

URBAN RENEWAL program may be initiated in this area of Southwest Portland. Portland Development Commission Monday authorized application for federal funds to conduct two-year survey aimed at determining whether urban renewal is feasible. Triangular-shaped area contains 47½ acres, including Lair Hill Park.

Urban Renewal Project Development Survey OK'd

A survey to determine whether an urban renewal project should be undertaken on a 47½-acre site around Lair Hill Park was approved Monday by the Portland Development Commission.

The survey would cost \$477,956 and would take about two years to complete.

John B. Kenward, the commission's executive director, was authorized to apply for a grant from the Department of Housing and Urban Development (HUD).

"We will request survey and planning funds to analyze the area and determine whether an urban renewal project should be undertaken, and if so, exactly what kind," Kenward said.

Funds Not Likely

He added: "It is unlikely, in view of applications currently pending before HUD, that the survey will be funded for the current fiscal year," which ends June 30, 1971.

"But we want to be in line for priority when funding does become available," Kenward added.

Before the application can be filed with HUD, Kenward said Portland City Council approval will be required. He said the city Planning Commission already has endorsed the idea of conducting such a survey.

The area lies immediately south of the present South Auditorium Urban Renewal Project area. It is triangular and is bounded by SW Arthur Street, SW Barbur Boulevard, SW Lane Street, and SW Front Avenue.

The area contains numerous homes, the Neighborhood House, Junior Museum, Lair Hill Park, a telephone company building, gas stations and restaurants.

"There are 161 dwelling units in the area, including apartment units," Kenward said. At the time of a 1969 preliminary survey he said 21 of them were vacant.

"Eighty per cent of the buildings in the area were built before 1910," he added.

Ira C. Keller, commission

chairman, said of the area's residences that "Some of those places are just awful — like something you'd find in the Tennessee mountains. It's worse than Albina."

The resolution approved by the Development Commission Monday described the area as "a slum, blighted, deteriorated or deteriorating . . . appropriate for an urban renewal project."

Kenward said that if an urban renewal project were undertaken in the area, it would be the commission's aim to provide low and moderate-income housing.

"It is planned that if such a project is undertaken, the people living in the area now will be given first priority to the new living units," he said.

If HUD funds are made available, Kenward said the survey will include "a detailed analysis of the condition of structures within the area and possible future use of some of the buildings."

HUD Authorized

HUD is authorized to extend financial assistance to local public agencies "in the elimination and prevention of the spread of their slums and urban blight" through the planning and undertaking of urban renewal projects.

Conditions imposed by the federal government in urban renewal projects include "relocation of site occupants," "provision of local grants-in-aid," and presentation of "a workable program for community improvement."

The project will officially be known as the Hill Park Project, Kenward said.

BTWN MARQUAN BR. & GIBBS ST.
EAST OF MACADAM

PROPERTY VALUES

	PROPERTY	OWNER(S)	VALUE	
			IMPS.	LAND
MAP 3229	TL 12 (0.92Ac) SEC 3-15-1E	SCHNITZER INVEST. CORP.		29,410
	TL 40 (1.15Ac) " "	" "		49,850
	TL 41 (2.38Ac) " "	" "		118,390
	TL 42 (0.88Ac) " "	2RZ REALTY		27,410
	TL 43 (0.35Ac) " "	" "		10,820
	TL 45 (0.22Ac) " "	SCHNITZER INVEST. CORP.	3210	8810
	TL 49 (1.26Ac) " "	" "	33200	50420
MAP 3330	(LAND ONLY) O.W. RR & NAV CO.		451,140	
	TL 1 (23.67Ac) SEC. 10-15-1E	2RZ & ZIDELL (IMPS)	301,320	944,440
	TL 42 (5.49Ac) " "	(LAND) UNION PACIFIC RR (IMPS) 2RZ REALTY	94,060	209,740
	TL 63 (13.44Ac) " "	SCHNITZER INVEST.	649,680	616,070
	TL 64 (2.77Ac) " "	WESTERN STEEL CASTING	219,410	137,200
	BLK 120, CARUTHERS ⑤ OREGON WASHINGTON RR & NAVIGATION CO.			
		LAND ONLY		37,580
		⑥ 2RZ REALTY		
		IMPS ONLY		2,140

TOTALS

LAND - 2,240,140
IMPROVEMENTS - 1,754,160
TOTAL - 3,994,300

Area	Resident Area	Tenant	Business	Proposed
8.	speculation (2) traffic (4) zoning relaxing	L.V. speculation zoning traffic prob. displacement	upgrading - effects of J.L. (2) traffic	no trust - other mt. gfs. L.V. traffic effectiveness
9.	need for credibility w/ city ↓ density short-term pub. elements	regional developers eliminate - out in Kelly approaches public for recreation relocate 1140, eliminate spot zoning need to maintain low-cost housing	dev. 3 zones: Res, 1140, St. J.L. need not be disruptive	close streets integrated. util. plan L.V. & traffic together NEED FOR FUNDS
10.	-	-	-	-
11.	traffic area low poll. access to river front & outside interests rehabilitation zoning density req.	Force-out by speculation commercial dev. difficult 125. could get services possible relocation rehab. traffic & urban elements.	preserve ind. area (2) down zoning A - 125 traffic possible relocation pollution require.	down zoning (2) A - 125
12.	continue part. high on avail. resources.	Rezone to R5 low-cost rehab lots Rezone to R2.5 traffic control	upgrading area allow for 1140 - if relocation of 1140. 125 - unimproved dev. 3 zones - mt. gfs. J.L.	down zoning only w/ approval

Question Points / Issues / Points Issues Answers/Comments

13.

(A)

1. L.V. plan
2. traffic plan
3. current land use
4. Comp. plan
5. J.L.

1. L.V. plan
2. traffic plan
3. L.V. zone A
4. Comp. plan
5. J.L. impact

1. zoning
2. traffic
3. lower W. plan
4. J.L.
5. Urban-renewal

1. traffic
2. current land use
3. holding taxes
4. current use

1. zoning
2. traffic
3. Urban-renewal
4. Soc. Serv.
5. current land use

1. Revenue →
2. Urban-renewal

1. Urban-renewal
2. Soc. Serv.
3. traffic - HPL
4. J.L.
5. lower W. plan

1. Land use
2. traffic
3. Soc. Serv.
4. Comp. zoning
5. Housing rehab

See Pub. Land for needs

1. zoning
2. Comp. plan
3. Soc. Serv.
4. Urban-renewal
5. current land use

1. J.L.
2. lower W. plan
3. traffic
4. rail serv.
5. taxes

14.

(B) zone change

taxation
impact on serv
SR, citizen housing

Flood control

Existing land needs

POLLUTION CONTROL

15.

(C) (D)

Question Resident Harbinger Points Business Planning Council

What is the...

- | | | | | |
|-----|-------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| 16. | <p>large dev.
likes it</p> | <p>offers to IND.
will offer services</p> | <p>profit making
venture
aggressive but
upgrading
disruptive</p> | <p>approves but
concerned
commendable</p> |
| 17. | <p>↑ traffic, pollution
↓ access to river
econ. imbalance
will require more
improvements</p> | <p>FAILURE TO
COMPLETE PROJ.
AS PLANNED
AMITUDE OF FUTURE
IMPROVEMENTS
↑ traffic
inaccess. to river
pts. of road.</p> | <p>TO MUCH POWER
WILL HAVE NEG.
IMPACT ON IND(2)
↑ traffic</p> | <p>Follows guidelines
of city FC.
depletes ind.
to surrounding
area
motives - not
altruistic
too much power</p> |
| 18. | <p>PARTICULAR W/
FC.
study Z.C. requests</p> | <p>give 'D' designation
input for requests
upon Z.C. request
don't w/ 3 phases
as developed</p> | <p>reserve traffic
control
early restrict.
further other
imp. grps.</p> | <p>study - area
city - IND.
none.
info to FC.</p> |
| 19. | <p>J.L. will not
provide needed
commercial uses.
↑ prop. value →
Force out
traffic
↓ direction of
traffic</p> | <p>↑ prop. value →
forced sales
↑ traffic
econ. impact
access to river</p> | <p>↑ prop. value →
forced sales
↑ traffic
econ. impact
access to river</p> | <p>lack of DC power
" " info. as
to exact impact
public access.
lack of community
control</p> |

Question	Student Response	Parent	Business	Parent's Answer
----------	------------------	--------	----------	-----------------

20.

more detailed impact review
watch speculators
encourage commercial dev. in char. of community
large zone around prop.

simulate the approval of any dev. to determine if it is feasible
design review
state. commits to dev.

spilled out zoning
submit all projects to it

get info. on traffic plan.

21.

↑ prop. values & taxes (2)
↑ the value of the prop. in the area

↓ low-rent housing
don't know

tax loss
State Lwr. of prop. value
↑ the value of the prop. in the area
↑ the value of the prop. in the area

↑ value & desirability of property (2)
improve attitude

22.

traffic congestion
↑ the value of the prop. in the area
↑ the value of the prop. in the area

↑ the value of the prop. in the area
↑ the value of the prop. in the area
↑ the value of the prop. in the area

↑ the value of the prop. in the area
↑ the value of the prop. in the area
↑ the value of the prop. in the area

↑ the value of the prop. in the area
↑ the value of the prop. in the area
↑ the value of the prop. in the area

23.

↑ the value of the prop. in the area
↑ the value of the prop. in the area
↑ the value of the prop. in the area

↑ the value of the prop. in the area
↑ the value of the prop. in the area
↑ the value of the prop. in the area

↑ the value of the prop. in the area
↑ the value of the prop. in the area
↑ the value of the prop. in the area

↑ the value of the prop. in the area
↑ the value of the prop. in the area
↑ the value of the prop. in the area

Question Subjects Forest Business Plans/Action

23.

24.

25.

26.

