

61B
P. Comm. file

MAYOR	<i>[Signature]</i>
EXEC. ASST.	<i>[Signature]</i> X
ADM. ASST.	<i>[Signature]</i>

APPLICATION FOR COMMUNITY
RENEWAL PROGRAM GRANT

for

PORTLAND, OREGON

Prepared by the
Portland City Planning Commission

July, 1962

HOUSING AND HOME FINANCE AGENCY URBAN RENEWAL ADMINISTRATION		(TO BE FILLED IN BY HHFA)							
APPLICATION FOR COMMUNITY RENEWAL PROGRAM GRANT		COMMUNITY RENEWAL PROGRAM NO.							
		DATE RECEIVED							
A. PURPOSE OF FEDERAL GRANT APPLIED FOR <i>(Check one only)</i> <input checked="checked" type="checkbox"/> PREPARATION OF COMMUNITY RENEWAL PROGRAM <input type="checkbox"/> COMPLETION OF COMMUNITY RENEWAL PROGRAM		C. AMOUNTS <table border="1" style="width: 100%; border-collapse: collapse;"><tr><td style="width: 70%;">1. Federal grant applied for</td><td style="width: 30%; text-align: right;">\$ 145,149.46</td></tr><tr><td>2. Non-Federal funds to be provided</td><td style="text-align: right;">72,757.69</td></tr><tr><td>3. Total estimated cost</td><td style="text-align: right;">\$ 217,907.15</td></tr></table>		1. Federal grant applied for	\$ 145,149.46	2. Non-Federal funds to be provided	72,757.69	3. Total estimated cost	\$ 217,907.15
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2. Non-Federal funds to be provided	72,757.69								
3. Total estimated cost	\$ 217,907.15								
B. LOCALITY Portland, Oregon									
D. APPLICANT <i>(Correct legal name of applicant authorized to enter into contracts with the United States)</i> City of Portland, Oregon									
<p>The Applicant identified above hereby makes application for a grant, under the provisions of Section 103(d) of the Housing Act of 1949, as amended, to aid in defraying the cost of the preparation or completion of a Community Renewal Program, comprising certain studies, surveys, technical services, and other activities as more fully described in the documentation submitted in support hereof.</p> <p>The Applicant represents that it has or will have available, when needed, sufficient funds to defray, with the requested grant, the cost of the preparation or completion of a Community Renewal Program; that the data and information in support of and constituting part of this application for a grant are true, correct, and complete; that the filing of this application has been duly authorized, and that the undersigned officer (or officers) have been duly empowered (1) to file this application for and in behalf of the Applicant, (2) to provide such additional information and documents as may be required, and (3) otherwise to act as the authorized representative of the Applicant in connection with all matters pertaining to this application and any grant contract that may be executed pursuant to this application.</p> <p>IN WITNESS WHEREOF, the Applicant has caused this application to be duly executed in its name by its undersigned officer (or officers) on this _____ day of _____, 19____, in _____, County of _____, State of _____.</p> <div style="text-align: center; margin-top: 20px;">CITY OF PORTLAND, OREGON _____ <i>Legal Name of Applicant (i. e., the agency authorized to contract with the Federal Government)</i></div> <div style="text-align: center; margin-top: 20px;">By _____ <i>Signature of Authorized Officer</i> _____ <i>Title of Authorized Officer</i></div>									

LIST AND STATUS OF URBAN RENEWAL ACTIVITIES
APPROVED FOR PLANNING, BEING EXECUTED, OR COMPLETED

<u>Project</u>	<u>Status</u>
1. South Auditorium Redevelopment Project (Oregon R-1)	Execution Stage
2. Albina Neighborhood Improvement Project (Oregon R-8)	Planning Stage

LIST AND STATUS OF URBAN RENEWAL PROJECTS APPROVED LOCALLY
AND INITIAL HHFA APPROVAL OF APPLICATION IS PENDING

1. Linnton Redevelopment Project
(Oregon R-10)

DESCRIPTION OF THE EXTENT AND CHARACTER OF WORK OF A COMMUNITY
RENEWAL PROGRAM NATURE EITHER UNDER WAY OR COMPLETED. EVALUA-
TION OF USEFULNESS AND VALIDITY OF THIS WORK IN RELATION TO
THE ACTIVITIES PROPOSED UNDER CR-121 BELOW

Numerous studies and assemblies of data, completed as a part of the work programs of the City Planning Commission, and more recently of the Metropolitan Planning Commission, will be directly usable in the preparation of the Community Renewal Program. These include the following:

