having two or more bedrooms should be appropriately increased in total area to accommodate the needs of more occupants.

CHAPTER IV
BUILDING PLANNING (Cont.)

R401-5 Space for Laundry Facilities

Adequate space shall be provided for laundry equipment. Where nearby public commercial laundries are available, consideration may be given as to the extent residents can be expected to use them in determining laundry space needs.

R401-6 Closets and General Storage

Clothes closet space shall be provided within bedrooms or conveniently located nearby. In addition, each living unit shall have a suitable space within the unit or a locked space elsewhere within the building for general storage. The only clothes closet space shall not be located within a kitchen.

R 402 Public Entrance Spaces

Provide either natural ventilation of at least 5 percent of floor area or mechanical ventilation.

R402-1 Ventilation of Structural Spaces

Natural ventilation of spaces such as attics and enclosed basementless spaces shall be provided by openings of sufficient size to overcome dampness and minimize the effect or conditions conducive to decay and deterioration of the structure, and to prevent excessive heat in attics. Exterior ventilation openings shall be effectively screened where needed.

R403 Exterior Doors

Exterior doors shall have safe locks.

R403-1 Interior Doors

Provide a door for each opening to a bedroom, bathroom or toilet compartment; with a locking device on bath and toilet compartment doors.

CHAPTER IV
BUILDING PLANNING (Cont.)

R403-2 Attic and Basementless Spaces

Access to attics shall be provided by means of conveniently located scuttles or a disappearing or permanently installed stairway. For attic and basementless spaces, the minimum access opening shall be 14 x 22 inches. However, if either are to contain mechanical equipment, the access opening shall be of sufficient size to permit the removal and replacement of the equipment.

R404 STAIRWAYS

R404-1 General

All stairways shall provide safety or ascent and descent, and stairs and landings shall be arranged to permit adequate headroom and space for the passage of furniture and equipment.

R405 CORRIDORS AND HALLWAYS

R405-1 General

Corridors and hallways shall provide adequate, safe and unobstructed circulation from living units or other spaces to various means of exit.

R406 EXTERIOR APPURTENANCES

R406-1 All exterior appurtenances or accessory structures which serve no useful purpose, or those in a deteriorated condition which are not economically repairable, shall be removed. Such structures include porches, terraces, entrance platforms, garages, carports, walls, fences, miscellaneous sheds.

CHAPTER V

FIRE PROTECTION

R500 OBJECTIVE

To assure a high degree of safety to life and property preservation, by the separation of living units and the use of materials which will retard the spread of fire and prevent the passage of flame, smoke and hot gases through open or concealed spaces within the building, and to provide means of egress which will permit persons to leave the building with safety in an emergency, and permit access for fire control personnel.

R501 EXITS

R501.1 Multifamily building, (3 through 6 stories), having not more than 25 living units above the first floor shall have:

At least one of the two required exits shall be a noncombustible stairway having at least a 1 hr. enclosure with Class C doors at all openings with self-closing devices. The second exit shall be one of the following:

- a. An enclosed, noncombustible stairway, or smoke tower,
- b. A horizontal corridor exit with self-closing Class B-1 hr. fire door,
- c. Fire escape direct from each living unit above the first floor.

R501-2 Multifamily building of more than 25 living units above the first floor, or more than six stories, or both, shall have the following:

At least two well separated, noncombustible and enclosed stairways with 2-hr. fire resistance rating of enclosure and with Class B-1 1/2 hr. fire doors at all stairway openings, with self-closing devices. A smoke-tower is an acceptable substitute for one enclosed stairway.

CHAPTER V
FIRE PROTECTION (Cont.)

R502 EXTERIOR FIRE PROTECTION

- 0-502 a. Exterior stairs of combustible materials should be covered and protected from rain and snow.**
- b. The treads of exterior stairs should be closed and have a non-slip surface.**

CHAPTER VI

MATERIALS AND PRODUCTS

R600

OBJECTIVE

To provide materials of such kind and quality as to assure that the dwelling will provide: (a) appropriate structural strength, (b) adequate resistance to weather and moisture, and (c) reasonable durability and economy of maintenance.

CHAPTER VII

CONSTRUCTION

R700 OBJECTIVE

To assure that the construction of the building will provide:

(a) sufficient structural strength and rigidity, (b) adequate protection from corrosion, decay, insects and other destructive forces, (c) necessary resistance to the elements, (d) reasonable durability and economy of maintenance, and (e) acceptable quality of workmanship.

0-700 Insulation: Where existing exterior walls and top floor do not have insulation, consideration should be given to installing the proper amount to prevent excessive heat loss and to provide comfort for residents.

R701 EXTERIOR WALLS

R701-1 Basement and Foundation Walls

Basement and foundation walls shall prevent the entrance of water or moisture into a basement or crawl space area. Cracks in the walls shall be effectively sealed, and loose or defective mortar joints shall be replaced. Where necessary, the interior or exterior face of the walls shall be dampproofed by bituminous coating and cement parging, or equivalent.

R701-1.1 Any deficiencies in proper grading or paving adjacent to the building shall be corrected to assure surface drainage away from basement walls.

CHAPTER VII
CONSTRUCTION (Cont.)

R702 FLOOR CONSTRUCTION

0-702 Basement or Cellar Floors

The floors of all basement, cellar and furnace rooms SHOULD be paved in accordance with applicable codes and ordinances.

R703 PROTECTION FROM RODENTS, TERMITES OR OTHER INFESTATION

R703-1 Inspection For Decay and Deterioration

An inspection shall be made of both interior and exterior construction for evidence of rot, rust or decay damage or other hazards. Where structural damage to such materials is found to exist, correction shall be provided.

R703-2 Decay

For construction near the soil or otherwise subject to moisture, the replacement of decay damaged lumber or finish materials, if of wood, shall be preservatively treated or be of a naturally resistant species.

CHAPTER VIII

EXTERIOR AND INTERIOR FINISHES

R800 OBJECTIVE

To assure that the building will acceptably: (a) prevent the entrance or penetration of moisture and weather, (b) protect from damage by decay, corrosion, insects and other destructive elements and (c) provide reasonable durability and economy of maintenance.

R801 EXTERIOR FINISH

R801-1 Exterior Wall Covering

Repairs or replacement shall be made to defective exterior wall finish materials. Exterior walls shall be free of holes, cracks and broken or rotted finish materials.

R801-2 Roof Covering

All roofs shall have a suitable, watertight and reasonably durable covering free of holes, cracks, excessively worn surfaces or other defects.

R802 GUTTERS AND DOWNSPOUTS

Each dwelling shall have a controlled method of disposal of water from roofs where necessary to prevent damage to the property, and to avoid causing unsightly staining of walls and windows where adequate roof overhangs are not provided, and provide controlled means of disposal.

R803 FLASHING

To prevent the entrance of water, all critical joints in exterior roof and wall construction which are exposed or partly exposed shall be protected by sheet metal or other suitable flashing material.

CHAPTER VIII
EXTERIOR AND INTERIOR FINISHES (Cont.)

0-803 An inspection should be made of the following locations to determine the effectiveness of present flashing: roof to wall intersections, roof to chimneys, roof valleys, pipe projections through roof, eaves and rake, and parapets.

R804 WINDOWS, DOORS AND OTHER OPENINGS

0-804 Screens should be provided for all windows, doors and other openings except in regions where their use is not customary or needed. Existing screens, and storm sash which are to be continued in use shall be in suitable condition to serve their intended purposes.

R805 INTERIOR WALL AND CEILING FINISH

All interior walls and ceilings shall provide (a) a finish surface suitable for painting or other decoration, (b) a waterproof and hard surface in spaces subject to moisture, (c) reasonable durability and economy of maintenance.

R806 FINISH FLOORS

Finish floors shall be appropriate to the use of the space; be in good condition, provide reasonable ease of maintenance, and an extended service life.

R806-1 Kitchen, Bathroom Floors and Toilet Compartments.

Floors in kitchens, bathrooms and toilet compartments shall be of a durable, waterproof, non-absorptive material, such as asphalt, vinyl-asbestos, vinyl-plastic, rubber or ceramic tiles, or linoleum. Wood finish flooring shall not be used for these rooms.

CHAPTER VIII
EXTERIOR AND INTERIOR FINISHES (Cont.)

R807 PAINTING AND DECORATING (Exterior and Interior)

Protective and decorative finish coating or surfacing shall provide
(a) adequate resistance to weathering, (b) protection of finish surfaces from moisture or corrosion, (c) reasonable durability.

R807.1 Where painted, wallpaper or other decorative surfaces are in good condition or show evidence that proper maintenance has taken place and the property is between such periods of maintenance, and where the rehabilitation will not disturb that part of the building, painting and redecoration may not be required.

Appropriate cleaning of existing interior and exterior finish surfaces shall be provided regardless of whether or not painting or other decoration work is done.

Plastered walls and ceilings shall be painted or papered. Other wall and ceiling materials shall have an appropriate finish surface. Kitchens and baths shall be painted or papered to provide a waterproof and washable finish surface.

R808 ALTERATIONS AND REPAIRS

All alterations, repairs and other improvements shall be harmonious and tie in with existing materials to remain in an acceptable manner.

CHAPTER IX
MECHANICAL EQUIPMENT

R900 OBJECTIVE

To provide mechanical equipment for the building and its living units that will meet the needs of the intended occupants and be of a quality and condition which will assure: (a) safety of operation, (b) adequate capacity for its intended use, (c) protection from moisture, corrosion or other destructive elements, (d) reasonable quietness of operation and (e) reasonable durability and economy of maintenance.

R901 GENERAL

R901-1 All mechanical equipment shall be installed so that maintenance and replacement can be performed without the removal of other equipment.

R902 HEATING

Unvented space heaters shall not be permitted.

R903 PLUMBING

R903-1 General

The plumbing system and its appurtenances for each building shall provide satisfactory water supply, drainage, venting and operation of fixtures.

R904 DOMESTIC WATER HEATING AND STORAGE

R904-1 Prohibited Locations

No water heater shall be installed in any room used or designed to be used for sleeping purposes. No gas or oil fired water heater shall be located in a bathroom, clothes closet, under any stairway, or in a confined space with access only to the above locations.

CHAPTER IX
MECHANICAL EQUIPMENT (Cont.)

R905 ELECTRICAL

R905-1 General

All habitable rooms and other appropriate spaces requiring electrical service shall be provided with a system of wiring devices and equipment to safely supply electrical energy for proper illumination, appliances, resident security, and other electrical equipment.

0-905 Existing Wiring and Equipment

Existing wiring and electrical equipment where its continued service is contemplated shall not be a potential source of electrical hazard or ignition of combustible materials, and shall be so determined by the proper authority. Wherever these potential hazards are determined to be present, replacement of existing wiring and equipment shall be made. Existing facilities that are inadequate to meet anticipated demands should be appropriately increased.

VARIATIONS TO STANDARDS

A variation to provisions contained herein may be permitted by the Urban Renewal Agency with the concurrence of the local Federal Housing Administration office for specific cases only when the variation attains the stated objectives contained herein and where practical difficulties, unnecessary hardships or consequences inconsistent with the general purposes of this Plan Amendment may result from the literal interpretation and enforcement of restrictions and limitations imposed by this Plan Amendment. In no instance will adjustments or variances be granted that will alter the land uses or other basic requirements of the Plan Amendment, or where the net result of such adjustments or variances would have or would continue to have either a blighting or deteriorating effect upon the surrounding structures or upon the Project Plan. Variations shall be limited to specific cases and shall not be repetitive in nature or establish precedents for similar acceptance in other cases.

