

MINUTES

A joint meeting of the Mayor's Advisory Council on Urban Renewal and members of the Housing Authority's Board of Commission was held in the Conference Room of the City Planning Commission on Friday, December 9, 1955, and was called to order by the Chairman at 3:10 p.m.

Minutes of the last meeting, held November 17, were approved as mailed.

The Chairman called attention to a recently published manual on Urban Renewal by the U. S. Chamber of Commerce which, he said, is an excellent guide in acquainting oneself with the fundamental problems of blight and how they are attempting to overcome it in other cities throughout the nation. It was suggested that sufficient copies be ordered to furnish each member of the Council, as well as Authority Board members, with a copy. Cost is 50¢ each if ordered in lots of three or more, he said. It was moved, seconded and unanimously carried that a letter be written to the Housing Authority of Portland requesting the purchase of 50 copies for distribution.

It was recalled that at the last meeting a subcommittee was set up, headed by Tom Humphrey, for the coordination of activities of the Urban Renewal Council and to explore the most feasible method of diling the Survey and Planning Application for a workable plan. Their first meeting was held on November 29 at the Aero Club and the Chairman asked Mr. Humphrey to report on the meeting. Mr. Humphrey read the written report, copies of which were distributed to persons present. A copy is also attached hereto and made a part of these minutes. Following the reading of the report, it was moved and seconded that it be accepted and approved. Before voting on the motion, considerable discussion took place on each of the four recommendations of the subcommittee.

Mr. Keefe opened the discussion by stating that he believed during the preliminary phase, it would be necessary to have only one additional employee on his staff, on a temporary basis, to assist in the preparation of the Survey and Planning Application which he estimated would take not over 30 days to prepare.

With respect to the request for an advance of \$5000.00 by the local Authority to cover the costs in preparing the application, he felt that while this amount might seem excessive, the actual funds to be expended will be materially less than that.

Mr. Humphrey then called upon Mr. DuBay to report on the experience of other cities which have operated on the basis of a combination of local Authority and Urban Renewal functions and those which have operated on a separation of functions under one director.

Mr. DuBay reported that on his recent trip to San Francisco, he spent several hours with Mr. Herman, Acting Regional Administrator of Urban Renewal, and Mr. Ives, the Regional Director, going over these specific points, and discussing problems affecting the City of Portland, and was told that in cities where the program has been the most successful, there has been a separation of administrative functions of the program from that of the local Authority rather than a consolidation, and under the direction of a separate Director. This primarily is due to the lack of sufficient knowledge and experience of a Housing Authority Director to fill this dual capacity. Mr. DuBay said he requested Mr. Herman to write a letter outlining what he believed to be the necessary qualifications of a person for the position of the Urban Renewal

Director, which letter was received and turned over to Mr. Humphrey, Chairman of the subcommittee. Mr. DuBay explained that this letter had not been given general distribution for the reason that Mr. Herman did not want to create the feeling that he nor any one on his staff were trying to influence the thinking of the Urban Renewal Council.

Mr. Humphrey quoted from Mr. Herman's letter the following paragraph on the qualifications of an Urban Renewal Administrator:

"In the light of experience and these statements, we believe that a redevelopment agency needs as Director a person who has talents, or the ability to quickly assimilate knowledge in many fields. In fact, these talents are so important that it is difficult to find them in a person who is available at a salary public agencies can offer. Certainly of great importance is the capacity to work as a public administrator. This is not quite the same talent as that found in many a successful business administrator, because one working in the public field must put up with many controls and adjustments that have no pertinence in private business operations. A competent director must be a convincing public speaker and must be deft in the conduct of the public relations of his agency. He must constantly engage in a constructive program of public education. He need not be an expert, but he should have some sympathy in legal, accounting, planning, real estate and building aspects of his agency activities. We take foregranted that there is no need to comment on need for personal integrity and acceptability in the community where he must work".

Speaking for his committee, Mr. Humphrey stated that after very careful consideration, it was unanimously agreed at the November 29 meeting, that it would be desirable to separate the two organizations for a more successful program, as suggested by Mr. Herman. He pointed out and emphasized the fact, however, that final selection and appointment of an Urban Renewal Director and staff would be made by the Authority's Board of Commissioners, in compliance with the State Law, and that work performed would also be under direct supervision of the Housing Authority Board.

The matter of salary to be paid said Director was discussed, and it was realized that there might be difficulty in finding a man with the above-mentioned capabilities at the salary quoted in the subcommittee's report, since at the present time two cities, namely, New York and Honolulu, have openings for Administrators at salaries of \$12,000.00 per year and to date there have been no applications made for the positions. It was also brought out that any salary will have to be approved by the HHFA, since the federal government will be paying it.

Mr. Humphrey said it had been his intention to invite Mr. Ives to attend today's meeting, but he had become so involved in other work that he had not had time to do so.

The Chairman brought out the importance of an extensive educational program; that a promotion campaign to "sell" the program to the public should, in his opinion, be underway immediately, since it is a program not easily understood and not too widely appreciated for the reason that individuals do not realize the full extent of what Urban Renewal can mean to a community.

To Mr. Dusenbery's question, whether money spent during the preliminary phase is refundable, Mr. DuBay explained that it would not be; that any monies expended before approval of the application by the federal government must be an obligation of the city; however, after approval, an advance of federal funds will be made and will continue so long as acceptable workable plans are underway.

Concluding the discussion, and following the question, the motion to accept the sub-committee's report and approve their four-point recommendations, was unanimously passed.

It was suggested by the Chairman that the recommendations of the sub-committee be presented for approval at the next regular meeting of the Authority's Board of Commissioners, scheduled for December 13, 1955, and that he and Mr. Humphrey attend the meeting.

Mr. Keefe reported receiving inquiries from two ministers, one from the N. Fremont district and the other from the south end of the Walnut Park section, who are very much interested and concerned about the future of their particular areas. He said he explained to them the Urban Renewal program and its advantages and they indicated a desire to get started right away on an educational program. He said he had been asked to appear before their PTA gatherings and other community groups to explain the program. With the Council's approval, he said he would like to continue to give them encouragement by accepting the invitation, since he believed this is the kind of situation that will add to the ingredients of a successful program -- where a community itself has a sincere desire to do something about improving their neighborhoods.

With respect to an educational program, it was unanimously agreed that it is highly important and imperative to have persons making public addresses well versed on the program, therefore, serious thought should be given to the preparation of an appropriate kit which can be made available to speakers on the basic facts, such kits to be approved by an authority on the program. It was pointed out that miscellaneous pamphlets and other material are available for the asking from HHFA.

It was then moved, seconded and unanimously carried, that the Council's Publicity and Educational Committee, be authorized and requested to prepare a kit which will serve as a guide to speakers who will appear before groups throughout the city in behalf of the Urban Renewal program and, further, that it be publicized that any group desiring a speaker on Urban Renewal should contact this committee.

There being no further business to come before the Council, upon motion duly made, seconded and carried, the Chairman adjourned the meeting at 4:00 p.m.

November 29, 1955

The initial meeting of the special subcommittee for the coordination of activities of the Mayor's Advisory Council on Urban Renewal and the Housing Authority of Portland was held on this date at the Aero Club of Oregon.

Present: Goldsmith, Keefe, DuBay, Hurd and Humphrey, Chairman.

After some discussion, it was agreed that the function of the subcommittee is to make recommendations to the UR advisory council and HAP on the method of operation, application for federal aid and the staffing of the UR program in Portland.

It was also agreed that the following topics would be placed on the agenda: 1. Question of a separate administrator and staff to handle the UR program under the general administration of HAP. 2. Method of financing the first phase project, that is, the formal survey and planning application to the Housing and Home Finance Agency for federal aid. 3. Staffing of the application phase. 4. Personnel for both initial and long-range phase of the UR program.

After an analysis of the experience of other cities which have undertaken urban renewal projects and of suggestions of HHFA officials of San Francisco, as relayed to the subcommittee by Mr. DuBay, the following actions were approved:

A--It was agreed, on the basis of experience elsewhere, to recommend a separate department to handle the Urban Renewal program for Portland, under the general direction of the HAP board.

B--It was agreed to recommend that the Portland City Planning Commission be authorized and directed to complete the survey and planning application to HHFA for federal aid and that the planning commission be reimbursed for the additional expense involved.

C--It was agreed that the HAP board be requested to provide the necessary funds for the application phase, not to exceed \$5000 (the money not being available from any other source).