Exploited PC.
Became commercial
eye sore

gave PC mission
and info. →

Drake/innocent (2)
use of govt. arch.
discovery -
mixed use
bicycle paths

were on bridge
from PC

guaranteed PC
access to river
cooperation w/ PC
urban village
tenting place
small shops

112 only w/ PC
only w/ Joe Griggs

work w/ PC to
protect PC/IND.
interest

make sure cities
and towns have all
info. about JL

NO (3)

Keep PC informed
point to protect

new park
(3000 covered)

improving
forest PC work

YES (2)
no

Exp. Plan current
REPORTS (2)

JL. STAFF - 1 w/ 1
in. hand

more info on
community

more info on
of community

(2)

PC active on
land (ad. 100) 4
200 - 2000

more cooperation

← information to
PC & comm. of
current plans

QUESTION

RESIDENT
HOMEOWNER

TENANT

BUSINESSMEN

ABSENTEE
OWNERS

P.D.C.

Paul Sacco

August Oiler

Harry Elmer

28.

IMPROVEMENT
W/GOV. ASSIST.

REDISTRIBUTE
LAND WEALTH

ACQUIRING RESOURCES

NA

TAX \$ FOR IMPROVE.

to building older
not to displace.

REMOVE LOW
INCOME VIA
REBUILD.

CONDEMNATION
& CONTROL

RENEWING
URBAN AREAS

TOOL
IMPROVING L.D.

29.

(a)
2. S. Auditorium
N. Chicago
N.A.

(2) S. Auditorium

3 S. AUD.

(2) S. AUD

(b)
GOOD IF CONTROLLED
FAILURE
GOOD/BAD
NA.

in interest of
business
displaced homeowners
inexpensive.

Not favorable
BAD RELOCATION
POLICY
NO OPINION

Good if controlled
GOOD

30

(4) YES

YES

3 - Alternative

YES
COULD

31

2 tax increment
FOR IMPROVE.
HELP DISADV.
REHAB.

(5) REHAB, RELOCATION
clean-ups

PUB. GOOD
IMPROVE.
#

RENEW
—

32

PO VETO POWER
SOME PROB.
PO DISPLACE
NO DISPLACEMENT

NO RAZING,
RELOCATION
"LOW COST" MULTI-
UNIT HOUSING
NO DISPLACEMENT

TO WHOLE AREA ON REQUEST ONLY (2)
BENEFIT ONLY PUB.

33.

(3) YES
ALL YES
IF DEFINED

NO
J.L.

PUB. ONLY NOT IND.
CITIZEN GROUP WORK
LAIR HILL

Business Men
STAND.

34.

NO HELP

J.L. - vacant land
shanty build.
fine housing
medium improve

no cond. of area

35.

Public sts.
on the north side
of the river

low cost housing
replace w/ safety
structures

—

—

36.

Public sts.

Public sts.
on the north side
of the river

Public sts.

—

37.

Public sts.

Public sts.
on the north side
of the river

Public sts.

—

38.

1. 2. 3. 4. 5.
2. 3. 4. 5. A
3. 4. 5. 6. B
4. 5. 6. 7. C
5. 6. 7. 8. D

1. 2. 3. 4. 5.
2. 3. 4. 5. B
3. 4. 5. 6. C
4. 5. 6. 7. D
5. 6. 7. 8. E

1. 2. 3. 4. 5.
2. 3. 4. 5. B
3. 4. 5. 6. C
4. 5. 6. 7. D
5. 6. 7. 8. E

1. 2. 3. 4. 5.
2. 3. 4. 5. B
3. 4. 5. 6. C
4. 5. 6. 7. D
5. 6. 7. 8. E

Circumstances	HOME OWNER REQUIRE	TENANT	BOSSINGMEN	ABSENTEE OWNERS
40.	(4) yes	yes (2)	(2) yes	(2) yes.
41.	Divert traffic fr L.O. to Barker Increase speed & flow Access protect residential Slow traffic (2) Ped. crossing	+ lights plantings (2) restrict access confine to 4 lanes widen med left turn lane at 1000 & 1100	widen (2) ↑ access + lights 4 lanes	widen 5 lanes lights ped. facilities plantings
42.	(2) PRESERVE BOTH	PRESERVE (2)	(2) preserve	(2) PRESERVE
43.	yes - (2) Carolina Vermont California Nevada ALL FINN. WAVE. TOWNSHIP & TOWNSHIP TOWNSHIP	Nebraska need for survey	NO- use for west study	study ALL PUP: NEBRASKA, SWEENEY, FRANKLIN KELLY
44.	Nebraska (2) Snyder's C. & D. Water tower Dep. on J.L. Sweeney Fondation Texas Virg. & MacMillan Hites	every 2-3 blocks Carolina Hites Boundary	Dep. on J.L. & S. Hwy Dept. or city (2)	Nebraska Fondation Sweeney Kelly study - (2)
45.	Carolina Hites (2) Hites over under pass water tower main proposal	J.L. Hites Carolina Hites Sweeney Flower Hites Hites	J.L. (2)	study - Hites Boundary Sweeney Kelly

Question	PROBANT HOMEOWNERS		TENANT		BUSINESSMEN		APPROPRIATE OWNERS	
	YES	NO	YES	NO	YES	NO	YES	NO
46.	A. II B. III C. III D. II E. III F. II G. II H.	 	A. B. II C. II D. I E. I F. I G. H.	 	A. I B. I C. II D. I E. II F. I G. II H.	 	A. B. II C. D. I E. II F. I G. I H.	
47.	(2) PUB. PARKS/MARKET LOSS IND. ACCESS TO RIVER MIXED: G, R, M SOL. BUSINESS		Light rail (2) relocate Ind. Greenway improve Vill. Park, Bike, ped. fac.		allow for widening South-Cornwall, L.P. M. North - as is J.L. w/ Ind. N&S.		COMMERCIAL PUBLIC ACCESS TO RIVER MIXED	
48.	Local services - Sanctuary Village		Industrial (2) small service open space		J.L. Ind N&S, COMMERCIAL IND. TOWN AND FURNITURE N.		MIXED L.P. Industry	
49.	# 3 (1) other		# 3 (2)		# 4 (3)		# 1 (2) Cons. #1 & #3	
50.	1. B 2. A 3. D 4. C	 	1. D B 2. A A 3. B C 4. C D	 	1. B (3) 2. C A 3. A C 4. D D	 	1. B, D 2. A, C 3. B 4. A	
51.	none. A - w/out sidewalk D - w/out sidewalk		BOTH EAST		WEST EAST (2)		WEST EAST, N. of wall	

RESIDENT

HOME OWNERS

TENANTS

COMMERCIAL

APPROPRIATE SERVICES

LAND USE

52.

DIVERSE
LIVABLE
MORE SERVICES

DIVERSE
RES. w/ services
landscaping

MIXED
DIVERSE

(2) MIXED
"Comp. zoning"

53.

MOST
LARGE OLD HOMES
MANY OWNER OCC.

Landscaping
comm. spirit
zoning (2)

older homes, trees
RES. COMM. IND.

ALL

54.

RED. FACILITIES
TRAFFIC CONTROL

water supply
light rail
many services

J.L.

OFFICE, APT.
"Comp. zoning"
ser. services

55.

56.

R - A1 & A2.5
A1-20% A2.5 50%
A1
COMP. ZONING

R5 & A2.5 w/D
A2.5 (allow for
present use)

highest & best use
R - A2.5

Multi-family
low rise office
comp. zoning

57.

Eliminate AOS in Middle Low Hill from A13 & A1
to R5 & A2.5

IND. C. of A13 to 1
BLOCK WEST
COMM - 10 block
w/ of hill
East - C. of

NEED MIXED

RS - Carolina, freeway, N. Corbett from AOS
Virginia to W. Hill to A2.5 & R5 (2)
to Food to Community

A13 to A1 - along
1st, Corbett

58.

TO LIGHT Bright & density
W - 1st & 2nd

MIXED-USE -
Res. Rehab. etc.
AOS one of M. & Pers. (initiators)
don't know any

PD along I-5
Mixed used

LAND USE	RESIDENT HOUSING	COMMERCIAL	BUSINESS	AGENCIES
59.	NO YES YES if comfortable USE	NO to Res. & Ind. YES to Res. & Comm. (Service) NO	YES (2) COMM & IND. in 1st Block W. of Hwy	YES (2) - Apt./Comm - E. of Hwy. W/LT. IND BTWN. MAC & 1st FR. VIO fr. Taylor's Ferry Cz. along Corbett Kelly & Hood in 3000-4000 BKS.
60.	COMMERCIAL/RES. FROM RES/SAN. COMM. RES. - Eliminate NO 3rd.	Residential CHURCH CO.	COMM / PARK RESIDENTIAL. COMM. OR HPT.	MIXED MULTI-FAMILY/ LOW OFFICE
61.	IMPROVE (2) IMPROVE CARS	IMPROVE/UPGRADE IMPROVE	UP-GRADE	IMPROVE/UPGRADE IMPROVE.
62.	IMPROVE FACILITIES (2) REACH OF T.O. TOILET.	IMPROVE (2) SHORE REPAIRS BBS, PAPER JUNKIES, 1000 SHOPS, WAREHOUSES ST. PAVED. B-Q PDS	IMPROVE (2) -BBS & benches	MORE FAC. IMPROVE WHAT IS THERE
63.	IMPROVE FRONT ST (2) make into mall	NO FRONT ST. CLOSED	NO	-
64.	YES (3)	YES! (2)	FURTHER DEVELOP. NO (2)	IMPROVE
65.	IMPROVE (2) IMPROVE (2) IMPROVE (2) IMPROVE (2) IMPROVE (2)	IMPROVE (2) IMPROVE (2) IMPROVE (2) IMPROVE (2) IMPROVE (2)	IMPROVE (2) IMPROVE (2) IMPROVE (2) IMPROVE (2) IMPROVE (2)	IMPROVE (2) IMPROVE (2) IMPROVE (2) IMPROVE (2) IMPROVE (2)

January 8, 1975

Dale Meyers, Chairperson
Corbett, Terwilliger, Lair Hill
Planning Committee
0555 S.W. Vermont Street
Portland, Oregon 97219

JOX
RECEIVED
JAN 11 1975
City of Portland
Bureau of Planning

Dear Dale:

At a meeting of the Terwilliger Community League, held at Terwilliger School on Dec. 16, 1974, the following resolution was passed:

We commend the work of the Planning Committee in its preparation of the Comprehensive plan for the Corbett-Terwilliger Area and record our agreement with its work and priorities in requests for the use of Housing Community Development Funds for 1975.