PART IV - BOISE-HUMBOLDT NEIGHBORHOOD DEVELOPMENT PROJECT AREAS

1. Report on Urban Renewal Plan

a. Basis for Determining Elements of the Land Use Plan

Elements of the Land Use Plan were determined on the basis of needs for neighborhood improvement. Identification of such needs is the result of input from residents of the area, analysis of data relative to physical, social, and economic conditions, and analysis of planning studies and development proposals by other public agencies or private interests as they affect the Boise-Humboldt Area. Elements of the Land Use Plan have been developed in compliance with City-wide and Model Cities development objectives established under the detailed Boise-Humboldt Neighborhood Plan, the 1966 Comprehensive Development Plan and the Workable Program for the City of Portland, and the Model Cities Comprehensive Physical Development Plan. (The latter Plan is preliminary and is being reviewed by various public agencies in Portland prior to finalization).

(1) Major Land Uses and Proposed Densities

The primary objectives in carrying out the neighborhood improvement program are to rehabilitate existing and develop new housing to the fullest extent possible, and to eliminate blighting influences throughout the Project Area. Major land use categories identified on the Land Use Plan are designed to carry out these objectives and will serve to strengthen the predominantly residential environment of Boise-Humboldt and provide for compatible supporting commercial and other non-residential developments to serve neighborhood needs.

Grouping of land uses were also determined on the basis of existing physical conditions in the area and identifiable trends in land developments due to traffic circulation patterns, population densities, and social and economic factors affecting the neighborhood. Any proposed land use changes will be phased over the life of the NDP and will be determined by the availability of funds and priorities for action set by the recognized neighborhood association. Much of the incompatible and deteriorated land uses are concentrated along existing collector and arterial streets, and it is along these collectors and arterials that most of the proposed land use changes may occur. Densities will vary from section to section of the Project Area to allow for an orderly mixture of housing types. Such densities will be governed by proposed zoning patterns to best accomplish the overall goals of the Plan.

(2) Major Circulation Routes

Major arterials and collector streets are identified on the Land Use Plan and reflect existing and projected traffic volumes in and around the area. These major circulation routes are based on recommendations made by a traffic study recently completed in the Model Cities Area by the firm of DeLeuw, Cather & Company, Consulting Engineers. (A final report of the study is now being prepared by DeLeuw, Cather & Company.)

No major physical changes to the streets will be made in Boise-Humboldt. Recommendations of the traffic study include the widening of Union Avenue outside of the Project Area to allow for higher traffic volumes, and in that way attract most of the through traffic away from the B-H Area. The study also recommends the designation of parts of Mississippi and Albina, all of Vancouver, Killingsworth and Ainsworth and part of Fremont Streets as collector streets. (See Exhibit A, ND 401).

(3) Major Public Facilities

Proposals for the development and improvement of public facilities are based on identified deficiencies in the Boise-Humboldt Area. Existing schools and parks are the principal public facilities. Overcrowded school conditions indicate the need for school facilities expansion, and except for Unthank Park, some emphasis is also needed in improving or creating other recreational spaces.

Consideration is also being given to development of a multi-purpose community facility to provide for accessible social, health, economic, and recreational services to area residents. Although most major intersections are signalled, pedestrian safety is questionable. Development of pedestrian and bicycle pathways will alleviate this problem and at the same time enhance the physical appearance of streets in the Boise-Humboldt Neighborhood.

b. Basis for Planning Criteria to Be Used in Determining:

(1) Specific Land Uses, Densities, and Locations

Specific land uses, densities, and locations will be determined in accordance with the Planning and Zoning Code of the City of Portland and the Boise-Humboldt Neighborhood Plan developed in 1971 by the neighborhood planning consultant and citizens of the Boise and Humboldt Neighborhood Associations. Implementation of improvement and development proposals of the Neighborhood Plan will proceed on the basis of established neighborhood needs and priorities for action.

Elements of the Neighborhood Plan are based on the following which also serve as criteria for determining specific land uses, densities, and locations:

- (a) Model Cities Comprehensive Development Plan. This recently completed Plan is preliminary and is presently being reviewed by various groups and agencies in the City for finalization.
- (b) The 1966 Comprehensive Development Plan for Portland, Oregon.

(2) Specific Characteristics of Internal Circulation System

Adjustments in the internal circulation system will be made in compliance with standards established by the City of Portland. No major adjustments are anticipated. Changes that are made in the system will be guided by the need for traffic control in the area and recommendations developed in a recently completed traffic study in the Model Cities Area by consultants. The primary objective in planning the circulation system is to maximize pedestrian safety and reduce traffic volumes on neighborhood streets without creating conflicts for the flow of through traffic originating outside of Boise-Humboldt.

(3) Need, Type, Location, and Capacity of Public Improvements and Facilities

Development of public facilities and other public improvements will be based upon Project Area needs in the long range effort to reinforce and stabilize the residential quality of the neighborhood. For each public improvement or facility that is developed or improved, appropriate agencies will be consulted besides neighborhood committees in order that proper standards are met and

that such work is accomplished in accord with the Urban Renewal Plan and the needs and priorities established.

c. Statement Which:

(1) Establishes How Urban Renewal Plan Is In Conformity with the General Plan and Workable Program

Development objectives for Boise-Humboldt in the Urban Renewal Plan coincide with community-wide objectives for improved housing and overall neighborhood environmental conditions described in Portland's Workable Program. The 1966 Comprehensive Development Plan for Portland is an element of the Workable Program and identifies the Boise-Humboldt Area as residential in nature. This concept corresponds with the proposed treatment in the Project Area under the Urban Renewal Plan.

(2) Describes Plan's Relationship to Definite and Identified Local Objectives

The Community Renewal Program (CRP) developed by the Portland City Planning Commission in 1967 describes the Project Area as in need of extensive improvement work to correct extreme physical and environmental deficiencies. In addition, the preliminary Comprehensive Development Plan for the Model Cities District of Portland prepared by the Planning Commission in 1971 lists specific goals and objectives for the Model Cities Area. These goals and objectives are too numerous to list here, but they deal with the improvement of housing, transportation and traffic, and other environmental conditions including recreation, community facilities, public utilities,

and other public improvements.

Improvement activity proposals for the Project Area are in conformance with all of these goals which also coincide with the goals set by Boise-Humboldt residents through their respective neighborhood associations. A Neighborhood Plan has been developed to express the needs and desires of the neighborhood, and it will be a guide by which action activities are carried out.

Activity proposals also conform to the Comprehensive Development Plan for the City of Portland..

NDP action in Boise-Humboldt would provide for improvement activities outside of the existing Albina Neighborhood Improvement Project (ANIP) which lies within the proposed Project Area. Such activities would serve to protect and reinforce the ANIP Area against blighting influences, and would be another major step in the City's overall strategy of blight encirclement and elimination of the blight core in Northeast Portland. NDP activities are now being carried out in the Woodlawn and Irvington Neighborhoods, with activities soon to start in the King-Vernon-Sabin Area. With the inclusion of Boise-Humboldt under the NDP approximately 75% of the Model Cities Area would be under a physical action improvement program, and the elimination of adverse neighborhood influences throughout Northeast Portland would be well underway.

(3) Describes Renewal Activities Proposed as They Relate to the Achievement of Social and Economic Objectives of the Plan

Social and economic objectives of the Plan will be achieved as a result of comprehensive neighborhood improvement actions on the physical neighborhood environment. Housing conditions for families of every income level, including low and moderate, will be upgraded as a result of housing rehabilitation activities and development of new housing units throughout the Project Area. Development of public facilities, particularly a multi-use community facility, will allow for the provision of social, health, economic, and recreational services that presently are provided on a limited scale or are not readily accessible to residents of the Project Area. In carrying out project activities, the LPA will employ Project Area residents whenever feasible.

These actions will hopefully create a stable neighborhood environment which would advance the social and economic objectives of the Plan.

d. Flooding, Water or Air Pollution, Airport Noise, Subsoil or Topographic Conditions or Major Highway Location Problems

Flooding, water or air pollution, airport noise, subsoil or topographic conditions do not pose any problems for the Project Area.

The Portland-Vancouver Metropolitan Transportation Study for 1990 (PVMTS), by The Columbia Region Association of Governments (CRAG) shows proposals for an expressway (Going) and a freeway route (Rose City) through the Project Area. However, this plan for the expressway and the freeway

is very preliminary and the LPA has been informed by a letter from the Metropolitan Engineer in the Oregon State Highway Department that these proposals will probably not be built, if ever, until after 1990. Presently they, along with CRAG and the City Traffic Bureau are studying alternatives to the expressway and the freeway through the Project Area. In the meantime existing circulation patterns will continue.

e. Historic or Architecturally Significant Areas or Structures

Not Applicable.

f. Qualification as a Section 112 College, University, or Hospital Project

Not Applicable.

g. Copy of Community's General Plan and Any Amendments or Revisions

Portland's General Plan and any amendments or revisions are submitted periodically to HUD as part of the documentation for certification of the Workable Program. The most current submission was made in December of 1969 for certification between the period February 1, 1970 to January 31, 1972.

Work is currently underway by the City and the LPA to prepare documentation for certification of the Workable Program beyond January 31, 1972.

h. Statement Which Justifies Construction of Temporary Project Improvements

Construction of temporary project improvements is not anticipated during the remainder of this Action Year. However, if such temporary construction is proposed in future action years, such construction will be in accord with neighborhood needs and priorities, and will be developed so as not to conflict with overall goals and objectives under the Urban Renewal Plan.

2. Planning Activity Reports

a. Disposition and Rehabilitation Zoning Proposals

(1) Zoning Map

A zoning map showing existing zoning districts is attached hereto as Exhibit A. No land areas have been identified at this time for land acquisition, therefore there will be no disposition activity during this Action Year. Action activities during the remainder of this ^{2nd NDP} Action Year will consist only of residential rehabilitation. Eventually, rehab and improvement activities will be carried out throughout the Project Area, but for the remainder of this Action Year such actions will be concentrated within an "impact area" of the neighborhood as shown on the zoning map.

(2) Description of Changes in Zoning Ordinance Which May be Required

Action activities for the Action Year will be concentrated within the "impact area" and no zone changes are required at this time.

However, area-wide studies of neighborhood conditions indicate that some zone changes are desirable in order to eliminate incompatible land uses and other blighting influences. Such zone change proposals will be more specifically determined after review and consultation with City and neighborhood groups that will be affected. Zoning proposals will be developed in accordance with the Urban Renewal Plan and in the context of existing zoning ordinances.

(3) Anticipated Timing of Any Proposed Change

Zone change proposals and timing will be developed jointly by area residents, neighborhood planners, the LPA, and the City Planning

Commission during the course of on-going planning for neighborhood improvement. Zoning modifications most likely will not occur until after the reservation year.