D--It was agreed to recommend that this subcommittee be authorized to establish suitable standards and qualifications for an administrator of the Portland Urban Renewal program in line with recommendations of HHFA and the experience of other UR cities and to interview applicants and make final recommendations to HAP and the UR advisory council as to the employment of such an administrator. It was further agreed to recommend that the salary of said UR administrator be comparable with salaries paid council-appointed department heads of the city of Portland, namely, around \$9600.00 a year.

All the above recommendations were unanimously approved.

Finally, it was agreed to submit the subcommittee's recommendations at a joint meeting of the HAP board and the Mayor's Advisory Council on Urban Renewal, to be called by the respective chairmen at the earliest convenient date. It was also agreed to invite Mr. Ives, regional director of HHFA, San Francisco, to attend.

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A meeting of members of the Mayor's Advisory Council on Urban Renewal; members of the Board of Commissioners of the Housing Authority of Portland and the Authority's Executive Director; representatives from the press; and Mr. K.V. James, Housing and Home Finance Agency Field Representative, and Mr. L.R. Durkee, Area Supervisor, Seattle, Washington, was held November 17, 1955, in the Conference Room of the City Planning Commission, and was called to order by Chairman Fonder at 3:10 p.m.

First order of business was approval of the Minutes of the last meeting held October 13, 1955.

The Chairman then introduced Mr. Durkee, Area Supervisor, HHFA Urban Renewal Section, from Seattle; also the recently-appointed member of the Rehabilitation and Redevelopment Subcommittee, Mr. Thayne Logan, a local architect replacing Mr. John K. Dukehart on that committee.

The Chairman made mention of the fine publicity given to Urban Renewal program by the press and expressed appreciation in this regard. "Thanks" was also extended to Mr. J. Guy Arrington, State Director, FHA, for distribution to Council members of FHA's "Digest of Insurable Loans".

Following a brief resumé of past discussion on the proposed program and the action taken at the last meeting, the Chairman read in its entirety the resolution passed by the City Council on November 9, 1955, requesting the Housing Authority of Portland to file an application for advance of funds from the federal government for an Urban Renewal program. The Chairman pointed out that the City, in passing this ordinance recognized its obligation in the initiating of the program and officially authorizes the local Housing Authority to proceed. Therefore, the next step towards the initiating of the program concerns the preparation of the formal application for the earmarking of federal funds for a workable plan and he invited comments from the floor at this time.

Mr. Barde, Chairman of the Authority's Board of Commissioners, confirmed previous statements made by the Board that the Authority is in complete agreement that Urban Renewal is needed in the city and stands ready to proceed with the program. He said his only concern at the moment is (1) whether, in the opinion of both Mr. Durkee and Mr. James the Authority is prepared under the resolution as passed to proceed; and (2) whether it can be relatively certain that the same thing will not happen to this program as it did with the Vaughn Street project. In this regard, Mr. Durkee said it is impossible to answer this question as there is no definite assurance of anything at this point in the program. There was no doubt in Mr. James' mind but what the resolution as passed is a proper and authoritative one since it is, in form and substance, the standard resolution requiring in the filing of an application for survey and planning and was prepared with the assistance of Mr. Richard Ives, Regional Director of Urban Renewal.

Mr. James reported that he had, earlier in the day, gone over certain forms required by the federal agency with Mr. McGill, the Authority's Executive Director, one of the principal ones being the plan or procedure which the city intends to take towards its one-third share of financing and the city's ability to undertake the program.

As explained at previous meetings, it was again pointed out that the one-third contribution can be made either in cash or in the form of local grants-in-aid such as public

utilities and improvements which will be of direct benefit to the area under consideration; it may also be provided in the budget, or it may schedule required public improvements so that they may be counted as or a part of the necessary one-third share.

It was also pointed out that as the program progresses, it may be decided to undertake only a part of the area as funds become available, and should it be that the Exposition-Recreation Commission decides on a site within the over-all area, the cost of this particular program could be applied towards the city's share of the costs involved.

The fact that use of Authority funds might also be considered, either by applying them directly to the Urban Renewal project, or providing additional housing for families to be displaced because of the program, was brought out. Also the possibility of bringing the matter to a vote of the people in favor of a bond issue was discussed, in which event a very extensive public-relations program would be imperative in order to secure citizen understanding and support.

During the discussion it was brought out that the program would be a long-range one and the particular area selected would take close to 18 or 20 years to complete: that preliminary planning alone would take considerable time and, therefore, it is impossible to say at the outset the exact amount of funds needed.

With respect to whether the City Council can, in the long run, turn down the program even though it passed an ordinance authorizing it, Mr. DuBay explained that such a possibility did exist since it will be necessary to hold another public hearing at the time the city adopts the final plan following its approval by the federal government. However, this step in the program schedule will not take place for approximately one year. In the meantime, the Urban Renewal Council, local Authority, and other organizations can be carrying out the preliminary plans which will include an educational program in the community to familiarize the people with all phases of the program and make them realize the many benefits to be derived from it so that their wholehearted support will be gained.

He also distinguished the difference between this program and the Vaughn Street, since the Vaughn Street project was a program of total clearance of all existing residential units, whereas today's program can be a combination of several phases of the over-all plan so that enough flexibility exists to assure a successful one.

To Mr. Barde's question regarding what action the Authority should now take, Mr. James said immediate steps should be taken towards the preparation of the survey and planning application, together with supporting documents such as city codes and ordinances, maps, charts, resolutions, descriptions of organizations and their activities, etc., and when said application and material has been accepted by the Regional Office, it will then be forwarded to Washington, D.C. for final approval by the Administrator following which a letter of certification by the Administration, both to the locality and to the various constituent organizations within the HHFA will be forthcoming which will remain in effect for one year from date of approval. Upon receipt of the letter of approval, the locality may proceed with the program at which time federal funds will be available for planning activities so that a workable plan can be prepared and at this step the FMA enters into the program. Up to this point, or not until the letter of approval is received, will federal funds be available.

Mr. Asbahr asked how much money the federal government will advance before the City Council adopts the final plan and Mr. James stated that there is no specific

ruling whereby it can be determined whether there would be \$20,000 or \$120,000 available -- it would depend entirely upon what the city intends to do and how it proposes to do it. He said it will be necessary, however, to estimate how much time and staff will be needed and it will require assistance from the City Planning Commission in this connection because information regarding surveys, appraisals, etc., will be a part of the application and will come from that source.

Mr. Hurd requested Mr. James to point out the difference between the duties of the Urban Renewal Council and that of the Authority and Mr. James explained that the city under state law has designated the Housing Authority as the Urban Renewal agency therefore all government contacts will be with the staff or staffs the local Authority sets up for the operation of the program because of two factors, (1) the federal law requires that it must operate within the activities as established by each state law and (2) the state law in turn points out the local Authority's responsibility. As far as the need for an Urban Renewal Council is concerned, there are several reasons, one of the most important being the matter of getting the program over to the community; the active support of the business community is a major asset and is represented on this Council; He said he could not emphasize too strongly the need for a very extensive public relations program which should get underway at once. Information and material for public release is available from the federal government, he said. Wide spread participation should be encouraged at the time planning activities are initiated, he said, and should continue throughout the execution of the project. Consideration should also be given to utilization of business, professional, labor, welfare, religious and educational interests and special emphasis should be placed upon minority-group participation.

In answer to Mr. Goldsmith's question -- what part privately financed building plays in the program? Mr. James explained that assuming the program took in the entire area at one time, the first step would be the taking over all properties on which it has been decided that buildings must be completely demolished. In that event, following two separate and independent appraisals, negotiators will be appointed to attempt to purchase these properties from the owners. After the properties have become incorporated into the project, they can be redeveloped by private developers who agree to redevelop in accordance with the program as established in the over-all workable plan, and this is done on the basis of competitive bidding.

Mr. Hurd believed it would be of interest to the group to know exactly what part the City Planning Commission will have in the program. Mr. Keefe said he wasn't quite sure of the extent of their responsibilities, but he did know that the Commission would look with favor upon having the various planning and physical development under their direction. However, he said he wanted it clearly understood that the Commission has no money budgeted for this program; that their present schedule and staff is committed on other types of work so that any additional work would necessitate the hiring of additional personnel for which they have no funds.

Mr. Fonder, in further explanation, stated that preparation of the major portion of the application is work that will come from the City Planning Commission and in this regard he reported that Commissioner Bean at the time the resolution was adopted remarked that it was understood that the application would be prepared under the direct supervision of the City Planning Commission in conjunction with or by authority of the Housing Authority of Portland.

Mr. James reiterated that the responsibility of the program is a local one and the part the federal government has is in assisting the community in getting the job done under the standards set up to protect the federal funds involved. While the planning phase is a very important one, he said there are a number of other equally important factors and technical phases to consider such as the acquisition of land, relocating displaced families, citizen participation, etc., and thought must be given to these matters at the same time preliminary planning is going on.