1. Portland's Economic Prospects. This report, published in 1957 by the City Planning Commission, consisted of a study of the economy of the Portland standard metropolitan area and contained employment estimates, by industry, for the year 1975.
2. Population Prospects. This report, published in 1960 by the Metropolitan Planning Commission, provides population projections and distributions, as well as age compositions for the year 1975 for the Portland metropolitan area.
3. Land for Industry. This report, published in 1960 by the Metropolitan Planning Commission, is an analysis of industrial development in the Portland metropolitan area, and includes an estimate of future industrial land and facility requirements.
4. Land for Schools. This report, published in 1957, provides an analysis of the public school physical plant in School District No. 1 (which includes all of the City of Portland) and projects future school site and building needs. This report also developed a neighborhood system for the entire city, which has been adopted as an element of the general plan.
5. 1961 Metropolitan Area Statistics by Census Tract. This report, published annually by the Metropolitan Planning Commission, provides information by census tract on population, housing unit construction and demolition, and non-residential building volumes.
6. The Metropolitan Planning Commission is presently conducting a land use survey for the Portland urban area. Within the city, the survey is

currently about one-half complete, with work scheduled to continue during the 1962-63 fiscal year. The central business district of Portland will not be covered by this survey.

7. The Metropolitan Planning Commission is also conducting a study of the park and recreation facilities and needs in the Portland metropolitan area. The study will include a complete inventory of existing facilities and recommendations on desirable standards. This study is scheduled for publication in July, 1962.

8. A third project on the current Metropolitan Commission work program is a study and analysis of existing commercial development patterns, including a delineation of trade areas of commercial concentrations and recommendations as to desirable standards of size, spacing, and locations of such commercial concentrations.

9. Presently underway is a metropolitan area transportation study. The primary objectives of the study are to forecast the transportation demands in terms of vehicles and persons for the year 1980, and to determine the optimum locations of the new facilities needed to meet this demand. The origin and destination study portion of the program has been completed and data is available. The study is being conducted by the Highway Department with assistance from local agencies.

EVIDENCE RESPECTING THE GENERAL PLAN

The City of Portland requested re-certification of its Program for Community Improvement on November 9, 1961. Information relating to the general plan was submitted at that time, and the letter of the Regional Administrator of December 11, 1961 indicated that there were no questions with regard to this section of the Program for Community Improvement.

Additional information relating to the general plan was submitted in a letter of December 1, 1961 from the Portland Development Commission to the Regional Director, Urban Renewal Administration. This information was approved for the purposes of the amended Part 1 application for the South Auditorium project, Oregon R-1, in a letter from the Regional Director, URA, on December 26, 1961.

DESCRIPTION OF SCOPE AND CHARACTER OF ACTIVITIES PROPOSED TO BE
UNDERTAKEN IN ORDER TO DEVELOP A COMMUNITY RENEWAL PROGRAM

The Objectives of a Community Renewal Program for Portland.

The City of Portland has, for several years, had a comprehensive development plan consisting of a generalized plan for major land use groupings, a system of neighborhoods, major street scheme, school and park plan, and including detailed development plans for a few limited portions of the city.

The basic action tools, traditionally available for the effectuation of such a plan, are subdivision control, zoning, and coordination of public capital improvements. Within recent years, the growing concept of urban renewal has been added to this list. When conceived of, as an action element of the city plan, renewal activities can obviously provide an extremely powerful means toward the realization of many planning goals. If, on the other hand, renewal efforts are directed toward the solution of specific problems of deterioration, without a very close tie with total planning objectives, the full value of a renewal program cannot be realized; to the contrary, activity at cross purposes with the objectives of the plan is quite conceivable.

Consequently, a desirable approach in the development of a long range program for urban renewal action (the end objective of any community renewal plan) in Portland would appear to be:

Stage 1 -

A complete physical, functional, and social inventory of the city. The bulk of such information is available in the form of census reports, a land use inventory, assessor's records, economic studies, street improvement, utility, school, and park inventories, etc., and needs only assembly and transfer to a consistent base, along with some up-dating of information. It is believed that an adequate index to condition

and quality of building can be obtained from assessment records, supplemented by limited field work to provide a quality scale greatly superior to 1960 census information.

Other information, applicable both generally and to specific portions of the city, will also be needed. Recent building trends, changes in the zoning pattern, value of land and structures, income, family size, racial characteristics, age, and mobility of the population in various sections of the city should be investigated. The adequacy of, and demand for, public services such as fire and police calls, public health, and welfare cases must be surveyed.