(4) Statement of Acceptance of Zoning by Appropriate Local Body

Any zone change proposals must be approved by the City Planning Commission. In developing such proposals, staff members from the Planning Commission will be directly involved to assure compliance with the General Plan for the City and timely approval by the Planning Commission.

b. Acquisition and Clearance

(1) Basis for Determining that Objectives of the Urban Renewal Plan Cannot be Achieved Through Rehabilitation or More Extensive Rehabilitation of Area or Buildings Designated for Clearance

Objectives of the Urban Renewal Plan will be achieved primarily through rehabilitation of structures throughout the Project Area and development and/or improvement of public facilities. Any clearance that does occur will consist of the removal of derelict structures and incompatible uses that serve as a detriment to neighborhood stability. If other acquisition and clearance is proposed, it will be accomplished only after consultation with the Boise and Humboldt Associations and other affected bodies and carried out in accordance with objectives of the Urban Renewal Plan.

(a), (b) & (c)

No structures will be cleared during this Action Year.

(d) The basic objective of the Urban Renewal Plan is to preserve as many buildings as possible through rehabilitation activities. Clearance will be undertaken only if structures are deteriorated and economically not feasible for rehabilitation, or if such clearance is absolutely essential to carry out the objectives of the Plan.

(e) No properties involving high acquisition costs which are basically sound will be acquired during this Action Year.

(2) Identification of Historic Sites or Structures for Clearance

Not Applicable.

c. Historic/Architectural Preservation

Not Applicable.

d. Minority Group Considerations

(1) Affirmative Action Taken or to be Taken to Assure Equal Opportunity and Nondiscrimination

The Portland Development Commission will take affirmative action to assure that there will be equal opportunity and nondiscrimination regardless of race, color, creed, sex, or national origin by requiring such a clause to be included in each contract for demolition, construction, or development on any property owned or sold by the Portland Development Commission. Also, such a provision will be inserted in any deed or lease in which the Portland Development Commission is a party. A statement assuring compliance with this policy will also be required of each agency or body generating noncash local grant-in-aid.

(2) Statement Explaining How Plan Proposals and Activities Will Con-
tribute to a Reduction in the Concentration of Minority Group
Families and to the Promotion of Equal Opportunity in Housing

The Boise-Humboldt ND Project Area is at the present time an integrated neighborhood. Experience has shown that neighborhood rehabilitation increases the desirability of the neighborhood to the point that integrated neighborhoods are maintained and concentration of minorities avoided.

- (a) The effect of the proposed activities upon minority group concentration within the community at large will be minimal while at the same time maintaining the integrated nature of the Boise-Humboldt Project Area.
- (b) No families will be displaced in the remainder of this 2nd Action Year Program. Families that are displaced as a result of subsequent action activities will be given free choice and relocation assistance to locate where they desire. The Housing Authority has leased housing in all parts of the City and those displaced will be encouraged and given assistance to relocate into any part of the City they desire, in public or private housing.
- (c) As indicated above, the area after rehabilitation will tend to avoid concentration of minority groups and maintain the neighborhood as an integrated area.
- (d) Since the racial characteristics of the neighborhood will remain generally unchanged by Project activities, schools and other

public facilities serving families living in the Area will not be affected by such activities. The Portland School District does have an affirmative policy to weaken concentration of minority groups in particular schools and is presently considering further action to achieve racial balance in the schools.

(3) Statement of Overriding Considerations that Dictate Undertaking of Activities

Plan proposals and activities will contribute to an integrated neighborhood and avoid concentration of minority groups which is an overriding consideration in the proposed activities.

(4) Statement on Substantial Reduction in Supply of Housing to Minority Group Families and Proposals for Provision of Standard Housing Elsewhere in the Locality

During the life of the project there will not be a reduction in the supply of housing for minority group families. The overall quantity of housing units in the Project Area will be maintained by clearance of substandard and incompatible structures and redevelopment of new housing units. In fact, total housing may increase as a result of residential rehabilitation activities and development of other new housing. Densities may vary in different sections of the Project Area to allow for an orderly mixture of ^{improvement and} housing types and development of essential non-residential uses to serve neighborhood needs.

(5) Description of Consultation With and Participation by Minority Group Representatives in Planning and Other Activities

The citizen groups and working committees who prepared the proposals forming a basis for this Plan are from the Boise-Humboldt ND Project Area and from the community at large and include minority group representatives.

1. Rehabilitation Activity Report

a. Rehabilitation Activity Program

- (1) Rehabilitation activities for this Action Year will be concentrated within an "impact area" of the Project Area. (See Exhibit A, ND 402). Due to the limited time remaining and funds available from the total NDP budget for use in this activity in the Boise-Humboldt Area, it is projected that 57 grants and 5 loans will be processed for rehabilitation activities. Each property owner will be contacted by Community Services staff from the LPA to inform them of assistance that is available through the NDP and to arrange a time for City Building Inspectors to make an inspection of the property to identify deficiencies that need to be corrected. After the building inspection, staff from the Finance Section of the LPA will meet with the property owner to discuss the cost of rehab work needed and to determine the owner's eligibility for a loan and/or grant. Subsequently, a Rehab Advisor will provide whatever assistance and counseling is necessary in obtaining a loan and/or grant to rehabilitate the structure. Such services will include the processing of necessary applications, arranging for architectural services, and obtaining a contractor to do the rehab work. After the work is completed, building inspectors will inspect the property for certification of work completed to Property Rehabilitation Standards.

Following is an estimate of costs for staff time for rehabilitation activities in the Boise-Humboldt Project Area:

ND 505 REHABILITATION ACTIVITY REPORT, Cont'd

Rehab Section	
4 Rehab Advisors @ \$950/mo. (100% for 5 mo.)	\$19,000
2 Secretaries @ \$600 (100% for 5 mo.)	6,000
Finance Section	
2 Finance Advisors @ \$980 (100% for 5 mo.)	9,800
Community Services	
2 Com. Ser. Supervisors @ \$1100 (20% for 5 mo.)	2,200
2 Com. Inf. Spec. @ \$685 (100% for 5 mo.)	6,850
2 Secretaries @ \$600 (80% for 5 mo.)	4,800
General Supervision @ \$1078/mo. (20% for 5 mo.)	<u>1,078</u>
SUB-TOTAL	\$49,728
Add 13½% for vacations, holidays, sick leave	<u>6,713</u>
SUB-TOTAL	\$56,441
Add 12% for payroll taxes, deductions, etc.	<u>6,773</u>
TOTAL	<u><u>\$63,214</u></u>

(2) Estimate of Rehabilitation Grants Required:

57 grants @ \$3,500 = \$199,500

b. Basis for Property Rehabilitation Standards

The property rehabilitation standards that have been incorporated into the redevelopment plan are based on and include criteria contained in applicable codes and ordinances of the City of Portland. These include building codes, housing codes, zoning codes, plumbing and electrical codes, fire prevention standards and other local laws related to the preservation of health, safety and welfare of occupants. In addition to the local codes and ordinances, additional requirements have been added to insure the upgrading of the property to a longer life consistent with the goals and objectives of the plan. The additional requirements

are patterned after the "Rehabilitation Guide for Residential Properties" published by the Dept. of Housing and Urban Development and code numbered HUD PG-50, January 1968. Select portions of this Guide were used where it was determined to be applicable. Every care was taken to develop the standards to such a level as to not cause hardship which might result in extensive replacement.

A joint meeting was held in October, 1969, to prepare the Property Renewal Standards for the NDP areas of Portland. Representatives of the Codes Division of HUD, FHA, Bureau of Buildings and the Portland Development Commission were in attendance. These Property Rehabilitation Standards have been submitted to the Codes Division of HUD and approved as of December 30, 1969.

c. Finding of Physical and Financial Feasibility of Rehabilitation

Studies of available data and visual surveys of structural conditions in the Project Area indicate that approximately 41% of the residential structures require rehabilitation and approximately 20% may require demolition because of deterioration not economically feasible to rehabilitate. Following are the sources of information used in determining the above:

- (1) City of Portland Planning Commission CRP Studies
- (2) City of Portland Building Department
- (3) 1970 U.S. Census of Housing
- (4) Multnomah County Assessor's Records
- (5) Visual Surveys by the staff of the Portland Development Commission and the Neighborhood Planning Consultant.

During the life of the program a complete inspection of each structure will be made to determine what elements of a structure need to be rehabilitated, and a complete analysis of each property owner's financial capability will be made to determine his ability to finance a rehab loan or determine his eligibility for a grant. These factors will be considered in determining financial feasibility.

d. Improvement, by the LPA Using NDP Funds, of Individual or Groups of Properties Prior to Resale.

The LPA will not undertake any activities in this Action Year to improve properties using NDP funds prior to resale.

e. Proposals for Encouraging Non-Profit, Limited Dividend, and Profit Sponsors to Undertake Rehabilitation Activities.

The Portland Development Commission will work in close cooperation with the Model Cities Agency to promote, establish and assist in the organization of non-profit housing corporations whenever feasible in order to construct and rehabilitate housing for low and moderate income persons in the Model Cities Area. Both rental and sale housing would be developed utilizing all Federal programs available to non-profit sponsors. The specific Federal programs proposed to be used are 221(d)(3) and the 221(h) as well as the Sections 235(j) and 236 under the Housing Act of 1968. Although there has been some utilization of the 221(d)(3) and 221(h) programs in the community, their use has been limited. This has apparently been due to the fact that, (1) there has been little active promotion of the programs; (2) pre-construction or "seed" money has not

been readily available; and, (3) there has been a lack of technical assistance readily available to assist in carrying out the programs. This program is designed to overcome these difficulties, provide broad involvement of the community in organizing and carrying out these activities, and permit citizens' review of the policies and procedures of the non-profit sponsors. If, during the process of studying the feasibility of rehabilitation with a particular property owner, it is discovered that rehabilitation would be financially impossible for the owner, the Agency will work with these non-profit sponsors in buying the property from the owner for a fair value. The Agency will then assist the sponsor in obtaining necessary financing to accomplish rehabilitation. The Agency will also work in every case to try to relocate the original owner back into his home if possible. The Agency does not intend to work with profit sponsors until the tenants and owners of other property slated for acquisition have had the first opportunity to purchase structures for rehabilitation.

f. Rat Control Measures.

Rat control will result from the general clean-up activities that are carried out by neighborhood activities at periodic intervals. Such clean-up programs are aimed at removing refuse and garbage from vacant lots, alleys, streets and buildings which would result in the elimination of rat harborages. These activities are coordinated through the NDP neighborhood offices in conjunction with the various neighborhood groups concerned and other volunteer agencies or people.

2. Property Rehabilitation Standards (PRS)

- a. Definitions.
- b. Consultation with FHA and Local Code Officials.
- c. Criteria - PRS shall be:

Note: For Items a., b., and c., above refer to ND 401, Exhibit B, Property Rehabilitation Standards.

- d. Special Conditions Under Which Properties Not Conforming to the PRS And Objectives of the Urban Renewal Plan May Be Acquired.