The question regarding whether the plan to be submitted at the beginning must cover the entire area, even though the city intends to develop only a part of it, was answered by Mr. James. He said as the work progresses the city and local agencies will concentrate efforts in this particular area, however, it might well be that the project is too large to undertake in its entirety in which case it can be divided into three or four individual projects, depending upon available funds, but there must be included in the workable plan a program covering the entire city and there must also be a plan for the particular project which will fit into the over-all city plan.

Mr. Goldsmith asked if more than one project could be undertaken at the same time and Mr. James said it is possible, but the area cannot be divided just for the purpose of avoiding government regulations and controls. He said New York has eleven projects underway at the present time and Chicago seven or eight.

In conclusion, the advisability of appointing a subcommittee to aid in the preparation, submission and processing of the preliminary plan was proposed by Mr. Hurd who also suggested that the subcommittee be composed of a representative from the Housing Authority's Board, City Planning Commission and Mr. James to assist the Authority in setting up its organization. Mr. James said both he and Mr. Ives would be available in an advisory capacity, but could not take an active part on the committee because the law specifically states that no federal funds can be expended during the preparation of the application.

Mr. Hurd's suggestion met with unanimous approval and Mr. DuBay moved that a five-man committee be appointed by the Chairman to assist the local Authority in making recommendations and working out details of the application for a workable plan. Mr. Goldsmith seconded the motion which was unanimously passed. The Chairman, thereupon named the following persons to the committee: Mr. Robert B. Hurd and Mr. R. Anthony DuBay, Commissioners of the Housing Authority; Mr. Lloyd Keefe, Director, City Planning Commission; Mr. Milton D. Goldsmith, representing Federated Jewish Societies; and Tom Humphreys, Editor-at-Large of the Journal. Mr. Humphreys was asked to chair the group, Mr. Fonder, Chairman of the Urban Renewal Council will serve as an ex-officio member, and Tom Rishworth of KGW, will sit in on all committee meetings.

The Chairman announced that the next meeting of the group will be held immediately following receipt of a report from the above-named committee.

There being no further business to come before the Board, the Chairman adjourned the meeting at 4:10 p.m.

MINUTES

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EXPOSITION RECREATION COMM.

The following members of the Mayor's Advisory Council on Urban Renewal met Wednesday, August 24, 1955, at 3:30 p.m., in the City Planning Commission's Conference Room, to discuss future steps to be taken in the initial Urban Renewal program for the City of Portland:

General Chairman: A. V. Fonder

Vice-Chairman: Absent

Secretary: R. Anthony DuBay

Members: J. Guy Arrington, Milton Goldsmith, Ward A. Heberling, R. K. Ellison, Steve Conley, Dr. J. F. Cramer, Charles Kilgore, Herman C. Plummer, Robert B. Hurd, Fred Eichenlaub and Ken Green.

Others: C. S. McGill, Housing Authority; Malcolm Bauer, Oregonian; and Tom Humphreys, Journal.

The Chairman called the meeting to order at 3:40 p.m.

Minutes: It was moved, seconded and unanimously carried that the minutes of the last meeting held July 7, 1955, be approved as mailed.

The Chairman then introduced the newly-appointed Executive Director of the Housing Authority of Portland, Oregon, Mr. C. S. McGill.

Mr. Fonder briefed the members present on what had transpired since the July 7 meeting by reporting that a duly-appointed committee from members of the Council had contacted the Mayor and City Council and informed them that it had been unanimously agreed by the Urban Renewal Council that a program should be undertaken by the City of Portland and at that meeting the committee presented to the Mayor a written summary of what had been accomplished by the Urban Renewal Council in the three months since its organization.

He continued that on August 10, official word was received from the office of the City Auditor that the City Council adopted the report of the Mayor recommending that the City Council go on record as approving an Urban Renewal program, to be determined by further studies and surveys, the results of these studies and surveys and the recommendation of the Urban Renewal Authority to be presented to the Council in detail for its consideration.

On August 11, he said he wrote a letter to the Mayor thanking him for the Council's action and advising him that the Urban Renewal Council had agreed to proceed immediately with the processing of the preliminary application.

On August 15, a letter was received from the Mayor in which he stated that he and the City Council would appreciate having the Urban Renewal Council proceed with studies and surveys for the program.

In view of the above recommendations and authorizations from the Mayor and City Council, Mr. Fonder said he felt that the Urban Renewal Council is now ready to determine the first steps to be taken toward an Urban Renewal program. He invited remarks from the floor in this regard.

In answer to Mr. Eichenlaub's question if the preliminary application is to be prepared by the Housing Authority of Portland? Mr. Fonder said that was a requirement, since the Housing Authority is also the Urban Renewal Agency.

Mr. Fonder said he would like to explain and review a few important points in the Housing Act of 1954 as it applies to Urban Renewal and at this point he cautioned the Council that the job will be neither cheap nor easy; there must be well-planned and well-organized action, using all the tools of slum prevention, physical rehabilitation, neighborhood conservation and slum clearance; no one tool will do the job -- each is absolutely essential to the effectiveness of the other. He said there is no justification for federal assistance except to cities which will face up to the whole process of urban decay and undertake long-range planning.

He continued that the first steps necessary, and according to the law, are that there is presented to the Administrator by the locality a "workable program" and on the basis of his review of such program, the Administrator determines that such program meets the requirements, therefore, a basic requirement is the workable plan and the preliminary application.

Fundamentals of a workable plan, he said, are --

- (1) Codes and ordinances.
- (2) A comprehensive community plan.
- (3) Neighborhood analyses.
- (4) Administrative organization.
- (5) Financing.
- (6) Housing for displaced families.
- (7) Citizen participation.

Following the above explanations, he said it is now up to the Council (Urban Renewal Council) to take the next step.

Mr. DuBay asked for clarification of the Mayor's letter with respect to continuing surveys and investigations and Mr. Fonder repeated the statement that the City Council went on record as approving the Urban Renewal program to be determined by further studies and surveys. Mr. DuBay said he believed, and he felt that the entire Council members were pretty much in agreement, that the surveying had been done and examination of the various areas, and the Urban Renewal Council was satisfied that all of the seven steps could be accomplished for a workable program and he didn't believe that further studies and surveys were needed. Therefore, in his opinion the Council is now prepared to make a definite recommendation.

Mr. Fonder reported that the City Planning Commission have completed their report on the survey of the Broadway-Steel Bridge area -- the material is ready to be turned over to the Housing Authority for printing and after publication members of the Urban Renewal Council are to be furnished with a copy of that report.

Mr. DuBay reported that at the recent meeting of the Board of Directors of Metropolitan Real Estate Research Committee to discuss the preparation of the September 30 issue of "Real Estate Trends", it was agreed to incorporate into "Trends" a new

section entitled "Urban Renewal", in addition to all the other valuable information, which will show obsolescence, depreciation, etc., and the City Planning Commission has given its approval to this section and Mr. Lloyd Keefe, Director, has agreed to act as Chairman of that committee. This, Mr. Fonder, said, carries through with a part of the objectives that community-wide participation on the part of individuals and representative citizens' organizations will help to provide, both in the community generally and in selected areas, the understanding and support which is necessary to insure success of the program.

In answer to Mr. Humphreys' question with respect to whether the selection of one site could be indicated, Mr. DuBay explained that it could be, however, that would be only one part of a long-range plan; that following submission of an over-all program the one project site selected would be only a starting point.

Mr. Fonder informed the group that Carvel Linden, a member of the Exposition-Recreation Commission, reported to him that their Commission's function was progressing very favorably and every indication was that they would have a satisfactory program to submit before long. Mr. Fonder said that should the Exposition-Recreation Commission decide on a downtown site, there would be no reason why it could not fit perfectly within an over-all Urban Renewal program.

He went on to explain that the Housing Authority of Portland is also the Urban Renewal Agency through which such program is to be administered and, because of this, it will be up to the Authority to furnish the staff for such administration and he said a commitment had been previously made by the Authority's Board that this would be done; however, he pointed out that just how far the new Board will participate has not been determined other than it has definitely been stated that the administration of any Urban Renewal program is a part of the Authority's responsibilities. He said he felt that the Council would have and should have the Authority's support.

Mr. Goldsmith inquired of Mr. McGill if the recent change in the Authority's staff would have any immediate effect on a slowing up of work required. Mr. McGill replied that it might, temporarily, but he didn't think for more than two or three weeks; that at the moment he was not empowered to make any commitment for the Board.