Although actual renewal activities would be presumed to be confined to the area encompassed by the City, much of the basic data must be gathered for a larger area (possibly the entire urban area) because of the effect of the total urban area on the land use needs of the central city.

Once this broad range of data has been accumulated and prepared for use, it will find its application in two distinct, but inseparable, areas of concern: (a) an appraisal of the degree and nature of blight and the causal factors of blight and (b) a measurement of the present and future land use needs of the city.

Stage 2 -

The appraisal of the degree and nature of blight and the causal factors of blight -- although the physical evidence of blight is to be measured and appraised, to both identify those portions of the city in need of some form of renewal action and to determine the proper form of that action, equally, or perhaps even more important to the future of the city, is an attempt to analyze the causal factors contributing to the development of urban blight. If these causal factors can be isolated with any degree of certainty, then perhaps broadly based preventive efforts can be instituted with a probability of success far greater than presently

exists. Toward this end, the objective will be to analyze the total environment of identifiable groupings of residential, commercial and industrial land uses of varying size, value, age and evidence of blight in an effort to determine the range and relative importance of those factors contributing to the relative stability of one area as contrasted with another.

Within residential areas, factors generally describable as either physical, functional, social, or economic in nature will be explored. Control areas will be established and subjected to detailed analysis of these factors as well as additional pilot investigations designed to develop insight into certain specific renewal problems such as the impact of renewed areas on adjoining property and the relationship of benefits to costs to income level in blighted areas.

The physical category will include such factors as size, age, condition, and value of dwelling structures; street improvements; street pattern; the availability and adequacy of mass transit; lot sizes; and topography. In addition to the range and adequacy of public services, the service category includes the availability of shopping facilities and other commercial services. The social category is largely an unexplored territory at the moment, but such factors as the age composition and average family size of residents, degree of participation in community activities, service organizations and cultural events, voting record, P.T.A. membership, etc. will be investigated.

In the industrial and commercial areas, similar investigations will be made with appropriate changes in the factors to be appraised.

Stage 3

Measurement of the present and future land use needs of the city: Of primary importance to any renewal action is a determination of the

most desirable use of land in a renewed area. The present generalized land use plan for the city should be tested both in terms of total land use needs for future growth of the city and in terms of the environmental analyses described above, applied to individual neighborhoods and other identifiable segments of the city. The result is expected to be a general refinement of the present land use plan, making it more directly useful in determining future renewal action.

Stage 4 -

Determination of appropriate urban renewal action needed: Upon completion of the inventory, the identification of existing blight and the causal factors of blight, and the appraisal of the land use policy of the city, it will be possible to determine the need for additional curative and preventive public action. General areas, requiring renewal action in any of its forms, will be described along with the appropriate action. Not only will desirable Title I urban renewal action be proposed, but also any other efforts that appear to be appropriate. Particular attention will be paid to possible additional preventive measures that may become evident.

A priority list of tentative renewal action, based on the various indices previously developed, will be formulated within each category of renewal action.

Stage 5 -

Analysis of the urban renewal resources of the city: An estimate of the fiscal capacity of the city for carrying out urban renewal activity will be prepared by estimating the availability of funds to be budgeted specifically for renewal, by determining the range of planned capital improvements having an effect on potential renewal areas, by determining existing capital improvements that may be eligible as non-cash grants-in-aid, and by estimating the availability of any presently budgeted man power. The possibility of any special

financing measures will also be explored. The rehousing capacity of the city will be evaluated. Experience gained in rehousing persons displaced by previous renewal activity and freeway construction will be consulted; 1960 census figures on rental vacancy, and housing construction since 1960 will be used to evaluate the capacity of the city to absorb displaced persons. The availability and possible expansion of public housing will be considered.

The marketability of cleared land will be analyzed in terms of the re-evaluated land use plan and current and long range market demands as derived from population and economic projections. Continued consultation with a real estate economic specialist will be necessary during this phase of the project.

Stage 6 -

A long range plan for urban renewal action: When all the elements of the foregoing steps have been assembled, a plan of urban renewal action will be developed by coordinating the priority listing of needed renewal action, developed under item 4, with the analysis of renewal resources explored under item 5, and the analysis of demand for renewed land or land and structures, as determined in sections 3 and 5.

It is expected that a 10-year program of action will be proposed, along with general suggestions for subsequent programs, as necessary.

CITIZEN PARTICIPATION

Two groups, advisory to the City Planning Commission, will be created to consider questions of importance to the overall development of Portland.