We would further record our strong feeling that the installation of traffic lights on Macadam Avenue (particularly at Nebraska), and the further development of Willamette Park making it more desirable for use by the neighborhood, should be given highest priority as plans continue to develop.

Sincerely,

John Matteson, Chairman
Terwilliger Community League

JLM/mm

Copies to: City Planning Commission
Park Bureau
State Engineer Bob Bothman

*Mike & Phil. saw
Manning*

PORTLAND DEVELOPMENT COMMISSION
1700 S. W. Fourth Avenue
Portland, Oregon 97201

MEMORANDUM

November 19, 1974

TO: Don Bergstrom ✓
Jim Kirk
Dale Christiansen

FROM: Mike Cook

SUBJECT: South Auditorium Urban Renewal Project Street Improvements

Attached are the following proposals for your review:

1. Enlarging the triangle at S. W. Third & Arthur and provisions for a sidewalk,
2. Landscaping for Sheridan between Third and Fourth Avenues,
3. Barbur Boulevard improvements including median planting, street trees, new sidewalk east side of street,
4. Street tree planting on the north side of S. W. Clay between Third and Fourth. *OK*

We hope to proceed immediately with the Sheridan Street and Arthur Street improvements. Please let me know as soon as possible if these revisions are acceptable.

MAC/ms

cc: Stanley Boles, Broome, Selig & Oringdolph
Jack Saltzman

NOV 20

TAX INCREMENT ANALYSIS: RESTAURANT DEVELOPMENT ON S.W. MACADAM

OCT 10, 74

TOTAL COST - \$3,600,000

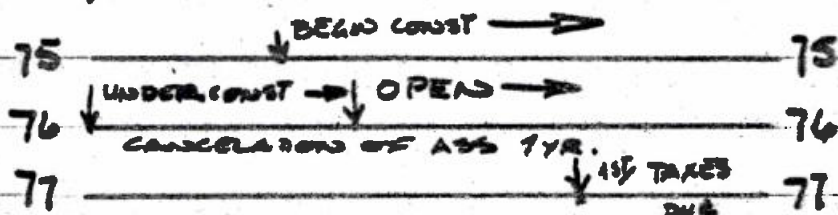
BEGIN CONST - FEB/MAR '75

- ALL CONSTRUCTION CONCURRENT

CONST TIME - 14 MONTHS

- BREAKGROUND TO OPENING

OPENING - APR/MAY '76



CANCELLATION OF ASSESSMENT: 1 YR

MUST BE T.YR 76-77

1st TAXES DUE - NOV 77 FOR T.YR 77-78

TAX RATE	28.92	28.00	27.73
IF A.V. =			
3,600,000 - ALL CONST + EQUIP + FIXTURES			
1. \$104,000	\$101,000	\$100,000	
IF A.V. =			
2,500,000 - 70% OF ABOVE			
2. \$72,000	\$70,000	\$69,000	
IF A.V. =			
3. 2,400,000 - STATED COST OF CONSTRUCTION			
\$69,000	\$67,000	\$66,000	
4. IF \$1,700,000 - 70%	\$49,000	\$48,000	\$47,000

SKY 50,000 FOR 5 YRS.

MEMORANDUM

Date August 21, 1974

TO: Dale Meyers, Chairman of the Corbett-Terwilliger-Lair Hill Planning Committee

FROM: Ray Bowman/Sam Galbreath, Portland Development Commission

SUBJECT: Summary of the Results of the June 1974 Corbett-Terwilliger-Lair Hill Survey

The following is a summary of the June '74 survey of the Corbett-Terwilliger-Lair Hill area. For reporting purposes it is broken down into two parts: (1) summary of the rehabilitation interest contacts, (2) summary of the general planning questions contacts.

The survey involved ten blocks chosen as representative in terms of ownership, structural condition, development patterns and general character of the planning area as a whole. These blocks contained 142 structures. There were 86 actual contacts with resident occupants. Of these contacts, 68 responded to the survey questions of which 44% (30 of 68) were owner-occupants and 56% (38 of 68) were tenants. 24 of the 30 owner-occupants (80%) were personally interested in rehab or felt the rehab program was good for the area. In addition, 13 of the 38 tenants (34%) expressed a personal interest in rehab or felt that a rehab program was good for the area. Overall, then 37 out of 68 respondents (54%) expressed a personal interest in rehab or felt that a rehab program was good for the area.*

(1) Summary of Rehab Interest Contacts

This portion of the summary is divided into two sections, a summary of blocks 1 - 5 (Corbett/Lair Hill area) and a summary of blocks 6 - 10 (Terwilliger area).

(a) There were 35 contacts in blocks 1 - 5. 27 responded to questions on rehab interest. Of this amount, 7 were owner-occupants (26%). 4 of the 7 owner-occupants (57%) were personally interested in rehab or felt that a rehab program was good for the area. 75% (20 of 27 contacts) were tenants of which 7 expressed interest in a rehab program. 8 refused to answer any questions (35%).

(b) There were 51 contacts in blocks 6 - 10. 41 responded to questions on rehab interest. Of this amount, 23 were owner-occupants (56%). 20 of the 23 owner-occupants (86.9%) were personally interested in rehab or felt that a rehab program was good for the area. 44% (18 of 41 contacts) were tenants of which 6 expressed interest in a rehab program. 10 refused to answer any questions (19.6%).

(c) Observation/Comments:

There is a definite ownership pattern difference in blocks 1 - 5 and blocks 6 - 10, 26% owner-occupants in blocks 1 - 5 and (56%) owner-occupants in blocks 6 - 10. The response difference is noticeable also. 11 of 27 residents contacted in blocks 1 - 5 expressed an interest in a rehab program for the area (41%), while 26 of 41 residents contacted in blocks 6 - 10 expressed an interest in a rehab program for the area (63%).

There is a variable of negative response between the two areas. In blocks 1 - 5, 68.6% (24 of 35) of those contacted were either not interested in home rehab or would not answer any questions. In blocks 6 - 10, 49% (25 of 51) of those contacted were either not interested in home rehab, or would not answer any questions. It should be kept in mind, though, that there was no attempt by the surveyors to either promote or emphasize a possible home rehab program. An active information program on the home rehab program with specific program details would result in greater resident interest in home rehabilitation. Community Services experience has shown that an active information process is largely responsible for a successful home rehabilitation program.

*In addition, when residents were asked in the general questionnaire section if they were interested in home rehab, 67% responded favorably to some type of home rehab program for the area.

(Detailed rehab interest survey information for each block surveyed has been given to Alan Fox).

(2) Summary of General Planning Questions Contacts

This portion of the general summary is divided into two sections: (a) the general questions which received a majority favorable response, 50% and over, and (b) the general questions which received a majority unfavorable response, 50% and under.

- (a) Favorable response - 51% and over
- Question B: Pedestrian paths and crossing - 72%
 - Question C: Home rehabilitation - 67%
 - Question D: Additional facilities at
Williamette Park - 62%
 - Question E: Street Tree planting &
landscaping - 67%
 - Question F: Historic preservation of
old houses - 65%
 - Question H: Underground utilities p - 72%
 - Question I: Local street improvements - 68%
 - Question J: Additional retail & commercial - 60%
 - Question L: Better traffic control - 72%
 - Question M: Improvements to Macadam - 67%

Comment: Two areas of particular high interest were street and traffic concerns. Street concerns were:

- (1) Street improvements - 68%
 - (2) Street tree planting - 67%
- Traffic concerns were:
- (1) Pedestrian accesses - 72%
 - (2) Better traffic control - 72%
 - (3) Improvements to Macadam - 67%

August 21, 1974

Combining the high interest in home rehab (67%) with the high interest in street and traffic related improvements could provide the basis for sound improvement program. Much of the success of such a program, though, will be dependent upon (1) how broad the base of citizen participation and general neighborhood information flow and coordination is and (2) how effectively the specific improvements are explained and "sold" to the area as a whole and individual residents in particular.

(b) Unfavorable response - 49% and under

Question A: Land Acquisition for open space -	45%
Question G: Street lighting -	20%
Question K: Additional Social & Health Service -	28%
Question M: Other -	45%

(A General Survey summary is attached. In addition, a detailed general question response, by block has been given to Alan Fox).

FRB/SCG:gc

cc: Alan Fox, City Planning Commission
Planning Committee Members

CEO
TK
SHB

CORBETT/TERWILLIGER/LAIR HILL GENERAL SURVEY

Summary - The answers given by respondents as to specific improvements they wanted for their area varied per each type of improvement. The following are those improvements that had over a 50% favorable response and where the respondents wanted to see the improvements made.