At this time, Mr. DuBay read a letter which he recently received from Mr. Richard Ives, Regional Director of Urban Renewal, San Francisco, offering the assistance of his office, as well as that of Mr. Cole's, the HHFA Administrator, in any Urban Renewal program undertaken by the City of Portland.

Mr. Humphreys inquired if the Authority had funds which might be used for the City's one-third contribution to such a program and was informed by both Mr. DuBay and Mr. Hurd (Commissioners of the Housing Authority of Portland) that it did have and under state law the Authority can use these funds for this purpose.

Mr. Hurd reminded the Council that there is still outstanding \$107,000.00 which was advanced by the federal government to the Authority during the Vaughn Street Re-development program and, therefore, on any additional renewal program undertaken this amount would be added as part of the cost of the first project undertaken. Whether the Authority would be willing to use their assets is a question which would have to be determined by the Board. He mentioned the following four steps of financing under federal aid: (1) Title I, FHA; Contracts for annual contributions for low-rent housing; mortgage insurance under Section 220 of the National Housing Act; and (4) mortgage insurance under Section 221 of the National Housing Act. He said it also could be put on a local level by a vote of the people on a bond issue.

Mr. DuBay pointed out that the first step which should be taken immediately is to make application towards the submission and acceptance of a workable program and no money would be involved at this time; by pursuing and presenting such application now the government's attitude would be to approve it because it would prove that there is a willingness and participation by the city, and he moved that the Mayor's Advisory Council on Urban Renewal prepare at once the preliminary application for a workable plan. Mr. Eichenlaub seconded the motion which was unanimously passed.

The matter of time involved in preparation and obtaining approval of the preliminary application was generally discussed and it was recalled that at previous meetings Mr. Ratchford and Mr. Keefe had indicated that it would take close to six months to accomplish this.

Mr. McGill was asked what his personal opinion would be with respect to the whole program and he replied that it appeared to be quite an undertaking and, apparently, will require considerable staff assistance as well as expense by the Authority. He emphasized the fact that the money involved would have to be approved by the Authority's Board before he would give the "go ahead" on such a program but said he would be willing to put the matter on the agenda for discussion at the next regular Board meeting.

Mr. Goldsmith posed the question if the City Council votes to proceed with Urban Renewal, does the Urban Renewal Agency (Housing Authority of Portland) have the right to veto the Council's action or, in other words, who makes the decision as to whether the Authority does or does not enter into this program?

Mr. Hurd informed him that the Authority now has funds available, however, such funds are not earmarked for Urban Renewal or any particular program; if the Urban Renewal Council definitely decides to ask for federal aid then the money can be borrowed, but if the program is undertaken on a local level, then the funds must come from either city funds, contributions, or Authority funds. He said if funds were not available through sources other than the Authority then he personally felt that the Authority should make their funds available, since this was one of its principal responsibilities -- to eliminate slums and provide decent, safe and sanitary housing for people in the community.

Mr. DuBay agreed wholeheartedly with Mr. Hurd's statements and stated further that the state law charges the Authority with the responsibility of cooperating with the County, City and any other public body which requests its assistance and it would be obligated under law to pursue this program.

Following discussion the motion was unanimously passed.

It was then suggested that a letter be written to the Board of Commissioners of the Housing Authority of Portland advising them of the action taken by this Council and that this Council is now ready to proceed with preparation of the preliminary application.

Mr. Hurd said he felt confident that the Board would be willing to hold a special meeting to consider this one subject and he recommended that a representative group from the Advisory Council be present to explain the program to the Authority's Board. He said he believed it would require a special meeting since the next meeting of the Board, scheduled for August 30, will be a recessed one to complete the agenda of August 23 which is quite lengthy. He said in the interim a study could be made of the preliminary application.

At this time, Mr. Arrington made a motion that the Secretary be instructed to direct a letter of appreciation to Mr. Ratchford for his untiring efforts in all the background work accomplished to date toward an Urban Renewal program. Mr. Plummer seconded the motion which was unanimously passed.

Mr. DuBay reported that Mr. Ratchford had offered his services to the Council for any help it might need in the program.

Mr. Arrington called attention to the importance of getting the preliminary application in as quickly as possible, since he understood it would be the first submitted on the Pacific Coast for an Urban Renewal program and, therefore, would more than likely receive a little preferential treatment.

Distribution was made to those present of a copy of an estimated schedule prepared by the Exposition-Recreation Commission indicating the time element involved should the Commission construct the Center with or without Urban Renewal assistance. (A copy of this schedule is attached hereto and made a part of these minutes).

Mr. McGill invited Mr. Fonder to visit the Authority's office and go over with him the requirements of a "workable program".

There being no further business to come before the Council, upon motion duly made and seconded, the Chairman adjourned the meeting at 4:30 p.m.

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MINUTES OF MAYOR'S ADVISORY COUNCIL ON
URBAN RENEWAL FOR PORTLAND

JULY 7, 1955

Members of the Mayor's Advisory Council on Urban Renewal for Portland met in formal session on Thursday, July 7, 1955 in the Conference Room of the City Planning Commission. Members noted as "present" and "absent" were:

PRESENT:

| <u>Representative</u> | <u>Organization</u> |
|------------------------------|---|
| A. V. Fonder - Chairman | Council of Social Agencies |
| Herman A. Schmitt - V. Chrm. | Portland Home Builders Ass'n. |
| R. Anthony DuBay - Secretary | Housing Authority of Portland, Ore. |
| Charles G. Davis | Oregon Building Congress |
| Carvel Linden | U. S. National Bank of Portland |
| Howard Brewton | Associated General Contractors |
| Kenneth Smith | C.I.O. Portland Council |
| Charles Smith | American Federation of Labor |
| Hobart Mitchell | Oregon Apartment House Ass'n. |
| Charles A. Kilgore | Portland Ass'n. of Bldg. Owners & Mgrs. |
| Frank J. Quinlan | Junior Chamber of Commerce |
| D. V. Jennings | Builders Supply Dealers Ass'n. of Portland |
| Herman C. Flummer | Urban League of Portland |
| Milton D. Goldsmith | Federated Jewish Societies |
| Robert B. Hurd | Portland Trust Bank & Mortgage Bankers Ass'n. |
| J. Guy Arrington | Federal Housing Administration |
| John I. Sell | First National Bank of Portland |
| E. R. Fletcher | Professional Engineers of Oregon |
| Fred Eichenlaub | Federation of Community Clubs |
| William R. Nutt | KLOR-TV |
| Dr. J. F. Cramer | Portland State College |
| Paul Hauser | The Oregonian |
| Douglas McKean | Oregon Journal |

OTHERS PRESENT:

| | |
|-----------------|-------------------------------------|
| Lloyd T. Keefe | City Planning Commission |
| Kenneth Green | City Planning Commission |
| Dr. James | Portland State College |
| F. S. Ratchford | Housing Authority of Portland, Ore. |
| W. R. Laidlaw | Housing Authority of Portland, Ore. |

ABSENT:

| | |
|--------------------------|-----------------------------------|
| R. K. Ellison | Society of Residential Appraisers |
| J. H. Sroufe | City Planning Commission |
| Dr. Myron C. Cole | Council of Churches |
| Rt. Rev. Thomas J. Tobin | Archdiocese of Portland & Oregon |
| Lloyd V. Welser | East Side Commercial Club |
| V. William Dominey | Portland Realty Board |

ABSENT:

| <u>Representative</u> | <u>Organization</u> |
|-----------------------|---|
| Ward A. Heberling | Portland Chapter American Institute of Real Estate Appraisers |
| Robert H. Hazen | Savings & Loan League |
| John K. Dukehart | American Institute of Architects |
| Mrs. Rollin Boles | League of Women Voters |
| J. B. Greer | Bank of California |
| T. J. Peterson | School District #1 |
| M. K. McIver | State Highway Commission |
| Tom Rishworth | KGW-Radio |
| Johnny Carpenter | KOIN-TV |
| James W. Goodsell | Oregon Labor Press |
| James A. Mount | KGW-Radio |
| Malcolm Bauer | The Oregonian |
| Tom Humphreys | Oregon Journal |

Vice Chairman, Herman Schmitt, called the meeting to order at 10:15 a.m., in the temporary absence of the General Chairman Mr. Fonder.

Minutes of June 16:

It was moved, seconded and unanimously carried that the minutes of the June 16th meeting be approved as submitted.