The first body, a Technical Advisory Panel, whose initial responsibilities are to assist in the formulation and implementation of the Community Renewal Program, has been appointed by the Mayor, and has reviewed this application prior to its final submission to HHFA. Appointees represent skills and experience of potential assistance to CRP studies, as well as staff representatives and board members from other agencies and commissions.

During the later stages of the CRP, after most of the data has been collected and has had the advantage of preliminary analysis, a Citizens' Review Committee will be appointed by the Mayor on the recommendation of the president of the Planning Commission, and with the concurrence of other agencies and commissions such as the Portland Development Commission and Housing Authority of Portland. This committee will operate as lay critic of the proposals, as a sounding board for potential alternative proposals, and as an informational bridge to the community at large. It is anticipated that the committee will not become as deeply involved in the many technical phases of the study as the Technical Advisory Panel, but will delve deeply enough to make advisory judgments which can be transmitted for consideration by the Planning Commission and the other official agencies concerned. All proposed changes will receive full consideration by the Planning Commission, Development Commission, and Housing Authority, as well as other agencies and departments.

The Citizens' Review Committee will be strictly advisory in nature. It will not preempt any of the responsibilities of the officially appointed agencies of the city, or any other board or commission. Its reports will be made directly to the Planning Commission, but copies will be distributed simultaneously to members of the City Council and all commissions and agencies directly concerned, as well as to all members of the Citizens' Review Committee and Technical Panel.

COMMUNITY RENEWAL PROGRAM - OPERATIONAL OUTLINE

I. A physical, functional and social inventory

A. Organization

- I. Establish the desirable range of inventory data to be acquired. (It is recognized that as knowledge of the total study expands, additional data will probably be required, and some limited amount may prove unavailable; nevertheless, at least the following will be considered)
 - a. Physical data - to be accumulated by block whenever possible
 - (1) Land use
(from the metropolitan land use survey and field work)
 - (2) Age of structures
(from County Assessor's records)
 - (3) Structural condition, type and quality of construction
(from County Assessor's records and field survey)
 - (4) Non-conforming uses
(from zoning and land use)
 - (5) Recent building trends
(from building permit records)
 - (6) Proximity to freeways or conflicting land uses
(from land use survey)
 - b. Functional data
 - (1) Degree of street improvement
(City Engineer's records)
 - (2) Arterial streets
(Traffic Engineer's records)
 - (3) Park locations, sizes and improvements
(Park Bureau records and land use)
 - (4) School locations, site sizes and capacities
(School District records and land use)
 - (5) Locations of fire stations and the dispersion of fire calls
(Fire Department records)
 - (6) Branch library locations

- (7) Locations and utilization of shopping facility concentrations
(Land use and Metropolitan Transportation study)
- (8) Mass transit routes
(Transit Company records)

c. Social data

- (1) Education level of adults
(1960 census) (by census tract)
- (2) Overcrowding of dwellings
(1960 census) (by census tract)
- (3) Degree of owner occupancy in single family areas
(1960 census and zoning)
- (4) Vacancy ratio in apartment districts
(1960 census and zoning)
- (5) Voter registration and vote cast by precinct or by census tract
(voter registration records)
- (6) Place of occurrence of major crimes
(Police records)
- (7) Church locations and attendance
(Land use and church records)
- (8) Membership in P.T.A., youth organizations, service and social clubs
(records of various organizations as available)

d. Economic data

- (1) Family income level by census tract
(1960 census)
- (2) Value of land and structures
(from the County Assessor's records)
- (3) Business starts by block or by census tract
(from Department of Commerce or License Bureau) (ten year trends)
- (4) Business failures or terminations by block or by census tract
(from Department of Commerce or License Bureau) (ten year trends)
- (5) Gross business receipts by block or by census tracts
(from License Bureau or Tax Commission)
- (6) Credit ratings
(from Retail Credit Association)

- 2. Develop recording and data assembly techniques. Set up computer entry system, choose base maps for visual

recording and display, and choose base units for data recording and assignment (blocks, census tracts, neighborhoods, etc.)

3. Evaluate the availability of data from existing records. In this area a very close coordination between the CRP data gathering and the effort by the Metropolitan Planning Commission toward the investigation of information sources will be maintained in order to avoid any unnecessary duplication of efforts.
4. Explore methods for continual updating of usable information. The Metropolitan Planning Commission is attempting to develop systems of continuous updating of planning information. Close coordination between this study and that effort will be maintained.
5. Technical review of scope, objectives, and methodology. A thorough, careful review by the technical advisory committee of the scope and techniques anticipated is essential at this point. Although the scope and objectives of the study, as described in this outline, have been approved by the committee, and it is assumed that continual advice will be obtained from the committee throughout the study, this would appear to be one of the most critical moments for review and advice.