- (1) In individual cases where prevailing conditions do not permit practical or reasonable reclamation of the structure, or, the property owner neglects, refuses, or is unable to meet Property Rehabilitation Standards, the Urban Renewal Agency may determine acquisition of such property is necessary and acquire such property by purchase or condemnation and thereafter demolish or rehabilitate the structure to remove blighting influences and to meet the standards established by this Plan.
- (2) PRS Section of Urban Renewal Plan: ND 401 Exhibit B was prepared in accordance with the criteria set forth in Section ND 505 1.b. titled "Basis for Property Rehabilitation Standards". These standards will be used as a basis for Renewal in all NDP areas.
- (3) Special Conditions Under Which the LPA Will Acquire Properties for Rehabilitation: Properties may be acquired to illustrate to the property owner the kinds and methods of rehabilitation that are practical.

- e. HUD PG-50, Basis for Property Rehabilitation Standards.

HUD PG-50 was used as a guide in developing the Property Rehabilitation Standards attached to ND 401 as Exhibit B.

1. With the Initial Application Only:

- a. A description of arrangements made to fulfill requirements for citizen involvement in the preparation of the Urban Renewal Plan

A planning program, financed by Model Cities Supplemental Grant funds and administered by the Portland Development Commission, has been underway in Boise-Humboldt since early March of 1971. Boise-Humboldt area residents have been involved in this planning effort from the start and, with the help of a neighborhood planning consultant and staff from the LPA, have developed a Neighborhood Plan in anticipation of action activities under the NDP. This plan which reflects neighborhood needs and desires, along with the citizens' expressed goals and objectives for neighborhood improvement have been the bases upon which the Urban Renewal Plan was developed.

Citizens from each neighborhood, with assistance from the LPA Community Services staff, have organized into neighborhood associations and have met regularly to discuss their concerns and needs for neighborhood improvement. These concerns are then presented by five representatives from each neighborhood at a coordinating committee meeting to the neighborhood planning consultant and planning staff from the LPA. This interchange provides the basis by which the planning consultant and LPA staff develop improvement proposals. Subsequently plan proposals are reviewed and approved by residents of Boise and Humboldt before they are incorporated into the Urban Renewal Plan.

The Urban Renewal Plan itself is reviewed and approved by each neighborhood association, the Model Cities Physical Environment and Housing Working Committee, and the Model Cities Citizens Planning Board before

being presented to the various city agencies for approvals prior to submission to HUD.

To assure citizen involvement in planning, a Neighborhood Development Office has been established in the Boise-Humboldt area to provide residents with the services and information that will allow them to actively participate in the planning process and be fully informed of programs that are being carried out in their neighborhoods.

b. A Description of the proposed PAC and estimated costs to support it.

The Project Area encompasses most of the Boise and Humboldt Schools' attendance districts, and residents have generally identified their neighborhoods with these district boundaries. The Boise Neighborhood Association and the Humboldt Neighborhood Association were organized on this basis and they serve the function of the PAC. Membership to each association is open to all residents within that neighborhood, and meetings are held regularly to discuss matters pertinent to their own area. A coordinating committee made up of five representatives from each association, in turn, coordinates the activities and proposals that originate from the separate neighborhoods. Neighborhood association officers are elected by the general membership and neighborhood representatives to the Coordinating Committee are appointed by the Chairmen.

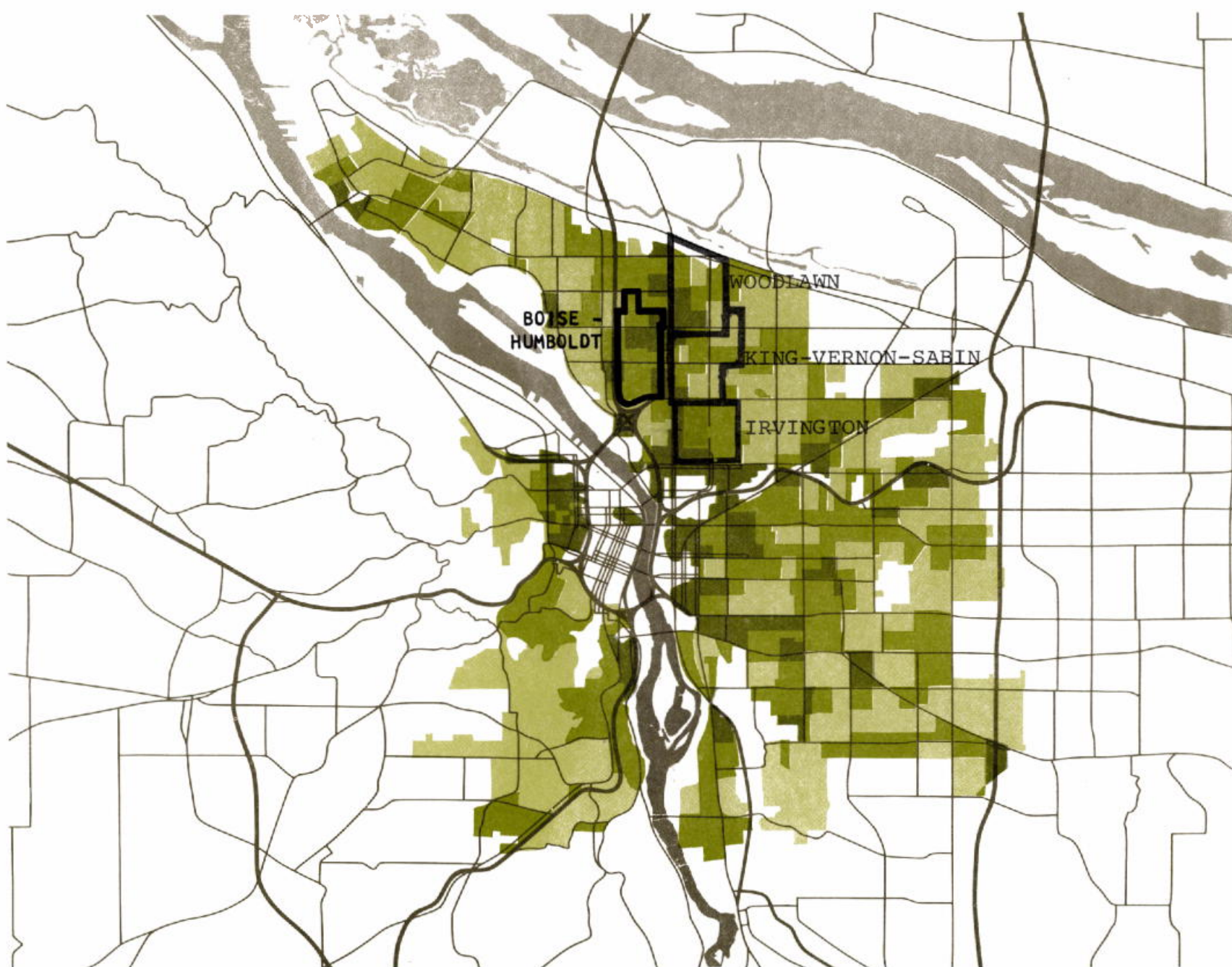
The Project Area is totally within the Model Cities boundary and therefore has also been serviced during the Pre-Neighborhood Development Program planning effort by the Model Cities Agency and its Citizens' Planning Board. All plans and programs to be implemented in Model Cities neighborhoods under urban renewal are reviewed and

ND 508 CITIZEN PARTICIPATION REPORT, Cont'd

approved by the Planning Board prior to submission to the City Council and HUD for approval and funding. The LPA has been working closely with the CDA and the Model Cities Citizens Planning Board and will continue to do so.

The LPA provides extensive services to the PAC and a Neighborhood Development Office has been established in Boise-Humboldt area to facilitate the coordination and administration of these services. Following is an estimate of those expenses for the remainder of this 2nd NDP Action Year.

Staff	\$ 58,397
Office, equipment & supplies	<u>11,700</u>
TOTAL	\$ 70,097



**environmental
conditions**

- good
- fair
- poor

ND 303 EXHIBIT D

Explanation of Environmental Conditions Map

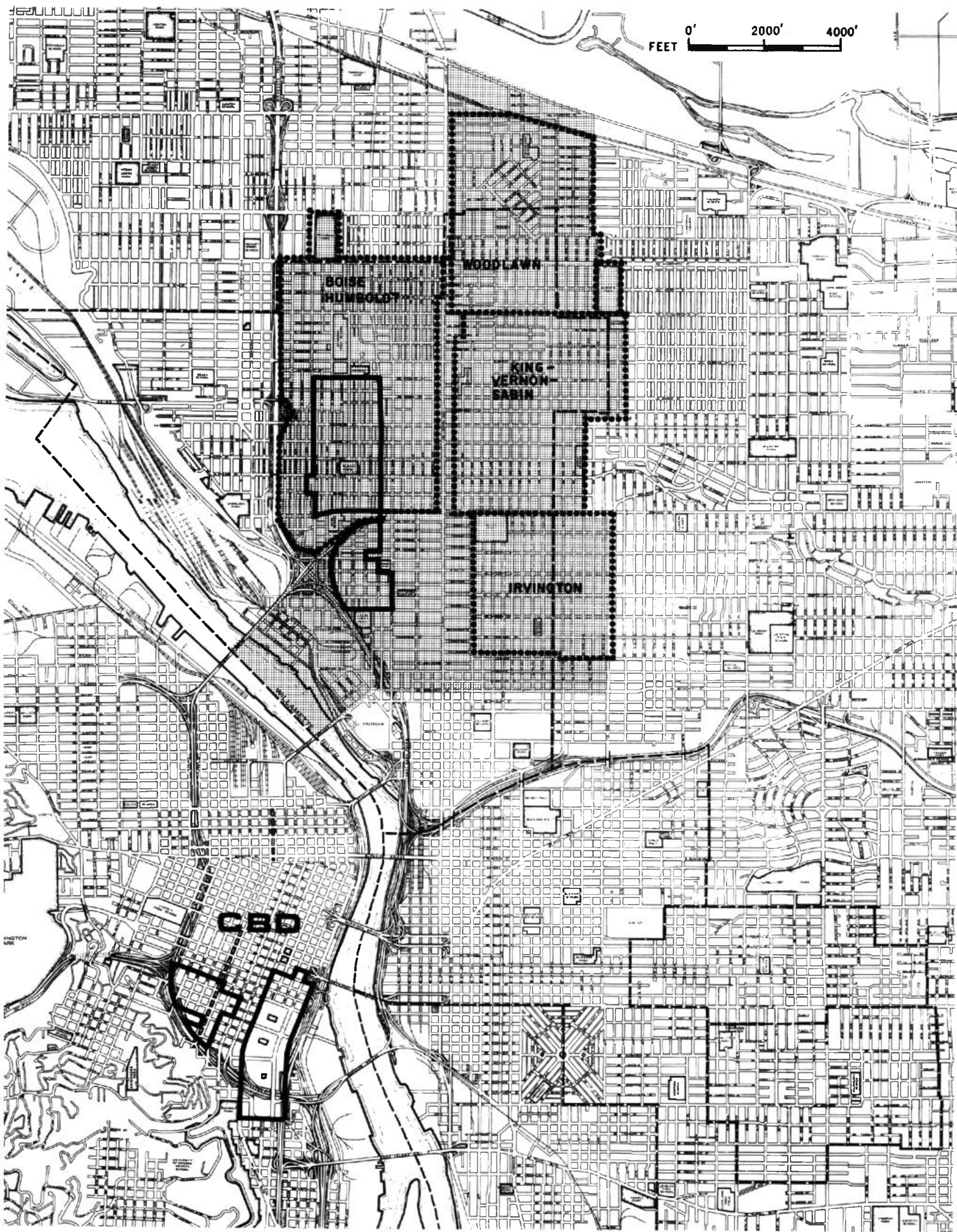
Four measurable factors, land use mixture, traffic, accessibility to parks, and accessibility to schools are used in determining environmental conditions shown on this map which was developed in and for Portland's Community Renewal Program. These four factors are all significant to most residents. The good, fair, and poor conditions of the environment are a composite of all the factors.