Committee Reports:

Mr. Hurd, Chairman of Financing Problems Committee, reported that the assessed valuation of the area between S. W. Front Avenue and S. W. Third, S. W. Third to S. W. Fifth, and S. W. Columbia Street to West Burnside, was \$21,221,877. The 45 blocks bounded by S. W. Columbia Street to West Burnside, and S. W. First to S. W. Third, have an assessed land value of \$3,619,130; with improvement assessed values of \$2,358,777; or a total assessed value of \$5,977,907. The 30 blocks encompassed by S. W. Columbia Street to West Burnside and S. W. Third to S. W. Fifth, is assessed at \$8,460,700 on land value and \$6,783,270 on improvements; or a total assessed valuation of \$15,243,970. The difference between the two areas being \$9,266,063.

Mr. Hurd stated that if the area between S. W. Columbia Street and West Burnside, and S. W. Front to S. W. Third, would qualify for federal aid the Government would pay 2/3 of the cost of land acquisition and clearance, and the City would need to provide 1/3 of the cost. An acquisition cost of approximately \$500,000 per block will have to be paid by the County in acquiring area for approaches to the Morrison Street bridge, which would also be involved if this particular area were to be chosen for an Urban Renewal program.

A general discussion followed. Mr. Ratchford pointed out that this area may qualify as eligible for federal aid in the amount of either 10% or 2/3 - depending upon predominance of residential use. Many of the upper floors of these old buildings are being used as living quarters. If the area were found "sound" a private concern could take over and federal aid would not be necessary. As another alternative, Mr. Ratchford suggested that private industry and/or financial institutions could go together to make up the financial backing, which would possibly be more practical at this particular time.

Committee Reports: Cont'd.

Mr. DuBay, in the absence of Mr. Rishworth and at his request, made their committee's recommendation of a slogan to replace the current "Mayor's Advisory Council on Urban Renewal for Portland." The committee consisting of Mr. Fonder, Dr. Cramer and Dr. James of Portland State College, Mr. Nutt of KIOR-TV, Dr. Myron Cole, Tony DuBay and Tom Rishworth, recommended "Building Portland's Future," or, as an alternate, "Committee For Building Portland's Future." The new slogan was discussed "pro" and "con" and it was the general consensus of the Council present, that the new suggestion for a slogan was no better - or as good - as the present name of the Council. Mr. Hurd suggested that the Council continue to be known under its present name. Mr. Fonder called for a hand vote on adopting the recommended name of "Building Portland's Future." All present voted rejecting the adoption of the recommended name.

Mr. Fonder added that Mr. Rishworth had asked that he report for the Education Information committee. The committee wished particularly to thank the Urban League for their contribution of 1000 letters to property owners in the Broadway-Steel bridge area explaining to them the Urban Renewal program and educating them, so to speak, on the probabilities and possibilities of a program. Also that an official inspector would be calling on them to inspect all buildings and property in the area and urging their cooperation. Mr. Fonder also commended all radio and TV stations for their aid and cooperation in bringing the various announcements to the residents of this area.

Tabulated Results on the Housing Survey of the Broadway-Steel Bridge Area:

Mr. Green, of the City Planning Commission, pointed out on an oversize map the area in discussion, with the opening remark that their first step was to set up a survey that was "objective" and to eliminate the possibility of any public criticism. When making the survey of this area the City Planning Commission used an abridged version of The National Public Health Association's technique - which cites these particular basic deficiencies in establishing whether a building is sub-standard: i.e., Is the toilet shared? No dual means of egress? Three or more rooms lacking heat? This is an example of the basis which the Planning Commission used in making their determinations. The map was divided into 3 areas - A, B, and C. Neither of the three areas would qualify as an individual area for Urban Renewal, as the overall area had a total of 547 dwelling units, with 222 of these sub-standard - or a total of 41% sub-standard houses in this area. Mr. Green pointed out, however, that the greater portion of the total area would qualify as the sub-standardness of these areas overlap on A, B. and C. Environmental conditions and overcrowding were not considered in this survey, but would be an important factor in final analysis.

Following is a recapitulation of the information obtained:

- Area "A" - 375 dwelling units with 177 of these sub-standard.
20.5 acres in the area - Percentage sub-standard - 47%
- Area "B" - 119 dwelling units with 24 of these sub-standard.
9.8 acres in the area - Percentage sub-standard - 20%
- Area "C" - 53 dwelling units with 21 of these sub-standard.
5.0 acres in the area - Percentage sub-standard - 40%

General discussion followed during which time Mr. Ratchford stated we should first pick the blocks we wish to use - in order to establish their qualification for federal aid. Federal aid could be given for more than just the sub-standard dwelling units, in other words, it would be necessary to clear out blocks that would not be sub-standard in order to make a large area of land available for re-use.

Tabulated Results on Survey, etc., - Cont'd.

Mr. Green pointed out that the teams of inspectors who made the survey were all well qualified and that their findings were accurate and reliable. It was then moved and seconded that a written report of the survey be made and mailed to members of the committee. (This report will be forthcoming at a future date.)

Mr. Fonder remarked on the availability of Urban Renewal for the City of Portland, and the great trend of the program over the entire United States. He reiterated that, "If we take care of the possibilities of blight before it appears, or gains, we will not be troubled with sub-standard housing and blight conditions. The Urban Renewal Council has spent three months in studying the possibilities of a workable program of Urban Renewal for the City of Portland, including a tour of blighted areas throughout the City and the study of surveys and reports. We should not delay a recommendation to the Mayor too much longer. We can do one of these three things - recommend that the City undertake such a program, recommend against such a program, or recommend further studies before reaching a decision. What are your wishes?"

There followed general discussion from the floor regarding the Council's responsibilities. During the discussion some criticism was voiced regarding the continued absence of some members at council meetings. Since there was a quorum present the decision to vote on a recommendation from the Council to the Mayor was made. The advisability of written ballot was discussed, but did not meet with the approval of the members present.

Mr. DuBay made a motion that the Urban Renewal Council recommend to the Mayor and City Council, an Urban Renewal program for the City of Portland. Motion duly seconded and unanimously carried. Mr. Fonder then stated he would prepare and submit the report to the Mayor.

Adjournment:

Meeting adjourned at 11:20 a.m., upon motion by Mr. DuBay - duly seconded and unanimously carried.

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7/7/55

MINUTES OF MAYOR'S MEETING ON URBAN RENEWAL
Thursday, April 14, 1955, City Hall

People present:

| | |
|--|--|
| Mayor Fred L. Peterson | L.G. Tamiesie, Asst. Cash., U.S. Nat'l. Bank |
| Ormond R. Bean, City Commissioner | William Allyn " " " |
| Stanley W. Earl, City Commissioner | Stan Weber, Oregon Journal |
| J. H. Sroufe, Pres., City Planning Comm. | Paul Houser, Oregonian |
| Lloyd T. Keefe, Director " " " | D. S. Francis, Bldg. Supply Dealers |
| Carvel Linden, Exp.-Rec. Commission | Ivan A. Smith, KPTV |
| James J. Richardson, " " " | J. B. Conley, Westinghouse, KEX |
| Alden F. Krieg, " " " | Wm. R. Mutt, KLOK, Channel 12 |
| Paul Gerhardt " " " | Jim Mount, KGW |
| J. Guy Arrington, FHA | Tony DuBay, Housing Authority of Portland |
| Johnny Carpenter, Traffic Safety Comm. | W. R. Laidlaw " " " |
| KOIN & KOIN-TV | F. S. Ratchford " " " |
| Al Norbraten, Pres., Port. Home Bldrs. | J. L. Gedamke " " " |
| F. H. Andrews, Portland Realty Board | |
| Charles R. Smith, AFL | |
| John I. Sell, 1st Nat'l. Bank | |

The Mayor called the meeting to order at 10:00 A.M. in the Council Chambers. He remarked that he had called the meeting of the representative groups in the hope that out of such a meeting an organization could be formed to get something done on Urban Renewal.

The matter is important to the community and it is a community problem. He stated further that he appreciated everyone's attendance. The cities throughout the United States are changing complexion. In Portland many areas have been almost abandoned for one standard of group living and is also true for businesses which are conducted there.

Our city has expanded on a topsy basis even with our planning. Now there is a federal program of Urban Renewal passed by Congress in which we are in a position through cooperation, not only of federal agencies, local agencies and city, but through the actual participation of private enterprise to actually fight the spread of blight. With this in mind there is the possibility of a Pilot Redevelopment Project -- something that everyone who is interested in can join, and out of which could come a showing which may lead to greater accomplishments. It is with this in mind that this meeting was called.

I would like you if you feel it worth while to nominate your own committee chairman.

Question: "Mayor what do you have in mind as a Pilot plan?"

Mayor: "We think that we may take a small area which would measure up to the requirements of the Act and that the groups who are interested can go ahead and develop a Renewal program in such an area to demonstrate what can be done -- a start on a general over-all program if we are going to get the benefit of redevelopment money. You who are interested on the Exposition should a site be chosen which qualifies under the Urban Renewal Act would be interested in receiving as much financial aid as possible. Mr. Cole made that pretty plain. Most of you know what redevelopment is. The Housing Authority locally is the Urban Redevelopment Agency under our State Act. They have qualified as such.