- I. Question C - Home Rehabilitation. 67% of those surveyed were favorable to some type of Home Rehabilitation in general.
 - a) Demolition of derelict structures is needed - 1
 - b) Some older homes in L/H But not Corbett - 1
 - c) Especially those people who need assistance (elderly) - 1
 - d) Up to individual (badly needed) - 1
 - e) Lower Corbett - 1
- II. Question D - Additional facilities for Willamette Park. 62% favorable.
 - a) Restrooms - 9
 - b) Play Equipment - 16
 - c) Wading Pool - 2
 - d) More trees
 - e) Picnic Tables - 4
 - f) Swimming Pool - 2
 - g) Tennis Court - 2
 - h) Better access - 3
 - i) Bike trails - 3
- III. Question E - Street tree planting & landscaping. 67% favorable.
- IV. Question F - Historic Preservation of Houses.- 65% favorable.
 - a) 1st & Porter - 1
 - b) Any that are rehabable - 2
 - c) Under useful conditions - 1
 - d) Neighborhood House, Children's Museum - 1
 - e) Save any house that can be - 1
 - f) Few in Corbett - 1
 - g) Hood & Carolina - 1
 - j) Old Victorian houses - 1
 - k) On Corbett if brought up to Code - 1
 - l) As many as can be - 1
- V. Question H - Underground Utilities. 72% favorable.
 - a) Majority thought good idea everywhere
- VI. Question I - Local Street Improvement. 68% favorable.
 - a) Meade - 2
 - b) Lower Corbett - 1
 - c) First Street - 1
 - d) Kelly - 2
 - e) Gaines & Kelly - 2

- f) Side Streets - 1
- g) Mitchell & Richardson - 10
- h) Macadam - 1
- i) Hood - 2
- j) Hood & Kelly - 3
- k) Iowa - 4
- l) Carolina - 2
- m) Virginia - 9
- n) Dakota - 2
- o) Idaho - 1

VII. Question J - Additional Retail & Commercial Activities. 60% favorable.

- a) Grocery - 29
- b) Large Shopping Center - 12
- c) Restaurants - 1
- d) Drug Store - 3
- e) Laundromat - 2
- f) Post Office - 1

VIII. Question L - Better Traffic Control. 72% favorable.

- a) Lights, 1st & 2nd & Hooker - 1
- b) Stop sign, 1st & Whitaker - 2
- c) Gaines & Kelly - 3
- d) Speeding on Corbett - 5
- e) Intersections throughout Community - 1
- f) More lights on Barbur - 1
- g) Lights on Macadam - 11
- i) Police Patrol - 1
- j) Speeding on Macadam - 3

No. 2. Should there be Specific Improvements to Macadam. 67% favorable.

- a) Bike path on West Side - 2
- b) Widening - 20
- c) Signals & Crossings - 20
- d) Too many huge trucks - 1
- e) Dead rail tracks should be removed - 2
- f) Complete sidewalk - 2
- g) Sellwood bottleneck - 8
- h) Remove parking on Macadam - 3

Dr. W. A. Jenkins
Chairman

Robert Ames
Secretary

Elaine Cogan
Charlotte Beeman
Bob Walsh

PORTLAND DEVELOPMENT COMMISSION

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

August 20, 1974

John B. Kenward
Executive Director

NEW MEMBERS OF CORBETT/TERWILLIGER/LAIR HILL PLANNING COMMITTEE

Attached for your information is the rough draft of Section 8 of the Comprehensive Plan for Corbett/Terwilliger/Lair Hill dealing with tax increment financing. This report was prepared over 5 months ago to help the Planning Committee members and neighborhood residents understand the process for utilizing tax increment as a tool to help implement the Comprehensive Neighborhood Plan. It also discussed what tax increment is, the increment generation potential of John's Landing and the importance of timing in making the most use of tax increment potential for the neighborhood. Also, it outlines how a program gets put into execution and the types of continuing controls the community would have over any program implemented, using the tax increment technique.

I hope you find this information helpful, as we move into more specific discussions of Comprehensive Plan implementation. It should also be helpful to you in reviewing the Work Program for the preparation of the Urban Renewal Plan document and Eligibility Report which the Development Commission will be preparing for Committee review over the next month.

If you have any questions, please give me a call, or bring them up at the next meeting.

Sincerely,



Samuel C. Galbreath
Project Coordinator

SCG:gc
Encls.

cc: Alan J. Fox ✓
Dale Meyers



MEMORANDUM FOR: CTLH Planning Committee

FROM : Ernest Bonner

SUBJECT : Partial production schedule for first draft
of the comprehensive land use plan

Pursuant to Alan Fox's letter to the Planning Committee of 5 December outlining the elements of the first draft of the subject plan, the following work will be submitted to the Planning Committee:

1. Two sets of proposed basic goals listed in the order of their relative importance. The first set of goals will be prepared from an analysis of the Committee's questionnaire. The second set of goals will be prepared by Alan Fox based on his experience in the neighborhood. Also included will be an analysis of the goals implied in the existing zoning contrasted with community goals. This work will be submitted by January 23.
2. An inventory of existing conditions in graphic format will be submitted by January 23. Included in this set of drawings will be:
 - a. Land Use
 - b. Zoning
 - c. Topography
 - d. Vegetation
 - e. Major traffic arteries and volumes
 - f. Commercial services
 - g. Social services
 - h. Property ownership
 - i. Resident/nonresident occupancy of structures
 - j. Zoning changes since 1959
3. A list of proposals that will appear in the comprehensive plan will be submitted by January 23. These proposals were reorganized by type, e.g., urban renewal/capital improvements, changes in building and zoning codes and improvements by other governmental jurisdictions.
4. A rough draft of the section on tax increment financing will be submitted by February 1.

- GIVE FRANK MUNCH A COPY OF P.I.C. TRANSP GOALS
- HAVE BY-LAWS RETYPED W/ MODIFICATIONS & SENT TO ALL REPS
- HAVE MEMBERSHIP LIST FIXED
- TUES NEON ~~AGENDA~~ SUBCOMMITTEE
- MON 25 ~~FEB~~ MTC 7:30
- HAVE MORE GOALS STATEMENTS FOR MTC.

MEMORANDUM

Date July 2, 1974

*CH/LH/Hm
Corresp.
SCG ✓*

TO: Pat LaCrosse
FROM: Chuck Olson
SUBJECT: Corbett-Terwilliger-Lair Hill Assignment

As early as 1971, Commission staff had been contacted by Mr. John Gray of Omark Industries, to review preliminary plans of the John's Landing Project and to explore ways in which complimentary public actions could be undertaken in surrounding areas which would be beneficial to the proposed project, the neighborhood and the community at large.

On April 13, 1972, a "town meeting" was held at Terwilliger School attended by over 200 people and chaired by Commissioner Ivancie. Its purpose was to determine interest in proceeding with plans for the entire community. A majority voted for such an undertaking and Council subsequently approved Commissioner Ivancie's May 9, 1972 report recommending, "That the City Planning Commission proceed with the preparation of plans in cooperation with the Portland Development Commission, the neighborhood organizations and other public and private agencies."

Planning activities during the past two years have been under the direction of the Planning Commission and its staff planner Alan Fox, working with a Planning Committee composed of persons representative of businessmen, home owners, tenants and the John's Landing developers, as well as each neighborhood area (Corbett, Terwilliger, and Lair Hill).

On April 5, 1973, Mayor Neil Goldschmidt requested both the Planning Commission and the Development Commission to study the feasibility of a locally administered tax increment urban renewal project for the area and to report findings. (See attached). Our legal counsel, Oliver Norville, replied on April 13, outlining the prerequisites of eligibility to satisfy state law and that public improvements cited in the Mayor's letter appeared appropriate for tax increment funding. Staff met with the planning committee through the summer and fall months and provided memoranda to the committee and Planning Commission staff suggesting types of activities that could be undertaken and steps necessary to declare the area eligible for renewal assistance.

The Planning Committee continued its work through the winter and spring of 1974 and is currently reviewing DRAFT I of the Neighborhood Plan. The Committee also approved the concept of a tax increment project but wanted a survey taken to determine interest and feasibility of a home rehabilitation program as part of any renewal assistance. During the period of June 10 - 17, 1974, PDC staff surveyed 10 sample blocks that had been selected by the Committee in all three areas. (See attached memo dated June 24, 1974).

Analysis of the survey combined with data on home ownership, general condition of properties, zoning patterns, existing land uses and resident interest, has led our staff to conclude that a neighborhood home rehabilitation program is feasible at this time in that portion of the Terwilliger Neighborhood shown on the attached map and encompassing those areas west of Macadam Avenue zoned R5S, R5, A2.5 and A1.S.

In addition, there are complimentary activities that could be undertaken such as street and traffic improvements, tree planting and beautification, as well as those public improvements identified in Mayor Goldschmidt's memo. These activities would be undertaken within the Project Boundary area as shown on the attached map, generally bounded by the river and the freeway, Bancroft Street on the north and the Sellwood Bridge on the south.

Three key factors that impinge upon the ability of this agency to implement an improvement program in this area are:

1. Resident interest and financial ability to rehabilitate.
2. Willingness of the financial institutions to make available the PIL Program in the area.
3. Eligibility of the area under state law particularly the John's Landing Project property as the major tax increment generator.

Recommendation: That an Eligibility Report and Urban Renewal Plan utilizing tax increment financing, based on neighborhood plans and priorities be prepared, and that said documents be forwarded to City Council for its consideration sometime during the last quarter of this year. The project boundary should include: (1) those areas where home rehabilitation is feasible to the extent that voluntary participation will result in the stabilization of the area and, (2) those properties where public improvements will be of benefit to property owners, residents and businesses in the area, and the community at large.

It is understood that this undertaking will involve neighborhood organizations, the Planning Committee, public agencies, private organizations, residents and property owners of the area. Further, those areas not

initially included in direct renewal assistance, will continue to have staff support in order to develop plans and programs that will be of benefit to the total Corbett-Terwilliger-Lair Hill Planning Area and the City as a whole.

CEO;gc

cc: SHB
FRB



CORBETT • TERWILLIGER • LAIR HILL PLANNING COMMITTEE

JOHN MOLL, Chairperson
Corbett • Terwilliger • Lair Hill
Planning Committee
6714 S.W. Corbett Avenue, Portland, Oregon
246-9224

ALAN J. FOX, District Planner
Portland City Planning Commission
424 S.W. Main Street, Portland, Oregon
248-4254

March 11, 1974

MEMO TO: Dale Cannady
FROM : Alan J. Fox
RE : Corbett/Terwilliger Plan, Urban Renewal Activity

As of this date the Corbett/Terwilliger/Lair Hill Planning Committee has had approximately five meetings at which various urban renewal programs and issues have been presented and discussed. The presentations have focused primarily on tax increment financing and the Public Interest Lenders Program (PIL).