Experience has shown that blighted districts very often have a high degree of mixed land use. These mixed uses bring about increased traffic, noise, signs, smoke and dust, which eventually destroy the liveability of the residential neighborhood.

Traffic factors are determined by the number of arterial streets that go through a neighborhood. An ideal system is one that places the arterial traffic along the edges of the neighborhood. Heavy traffic within the neighborhood is harmful to residential values. It creates noise, vibration, fumes and danger to pedestrians and children at play.

A necessity for a good neighborhood environment is the accessibility of parks and recreation areas. To determine the park factor on environmental conditions a penalty score was assigned to each residential block based on the walking distance to the nearest park and on the number of traffic arterials or other pedestrian hazards that would be encountered.

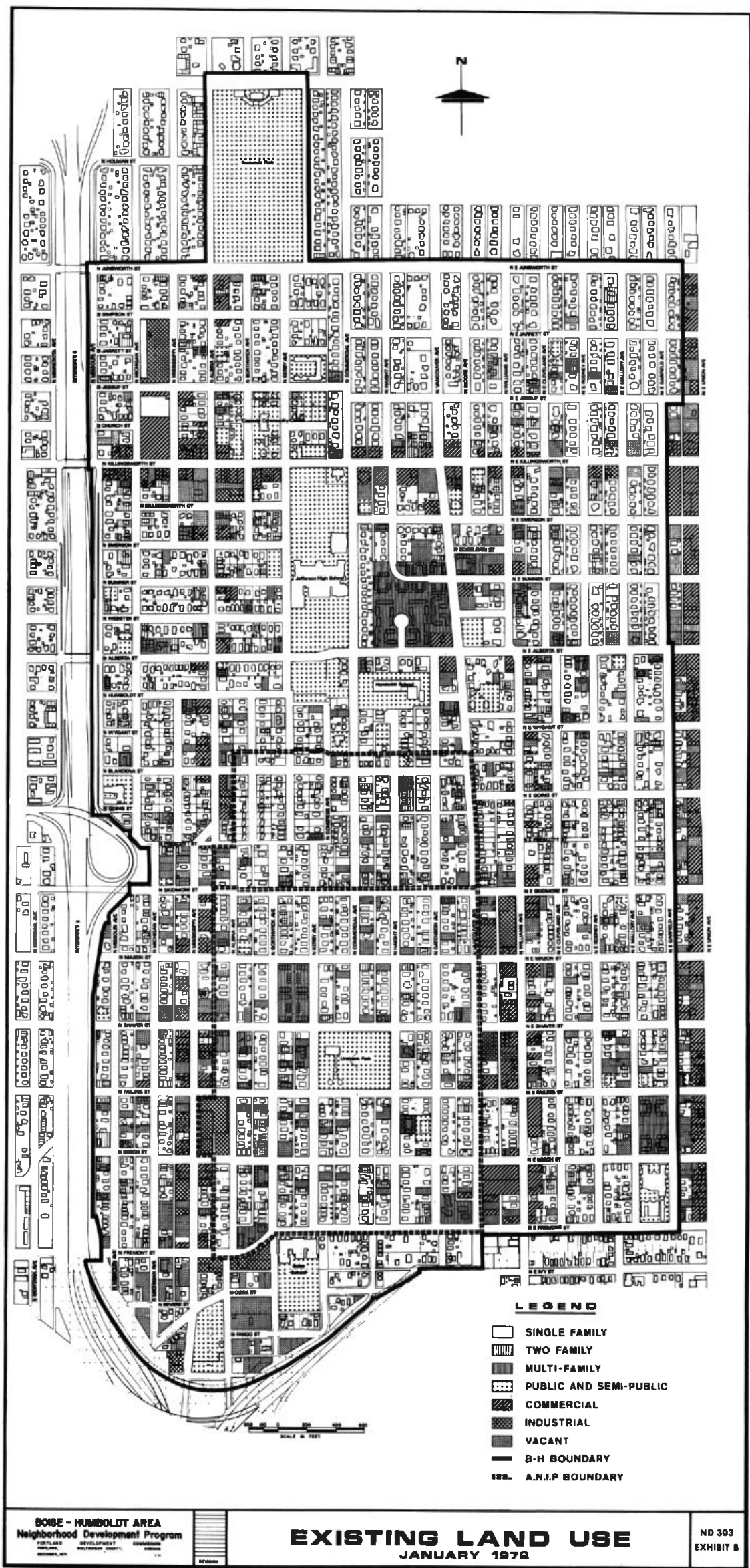
The school factor is determined in the same manner as the parks. Each block was assigned a penalty score based upon the walking distance and the number of arterial streets or other hazards to be negotiated between that block and the neighborhood school. An area is considered to have an environmental deficiency if a child cannot walk to school with reasonable ease and safety.



NEIGHBORHOOD DEVELOPMENT PROGRAM

- MODEL CITIES AREA
- NDP AREAS
- OEO POVERTY AREAS
- EXISTING URBAN RENEWAL PROJECTS

ND.303
EXHIBIT A
LOCALITY MAP



**NEIGHBORHOOD DEVELOPMENT PROGRAM
(ORE. A-5)
Portland, Oregon**

SUPPLEMENT NO. 2 TO THE

**Application For
SECOND ACTION YEAR**

July 1, 1971

to

July 1, 1972



**BOISE-HUMBOLDT
NEIGHBORHOOD DEVELOPMENT PROJECT
(AREA 4.D)**

January 19, 1972

**Prepared by
THE PORTLAND DEVELOPMENT COMMISSION
1700 S. W. Fourth Avenue
Portland, Oregon 97201**

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U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT NEIGHBORHOOD DEVELOPMENT PROGRAM NEIGHBORHOOD DEVELOPMENT PROGRAM APPLICATION	LOCALITY Portland, Oregon
	PROGRAM NUMBER A-5
	POPULATION 382,600
	DATE RECEIVED (To be filled in by HUD)

INSTRUCTIONS: Prepare original and 9 conformed copies for HUD. Place original in Binder No. 1, copies in other binders.

A. CORPORATE NAME OF APPLICANT

PORTLAND DEVELOPMENT COMMISSION

B. SUBMISSION

☐ Initial application for year from _____ to _____, for purpose of funding shown in Block C.

☒ Application for Supplement No. 2 to Second action year from July 1, 1971 to July 1, 1972 for purpose of funding shown in Block C, and:
(e.g., second, third) (Month, Day, Year) (Month, Day, Year)

☐ Change in boundaries of urban renewal area or areas covered by Neighborhood Development Program; or substantial changes affecting the land use plan provisions of the urban renewal plan. Area number(s) _____

☒ Addition of urban renewal area or areas to Neighborhood Development Program. Area number(s) 4.D
(Boise-Humboldt)

C. TYPE AND AMOUNT OF FUNDS BEING APPLIED FOR

TYPE
(Check applicable items)

TOTAL AMOUNT

☒ TEMPORARY LOAN

\$ 3,421,208

☒ FEDERAL CAPITAL GRANT, TOTAL

\$ 3,411,208

☒ PROGRAM CAPITAL GRANT

\$ 2,028,754

☒ 2/3 Basis

☐ 3/4 Basis

☐ Municipality with population of 50,000 or less

☐ In redevelopment area with more than 50,000 population

☒ RELOCATION GRANT

\$ 472,408

☒ REHABILITATION GRANT

\$ 910,046

D. ESTIMATED FEDERAL CAPITAL GRANT FOR RESERVATION YEAR \$ 4,300,000

E. GENERAL INFORMATION

(Enter information indicated for each separate urban renewal area covered by the Neighborhood Development Program for which funds are being applied for in Block C.)

AREA NUMBER	CATEGORY OF ELIGIBILITY	PREDOMINANT TREATMENT		PERCENT OF AREA IN MODEL CITIES AREA	ESTIMATED PERCENT OF ITEM I EXPENDITURES ALLOCATED BY AREA	URBAN RENEWAL PROJECT NUMBERS PRIOR TO CONVERSION TO NDP
		CLEARANCE REDEVELOPMENT	REHAB			
1. 1.A(Woodlawn)	1		X	100%	45%	N/A
2. 2.B(Irvington)	1		X	100%	27%	N/A
3. 3.C(K-V-S)	1		X	100%	16%	N/A
4. 4.D(B-H)	1		X	100%	12%	N/A
5.						
6.						
7.						
8.						
9.						
10.						
11.						
12.						
13.						
14.						
15.						

F. APPLICATION

The applicant hereby applies to the United States of America for the financial assistance indicated in Block C above, under the provisions of Section 131 of Title I of the Housing Act of 1949, as amended, to aid in financing the program described in this application.

G. SUPPORT DOCUMENTATION

The documentation submitted in support of this application shall be considered part of this application.

H. URBAN RENEWAL AREA BOUNDARIES

The urban renewal areas within the Neighborhood Development Program are as approved by the governing body of the Local Public Agency on _____, 19____.

(With initial application or subsequent application containing a boundary change, describe on attached sheets boundaries of urban renewal areas covered by Neighborhood Development Program and identify each area by same number as shown above in Block E.)

I. EXECUTION

IN WITNESS WHEREOF, the Applicant has caused this application to be executed in its name, and its seal to be hereunto fixed and attested, this 10th day of January, 1972.

1700 S. W. 4th Avenue

Street Address

Portland, Oregon 97201

City, State, and Zip Code

PORTLAND DEVELOPMENT COMMISSION

Corporate Name of Applicant

By

Executive Director

ND 201 ACTIVITY PROGRAM SUMMARY

A. Form HUD-6271, Activity Program Summary, is attached hereto as Exhibit A.

B. Narrative Statements on Functional Categories

1. Planning and Programming Activities

Action Year: Planning has been underway in Boise-Humboldt since March, 1971 in anticipation of Neighborhood Development Program action activities. With the assistance and guidance of a neighborhood planning consultant and staff from the LPA, a Neighborhood Plan has been developed and priorities for improvement identified. This plan and the neighborhood's priorities were the basis upon which the urban renewal plan was developed. This initial phase of planning was funded through Model Cities Supplemental Grant funds and administered by the Portland Development Commission.

In developing the Neighborhood Plan, other planning studies relating to Boise-Humboldt by other agencies and planners were taken into consideration to avoid future conflicts in program implementation. Improvement proposals have been and will be developed within the context of the Portland Comprehensive Development Plan, the Community Renewal Plan, and the Model Cities Comprehensive Development Plan. In addition, planning guidelines have been derived from a traffic study which has recently been completed in the Model City area. Planning under the Neighborhood Development Program is also being carried out in other Model City neighborhoods (Woodlawn, Irvington, King/Vernon/Sabin), and meetings are held periodically between all

ND 201 ACTIVITY PROGRAM SUMMARY, Cont'd

the neighborhood planning consultants and planning staff from the City Planning Commission, CDA, and Portland Development Commission to coordinate and discuss planning activities throughout the Model City.