Mr. DuBay: "The Housing Authority doubles in brass as the Urban Redevelopment Agency for Portland. There has been a lot of talk about Urban Redevelopment but to date nothing has been done -- we have all of the tools".

(An outline for possible action together with "Fundamentals of a Workable Program" were distributed.)

Mr. DuBay: "The Planning Commission has several areas in mind that would qualify under the Act."

Mr. Keefe: "We have the information that will show the locations."

Mr. Ratchford then explained the seven parts of the Workable Plan. He pointed out

that the citizens appointed by the Mayor are an advisory group -- the plan is not complicated. He then distributed pictures that were taken in 1950, and recently re-checked, showing some dwelling units in the City of Portland that are presently occupied in which there was no question about their substandardness in 1950. Those same units are substandard today. He explained that the pictures were taken at random in the community to show the type of thing being discussed. These areas can be improved either with Federal funds or the cooperation of the owners if they are in a zoned residential area. It would be stupid to ask anyone to spend money on a building which is zoned in an industrial or commercial area. There are neighborhoods in the community that will remain residential by zoning where buildings are in need of repair. If the Recreation Commission were to choose an area which would qualify the Federal Government will help. The Federal Government will also help finance adequate planning and two thirds of the net cost of any project. You would have to meet this Workable Program."

Mayor: "The Workable Program is a community plan even though you take it project by project."

Mr. DuBay: "It might be interesting to know the reaction of the organizations that are here if they will express themselves."

Mr. Norbraten: "Our thinking, of course, in the Home Builders Association is that without the cooperative efforts of each group that is interested we are fighting a lost battle. However, with unified cooperation and the work on the part of each group you will find the Home Builders are extremely interested in correcting local situations and situations at large."

Mr. Andrews: "I think that probably the efforts of the NARB to Building America Better program has taken hold throughout the country and has accomplished some outstanding things in particularly smaller communities. We have made efforts to start here but there are a lot of things that come up that have to be worked out..... We are glad that the City has taken over and will lead -- we feel that it has taken a proper turn with the cooperation of all here."

Mr. Francis: "I think that most of our members are interested in this type of thing for the City of Portland."

Mr. Sell: "I am a newcomer to your city...Anyone who has travelled in the east will appreciate the fact that Portland should be commended for their effort. I feel a committee should be appointed to study."

Mr. Linden: "This program is interesting to most business organizations including banks. The progress that has been made in the east is well known and it is no longer an experiment -- it has been proven -- it works.....I am confident that our bank, at least, feels that a program in Portland would be of great benefit to the city as a whole."

Mr. Smith: "I would first like to ask the question if the City Council could adopt a Housing Authority and move forward without consideration of anybody?"

Mr. Ratchford: "Under the law that could be true. But it is a matter of the community wanting to do a job and if they don't want to do it it will not succeed. It takes everyone's cooperative effort."

Mr. Smith: "I want to commend you Mayor for calling this meeting. The AFL appeared before the Council to use its authority and adopt a program of this nature to develop housing in low cost brackets. The AFL in 1953 again prevailed upon the Council to develop the run-down areas of the City. I have been in Portland since 1930 and the City has grown by accident. There are individual groups who have worked individually...I hope we will support a program to bring into being conditions that other cities are enjoying. I haven't seen the photos yet but I know the city pretty well, and know that a development would be a credit to the community. I can assure you that the AFL will do its best to support a program."

Mr. Conley: "I would like to point out that in cities like Pittsburgh and Philadelphia they are taking down their slum areas -- these developments are something that are going to happen but by taking the lead it is something that you will be forced to do anyway. The people of a city get a tremendous lift and the same thing will happen in Portland."

Mr. Sroufe: "The City Planning Commission is aware of the blighted areas.....we have made studies....the Planning Commission stands ready and willing as the advisory committee to the Mayor or any other committee that develops and lend our recommendations as to how any particular area should be circumscribed."

Commissioner Bean: "I feel that there are many parts of the city of Portland that could stand a redevelopment program. In fact I was in favor of the Vaughn Street Project which died an untimely death. But maybe a smaller project would be an advantage to the city to show the people the value. I think if the proper committee is appointed and worked out properly it will be accepted by the City of Portland."

Mr. Arrington: "I think first that the Housing Authority should be complimented on the excellent synopsis of this program. You will find that the green light has to come from the HHFA--we must meet certain objectives. If the HHFA has given the green light then the FHA steps in and I wish to assure you that you will have the full cooperation. The first steps are up to the city. When this gets a little farther along I would like to invite an HHFA representative to a meeting."

Mr. Ratchford: "Mr. Herman is the head of the HHFA on the Pacific Coast -- under his over-all leadership come the FHA and the PHA and the Urban Renewal Division of the HHFA and there is a nucleus of an organization who stand ready and willing to help out here on the coast. We are fortunate to have a Mr. Ives who has been in Portland when we worked on the Vaughn Street Project and he is willing to come at any time. It would be well to have them here after an organization has been formed and concrete plans are layed out."

Mayor: "I think we have covered about the whole picture. I have asked you all here to organize yourself. You will get all the help and support we can give officially. I have never appointed a committee--I try to appoint people who will organize themselves. This group is a representative group and if you would like to organize today I would like to see you do it. If you feel that today is not the day we will have another meeting. The more study you do the less action you have, on the other hand, don't think about it, do it. The Housing Authority is the official Urban Renewal Agency. They are prepared and in a position to do the work. They wish to work with the community -- we are on the right track. We have the know-how and we have already been told how to get it done. It is up to us to go ahead and do it. I would like to entertain a motion that a temporary chairman be elected today."

Mr. Charles R. Smith moved that a temporary chairman be elected. Motion carried.
Mr. Linden nominated Mr. F. H. Andrews as temporary chairman. By unanimous consent Mr. Andrews was elected the temporary chairman.

After discussion it was moved, seconded and carried that this committee meet next Thursday, April 21, 10:00 A.M., in the Council Chambers, for the purpose of setting up a permanent organization.

By unanimous consent Mr. DuBay was elected temporary secretary and he, in turn, announced that Mr. Ratchford's office, 8920 N. Woolsey Avenue, TW 5571, would be the clearing house for any needed information with respect to the coming meetings.

It was agreed that Mr. Ratchford, a representative from the City Engineer's Office, a representative of the Planning Commission and Mr. Andrews meet on Monday, April 18, at 2:00 P.M., City Planning Commission office, to make up an agenda for the Thursday meeting.

A discussion followed with respect to available rooms for future meetings. It was decided to follow the original plan of meeting in the Council Chambers for the next meeting. The meeting adjourned at 11:15 A.M.

MINUTES OF MAYOR'S COMMITTEE ON URBAN RENEWAL

Thursday, April 21, 1955, City Hall

PRESENT:

Edwin H. Norene, Asst. to the Mayor
Nathan A. Boody, Commissioner
William A. Bowes, Commissioner
Stanley W. Earl, Commissioner
Lloyd T. Keefe, Director, City Planning Comm'n.
J. H. Sroufe, President, City Planning Comm'n.
H. A. Schmitt, Portland Home Builders Ass'n.
J. Guy Arrington, State Director, FHA
Robert B. Hurd, Mortgage Bankers' Ass'n.
Charles L. Paine, Pres., Portland Realty Board
Chester A. Moores, Vice Pres., Commonwealth, Inc.
Milton D. Goldsmith, Federated Jewish Societies
Hobart Mitchell, Oregon Apartment House Ass'n.
Charles G. Davis, A.I.A.
DeWit C. Robinson, A.I.A.
Margaret Fritsch, A.I.A.
John Whitelaw, Council of Social Agencies
A. W. Fonder, Council of Social Agencies
Hilbert S. Johnson, Council of Social Agencies
Wayne Woodmansee, Oregon Real Estate School
T. J. Peterson, School District No. 1
Kenneth R. Smith, Pres., Portland Council, C.I.O.
Mrs. Rollin E. Boles, Pres., League of Women Voters
Mrs. Leo Samuel, League of Women Voters
Marco Bowman, East Side Commercial Club
J. B. Greer, Asst., Mgr., Bank of California, N.A.
R. J. Durham, Trust Department, Bank of California, N.A.
James A. Mount, Mgr., KGW
Carvel C. Linden, U. S. National Bank
The Rt. Rev. Thomas J. Tobin, Archdiocese of Portland
Herman C. Plummer, Urban League
William R. Nutt, KLOR
Fred S. Winters, Benj. Franklin Federal Savings & Loan Ass'n.
R. K. Ellison, Society of Residential Appraisers
Charles R. Smith, A.F. of L.
D. V. Jennings, Mason's Supply Co.
Stanley Weber, The Journal
Paul Hauser, The Oregonian
R. Anthony DuBay, Housing Authority of Portland
F. S. Ratchford, Housing Authority of Portland
F. H. Andrews, Portland Realty Board

Mr. F. H. Andrews, Temporary Chairman, called the meeting to order at 10:10 a.m. in the Council Chambers. Mr. Andrews explained for the benefit of those not in attendance at the first meeting that there is a lot of work to do in a short length of time. It was just a week ago that a group met for the purpose of assisting the Mayor and the Council in determining whether the City of Portland should enter into a program of Urban Renewal under the Housing Act of 1954.