B. Collection of Data

The information outlined under A-1 above, and such other information as further study indicates to be either necessary or useful, will be accumulated and recorded in map and tabular form, or directly on to punched cards or mark-sensed data cards, as appropriate.

II. An appraisal of the degree and nature of blight and the causal factors of blight

A. Preparation of Data

Except where special circumstances make it impractical, all data collected will be prepared for electronic computer storage and analysis. In addition, much of the most significant information gathered will be presented in map form for ready visual conception. The computer data will be analyzed in terms of two specific areas of concern: (1) the measurement of the amount, degree, and nature of existing blight, and (2) an investigation into the causal factors contributing to the presence of blight.

1. A measurement of the amount, degree and nature of existing blight.
 - a. Develop or adopt, as appropriate, acceptable standards and criteria from which a system of numerical building deficiency scoring can be derived.
 - b. Apply the deficiency scoring scale to the information on individual structures gathered from the records of the County Assessor and other sources. Develop block averages for various building characteristics on the numerical scale.

- c. Develop or adopt, as appropriate, acceptable standards and criteria from which a numerical rating system for environmental deficiencies can be derived.
 - d. Apply the deficiency scoring scale to appropriate physical or functional data and develop deficiency ratings by block or by census tract or neighborhood, as appropriate.
 - e. Develop a system of weighting for the various building and environmental deficiency scores to provide for a composite numerical score for any block or combination of blocks.
 - f. Compute the composite deficiency score for each block and develop groupings of blocks exhibiting similar scores to isolate areas of probable need for renewal action.
2. An investigation into the causal factors contributing to the presence of blight.
- a. Isolate several "control" areas, both residential and non-residential, which have exhibited a history of stability and health.
 - (1) Determine, with the aid of the technical advisory committee, what characteristics most properly define a "stable or healthy" area, and what weight should be given to the various defining factors.
 - (2) Delineate several such areas to be used as standard areas and several other areas exhibiting progressively greater evidence of blight or deterioration to be used as test areas. Both statistical evidence of the presence or absence of blight and non-statistical historical inspection will be used in choosing the standard and test areas.
 - b. By means of a series of multiple correlations between the various test and standard areas and the various items of physical, functional, social and economic data, attempt to isolate these items exhibiting a causal relationship. Both positive and negative relationships will be developed if possible; that is, an effort will be made to disclose these items contributing to stability as well as those items causing blight.

B. Prepare a Report on the Degree and Nature of Urban Blight in Portland and a Report on the Investigations into the Factors Within the Environment that Tend to Cause Blight

III. Land Use Plan Re-Appraisal

The object of this phase of the study is to analyze the present land use plan of the city in terms of the environmental determinants derived in the preceding investigations, and in terms of the total land use needs developed from previous population and economic growth projections, in

order to provide the firmest possible base for planning the re-use of land.

A. Test the Land Use Plan against Total Long-Range Land Use Needs of the City

1. Compile total area figures for general land use categories from land use survey, and compare with similar data from other cities of like size and characteristics to develop projection ratios.
2. Analyze the population and industrial land need projections to derive a basis for gross projections of land needs in all use categories for specific future periods.
3. Compare existing gross area figures and projected gross area needs with the existing zoning map and with the present land use plan.
4. Investigate the history of zone changes and compare the volume of building activity in these areas with the total building activity in appropriately zoned areas to obtain an index to the adequacy of the zoning pattern as related to building desires and the land use policy of the city.

B. Test the Land Use Plan against the Environmental Determinants Derived from the Investigation into the Causal Factors of Blight to Determine Areas in which the Plan is at Odds with a Reasonable Environment for Projected Uses and the Degree and Type of Disparity

1. Divide the city into identifiable study units. Neighborhoods will be utilized wherever feasible. Identifiable commercial and industrial areas, as well as public service groupings, will be delineated for individual investigation.
2. Computer analyses of each of these areas will be conducted to determine if possible (1) the degree and type of environmental characteristics tending to exert blighting influences upon the proposed land use objectives, and (2) in areas where considerable disparity exists, an analysis to determine whether the environmental factors influencing the area do not indicate a different use to be more appropriate.