Planning for the remainder of this Action Year will deal mainly with housing rehabilitation and action activities for the reservation year.

Reservation Year: Planning in the Reservation Year will deal mainly with developing the detailed plans necessary to carry out proposed action activities in the project area and developing proposals for action activities for subsequent Neighborhood Development Program action years. Further refinement and expansion of the overall Land Use Plan will also be made.

Planning will be coordinated with the various agencies, citizen groups, and other on-going activities mentioned above. In addition, further input into neighborhood planning will be made through a Commercial Land Use Study now underway which will provide an analysis of existing commercial land use in the Model Neighborhoods and make recommendations for future commercial development. Emphasis on planning during the Reservation Year will be geared to neighborhood priorities for action.

2. Real Estate Acquisition Activities

Action Year: Not applicable. No real estate acquisition is anticipated during this Action Year.

ND 201 ACTIVITY PROGRAM SUMMARY, Cont'd

Reservation Year: A limited amount of real estate acquisition will be undertaken during the Reservation Year for spot clearance of structures that are infeasible of rehabilitation. Preliminary estimates indicate that there will be less than 10 properties acquired for spot clearance activities in Boise-Humboldt during the Reservation Year and will most likely occur in an "impact area". Exact figures will be developed in the application for the Third Neighborhood Development Program Action Year.

3. Property Management Activities

4. Relocation Activities

5. Demolition and Site Clearance Activities

Action Year: There will be no property management, relocation or demolition and site clearance activities during the remainder of this Action Year.

Reservation Year: Proposals for activities in these three categories during the Reservation Year will be developed in the application for the Third Neighborhood Development Program Action Year. Such activities will also be limited and will be a reflection of the number of properties that are acquired in the Reservation Year. Preliminary plans indicate that such acquisitions will be less than 10 properties.

6. Project Improvement Activities

Action Year: No project improvement activities will be carried out in this Action Year.

ND 201 ACTIVITY PROGRAM SUMMARY, Cont'd

Reservation Year: Project improvements in the Reservation Year will consist of paving unimproved streets and alleys, development of pedestrian walkways and bicycle paths along existing rights-of-way, and installation of crosswalks and stop signs at selected street corners to improve pedestrian safety. More definite plans will be incorporated into the application for the Third Neighborhood Development Program Action Year.

7. Land Marketing Activities

Action Year: Not applicable. No properties will be acquired during the Action Year, therefore, no land marketing will be accomplished.

Reservation Year: It is anticipated that very little, if any, land marketing activity will be carried out in the Reservation Year. A more precise determination will be developed prior to commencement of the Third NDP Action Year.

8. Rehabilitation Activities

Action Year: Action activities during this Action Year will be limited to housing rehabilitation concentrated in an "impact area". (See Exhibit A, ND 402). Estimates for such activity are as follows:

57 Structures rehabilitated through Section 115 Grants.

5 Structures rehabilitated through Section 312 Loans.

0 Structures rehabilitated to Code Standards.

62 Total structures to be rehabilitated during the remainder of this Second Action Year.

ND 201 ACTIVITY PROGRAM SUMMARY, Cont'd

Building inspectors from the Portland Bureau of Buildings will undertake inspections of structures in the "impact area" to identify deficiencies in structures requiring corrective action. The LPA staff will provide property owners with information regarding the benefits available under the Neighborhood Development Program in rehabilitating their homes, and other services in obtaining these benefits. Absentee owners will be encouraged to participate in meeting the Property Rehabilitation Standards and compliance with codes through code enforcement.

A site office has been established in the Project Area to provide these services.

Reservation Year: The residential rehabilitation program will be expanded during the Reservation Year. The number of structures affected will depend mainly upon the amount of funds that will be available under the Third Neighborhood Development Program Action Year. Exact figures will be developed for the application for Third Action Year funds.

9. Activities of LPA and/or Other Local Agencies In Providing Supporting Facilities

Narrative statements under this item in the Neighborhood Development Application to HUD for the Second Action Year July 1, 1971 to July 1, 1972, discuss this activity relative to other neighborhoods under the NDP, and such statements are still applicable. (See ND 201, page 16, of the NDP Second Action Year Application).

U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
NEIGHBORHOOD DEVELOPMENT PROGRAM

LOCALITY

Portland, Oregon

PROGRAM NUMBER

ORE. A-5 (Boise/Humboldt Only)

ACTIVITY PROGRAM SUMMARY
(Supplement to NDP 2d Action Year Application)**INSTRUCTIONS:** Submit one copy in each binder.

ACTION YEAR: FROM 1 July 1971 TO 1 July 1972

ACTIVITY CLASSIFICATION	ACTIVITY UNITS				COSTS (\$000)			
	PRIOR YEAR ACTUAL (1)	CURRENT YEAR ACTUAL & ESTIMATE (2)	ACTION YEAR ESTIMATE (3)	RESERVATION YEAR ESTIMATE (4)	PRIOR YEAR ACTUAL (5)	CURRENT YEAR ACTUAL & ESTIMATE (6)	ACTION YEAR ESTIMATE (7)	RESERVATION YEAR ESTIMATE (8)
1. REAL ESTATE ACQUISITION (Parcels)								
Residential	N/A	N/A	-0-		N/A	N/A	-0-	
Commercial			"				"	
Industrial			"				"	
Institutional			"				"	
Total			"				"	
Staff Services (Man/Years)			"				"	
Contract Services	XXX	XXX	XXX	XXX			"	
2. PROPERTY MANAGEMENT (Rental Units Under Management)								
Beginning of Period	N/A	N/A	-0-		N/A XXX	N/A XXX	XXX	XXX
Additions During Period			"		XXX	XXX	XXX	XXX
Vacates During Period			"		XXX	XXX	XXX	XXX
End of Period			"		XXX	XXX	XXX	XXX
Average Under Management			"		XXX	XXX	XXX	XXX
Staff Services (Man/Years)			"					
Contract Services	XXX	XXX	XXX	XXX				
3. RELOCATION								
Families	N/A	N/A	-0-		N/A XXX	N/A XXX	XXX	XXX
Individuals			"		XXX	XXX	XXX	XXX
Business Concerns			"		XXX	XXX	XXX	XXX
Total			"		XXX	XXX	XXX	XXX
Staff Services (Man/Years)			"				-0-	
Contract Services	XXX	XXX	XXX	XXX			-0-	

ACTIVITY CLASSIFICATION	ACTIVITY UNITS				COSTS			
	PRIOR YEAR ACTUAL (1)	CURRENT YEAR ACTUAL & ESTIMATE (2)	ACTION YEAR ESTIMATE (3)	RESERVATION YEAR ESTIMATE (4)	PRIOR YEAR ACTUAL (5)	CURRENT YEAR ACTUAL & ESTIMATE (6)	ACTION YEAR ESTIMATE (7)	RESERVATION YEAR ESTIMATE (8)
4. DEMOLITION (Structures)								
Residential	N/A	N/A	-0-		N/A	N/A	-0-	
Nonresidential			"				"	
Total			"				"	
Staff Services (Man/Years)			"				"	
Contract Services	XXX	XXX	XXX	XXX			"	
5. SITE IMPROVEMENTS								
Item 1	XXX	XXX	XXX	XXX	N/A	N/A	-0-	
Staff Services (Man/Years)							"	
Contract Services	XXX	XXX	XXX	XXX			"	
6. LAND MARKETING (Sq. Ft.)								
Low-Rent Public Housing*	N/A	N/A	-0-		N/A	N/A	-0-	
Moderate Cost Housing*			"				"	
Other Housing*			"				"	
Commercial*			"				"	
Institutional*			"				"	
Total*			"				"	
Staff Services (Man/Years)			"				"	
Contract Services	XXX	XXX	XXX	XXX			"	
7. REHABILITATION (Structures)								
Rehabilitation to PRS ^{1/}	N/A	N/A	62		N/A XXX	N/A XXX	XXX	XXX
Rehabilitation to Code Standards			0		XXX	XXX	XXX	XXX
Total			62		XXX	XXX	XXX	XXX
Rehabilitation Grants			57				\$199,500	
Rehabilitation Loans			5				30,000	
Staff Services (Man/Years)			5.1				63,214	
Contract Services	XXX	XXX	XXX	XXX			14,000	

*Columns (4) through (8) are actual and estimated land disposition proceeds.

ND 301 FORM HUD - 6275, EXPENDITURES BUDGET

The budget estimates in this Section ND 301 and in Section ND 302 reflect the most current action program for Portland's NDP Second Action Year. Adjustments to the original Second NDP Action Year Program consist of the deletion and addition of expenses for some action activities for the remainder of the Second NDP Action Year, July 1, 1971 to July 1, 1972, and the inclusion of costs to carry out activities in the Boise-Humboldt Neighborhood which is to be included under the NDP.

In addition to the funds that have already been allocated to the LPA (including carry-over funds) for Second Action Year Activities, Column (d) of Form HUD-6275 also includes an additional \$500,000 which we are applying for to carry out the Second Action Year activities. It is not anticipated that expenditure of the additional \$500,000 will be accomplished by June 30, 1972, but total expenditure of the \$500,000 will be completed by the end of December, 1972.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
NEIGHBORHOOD DEVELOPMENT PROGRAM

LOCALITY

Portland, Oregon

PROGRAM NUMBER

ORE. A-5

EXPENDITURES BUDGET

INSTRUCTIONS: Submit original and four copies in Binder No. 1 and one copy in other binders.

ACTION YEAR: From July 1, 1971 to July 1, 1972

ACTIVITY CLASSIFICATION	January, 1972 Revision TO BE COMPLETED BY LPA					TO BE COMPLETED BY HUD
	APPROVED BUDGET FOR CURRENT YEAR 1970/71 (a)	ACTUAL AND ESTIMATED COSTS TO END OF CURRENT YEAR 1970/71 (b)	ESTIMATED UNLIQUIDATED OBLIGATIONS AT END OF CURRENT YEAR 1970/71 (c)	Revised ESTIMATED COST OF NEW ACTIVITIES DURING ACTION YEAR 1971-72 (d)	Revised BUDGET REQUESTED (c) + (d) (e)	BUDGET APPROVED (f)
1. Administrative Costs (1410, 1475)	444,129	461,448	-0-	720,353	720,353	
2. Legal Service (1415.02 through 1415.05)	25,000	25,000	-0-	30,000	30,000	
3. Survey and Planning (1430)	33,660	43,221	-0-	88,600	88,600	
4. Acquisition Expenses (1440.02 through 1440.06)	37,000	21,448	15,552	26,955	42,507	
5A. Temporary Operation of Ac- quired Property (1448)	5,400	7,321	-0-	7,000	7,000	
5B. Amount Included in Line 5A as real estate tax credits (1448.038)	[-0-]	[-0-]		[-0-]	[-0-]	[]
6. Relocation and Community Organization, excluding Relocation Payments (1443)	5,000	3,565	1,435	-0-	1,435	
7. Site Clearance (1450)	43,200	18,165	25,035	31,500	56,535	
8. Project Improvements (1455)	238,000	226,745	11,255	347,300	358,555	
9. Disposal, Lease, Retention Costs (1445)	6,720	1,054	5,666	6,000	11,666	
10. Rehabilitation, excluding rehabilitation grants (1460)	75,550	54,678	20,872	51,800	72,672	
11. Interest (1420.013, 1420.02)	78,000	71,545	6,455	109,000	115,455	
12. Other Income (-) (1449)	-0-	-(16,170)		-(5,000)	-(5,000)	
13. Real Estate Purchases (1440.01)	535,764	503,650	32,114	392,500	424,614	
14. Subtotal (Sum of lines 1 through 13, excluding 5B)	1,527,423	1,421,670		1,806,008	1,924,392	
15. Contingencies (not to exceed 15% of line 14)	76,371	47,570		90,300	90,300	
16. Program Inspection (1418)	17,221	17,221		24,062	24,062	
17. Total Program Expenditures (Sum of lines 14, 15 & 16)	1,621,015	1,486,461		1,920,370	2,038,754	