Concerning tax increment financing, no formal action has been taken to date by the Committee. This is primarily due to their reluctance to delineate an urban renewal area without further progress in the land use planning process and because of a general fear of mass clearance associated with previous urban renewal projects in Portland. At the 6 March Committee meeting, Gary Stout and Sam Galbreath made presentations which I think will spur faster progress toward the necessary decisions; however, I think that it is too late to capture the \$78,000 that will be entered on the tax rolls on 15 May 74.

There has been considerable progress on the PIL program. The Committee has voted to send the enclosed cover letter, questionnaire and fact sheet to all property owners and residents in the planning area to determine the extent of neighborhood interest in this program. Based on the response to this survey, a decision will be made whether or not to pursue this program further. The survey will be conducted during the latter part of March. Also, a news release has been sent to all concerned neighborhood organizations and news media for publication of the program and the survey.

AJF:hm
Enclosures



CORBETT•TERWILLIGER•LAIR&HILL

PLANNING COMMITTEE

JOHN MOLL, Chairperson
Corbett•Terwilliger•Lair Hill
Planning Committee
6714 S.W. Corbett Avenue, Portland, Oregon
246-9224

ALAN J. FOX, District Planner
Portland City Planning Commission
424 S.W. Main Street, Portland, Oregon
248-4254

DRAFT

Dear Community Resident or Property Owner:

You may have read recently in the neighborhood Newsletter of the Planning Committee's discussions with a representative of the Portland Development Commission, Mr. Sam Galbreath, concerning a home rehabilitation program.

This letter is to advise you of the POSSIBILITY of a home rehabilitation (repair) and upgrading program for the neighborhood. The program is called the Public Interest Lenders (PIL) program and is applicable ONLY to rehabilitation. It is financed solely by local banks and administered by the Portland Development Commission.

The first step in making the program available is to determine if the neighborhood is interested. Accordingly, the Planning Committee is sending you the enclosed questionnaire. This questionnaire does not obligate you in any way. If the neighborhood is sufficiently interested in the program, then detailed information will be presented in public meetings and private interviews so that you can learn more about it. Please remember that even if the program is accepted in principle by the neighborhood and initiated by the Development Commission you are not obligated in any way to rehabilitate your property.

The Planning Committee would appreciate receiving your completed questionnaire in the self-addressed stamped envelope enclosed. If you have further questions please direct them either to Mr. Alan Fox at the Bureau of Planning (248-4254) or Mr. Sam Galbreath (224-4800).

Thank you for your cooperation.

Signed (?)

AF/hm
Enclosure



CORBETT • TERWILLIGER • LAIR & HILL PLANNING COMMITTEE

JOHN MOLL, Chairperson
Corbett • Terwilliger • Lair Hill
Planning Committee
6714 S.W. Corbett Avenue, Portland, Oregon
246-9224

ALAN J. FOX, District Planner
Portland City Planning Commission
424 S.W. Main Street, Portland, Oregon
248-4254

QUESTIONNAIRE FOR SURVEY PURPOSES ONLY

PLEASE CHECK THE APPROPRIATE ANSWER

MARCH 1974

1. Are you interested in repairing or upgrading your home?

YES _____ NO _____

2. Do you own your own home?

YES _____ NO _____

3. If YES, is the property

Free and clear _____

Mortgage _____

or Contract _____

Date of mortgage or contract signature _____

4. Including Social Security, unemployment compensation and other sources, is your annual income

Under \$10,000 _____ Under \$3,000 _____

5. If you are not the owner, what is the owner's

Name _____

Address _____ Phone No. _____

6. Would you consider repairing or upgrading your home if favorable financial assistance could be arranged?

YES _____ NO _____

Your Name _____

Address _____

Phone No. _____

REHABILITATION PROGRAM FACT SHEET

You may have read recently in the Neighborhood Newsletter of the Planning Committee's discussions with a representative of the Portland Development Commission, Mr. Sam Galbreath, concerning a home rehabilitation program.

HISTORY

The Public Interest Lender (PIL) Loan Program was developed by the Portland Development Commission and local lending institutions to supplement or replace federal housing rehabilitation loan programs which have been curtailed or terminated.

PURPOSE

To provide funds for rehabilitation of owner-occupied residential properties. No funds will be provided for trade or business establishments.

AREAS OF OPERATION

Areas in which the Development Commission has authority and has been directed to proceed with action by the City Council. This action is generally a result of a specific community request.

RATE OF INTEREST: 5½% simple, per annum.

MAXIMUM TERM OF LOAN: 15 years.

RATE PER \$1,000 PER MONTH @ 15 YEARS: \$8.18

MINIMUM MONTHLY PAYMENT: \$15.00

SECURITY REQUIRED: First or second trust deeds.

MAXIMUM LOAN: First Lien - \$15,000; Second Lien - \$5,000. However, the existing indebtedness, plus the PIL loan, cannot exceed the fair market value of the property.

SERVICES AVAILABLE: Inspection, estimating, contracting, design, financial counseling, and work supervision.

If you have questions about the program please call either Alan Fox (Bureau of Planning, 248-4254) or Sam Galbreath (Portland Development Commission, 224-4800).



CORBETT•TERWILLIGER•LAIR HILL PLANNING COMMITTEE

JOHN MOLL, Chairperson
Corbett•Terwilliger•Lair Hill
Planning Committee
6714 S.W. Corbett Avenue, Portland, Oregon
246-9224

ALAN J. FOX, District Planner
Portland City Planning Commission
424 S.W. Main Street, Portland, Oregon
248-4254

February 8, 1974

Sam Galbreath, Planner
Portland Development Commission
1700 SW 4th Avenue
Portland, Oregon 97201

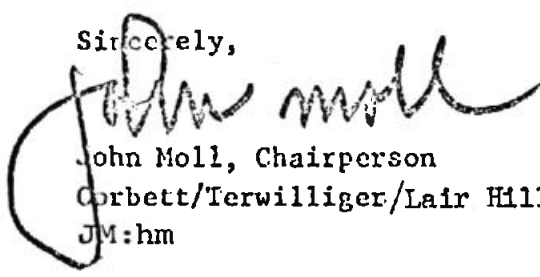
Dear Sam:

This letter is to confirm that at its last meeting on 6 February, the Planning Committee voted unanimously to proceed with a feasibility study of implementing the Public Interest Lender (PIL) loan program in our planning area.

It is our understanding that the feasibility study will include as a minimum a questionnaire to be sent to all residents and property owners and a follow-up field survey in selected areas based on the results of the questionnaire.

Thank you for your cooperation and assistance.

Sincerely,


John Moll, Chairperson
Corbett/Terwilliger/Lair Hill Planning Committee
JM:hm

31 January 1974

MEMORANDUM FOR: Alan Fox

FROM : Dale D. Cannady 

SUBJECT : Attached copy of PDC report to Mayor
regarding possible Johns' Landing
tax increment urban renewal project.

Review of the attached copy of report from John Kenward, PDC Director, to Mayor Goldschmidt indicates immediate need for a report in writing to the Mayor regarding the progress of planning in the Corbett-Terwilliger area, particularly with regard to progress in combination with the PDC staff on the delineation of a project area and the determination of planning and development problems which might be solved or at least eased by such a renewal project. Please note the copies of April 5, 1973, letter from the Mayor to this office and the April 5, 1973, letter from the Mayor to the PDC with cc to this office; copies of both of these items were referred to you last April.

Please prepare draft of a report for review by Ernie Bonner and myself at the earliest possible time.

Thank you.

DDC:bn

Elaine Cogan
Chairman

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

Dr. W. A. Jenkins
Secretary

November 1, 1973

John S. Griffith
Charlotte Beeman
Bob Walsh

John B. Kenward
Executive Director

Dale C.
Alan Fox

Honorable Neil Goldschmidt
Mayor of the City of Portland
City Hall
Portland, Oregon 97204

RECEIVED
NOV 02 1973
MAYOR'S OFFICE

Dear Neil:

On April fifth you sent me a request to investigate the feasibility of declaring the John's Landing Development an Urban Renewal/tax increment project. A legal opinion on the use of monies generated through such a project outside the boundaries of the project was also requested, as was our coordination with the Bureau of Planning on planning issues. This letter summarizes our activities to date.

The attached letter from our legal counsel contains his opinion on improvement eligibility and project boundaries were a tax increment urban renewal project to incorporate the John's Landing Development. His finding is that generally all of the improvements listed in your letter may be made within an urban renewal project with tax increment. They would be limited, of course, by the increment produced and the statutory bond limits of five million dollars. The use of increment dollars outside of the project area as stated in the third paragraph of the attached letter, is not quite as certain.

The boundary issue as referenced, in paragraph two, seems to be of major concern, both because of the uncertainty of using increment money outside of the project area, and because of eligibility questions raised if the boundaries were only to include the John's Landing Project itself. Because of its singular ownership, the demolition of blighted structures which has occurred and improvements already made, the John's Landing Project by itself, is probably not eligible for urban renewal designation. However, the areas surrounding the project, especially those in need of improvements such as listed in your letter, do appear to be eligible for inclusion in an urban renewal project. If some portion of these areas were included with the John's Landing Project, the entire area could possibly be eligible for Urban Renewal designation. In this case, there would be no question of the use of tax increment money on eligible project activities within the area.