C. Coordinate the Results of the Gross Land Use Needs Analysis with the Environmental Analysis of Individual Areas and Suggest any Appropriate Changes or Refinements to the Land Use Plan

IV. Determination of appropriate urban renewal action needed.

A. Analyze the range of renewal action available

1. Curative Action -

Not only will the range of federally assisted activity be considered, but the possible scope of non-assisted activity will be explored; non-assisted renewal,

encouragement of private capital investment, local self-help promotion, and improved code enforcement are some of the items to be investigated for possible application.

2. Preventive Action -

Also to be appraised at this time will be the possible steps in a preventive program that may be suggested by the environmental analysis. Although impossible to predict at this time what direction such a program may take, the following areas of direction seem probable.

- a. Increased public education or information about urban services, activities and responsibilities.
 - b. Capital budgeting for those public facilities found to be deficient in various parts of the city.
 - c. Strengthening and better definition of the city land use policy.
- B. On the basis of the composite numerical block-area scores and the appropriate use or reuse of land developed earlier, tentatively classify each area according to the type of renewal or preventive activity needed.
- C. Citizens' Committee review of the classifications and classification procedure.
- D. Prepare a report on the land use plan analysis and a report on the need for future urban renewal activity.

V. Analysis of the Urban Renewal Resources of the City

A. Evaluate the city's financial resources for renewal

1. Develop an inventory of projected capital improvements anticipated during the next ten years.
2. Evaluate these proposed improvements in terms of their service impact on the deficiency score groupings developed previously, and estimate the potential non-cash grant-in-aid credits available to each of these groupings.
3. Develop an inventory of capital improvements commenced within the past three years, along with the date of commencement and an evaluation of potential grant-in-aid credits, if applied within the three year time limitation.
4. Evaluate the financing potential of tax allocation bonds in renewal areas.
5. Appraise current and past fund and personnel allocations for renewal activities and estimate the future availability of such funds and personnel.
6. Develop a composite tentative schedule of funds, personnel, and services expected to be available for renewal during the next ten years.

B. Evaluate the City's capacity for rehousing or relocation

1. For each of the deficiency score groupings, estimate the magnitude of the relocation problem.
 - a. The number of persons or families to be displaced.
 - b. The income, family size, age, home ownership ratio, present rent structure, and racial makeup of the potential displaced persons.
2. Evaluate the rehousing problem created by other large scale public action, such as freeway construction. The total relocation problem includes all causes of displacement.
3. Estimate the availability of vacant housing, both rental and sale property, by location, for similar rent scale or sale price to that characterizing the present housing of displacees, but in areas exhibiting environmental characteristics conducive to stability.
4. Compare items 1, 2, and 3.
5. Estimate the number and classification of non-residential displacements.
6. Compare with the amount of vacant, appropriately zoned land in areas exhibiting desirable environmental characteristics.

C. Prepare an analysis of the market demand for redeveloped land

1. Analyze the current gross market demands for land in each of the major use categories.
2. Compare the current market demands with the long-range needs used to analyze the land use plan.
3. Co-ordinate land use objectives within individual deficiency score groupings, current land market demands, and long-range land needs to develop a demand index to probable utilization of renewed land. It is assumed that this index will provide a city-wide reference, providing in broad terms a marketability time scale for each deficiency index group in terms of its desirable land use.

VI. Draft a long range program for urban renewal

- A. Consolidate and co-ordinate the analysis of the demand for renewed land as determined above, the renewal action needs as determined by the deficiency point scores, and the capacity of the city to finance renewal action into a priority scheduling of actual project activity for a ten-year period. Develop suggested second and perhaps third priority groups, subject to future re-appraisal for additional decades of action.
- B. Prepare suggestions for comprehensive preventive action based on the environmental investigations.

- C. Prepare a technical report on the entire study, embodying an appraisal of techniques, documentation of findings, and final conclusions and recommendations.
- D. Prepare a summary booklet designed for popular dissemination, for the purpose of promoting public understanding of the Community Renewal Program.

HOUSING AND HOME FINANCE AGENCY URBAN RENEWAL ADMINISTRATION COMMUNITY RENEWAL PROGRAM BUDGET	NAME OF PUBLIC BODY <div style="text-align: center;">City of Portland, Oregon</div>
	ADDRESS <div style="text-align: center;">City Hall Portland, Oregon</div>
<i>INSTRUCTIONS: Initial Budget: Prepare original and 5 copies for HHFA. Submit original and 3 copies in Binder No. 1, copies in Binders No. 2 and 3. Revised Budget: If with amendatory application, follow "Initial Budget" instructions. Otherwise, submit original and 3 copies to HHFA.</i>	COMMUNITY RENEWAL PROGRAM NUMBER (if assigned by HHFA) BUDGET NO.