ACTIVITY CLASSIFICATION	TO BE COMPLETED BY LPA					TO BE COMPLETED BY HUD
	APPROVED BUDGET FOR CURRENT YEAR (a)	ACTUAL AND ESTIMATED COSTS TO END OF CURRENT YEAR (b)	ESTIMATED UNLIQUIDATED OBLIGATIONS AT END OF CURRENT YEAR (c)	ESTIMATED COST OF NEW ACTIVITIES DURING ACTION YEAR (d)	BUDGET REQUESTED (c) + (d) (e)	BUDGET APPROVED (f)
18. Relocation Payments (100% reimbursable to LPA) (1501)	181,375	110,967	70,408	402,000	472,408	
19. Rehabilitation Grants (100% reimbursable to LPA) (1502)	511,000	510,954	46	910,000	910,046	

APPROVAL OF THE EXPENDITURES BUDGET IN THE AMOUNTS SHOWN IN COLUMN (e) IS HEREBY REQUESTED.

January 10, 1972
(Date)

PORTLAND DEVELOPMENT COMMISSION

(Local Public Agency)

(Signature of Authorized Official)

John B. Kenward
Executive Director
(Title)

THE EXPENDITURES BUDGET IS HEREBY APPROVED IN THE AMOUNTS SHOWN IN COLUMN (f).

(Date)

(Signature)

Area Director
(Title)

(column "d")

SUPPORTING DATA - FORM HUD-6275/- DATA SUPPORTING PROJECT EXPENDITURES BUDGET

NEIGHBORHOOD DEVELOPMENT PROGRAM

Portland, Oregon

1. Administrative costs			\$ 720,353
1410.1475 - Administrative Staff expense and non-expendable furniture and equipment breakdown as follows:			
	<u>M/Y</u>		
Supervisory & Administrative			
Direct)	10.03	135,326	
Indirect)			
Planning	2.60	<u>39,470</u>	
			174,796
Real Estate Acquisition	.68	9,983	
Property Management	.28	3,543	
Relocation	1.03	12,243	
Demolition	.28	3,991	
Site Improvement	.63	9,070	
Land Marketing	.59	8,696	
Rehab & Community Services	46.60	<u>404,431</u>	
			<u>451,957</u>
Sub Total			\$626,753
Physical Plant & Misc.			93,600
2. Legal Services			30,000
1415.02 through 1415.05 - 43 parcels (including 36 improved and 7 unimproved), acquisition, condemnation, disposal and operation of acquired property.			
3. Survey and Planning			88,600
1430 - Contracts for:			
Neighborhood Planning Consultants (4 contracts)		\$64,600	
Preliminary Design Plans		24,000	
Woodlawn Park			
Irving Park Improvements			
Alberta Park and Overpass			
4. Acquisition Expenses			26,955
1440.02 Contracts for Acquisition			
1st & 2nd Appraisals			
43 parcels x 2 @ \$175 ea.		\$15,050	

4.	Acquisition Expenses Continued		
	12 - 3rd Appraisals @ \$175 ea.	\$2,100	
	(Based on appraisals for 39 parcels for Woodlawn Park)		
	1440.04 Title Information and Insurance average based on approved values and latest fee schedules (43 @ \$80.00)	3,440	
	1440.05 Sundry Acquisition Costs		
	Recording Fees (43 @ \$5.00)	215	
	Escrow Services (43 @ \$50.00)	2,150	
	1440.06 Sundry Acquisition Costs Condemnations (8 parcels @ \$500.00)	4,000	
5A.	Temporary Operation of Acquired Property (all residential)		\$ 7,000
	1448.01 Income from temp. operation		
	4 units x 1 mo. x \$60 avg. mo. rent/unit	(-) 240	
	12 units x 1 mo. x \$50 avg. mo. rent/unit	(-) 600	
	1448.032 Custodial and Security Services		
	Security	1,500	
	Custodial	900	
	1448.033 Utilities - 43 units x \$10.00	430	
	1448.034 Insurance on acquired properties \$2/1000 on \$392,000	790	
	1448.036 Real Estate Tax Payment \$392,000 x 30 mills x 4 mos.	3,920	
	1448.04 Losses or Charge-offs - 3 units @ \$100/unit - 10% or 3 units @ \$100/unit	300	
5B.	1448.038 Amount incl. in Line 5A as Real Estate Contract		-0-
6.	Relocation and Community Organization Excluding Relocation Payments		-0-
7.	Site Clearance		31,500
	1450 Site Clearance of 36 residential structures and 1 apartment building. Demolition contracts include granular fill in basements and capping of utilities.		
	36 residential structures @ \$800 ea	28,800	
	1 apartment building @ \$2,700		
	Woodlawn Pilot Housing		
	Original area 13 res. structures		
	West Ext. area 7 " " , 1 apartment bldg.		
	East Ext. area 9 " "		
	Derelict Structures 7 " "		
8.	Project Improvements		347,300
	1455 Item I Improvements in NDP areas as listed in Project Improvements Supporting Schedule, Form HUD-6220.		

8. Project Improvements Continued

Woodlawn	\$218,700
Irrington	98,600
King/Vernon/Sabin	30,000
Total	<u>\$347,300</u>

9. Disposal, Lease, Retention Costs \$6,000
 1445.01 Marketability study and reuse
 appraisals for Woodlawn Pilot Housing Project

10. Rehabilitation, excluding rehab grants 51,800
 (based on LPA experience in 1st action year)
 1460.1 Rehabilitation Financing Costs -
 Misc. fees connected with rehab appl.
 560 applications @ \$5.00 \$2,800

Estimated Breakdown of Applications:

#115 Grants	#312 Loans	Other	Total
260	185	195	640

1460.1a Contract for rehab inspection
 services including compliance letters and
 issuing Certificates of Completion, 700 @ \$70 ea 49,000

11. Interest 109,000
 1420.013 Temporary Loans

12. Other Income (5,000)
 1449 Interest on Investments

13. Real Estate Purchases 392,500

1440.01 Cost of Land and Improvements
 43 Parcels (37 improved, 6 unimproved)
 1. Woodlawn Pilot Low-Moderate Income Housing Project
 Original area 17 parcels \$121,000
 West Ext. area 9 parcels 122,000
 East Ext. area 10 parcels 107,500
 2. Derelict Structures 7 parcels 42,000
 (locations unspecified)

14. Subtotal (sum of Lines 1 through 13) 1,806,008

15. Contingencies - 5% of Line 14 90,300

16. Program Inspection 24,062
 1418 Inspection Fee - 0.75% of first 10
 million of Lines 14, 15, 18 and 19,
 Form HUD-6275

17. Total Program Expenditures 1,920,370

18. Relocation Payments (100% reimbursable to LPA)		\$ 402,000
1. Increase in relocation payments for period 1/2/71 to 7/1/71 as a result of Uniform Relocation Act.		
1501 Household moving expenses and dislocation allowance, 10 @ \$300 each	\$	3,000
Add'l relocation payments, 4 @ \$2,750 each		11,000
Replacement housing payment, 6 @ \$6,000 each		<u>36,000</u>
Subtotal	\$	50,000
2. Relocation payments - Second Action Year period 7/1/71 to 7/1/72		
1501 Household moving expenses and dislocation allowance, 43 @ \$500/each	\$	21,500
Add'l relocation payments, 19 @ \$3,000/each		66,500
Replacement housing payment, 24 @ \$11,000 each		<u>264,000</u>
Subtotal	\$	352,000
19. Rehabilitation Grants (100% reimbursable to LPA)		910,000
1501 Rehabilitation Grants, 260		

SUPPORTING SCHEDULE

PROJECT IMPROVEMENTS CHARGED AS PROJECT EXPENDITURES
(July 1, 1971 to July 1, 1972)

IDENTIFICATION	TO BE COMPLETED BY LPA		TO BE COMPLETED BY HUD	
	TOTAL COST	CHARGE TO PROJECT		
		%	AMOUNT	
Woodlawn NDP Area				
<u>Street Reconstruction - Including Necessary Curb Replacement</u>	\$		\$	\$
N. E. Buffalo Street from EL 10th to WL 11th Avenue (200 L.F.)	3,000	60	1,800	
Engineering	250	60	150	
	<u>3,250*</u>		<u>1,950</u>	
*Local Share to be paid from City of Portland Assessment District.				
<u>Woodlawn Park Development</u>				
1. Park Site Topographic Survey and Soils Tests	2,500	100	2,500	
2. Park Development (1st & 2nd Stages) (Northeast area adjacent to school - approximately 3 acres)				
Construction	200,000	100	200,000	
Design and Engineering	<u>14,250</u>	100	<u>14,250</u>	
Total - Park Development (1st & 2nd Stage)	214,250		214,250	
TOTAL - ALL IMPROVEMENT WORK WOODLAWN NDP AREA	220,000			
TOTAL PROJECT IMPROVEMENTS TO BE CHARGED TO ITEM 1 OF GROSS PROJECT COST			\$ 218,700	\$

SUPPORTING SCHEDULE

PROJECT IMPROVEMENTS CHARGED AS PROJECT EXPENDITURES
(July 1, 1971 to July 1, 1972)

IDENTIFICATION IRVINGTON NDP AREA	TO BE COMPLETED BY LPA		TO BE COMPLETED BY HUD	
	TOTAL COST	CHARGE TO PROJECT		
		%	AMOUNT	
<u>Neighborhood Traffic Control Improvements</u> (Locations unspecified at this time)	\$		\$	
1. Modify 8 intersections (curbs, sidewalks, drainage and land- scape modifications 8 @ \$2,000 each	16,000	100	16,000	
Design & Engineering	<u>1,600</u>	100	<u>1,600</u>	
Subtotal	17,600		17,600	
2. <u>Traffic Control Signs</u> (25 @ \$40.00)	<u>1,000</u>	100	<u>1,000</u>	
Total - All Traffic Control Projects	18,600		18,600	
<u>New Street Lights</u> (Locations unspecified at this time) (20 @ \$800 each)	16,000	100	16,000	
<u>Irving Park Improvements (Phase II)</u>				
Construction	51,000	100	51,000	
Design & Engineering	<u>3,000</u>	100	<u>3,000</u>	
Subtotal	54,000		54,000	
<u>Street Tree Work</u> 400 additional new trees in place @ \$25.00 each	10,000	100	10,000	
TOTAL - ALL IMPROVEMENTS IRVINGTON NDP AREA	98,600	100		
TOTAL PROJECT IMPROVEMENTS TO BE CHARGED TO ITEM 1 OF GROSS PROJECT COST			\$ 98,600	\$

SUPPORTING SCHEDULE

PROJECT IMPROVEMENTS CHARGED AS PROJECT EXPENDITURES

(July 1, 1971 to July 1, 1972)

IDENTIFICATION	TO BE COMPLETED BY LPA			TO BE COMPLETED BY HUD	
	TOTAL COST	CHARGE TO PROJECT			
		%	AMOUNT		
KING-VERNON-SABIN NDP AREA					
<u>Installation of Traffic Signals</u> (2 intersections)	\$ 24,000	100	\$ 24,000		\$
<u>Street Tree Work</u>					
300 new street trees in place	<u>6,000</u>	100	<u>6,000</u>		
TOTAL - ALL IMPROVEMENTS FOR KING-VERNON-SABIN NDP AREA	30,000	100			
TOTAL PROJECT IMPROVEMENTS TO BE CHARGED TO ITEM 1 OF GROSS PROJECT COST			\$ 30,000		\$

U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

NEIGHBORHOOD DEVELOPMENT PROGRAM

FINANCING PLAN (Jan. 1972 Revision)

PROGRAM LOCALITY
Portland, OregonPROGRAM NUMBER
ORE. A-5

INSTRUCTIONS: Submit original and two copies in Binder No. 1 and one copy in other binders.