November 1, 1973

We have been meeting with the Corbett/Terwilliger/Lair Hill Planning Committee, staff of the Bureau of Planning and representatives of John's Landing since July. We have discussed urban renewal, tax increment, eligibility criteria and the types of support that the Development Commission can lend to planning. Tentative interest has been expressed. The community understands the potential benefits that the tax increment generated by the John's Landing Development has for financing the implementation of the neighborhood plans that they are beginning. Plans are only in a formulative stage, and no decisions on types of activities, project boundaries, or even the overall desirability of a tax increment urban renewal project have been made.

We are currently extending every assistance requested to help in this process. Our legal counsel has provided opinions on various issues, we are giving direct support to a neighborhood clean-up campaign, our Waterfront Planning Coordinator is serving on the Macadam Transit Corridor Study Committee established by your office, and is meeting regularly with the Planning Staff and the Planning Committee. We hope all of this will help in the creation of a sound neighborhood plan which will be able to take advantage of the tax increment potential of the John's Landing Project while supporting it with sound public improvements.

We stand ready to provide continuing assistance.

Sincerely,

A handwritten signature in black ink, appearing to be 'John B. Kenward', written over a horizontal line.

John B. Kenward
Executive Director

JBK:SCG:gc
Encls.

CHRONOLOGY OF JOHN'S LANDING CORRESPONDENCE AND MEETINGS
RELATIVE TO MAYOR'S LETTER OF APRIL 5, 1973.

April 2, 1973 John Gray letter to Neil Goldschmidt requesting urban renewal tax increment financing - "if just the John's Landing holdings are put into a project under State law." Types of activities to be included could be:

1. Willamette Park improvements.
2. Pedestrian overpass at Macadam.
3. Willamette & Himes Park link.
4. Paths and bikeways at river.
5. Street improvements.
6. Utility relocation.
7. Macadam landscaping.
8. Railroad relocation.
9. Street lighting.

April 5, 1973 Mayor to PCPC requesting planning analysis for tax increment Urban Renewal Project.

April 5, 1973 Mayor to PDC requesting feasibility study for John's Landing. Repeats 9 items in 4/2 Gray letter.

April 13, 1973 Ollie Norville's letter to JBK on legal aspects of tax increment designation.

July 3, 1973 PDC staff memo on project possibilities.

August 24, 1973 Meeting between PDC and Corbett/Terwilliger/Lair Hill Planning Committee (C/T/LH/PC) to discuss PDC resources for neighborhood planning and plan implementation.

October 3, 1973 Meeting between PDC and C/T/LH/PC to discuss specific tax increment financing techniques and the neighborhood plan.



OREGON
NELSON G. GOLDSCHEIDER, Mayor

OFFICE OF
THE MAYOR

1220 S.W. FIFTH AVE.
PORTLAND, OR. 97204
503 243-4120

APR 5 1973

PORTLAND DEVELOPMENT COMMISSION

April 5, 1973

ESP. DIR.	
D. OPER.	027 528
D. ADM.	
D. COM. S.	
PLAN.	4/11
100-111	
MAC	
551-0014	
1055	
Master File Copy <input checked="" type="checkbox"/>	

Mr. John Kenward
Portland Development Commission
1700 Southwest Fourth
Portland, Oregon

Dear John:

This is to request that you direct the Development Commission staff to lend assistance to the developers of the Johns Landing Project in preparing a preliminary feasibility study for the designation of that area as an urban renewal/tax increment project. I am particularly interested in the public benefits to the area which could accrue through such a designation, including the following:

- 1) Willamette Park;
- 2) Pedestrian access ways from the Corbett-Terwilliger neighborhood to the park and greenway;
- 3) Possible development of an east-west green strip running from the river through Corbett-Terwilliger and under I-5 and Barbur Boulevard;
- 4) Construction of public way along the Willamette, running at least the length of the Johns Landing project;
- 5) Possible local street improvements;
- 6) Utility undergrounding or relocation;
- 7) Landscaping along Macadam or other heavily impacted thoroughfares;
- 8) Railroad relocation with an eye to future mass transportation usage;
- 9) Street lighting improvements.

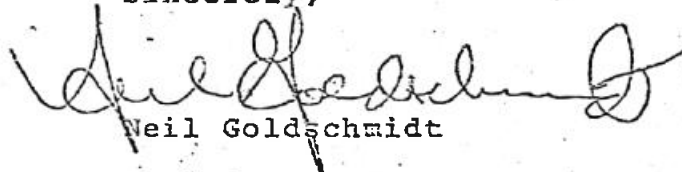
Mr. John Kenward
April 5, 1973
Page Two

Obviously, a critical element in this feasibility consideration is the legal question of the expenditure of monies generated through the state urban renewal/tax increment designation outside of the boundaries of the designated project.

I would appreciate receiving a legal opinion on this question, as well as a report on the progress of this preliminary study at your earliest convenience.

I am sending a comparable request to the Bureau of Planning, asking that they take a preliminary look at the more substantive planning issues, particularly the possible consequences of such a designation to the current planning project being undertaken in the Corbett-Terwilliger neighborhood area. I anticipate your coordinating your work on this with that of the Bureau of Planning.

Sincerely,



Neil Goldschmidt

NG.a.jb

cc: Mr. John Gray
Mr. Dale Cannady

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

April 5, 1973

From: Neil Goldschmidt *NG*
To: Bureau of Planning
Addressed to: Dale Cannady
Subject: Johns Landing

This is to request that you direct the staff of the Bureau of Planning to undertake a preliminary planning analysis with reference to the possible designation of the Johns Landing project as an urban renewal/tax increment project. I am particularly interested in possible benefits to the current planning effort in Corbett-Terwilliger which could accrue from such a designation.

It will be necessary for the planning staff to coordinate this preliminary planning analysis with the planners for Johns Landing, the Development Commission staff and the neighborhood Planning Advisory Council. I would appreciate a progress report on this matter at your earliest convenience.

NG:a:jb

cc: Mr. John Gray
Mr. John Kenward ✓

SECRET

April 2, 1973

✓ EAL. DIR. _____
 DEP. DIR. _____
 D. CHIEF _____
 D. ASST. _____
 D. COM. S. _____
File copy
cfm
 Master File Copy ✓

Subject: Possible Urban Renewal Project under State Law with
Tax Incremental self-financing Plan

It is requested that you ask the Portland Development Commission to prepare for the Council's consideration a preliminary renewal plan so that you can see what advantages might accrue to the S. W. Macadam - Corbett area if just the Johns Landing holdings are put into a project under state law.

Johns landing acreage now totals about 70 acres with 4,400 feet of Willamette River frontage. This blighted and rundown land is currently producing about \$120,000 annually in property taxes. When our acreage is fully developed in a 6 - 10 year period, this same area should produce, in taxes, something like \$2,000,000 instead of the current \$120,000 under current tax rates.

There are a number of public improvements which should be made in this area and financed out of the tax increment over the present base. We suggest the following for serious consideration:

1. Willamette Park, adjoining us on the south, has been long neglected by the city and the current residents of the area are anxious to see some major improvements made. The Park Department also would like to develop this neglected riverfront park but funding has not been available. Several hundred thousand dollars could easily be spent here for the best interests of all of Portland.
2. A pedestrian overpass over S. W. Macadam probably in the vicinity of S. W. Carolina or S. W. Iowa is needed to give local residents and school children from Terwilliger School safe access to the improved park and to the Willamette Greenway strip running the length of Johns Landing. I understand cost would be about \$100,000.

The Honorable Neil Goldschmidt

April 2, 1973

Page two ...

3. We think the city has a unique opportunity to link the waterfront public strip of Johns Landing and the Willamette Park to Himes Park and Terwilliger Parkway via a narrow park strip running along Terwilliger School, Carolina Pumping Station, undeveloped S. W. Viewpoint Street and then under I-5 and Barbur Boulevard in the vicinity of S. W. Iowa. This wooded canyon and almost mountain glen has an easy grade up to Himes Park. Development of this link would afford many residents of Portland an interesting and quick change from waterfront to mountain glen! The cost should be low as almost all land is in public hands - perhaps \$50 - \$100,000.

4. Our investors will be improving by shaping, contouring and rocking our entire waterfront and doing the rough-grading for the public path system. I think we could argue that tax incremental funds could and should be used for this purpose, but we also realize that we have to make certain basic improvements anyway to make our property desirable for our purposes. However, I think it is extremely logical that tax incremental funds be used to finance the actual construction of the public path and bicycle parkway along our water's edge. Costs involved would include such items as final path grading and paving, assorted park furniture and street landscape, general landscaping, pathway lighting, fishing piers or steps, etc. Costs could run several hundred thousand dollars.

5. Many streets in the immediate vicinity of our area need drastic improvement and finalization. Some key ones are S. W. Carolina and S. W. Beaver east of Macadam and S. W. Sweeney between Macadam. There are others in the nearby neighborhood.

6. Relocation of some utilities for visual improvement of all driving on S. W. Macadam.

7. Landscaping of both sides of S. W. Macadam once its widening is decided upon and accomplished.

8. Relocation of a portion of the railroad to preserve a more desirable avenue for some type of future public transport when freight is no longer a major concern. A portion of this cost should also be that of the developers.

9. Street lighting of the newly improved area.

The Honorable Neil Goldschmidt

April 2, 1973

Page three

This potential urban renewal project has the makings of private and public cooperation with the developer paying that portion which he normally would do, but letting tax incremental funds do the job in areas where private funds should not be spent but which are needed to improve the overall area. We think the area is entitled to a portion of the new tax dollars which our project will create, and we hope the city will take action to see that these are designated to use by the city and not spread over the entire county - at least for a sufficient period of time to enable key improvements to be made.

We are suggesting an area improvement project whose entire cost can be paid for by one to three years of new taxes computed at the completion value of Johns Landing. Expenditures can be phased over several years and meshed with the slowly evolving community comprehensive plan. Funding for this project should not materially affect other desirable urban renewal projects of the city under state law.

We thinkd the area suggested for designation as an urban renewal project meets or exceeds all requirements of the state law. No homes or relocation of families is involved. No public funds are sought for relocation of businesses as those affected by our immediate project are expecting to do this themselves.