DATES OF HHFA BUDGET APPROVALS (Complete for revision only)

Budget No. 1, _____, 19____ Latest Approved Budget (No. _____), _____, 19____

ACCOUNT CLASSIFICATION		TO BE COMPLETED BY PUBLIC BODY		TO BE FILLED IN BY HHFA
		FOR REVISION ONLY	BUDGET REQUESTED FOR <u>24</u> MONTHS	BUDGET APPROVED FOR _____ MONTHS
		LATEST APPROVED BUDGET (a)		
NUMBER	DESCRIPTION		(b)	(c)
C 1410.2	Staff Salaries	\$	\$ 137,973.84	\$
C 1410.7	Employee Benefit Contributions		6,898.69	
C 1410.91	Travel		2,140.00	
C 1410.92	Reproduction and Reports		9,000.00	
C 1410.93	Other Administrative Costs		6,180.00	
C 1430	Contract Services		36,000.00	
C 1460	Other Costs (Specify below; attach additional sheets if necessary)			
	a.			
	b.			
	c.			
C 1475	Nonexpendable Equipment		6,490.00	
Subtotal (All account classifications)		\$	\$ 204,682.53	\$
Contingencies			13,224.62	
TOTAL COMMUNITY RENEWAL PROGRAM BUDGET		\$	\$ 217,907.15	\$

Approval of the Community Renewal Program Budget in the amounts and for the time period shown in Column (b) is hereby requested.

Date

Signature of Authorized Officer

Title

The Community Renewal Program Budget is hereby approved in the amounts and for the time period shown in Column (c). The authorized activities shall be completed by _____, 19____.

Date

Regional Director of Urban Renewal, Region _____

NARRATIVE STATEMENT IN SUPPORT OF BUDGET ESTIMATES

The figures shown on Form H-6410 include both the local contribution and the requested federal grant. The proposed budget is to cover the 24-month period of the program.

C-1410.2 Staff Salaries

	Position - Function	Time Required	Salary 2 years
* 1.	Planning Director, to be responsible for overall review and supervision of the program.	16 weeks	\$ 3,980.80
* 2.	Senior Planner, to be responsible for the direct supervision and administration of the CRP	96 weeks	19,760.00
3.	Senior Planner, to be primarily responsible for organization, coordination, and direction of the physical data phase of the program, and the analysis of the land use plan.	96 weeks	17,056.00
* 4.	City Planner, to be primarily responsible for organization, coordination, and direction of the social and economic data phase of the program -- liaison with the Development Commission	96 weeks	14,684.80
5.	City Planner, to be primarily responsible for the development and coordination of statistical methods and computer programming.	96 weeks	14,684.80
* 6.	Planning Assistant, research, graphics, field work.	96 weeks	12,585.60
* 7.	Planning Assistant, research, graphics, printing.	63 weeks	8,087.04
8.	Planning Assistant, research, graphics, statistical computations	96 weeks	10,608.00
9.	Planning Assistant, research, graphics, data preparation	96 weeks	10,608.00
10.	Junior Planner, graphics, data gathering	96 weeks	8,028.00
11.	Sr. Stenographer Clerk	96 weeks	7,696.00
* 12.	C.B.D. Study group, Collection of land use, building condition, property valuation, traffic and environmental data for the central business district will be accomplished in conjunction with the development of a C.B.D. study. The following amount of time from these personnel		

Senior Planner	22 weeks	\$ 4,180.00
Planning Assistant	29 weeks	3,062.40
Junior Planner	29 weeks	2,347.60
Junior Planner	8 weeks	<u>604.80</u>

Total - - - - - 137,973.84

- * Note: Positions 1, 2, 6, 7, and 10 on the above list are members of the City Planning Commission staff, to be assigned to the program for the length of time noted. Position 5 on the list is a staff member of the Portland Development Commission, to be assigned to the program for 24 months. These positions constitute the local contribution to the Community Renewal Program. The remaining six positions will be recruited for the program, and are to be financed from the Federal grant.

C 1410.7 Employee Benefit Contributions

Employee benefit contributions by the City of Portland are made at a rate equal to 5% of the total salary.