FINANCING PLAN FOR ACTION YEAR FROM July 1, 1971 TO July 1, 1972

SECTION A. ESTIMATE OF GROSS AND NET PROGRAM COST AND SHARING OF NET PROGRAM COST

LINE NO.	ITEM	7/1/70 7/1/71 CURRENT YEAR FROM _____ TO _____		7/1/71 7/1/72 ACTION YEAR FROM _____ TO _____	
		APPROVED FINANCING PLAN (a)	REVISED ESTIMATE OF COLUMN (a) (b)	FINANCING PLAN REQUESTED (c)	TO BE COMPLETED BY HUD FINANCING PLAN APPROVED (d)
A-1	PROGRAM EXPENDITURES (From HUD-6275, <u>Expenditures Budget, Line 17, as follows:</u> <u>COL. (b) from Col. (b); Col. (c) from Col. (e)</u>)	1,621,015	1,486,461	2,038,754	
A-2	NON-CASH LOCAL GRANTS-IN-AID (From Part IV, Schedule 1, Summary of Non-Cash Grants-in-Aid)	786,313	719,036	1,014,377	
A-3	GROSS PROGRAM COST (Line A-1 plus Line A-2)	2,407,328	2,205,497	3,053,131	
A-4	LAND PROCEEDS. ACTUAL DISPOSITION PROCEEDS FROM LAND ACQUIRED IN INDICATED YEAR AND DISPOSED OF IN THAT YEAR (Include sold, retained or leased)		-0-		
A-5	ESTIMATED LAND PROCEEDS. (From land acquired or to be acquired in indicated year but not disposed of in that year)		48,390		
A-6	TOTAL ESTIMATED PROCEEDS RECEIVED OR TO BE RECEIVED FOR LAND ACQUIRED AND TO BE ACQUIRED IN INDICATED YEAR. (In Col. (b), enter Line A-1 plus A-5)	48,390	48,390	10,000	
A-7	ADJUSTMENT OF ESTIMATED LAND INVENTORY PROCEEDS (Adjustments in Col. (c) must be justified in Code No. ND506)	-0-	-0-	-0-	
A-8	NET ESTIMATED LAND PROCEEDS (Line A-6 plus or minus Line A-7)	48,390	48,390	10,000	
A-9	NET PROGRAM COST (Line A-3 minus Line A-8)	2,358,938	2,157,107	3,043,131	
A-10	SHARING OF NET PROGRAM COST LOCAL GRANTS-IN-AID: TOTAL REQUIRED (1/3 or 1/4 of Line A-9)	786,313	719,036	1,014,377	
A-11	NON-CASH GRANTS-IN-AID (From Line A-2)	786,313	719,036	1,014,377	
A-12	REAL ESTATE TAX CREDITS (From HUD-6275, Line 5B)	-0-	-0-	-0-	

SECTION A. (Continued)

LINE NO.	ITEM	7/1/70 7/1/71 7/1/71 7/1/72 Current Year From _____ to _____ Action Year From _____ to _____			
		APPROVED FINANCING PLAN (a)	REVISED ESTIMATE OF COLUMN (a) (b)	FINANCING PLAN REQUESTED (c)	TO BE COMPLETED BY HUD FINANCING PLAN APPROVED (d)
A-13	LOCAL CASH GRANTS-IN-AID, EXCLUDING REAL ESTATE TAX CREDITS. (Line A-10 minus sum of Lines A-11 and A-12) (Sum of Lines A-11, A-12, and A-13 must equal Line A-10)	-0-	-0-	-0-	
A-14	PROGRAM CAPITAL GRANT (2/3 or 3/4 of Line A-9)	1,572,625	1,438,071	2,028,754	
A-15	RELOCATION GRANT (From HUD-6275, Line 18 as follows: Col. (b) from Col. (b); Col. (c) from Col. (e))	181,375	110,967	472,408	
A-16	REHABILITATION GRANT (From HUD-6275, Line 19 as follows: Col. (b) from Col. (b); Col. (c) from Col. (e))	511,000	510,954	910,046	
A-17	TOTAL FEDERAL CAPITAL GRANT (Sum of Lines A-14, A-15 and A-16)	2,265,000	2,059,992	3,411,208	

SECTION B. MAXIMUM AMOUNT OF TEMPORARY LOAN FOR ACTION YEAR

LINE NO.	ITEM	AMOUNT REQUESTED BY LPA	AMOUNT APPROVED BY HUD
B-1	CASH REQUIRED FOR PROGRAM EXPENDITURES, RELOCATION GRANTS AND REHABILITATION GRANTS (From column (c), sum of Lines A-1, A-15 and A-16)	3,421,208	
B-2	ESTIMATED VALUE OF UNSOLD LAND AT BEGINNING OF ACTION YEAR. (Use disposition values for unsold parcels which were used in calculating the disposition proceeds in the latest approved financing plan) (See Section A, column (a))	-0-	
B-3	TOTAL CASH REQUIREMENTS (Sum of Lines B-1 and B-2)	3,421,208	
B-4	REAL ESTATE TAX CREDITS (From column (c), Line A-12)	-0-	
B-5	CASH GRANTS-IN-AID, EXCLUDING REAL ESTATE TAX CREDITS (From Column (c), Line A-13)	-0-	
B-6	SUBTOTAL (Sum of Lines B-4 and B-5)	-0-	
B-7	MAXIMUM TEMPORARY LOAN THROUGH DIRECT OR PRIVATE FINANCING (Line B-3 minus B-6)	3,421,208	

SECTION C. SOURCES OF FUNDS FOR REPAYMENT OF TEMPORARY LOAN

LINE NO.	ITEM	AMOUNT REQUESTED BY LPA	AMOUNT APPROVED BY HUD
C-1	TOTAL DISPOSITION PROCEEDS (Sum of Line A-8, Col. (c), and B-2)	10,000	
C-2	PROGRAM GRANT (From Line A-14, col. (c))	2,028,754	
C-3	RELOCATION GRANT (From Line A-15, col. (c))	472,408	
C-4	REHABILITATION GRANT (From Line A-16, col. (c))	910,046	
C-5	TOTAL (Sum of Lines C-1 through C-4; Must equal Line B-7)	3,421,208	

APPROVAL OF THE FINANCING PLAN IN THE AMOUNTS SHOWN IS HEREBY REQUESTED:

January 10, 1972

(Date)

(Signature of Authorized Official)

PORTLAND DEVELOPMENT COMMISSION

(Local Public Agency)

John B. Kenward
Executive Director

(Title)

THE FINANCING PLAN AS SHOWN IN THE APPROPRIATE COLUMNS IS HEREBY APPROVED:

(Date)

(Signature)

(Title)

SUPPORTING SCHEDULE 1. SUMMARY OF NON-CASH GRANTS-IN-AID

PART I - NON-CASH GRANTS-IN-AID SUBMITTED FOR FIRST TIME WITH APPLICATION FOR ACTION YEAR

941,331 TYPE OF LOCAL GRANTS-IN-AID		REQUESTED BY LPA	APPROVED BY HUD
1.	DONATIONS OF LAND		
2.	SITE CLEARANCE		
3.	PROJECT IMPROVEMENTS	142,369	
4.	(From \$941,331 John Adams H.S. credit from SUPPORTING FACILITIES benefit to KVS NDP area)	424,051	
5.	COMMUNITY-WIDE FACILITIES		
6.	PUBLIC HOUSING CREDITS		
7.	SECTION 112 CREDITS		
8.	TOTAL (Sum of Lines 1 through 7)	566,420	
9.	AMOUNT IN LINE 8 TO BE USED IN ACTION YEAR FINANCING PLAN	566,420	

PART II - UNUTILIZED NON-CASH GRANT-IN-AID FROM INVENTORY

447,957

(Instructions will be issued at a subsequent date covering the calculation of the amount of unutilized non-cash grants-in-aid which can be utilized as credits for the action year.)

SUPPORTING SCHEDULE 1. (Continued)

PART III - NON-CASH POOLING CREDITS FROM URBAN RENEWAL PROJECTS AND SUBMITTED AS NDP NON-CASH GRANT-IN-AID CREDITS FOR THE ACTION YEAR

SOURCE OF POOLING CREDIT AND ADJUSTMENT TO URBAN RENEWAL PROJECT POOLING CALCULATION

LINE NO.	ITEM	SUM OF COMPLETED URBAN RENEWAL PROJECTS (a)	TRANSFERRED TO NDP FOR ACTION YEAR (b)	ADJUSTED SUM OF COMPLETED URBAN RENEWAL PROJECTS TO BE USED FOR FUTURE POOLING CALCULATIONS COL. (a) MINUS COL. (b) (c)
1.	ITEM 1 - PROJECT EXPENDITURES		XXXXXXXXXX	
2.	ITEM 2 - NON-CASH			
3.	GROSS PROJECT COST		XXXXXXXXXX	
4.	LAND PROCEEDS		XXXXXXXXXX	
5.	NET PROJECT COST		XXXXXXXXXX	
6.	LOCAL GRANTS-IN-AID TOTAL		XXXXXXXXXX	
7.	NON-CASH			
8.	CASH		XXXXXXXXXX	
9.	FEDERAL CAPITAL GRANT		XXXXXXXXXX	
10.	AMOUNT OF NON-CASH GRANT-IN-AID CREDITS TRANSFERRED FROM URBAN RENEWAL PROJECTS POOLING CREDITS TO NDP FOR ACTION YEAR -- \$ (From Line 2, column (b))			

PART IV - TOTAL NON-CASH GRANTS-IN-AID FOR ACTION YEAR

1.	FROM PART I (Line 9)	\$ 566,420
2.	FROM PART II	\$ 447,957
3.	FROM PART III (Line 10)	\$ -0-
4.	TOTAL (Enter this figure in Line A-2, Column (c), of Form HUD-6280.)	1,014,377