We hope you will give this concept prompt and favorable consideration.
Thank you.

Sincerely,

MACADAM INVESTORS, OREG., LTD.
By: Carbarn, Inc., General Partner

John D. Gray, President
Carbarn, Inc.

/va

TELEPHONE 222-9366

DAVID E. WILLIAMS
MELISSA M. MONTAGUE
DONALD R. STARK
FRANCON C. HOFFIELD, JR.
CLIFFORD L. NORVILLE
JAMES E. GRIFFIN
LENN C. HAMBLACK
RICHARD E. ALEXANDER

April 13, 1973

RECEIVED

APR 16 1975

Mr. John Kenward
Executive Director
Portland Development Commission
1700 Southwest Fourth
Portland, Oregon 97201

✓ 1. DIR. 2 copies
✓ 2. DIR.
✓ 3. OPER.
✓ 4. ADM.
✓ 5. COMM. S.
✓ PLAN. copy
✓ J. R. 1

Dear Mr. Kenward:

You have asked for my opinion with regard to an inquiry in a letter from Mayor Goldschmidt dated April 5, 1973. The question asked is with regard to the broadness of the use of tax increment funding through an urban renewal project. (ORS 457.410, et seq.) Among the lists of possible expenditures mentioned in Mayor Goldschmidt's letters are public projects within the proposed development of Johns Landing project immediately adjoining that development and in areas perhaps somewhat remote from the intended project but linked by need to remove blight.

It should first be noted that the boundaries of an urban renewal project need not be precisely those of the Johns Landing development. By this I mean Willamette Park, adjoining streets, and perhaps part of Corbett-Terwilliger neighborhood could be within the boundaries of the urban renewal project. There would be no question but that the project expenditures could be used for development of any of the public purposes stated in Mayor Goldschmidt's letter within the boundaries of the urban renewal project created pursuant to Chapter 457, Oregon Law.

With regard to contiguous development, the answer is not quite as clear. It is my opinion that reasonably connected developments of a public nature would be proper expenditures of project funds. In this category, would be pedestrian access ways from the Corbett-Tarwilliger neighborhood to the park and greenway, and possible development of an east-west green strip, if those developments contributed to the removing of blight in the Johns Landing area. Problems with regard to including the above would more than likely be resolved by modification of boundaries of the project.

With regard to the railroad relocation, subject to the difficulties inherent with railroad right of way, (i.e., who has the higher public purpose,) even the railroad relocation could, in my opinion, be

Mr. John Kenward
April 13, 1973
Page 2

funded through tax increment financing with an eye to future mass transportation usage. The scope of public improvements, of course, would be limited by the availability of funds through tax increment.

All of the above is, of course, subject to a proper finding of blight, the imposition of land use controls consistent with the general plan of the community, and a determination that the proposed improvements serve a public rather than a private purpose. This, of course, must be viewed in the context of the plan which is developed and the obligations imposed on the developer or developers.

In summary, the project as a whole, as well as the individual improvements, must serve a public purpose. After an initial review of this matter I believe that expenditures may be made for most, if not all, of the listed improvements from tax increment funds. Any final opinion, however, would be subject to a further review of the plan as a whole and the means of implementing it.

Very truly yours,

WILLIAMS, MONTAGUE, STARK,
HIEFIELD & NORVILLE, P. C.

A handwritten signature in dark ink, appearing to read "Oliver I. Norville", written in a cursive style.

Oliver I. Norville

OIN:avh

Over the past years the S. W. Macadam Avenue area has been adversely affected by physical and environmental deficiencies. These deficiencies include deteriorated and obsolescent buildings in the industrial section, traffic congestion, incompatible mixed land uses, and encroachment of industrial developments upon adjacent residential areas. The Community Renewal Program (CRP), Sept., 1967, describes this area as an unorganized industrial strip because of these reasons. Almost all of the industries located on the river no longer utilize the river for transportation. The same is true of the railroad that passes through this area. It is the opinion of planners throughout the City that generally, this portion of Portland's Willamette Waterfront is not being most advantageously utilized. It no longer serves industry efficiently, commercial uses are either declining or in poor condition, and the integrity of the adjacent residential neighborhood is being threatened by continual encroachment by incompatible non-residential uses.

The John's Landing development program, by Macadam Investors Oregon, Ltd., is doing much to correct these deficiencies. However, developers cannot correct all the problems in the area. Presumably they are primarily interested in developments that will provide a return on their investments, and only secondarily that public areas on the riverfront are developed. If the public participated in developing public facilities and accessways in the area, it would assure the protection of the public's interest along the riverfront. There would be less dependence upon the developer to finance and develop public improvements, and a more comprehensive public improvements program could be undertaken. Improvements could be made to serve a greater portion of

the Macadam Avenue and Corbett-Terwilliger area. Following is a list of possible improvements that would be desirable to undertake in the area:

- 1) Willamette Park improvements;
- 2) Pedestrian accessways from the Corbett-Terwilliger neighborhood to the park and greenway;
- 3) Possible development of an east-west green strip running from the river through Corbett-Terwilliger and under I-5 and Barbur Boulevard;
- 4) Construction of public pedestrian/bicycle way along the Willamette, running at least the length of the John's Landing project;
- 5) Possible local street improvements;
- 6) Utility undergrounding or relocation;
- 7) Landscaping along Macadam or other heavily impacted thoroughfares;
- 8) Railroad relocation with an eye to future mass transportation usage;
- 9) Street lighting improvements;
- 10) Widening of Macadam Avenue.

Other possible activities in the area surrounding the John's Landing properties could include housing rehabilitation, spot clearance of substandard structures, and acquisition and clearance of obsolescent land uses for redevelopment of more compatible uses, particularly east of Macadam Avenue.

There are several alternatives, each with its own set of limitations, by which development objectives for the riverfront can be accomplished.

Following is a list of alternatives, which could also be combined:

- 1) Privately funded redevelopment projects;
- 2) Individual cooperative and voluntary actions by property owners to rehabilitate or redevelop their property;
- 3) Public funding of improvement activities without urban renewal designation;
- 4) Public funding of improvement activities through urban renewal under State and local law.

Alternative number 1 is now being implemented by Macadam Investors, Greg., Ltd. in the John's Landing project. Some improvements will be made on properties they are developing that would benefit the general public. However, such improvements would also serve to enhance their developments, and therefore may not entirely coincide with or meet desirable objectives that the City may have for development of public facilities in that area. The same would be true of alternative number 2.

With the exception of tax increment funding, alternative number 3 would allow expenditure of public funds. Possible funding under this alternative could come from revenue sharing funds, the Willamette Greenway Program, and/or Oregon State Highway funds. It would not be necessary to declare the area as an urban renewal area.

Alternative number 4 would allow for expenditure of public funds from all of the above sources, including tax increment funding. The area would have to be declared as an urban renewal area, with a proper finding that the area is blighted and/or deteriorated; that public action is necessary to eliminate blight; and that such action is in the public interest. (As set forth in ORS 457, Oregon statute regarding urban renewal projects).

While ORS 457 establishes a standard for eligibility for urban renewal it does not specify specific criteria for determining that an area is blighted and/or deteriorated and eligible for urban renewal treatment as provided under federal regulations which implement the Federal Housing Act. If such a program were to be implemented under State and local law, a legal opinion may have to be rendered as to the following:

- 1) Criteria for determining blight and deterioration;
- 2) At what point in the renewal process can an area be declared blighted and/or deteriorated and still be eligible for public urban renewal treatment under State law;
- 3) Public purpose and the necessity of public action to eliminate and prevent blight.

ELY:gc

July 3, 1973

MEMORANDUM

Date January 24, 1974

TO: Alan Fox

FROM: Sam Galbreath

SUBJECT: Housing Rehabilitation Program for
Corbett/Terwilliger/Lair Hill

Attached is information which should be useful for the Planning Committee and the community. It should help them decide if they want to proceed with investigations leading to a decision on whether or not to start rehabilitation using the Development Commission's Public Interest Lender Program. This could occur independent of the designation of any area in the neighborhoods as an Urban Renewal Project.

The material is in two parts. First is a list of questions which need to be answered in order to decide if such a program stands a chance in light of past experience. This is the "planning" part and includes a suggested questionnaire, which, in conjunction with assessor's information, the City Directory and other easy access information will provide data enough to make some specific decisions on rehabilitation feasibility.

Second is information on the Public Interest Loan Program, plus a step by step description of how a rehab program works. Also listed are services which can be provided by a rehabilitation program, aside from financing. In many cases, these are even more valuable to some homeowners than cheap loans.

Since this is a program which is available now and you are still in the throes of establishing consensus on goals and objectives, the Committee may want to adopt an immediate policy which calls for the retention and rehabilitation of housing in specific areas. Activity could then begin there to effect that policy, the community could see some tangible results and everyone's work in planning for Corbett, Terwilliger, Lair Hill will start to make some sense.

If the community decides it would like to move ahead with investigations and eventual implementation of this program, the following are the steps to be taken:

1. Community review of attached material, plus any other information deemed relevant.
2. Decision by Community to proceed with feasibility study.
3. Request from Community to PDC for assistance in undertaking feasibility study.

4. Develop responses and alternatives based on checklist.
5. Continued information dissemination.
6. Joint feasibility decision readied by Community and PDC.
7. Final project proposal made by Community to PDC, PCPC and City Council.
8. Agencies ratify proposal.
9. City Council directs PDC to proceed with the Community to implement the proposal.
10. Rehabilitation services and loans begin.

Discussion of this information should be on the agenda of the next Planning Committee Meeting. It would also be good to get this information to Committee members prior to that meeting so that more time is available for constructive discussion of the information.

SCG:dh

Attachment

cc: Gary Stout
Ernie Bonner
John Moll

Other Services Available to Any Homeowner

These services are available to all homeowners, regardless of their use of rehabilitation financing. They are also available to those who do their own work.