Salary total for all positions	\$ 137,973.84
Salary for all locally contributed positions	69,293.04
Salary for all federally contributed positions	68,680.80
Employee Benefit Contribution for all positions @ 5%	6,898.69
Benefit Contributions for locally contributed positions	3,464.65
Benefit Contributions for federally contributed positions	3,449.34
Total Salary and Benefit Contributions, all positions	144,872.53
Salary and benefit contributions for locally contributed positions	72,757.69
Salary and benefit contributions for federally contributed positions	72,130.14

C 1410.91 Travel

6	Trips to San Francisco HHFA Office (@ \$70.00 Air Coach Round Trip)	\$ 420.00
8	Trips to Seattle, Spokane, or other nearby cities where CRP and/or urban renewal projects are underway (@ \$60.00 Air Coach Round Trip)	480.00
4	HHFA Approved trips to workshops, conferences or conventions (@ \$110.00)	440.00
40	Days hotel, meal and travel expense allowance (@ \$20.00 per diem)	<u>800.00</u>
TOTAL		\$ 2,140.00

C 1410.92 Reproduction and Reports

Blueprinting, photocopying, and other reproduction; Supplies and services (to be performed by City Blueprint Department on contract basis)	\$ 2,000.00
Text preparation and multilith reproduction of final and interim reports; supplies and photography only; (Plate preparation and printing to be performed by staff personnel)	\$ 1,500.00
Color reproduction of maps for final report; supplies and services; (preparation by staff, printing to be done commercially)	\$ 5,000.00
Film and film processing, including slide preparation	\$ 500.00
 TOTAL	 \$ 9,000.00

C 1410.93 Other Administrative Costs

Postage and telegraph	\$ 500.00
Office supplies	1,500.00
Drafting supplies	2,000.00
Auto Maintenance and Operation	1,000.00
Books, Periodicals, etc.	200.00
80 Aerial photos of city, 1" = 200' @ \$6.00	480.00
Miscellaneous	500.00
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TOTAL	\$ 6,180.00

C 1430 Contract Services

Statistical Consultant	\$ 1,000.00
Real Estate Consultant	5,000.00
Economic Consultant	12,000.00
Electronic Computer Services	18,000.00

TOTAL	\$ 36,000.00
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C 1460 Other Costs

None

C 1475 Nonexpendable Equipment

2	Executive Desks w/ Swivel Chairs	\$	700.00
1	Secretary Desk w/ Steno Chair		350.00
2	Filing Cabinets, 5 drawer, legal size		300.00
1	Electric Typewriter		550.00
1	Standard Typewriter		200.00
1	Automobile, compact sedan		2,000.00
1	Tape Calculator		550.00
4	Drafting Tables		440.00
4	Drafting Stools		180.00
4	Table Lamps		110.00
2	Bookcases		150.00
2	Typewriter Stands		60.00
1	Map File		500.00
	Miscellaneous drafting equipment (pens, scales, etc.)		250.00
	Miscellaneous Office Equipment (wastebaskets, pencil sharpeners, etc.)		150.00
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TOTAL		\$	6,490.00

Contingencies

Contingencies computed at 5% of account classifications:

C 1410.2	\$ 137,973.84	
C 1410.7	<u>6,898.69</u>	
Sub Total	\$ 144,872.53	x .10 = \$ 7,243.62

Contingencies computed at 10% of account classifications:

C 1410.91	\$ 2,140.00	
C 1410.92	9,000.00	
C 1410.93	6,180.00	
C 1430	36,000.00	
C 1475	<u>6,490.00</u>	
Sub Total	\$ 59,810.00	x .10 = \$ 5,981.00

Total contingency allowance \$13,224.62

EVIDENCE OF AVAILABILITY OF NON-FEDERAL FUNDS

Non-Federal funds in the amount of \$72,757.69 are listed under item CR 101. This amount exceeds the required 1/3 local share of the total budget. All of the non-Federal funds will be contributed from budgets which are either under direct or indirect control of the City Council.

A detailed breakdown of the local funds pledged is shown below:

<u>Staff Position</u>	<u>Duration of Assignment</u>	<u>Est. Salary</u>
Planning Director	16 weeks	\$ 3,980.80
Senior Planner	96 weeks	19,760.00
Planning Assistant	96 weeks	12,585.60
Planning Assistant	63 weeks	8,087.04
City Planner (Development Commission)	96 weeks	14,684.80
CBD Study Group:		
Senior Planner	22 weeks	4,180.00
Planning Assistant	29 weeks	3,062.40
Junior Planner	29 weeks	2,347.60
Junior Planner	8 weeks	604.80
Total Assigned Staff		\$ 69,293.04
Employee Benefit Contribution for Assigned Staff @ 5%		\$ 3,464.65
Total Local Contribution		\$ 72,757.69