Mr. Tony DuBay, Temporary Secretary, read the minutes of the April 14 meeting. Mayor Peterson requested that his statement be corrected to read: "I would like to introduce a motion that a committee be appointed."

Mr. Andrews stated that a number of conferences have been held during the past week with city officials, Planning Commission, Housing Authority, and interested parties, which tend to indicate that many do not fully understand exactly what is contemplated under the terms of the new Act. Also, it was felt that it might be

wise to discuss with the City Council their personal ideas and how they feel. It is the duty of this group to take definite action, but it could be that the group needs further information before a permanent committee is set up or it could be that the group is well enough informed, or it could recommend that a study be undertaken before the committee is formed on a permanent basis. He stated further that he had tried to arrange a program which will give a thorough background so that we can proceed at once or enable the group to determine what it wishes to do. Mr. Andrews then called on the Mayor to express his ideas.

Mayor: Mayor Peterson stated he was sure that when the group obtains the facts they will go ahead with this program. There are a number of places in Portland where you can rebuild in order to bring up assessed valuations.

The idea is to set up a Pilot Project. Whether it is financed by private enterprise or by public money which is available under the new Act, it is entirely up to the people -- nothing can be done without the support of the people represented here. The Housing Authority is set up to administer an Urban Renewal Program. Mr. Cole, of HHFA, said that if we have a Workable Program, they will go along. Many cities have taken advantage of such a program. This is not a move for public housing, it is a move to renew -- I would like to see at least a Pilot Project. It goes without saying that all of the City staff in related work are always ready and available with their information and advice and the Housing Authority have assured me that their staff is available. The members of the Council will not commit themselves to a program at this time. We would wait for a recommendation from this committee. In response to a question from the floor, the Mayor explained that the function of this Citizens' Committee is to determine whether there is a community cooperative effort to do Urban Renewal in Portland.

Mr. Charles R. Smith: A.F.L. asked if the funds from the Vaughn Street Project are still available and Mr. DuBay replied that they are not.

Commissioner Boody: Stated that he believes it would be a great benefit and assistance to the City Council if a committee would make the surveys and recommendations. Anything that will tend toward the development and benefit of our city is of vital importance. Any federal monies that can be allocated will be of great benefit and we should take advantage of those opportunities. You cannot expect the City Council to in any way indicate that any projects submitted to them would meet with their universal approval. The City Council does give unbiased and earnest consideration of recommendations coming from representative groups of citizens and the Council finds it most helpful in carrying out the responsibilities they have assumed.

Mr. Herman Plummer, Urban League: Asked if the Exposition-Recreation Commission in its studies taken into consideration the possibility of using this program?

Mr. Carvel Linden: Replied that the use of Urban Renewal funds was considered in two locations: the auditorium site and the Broadway-Steel Bridge by the Standard Research Institute. The proposition was studied both ways -- with Urban Renewal funds, and without Urban Renewal funds.

Commissioner Bowes: Stated that he had nothing further to say to the Mayor's statement with regard to the Council's position.

Commissioner Earl: Stated he was interested in supporting a genuine rehabilitation slum-blight clearance program as differentiated from the proposal several years ago.

Mayor: Added that if the Committee is formed, the responsibility of the Committee is to come up with a Workable Plan that could be presented if they want Federal money. He stressed that this Workable Plan does not mean that it would involve new housing at all, or necessarily displacing persons. I am sure there are many rentable places available to people in all brackets, however, a survey would be

made on that basis. Mr. Cole explained if this Workable Plan were presented that there would be no objection to the Exposition Center being a part of it and being a first part of it -- how soon or whether or not you went ahead would be actually nebulous. A Pilot Project of a few blocks could be the starter.

Mr. Charles R. Smith, AFL: Asked if the Citizens' Committee selected a residential area in a section that should be improved and they recommended this area be cleared and a better class of housing be built, would the City Council go for that?

Mayor: Replied that he personally would not vote for it, unless there was no other available housing for those people.

Commissioner Bowes: Said that such a locality would be an area surrounded by business which shows that business is encroaching so why should a project be built there?

Mayor: Repeated that this program is not a housing program, but a Renewal Program. He then described the Urban Renewal Program in Pittsburgh.

Mrs. Rollin Boles, League of Women Voters: Asked if the Pilot Project has to be residential, how it could be used in connection with the Exposition Center? It was explained that the project would be adjacent to the site of the Exposition Center.

Mr. Ratchford, Housing Authority: Explained the idea of a Pilot Project without federal aid would be to go into a presently zoned residential area and work in cooperation with the people -- to urge them to take advantage of the FHA and the lending agencies and provide themselves with funds to renovate and bring up to standard their present structures -- this is one side or one part of the Urban Renewal Program, or a small demonstration of a Workable Program. A Workable Plan could include the Exposition Center. This program does not entail housing.

Mr. Hobart Mitchell, Apartment Housing Ass'n.: Stated that he had seen "before and after" pictures of a program in the City of Los Angeles in which the City, through cooperation with the owners, went out and worked with the owners. It would be a good idea if our City could concentrate effort here over the entire city.

Mayor: Stated that the City of Portland makes between 1500-2000 inspections a year. A lot of property owners object very strenuously to the city's standards of housing, including some who have even caused loss of life. There is a lot of space in the newspapers, radio and television devoted to "Do it yourself" campaigns -- it is a much bigger program than you think.

(At this time the Mayor, and Commissioners Bowes, Boody and Earl, were excused from the meeting to attend another meeting).

Mr. Tony DuBay, Chairman, Housing Authority: Explained a few of the over-all features of the Urban Renewal Program. It is a new program and is not to be confused with the Slum Clearance and Urban Redevelopment Program of 1949.

Mr. Ratchford, Executive Director, Housing Authority: Repeated that this is not a public-housing program. He then explained the Acts of 1949 and 1954 and also explained in detail the 7 steps of a Workable Plan.

Mr. J. H. Sroufe, Chairman, City Planning Commission: Outlined the part the City Planning Commission will play if the Committee is formed and told about some of the work that has been done -- the Commission has accumulated a vast reservoir of information and it is all on file and available.

Mr. Lloyd Keefe, Director, City Planning Commission: Explained the beginnings of interest in city planning and explained how any part of a city is subject to wearing out -- there are parts of Portland that need repair or replacement.

The Urban Renewal Program is a correction of a deficiency.....The City Planning Commission's job is a technical one of advice to the City and County officials.

Mr. Wayne Woodmansee, Real Estate Appraisers: Asked to what extent the City Planning Commission has studied in the neighborhoods and to what extent would that become a part of the task of this Citizens' Committee?

Mr. Andrews: Replied that all of the departments of the city have indicated their cooperation -- there will be no member of the committee that will be asked to go out and make a report on a house -- that will be done by people on the payroll of the city. You will be handed the results of the survey.

Mr. Charles R. Smith, A.F.L.: Asked if the City Planning Commission has now a site that meets the qualifications that could be recommended to the Committee.

Mr. Andrews: Replied by stating that the City Planning Commission has done a job which could recommend 4 or 5 areas. The Housing Authority could possibly see to it that funds are available to make quick surveys so that you could have up-to-date information. However, he emphasized that this group in figuring on areas should not mention a particular area because the people will immediately think they are going to be forced out of their home -- it isn't healthy.

Mr. Ratchford: Stated that he would recommend to the Authority's Board of Commissioners that they employ enumerators who have worked with the Census Bureau to make surveys as to what degree of blight is there in the community to identify by area and structures.

Mr. Wayne Woodmansee : Moved that this group be organized into a permanent committee and the motion was seconded and carried.

Mr. J. H. Sroufe: Moved that the Temporary Chairman appoint a Nominating Committee to select a permanent Chairman and Vice Chairman. Motion seconded and carried.