Inspection: Every home will be inspected by Housing Division of the Bureau of Buildings, to see if there are any safety or health hazards, and to find out what improvements the homeowner desires.

Estimating: Rehabilitation Specialists will estimate the cost for rehabilitation work and help the homeowner select improvements which will give a good job that the owner can afford. He will also help assure that costs in the area remain reasonable and fair.

Contracting: The Specialists help arrange to have work done by competent local contractors chosen by the homeowner. They prepare all of the necessary agreements, work write ups and drawings. They help obtain competitive bids, if required, and review bids and contracts to protect the homeowner's interest.

Design: Design and architectural services are available when necessary to help plan interior layouts such as kitchens, baths, etc. to assist in improving properties appearance, and to make them more functional and comfortable. These services will assist in solving structural and mechanical problems and will help explain different products and materials and answer questions about their costs, durability and appearance.

Financial Counseling: Financial Counseling is provided to help obtain the best possible financing plan to accomplish rehabilitation while avoiding a debt beyond the owner's financial means.

Work Supervision: The Rehabilitation Specialist helps to supervise the Rehabilitation work underway. He assures that work is being done according to the contract and in an acceptable, workmanlike manner. If the homeowner is doing work himself, the Specialist can offer technical advice and assistance.

Guarantees: The Authority will require that work performed in the Project Area be guaranteed against defects in materials and workmanship for at least one year. It will also assure that the homeowner receives all other warranties on materials, equipment and workmanship to which he is entitled.

HOUSING REHABILITATION
PUBLIC INTEREST LENDER LOAN PROGRAM
FACT SHEET

HISTORY

The Public Interest Lender (PIL) Loan Program was developed by the Portland Development Commission and local lending institutions to supplement or replace federal housing rehabilitation loan programs which have been curtailed or terminated.

PURPOSE

To provide funds for rehabilitation of owner-occupied residential properties. No funds will be provided for trade or business establishments.

AREAS OF OPERATION

Areas in which the Development Commission has authority and has been directed to proceed with action by the City Council. This action is generally a result of a specific community request.

RATE OF INTEREST: $5\frac{1}{2}\%$ simple, per annum.

MAXIMUM TERM OF LOAN: 15 years.

RATE PER \$1,000 PER MONTH @ 15 YEARS: \$8.18

MINIMUM MONTHLY PAYMENT: \$15.00

SECURITY REQUIRED: First or second trust deeds.

MAXIMUM LOAN: First Lien - \$15,000; Second Lien - \$5,000. However, the existing indebtedness, plus the PIL loan, cannot exceed the fair market value of the property.

CHECKLIST FOR DETERMINING THE FEASIBILITY OF
QUALIFYING AN AREA FOR LOW INTEREST HOUSING
REHABILITATION LOAN ASSISTANCE

In order to assure the best chance of success for a program of low interest housing rehabilitation loan assistance, the following questions should be able to be answered "yes" for areas being considered. Any question checked "no" must have a workable alternative to offset the lack of that particular ingredient necessary for a successful project.

YES NO

☐☐

Are the majority of the homeowners committed to participation in the housing rehabilitation program? (Field surveys). See attached fact sheet and questionnaire.

One of the most critical elements of a successful housing rehabilitation project is the desire and willingness of a majority of the property owners to participate in the program; therefore, it is necessary in the project's planning stage to canvass all the property owners to determine how many of them can qualify and are willing to participate, provided suitable financing can be arranged. The attached fact sheet provides information on the financing which could be made available if feasibility for housing rehabilitation assistance is established. The attached questionnaire would be filled out during the canvass to help answer this and other questions on this checklist.

YES NO

☐☐

Is the area designated to remain a stable residential area? (Comprehensive Plan).

For instance, is there an adequate, up-to-date Neighborhood Plan which designates areas for continued residential use similar to that presently existing. Requests for housing rehabilitation services have come from sections of the city that are in a transitional state. The area's existing zoning has allowed encroachment of commercial and manufacturing plants which in many instances can be undesirable elements for stable residential neighborhoods. It should be determined if this encroachment could or does exist in the neighborhood. If it has started, plans should show it being reversed before the existing housing inventory depreciates, due to these undesirable factors. Basically, then, the plan should be complete and realistic enough to protect the rehabilitation investment by assuring the future form of the area.

YES NO

☐☐

Are the majority of the residential structures economically feasible for rehabilitation? (Area survey and assessor's records).

An analysis must be made to determine if the cost to rehabilitate the home, when added to its present market value exceeds the after market value of the home. If it is, it is most likely infeasible of economically sound rehabilitation. In any case, the owner should weigh the capital outlay for rehabilitation plus the current worth of his home against comparable housing in the general neighborhood to determine if rehabilitation or replacement of the house is cheaper.

YES

☐

NO

☐

Do the majority of homeowners have the financial capabilities of repaying the money required to upgrade their properties?
(Financial survey house by house). See attached survey sample.

Quite often it is found that a house is economically feasible for rehabilitation from a market standpoint, but the homeowner is financially unable to handle the additional indebtedness. Generally if the payment for the rehabilitation loan, plus all other housing costs (such as mortgage payments, utilities, taxes and regular maintenance) are less than 25% of the homeowner's salary, he should be able to support the rehabilitation. (There are exceptions of course).

YES

☐

NO

☐

Will public improvements be coordinated with this renewal effort?
(Public Works, State Highway, Parks Bureau, etc.)

Lack of adequate public improvements, such as streets, sewers, lights, and trees, detracts from the desirability of a residential neighborhood. If needed, such improvements should be coordinated with the upgrading of the houses to assist in the area's stabilization.

YES

☐

NO

☐

Will acquisition and relocation services be available for this project?

Replacement of derelict and/or structurally unsound houses where such exist, is difficult or impossible to accomplish unless relocation assistance is available to the families displaced through this process. The removal and replacement of derelict housing, is an essential function to totally upgrade a residential neighborhood.

YES

☐

NO

☐

Are the available financial tools adequate to accomplish the proposed rehabilitation and/or redevelopment program?
(Current status of funds).

A variety of financial assistance programs are essential to substantially complete a rehabilitation project. An analysis of the available programs vs. requirements must be made prior to implementing a rehabilitation project to assure that there are enough tools to do the complete job.

QUESTIONNAIRE

FOR SURVEY PURPOSES ONLY

Date _____

Please check appropriate answer:

NAME _____

ADDRESS _____

PHONE NO. _____

1. MARRIED Yes _____ No _____
WIDOWED Yes _____ No _____
DIVORCED Yes _____ No _____
SEPARATED Yes _____ No _____

2. NUMBER OF DEPENDENTS LIVING AT HOME _____

3. EMPLOYED
Husband Yes _____ No _____
Wife Yes _____ No _____

4. DO YOU RECEIVE SOCIAL SECURITY BENEFITS?
Husband Yes _____ No _____
Wife Yes _____ No _____

5. DO YOU RECIEVE A PENSION OR UNEMPLOYMENT COMPENSATION?
Husband Yes _____ No _____
Wife Yes _____ No _____

6. DO YOU HAVE OTHER INCOME?
Husband Yes _____ No _____
Wife Yes _____ No _____

7. IS YOUR ANNUAL INCOME (From all Sources) UNDER \$3,000?
Yes _____ No _____

8. PROPERTY STATUS
Free and Clear Yes _____ No _____
Mortgage Yes _____ No _____
Contract Yes _____ No _____

Date of Purchase _____

9. RENTING
If yes, please provide name and address of owner

Name _____

Address _____

10. Would you consider rehabilitating your home if suitable financial assistance such as that described in the attached fact sheets, can be arranged? Yes _____ No _____

HOW THE PROGRAM WORKS

The following procedure is usually followed to effect home improvements.

1. A Community Services person visits the homeowner to deliver information, discuss the project and make an appointment for the inspection by the Rehabilitation Advisor.
2. The homeowner and family evaluate their property and financial situation in terms of needed repairs and desirable general improvements. They discuss their needs and desires with a financial advisor prior to his inspection of their home.
3. An inspector from the Building Bureau surveys the home, measuring it for health and safety against the city's building codes.
4. The property owner is notified, in writing, of the results of the survey. The Rehabilitation Advisor is also notified and will be available to discuss the results and begin planning for further activity.
5. The Financial Advisor continues work to determine the type and amount of financial aid for which the homeowner is eligible.
6. The homeowner decides how he wishes to proceed with improvements.
7. The Rehabilitation Advisor prepares a detailed work write-up and cost estimate, working closely with the homeowner.
8. The write-up is finalized and approved by the owner, after which prices and proposals to perform the work are requested from contractors through negotiation, sealed or open bidding.
9. The homeowner selects the contractor.
10. The necessary application paper work for a loan is completed and the loan is approved.
11. The contract is awarded by the homeowner who issues a letter to proceed to the contractor. Work begins.
12. Inspections of work in progress are made by the Rehabilitation Advisor to assure that work is being done properly and completely.
13. A final inspection is made by the Building Bureau, Rehab Advisor and homeowner to assure that every item in the work contract has been properly completed. When the homeowner is satisfied, he signs an acceptance of the job and endorses contractor's final payment.
14. The contractor issues the homeowner his guarantees. The Rehabilitation Advisor reinspects the property after 60 days to make sure that the job is holding up and that the homeowner is completely satisfied.

CREDIT STANDARDS (Handbook RHA 7375.1)

A rehabilitation loan cannot be approved if the applicant's record indicates a disregard for former obligations or if there is a clear inability to make the required payments.

RESERVES

Taxes and insurance reserves will be required with either the first or second lien.

PROCESSING SCHEDULE

First come, first served, within areas designated for rehabilitation.

INCOME LIMITS

No income limits will be imposed on owner-occupants within designated areas; however, lower income homeowners will be given preference should funds become limited.

DSS:ves

7/9/73

Reviewed 1/23/74