Mr. F. H. Andrews: Then appointed a Nominating Committee of the following persons:

Nominating Committee:

James Mount, Manager, KGW, Chairman
R. K. Ellison, Society of Residential Appraisers
Mrs. Rollin Boles, League of Women Voters
Hobart Mitchell, Apartment House Association
Charles Paine, President, Portland Realty Board

Ex-officio members:

R. Anthony DuBay
Carvel Linden
F. H. Andrews

Mr. James Mount: Then set Monday, April 25, at 11:00 a.m., for the meeting of the Nominating Committee, to be held in the offices of the City Planning Commission, 526 SW Mill Street.

It was unanimously agreed that the next meeting of this Committee be set for Thursday, April 28, at 10:00 a.m., in the Council Chambers, at which time the new officers would set up the permanent organization as they see fit.

Meeting adjourned at 11:35 a.m.

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MINUTES OF MAYOR'S COMMITTEE ON URBAN RENEWAL

May 5, 1955

A meeting of the Mayor's Advisory Committee on Urban Renewal met Thursday, May 5, 1955, in the City Council Chambers, and was called to order at 10:15 a.m. by Mr. F. H. Andrews, the temporary Chairman.

Following roll call, those present and absent were --

PRESENT:

F. H. Andrews, temporary Chairman
R. Anthony DuBay, Housing Authority of Portland
John K. Dukehart, American Institute of Architects
R. K. Ellison, Society of Residential Appraisers
Howard Brewton, Associated General Contractors
Warren Kaley, First National Bank of Portland
Robert B. Hurd, Mortgage Bankers
D. V. Jennings, Builders Supply Dealers Ass'n.
Kenneth Smith, C.I.O.
A. W. Fonder, Council of Social Agencies
Dr. Byron Cole, Council of Churches
Lloyd Keefe, City Planning Commission
Alden Krieg, Recreation Commission
David Young, East Side Commercial Club
J. Guy Arrington, FHA
Fred Eichenlaub, Federation of Community Clubs
Mrs. George A. Moore, Junior League
Mrs. Rollin Boles, League of Women Voters
Hobart Mitchell, Oregon Apartment House Ass'n.
Frank J. Quinlan, Junior Chamber of Commerce
Charles G. Davis, Jr., Oregon Building Congress
Ward A. Heberling, American Institute of Real Estate Appraisers
Herman A. Schmitt, Portland Home Builders' Ass'n.
V. Wm. Dominey, Portland Realty Board
E. R. Fletcher, Professional Engineers of Oregon
Stan Weber, Oregon Journal
Paul Hauser, Oregonian
Johnny Carpenter, KOIN-TV
James A. Mount, KGW-Radio
T. J. Peterson, School Dist. No. 1
Herman C. Plummer, Urban League
F. S. Ratchford, Housing Authority of Portland

ABSENT:

Charles Smith, American Federation of Labor
Rt. Rev. Thomas J. Tobin, Archdiocese of Portland & Oregon
J. B. Greer, Bank of California, NA
Carvel Linden, U. S. National Bank of Portland
John I. Sell, First National Bank of Portland
Mayor Fred L. Peterson
Members of the City Council
J. H. Sroufe, City Planning Commission
Lloyd V. Weiser, East Side Commercial Club
Milton Goldsmith, Federated Jewish Societies
James W. Goodsell, Oregon Labor Press
Robert H. Hazen, Savings & Loan League

REPORT OF NOMINATING COMMITTEE: Since Mr. Mount, Chairman of the Nominating Committee, was late in arriving at the meeting, Mr. Andrews called on Mr. Ellison, member of the Nominating Committee, to make the report on the meeting held April 28. Mr. Ellison stated that it was with unanimous consent that A. W. Fonder was nominated as Chairman, Herman A. Schmitt, Vice Chairman, and R. Anthony DuBay, Secretary, and the nominees had accepted the nomination.

ELECTION OF OFFICERS: As recommended by the Nominating Committee, Mr. Carpenter moved that Mr. Fonder be elected as Chairman, Mr. Schmitt as Vice Chairman, and Mr. DuBay, as Secretary. Dr. Cole seconded the motion and, upon roll call, the Secretary was instructed to cast a unanimous ballot for the three officers.

Before turning the meeting over to the permanent Chairman, Mr. Andrews complimented members of the Nominating Committee for their selection of officers and expressed his appreciation for the splendid cooperation and assistance given him during his temporary appointment as Chairman. The meeting was then turned over to Mr. Fonder.

SUGGESTED FUNCTIONS OF THE COMMITTEE: An outline of suggestions in setting up a permanent Urban Renewal council was presented to persons present and the Chairman pointed out that the primary function of the council will be purely advisory, but it would act in a dual capacity (1) advisory to the Mayor and City Council, and (2) Advisory to the Urban Renewal Agency which is the Housing Authority of Portland, therefore, this dual capacity would be in compliance with the State Redevelopment Act and the requirements of the Federal Urban Renewal Act of 1954.

He emphasized the importance of keeping the thinking of the council on a broad and over-all basis, stressing the fact that much study and evaluation will be necessary to come up with workable solutions to problems which will continually arise.

He stated that since the field is broad and there will be many technical subjects to be covered in connection with the program, it seemed logical that the council as presently set up should be broken down into various committees and chairmen appointed to each who, in their individual category, would be responsible for compiling, disseminating and reporting the workings of their committees to the Advisory Council as a whole.

He stated further that the Advisory Council should pass on the chairmen of the committees in order that the group itself may get the asserted action.

With respect to the list of seven suggested committees, as distributed to the group, Mr. Fonder said he felt that in the selection of a chairman to head each it should be kept in mind that the natural aptitudes of the individual to adapt himself to the particular job at hand should be carefully considered, as well as whether or not he will have the wholehearted support and cooperation of members of his committee. With this thought in mind, the following committees and chairmanship of each were established:

Planning: Charles G. Davis, Jr., representing Oregon Building Congress.

Enforcement of Codes and Ordinances: Herman A. Schmitt, representing Portland Home Builders Ass'n.

Private Enterprise: V. Wm. Dominey, representing Portland Realty Board.

Rehabilitation and Redevelopment: John K. Dukehart, representing A.I.A.

Financing Problems: Robert B. Hurd, representing Mortgage Bankers' Ass'n.

Public Works and Community Facilities: E. R. Fletcher, representing Professional Engineers of Oregon.

Education Information: James A. Mount, representing KGW.

Mr. Fonder assured the group that they would have not only the facilities of the city government, but also the use and assistance of the Housing Authority's staff, whose responsibility will be to furnish the group with basic essential facts, in order that a carefully drawn up program will result.

Mr. Ratchford added that in an undertaking of Urban Renewal in any community it is essential to have the utmost cooperation from city officials -- elective as well as department heads -- and, as a separate function and sometimes not considered a part of the city government, the City Planning Commission, and any undertaking the council may recommend, as far as the Housing Authority is concerned, the technical aspects and planning for a project or a broad over-all program will be worked out in conjunction with the Planning Commission -- they doing primarily most of the technical work with respect to planning of an area or areas. The Planning Commission, he said, has given their assurance that they will cooperate 100% on any undertaking recommended by the Advisory Council.

Mr. Carpenter requested that members of the Advisory Council be furnished with background material and copies of both the State and Federal Redevelopment laws in order to familiarize themselves with the legal requirements for such a program, and Mr. Ratchford assured him this would be done.

Mr. Fonder then suggested that committee chairmen meet at an early date to select the membership of each and he invited anyone wishing to serve to get in touch with him.

ADOPTION OF A PERMANENT NAME FOR THE ORGANIZATION: The selection of a permanent name for the group was considered. Following discussion, it was suggested that the "Mayor's Advisory Council on Urban Renewal for Portland" be adopted. Mr. DuBay so moved and Mr. Kenneth Smith seconded the motion. Following the question, it was generally agreed that a much shorter name would be preferable for public announcements and the press, radio and TV members present were asked to give some thought to a catchy and appealing name. The motion made and seconded was unanimously passed.

PROPOSALS BY PLANNING COMMISSION ON POSSIBLE AREAS FOR "PILOT" PLAN: Mr. Keefe, Director of the City Planning Commission, was asked to report on activities of the Commission and he said they are presently underway with consideration of their problems, but are not ready to make a specific proposal at this time with respect to a possible recreation center site. A map of the City of Portland was displayed on which they are attempting to indicate, with the use of the 1950 U. S. Census information, substandard dwelling units throughout the city. This information, he said, is somewhat out of date and it therefore will be necessary that another more detailed survey be made. The 1950 Census showed that Portland had some 130,000 dwellings inside the city limits of which 11% were classified as substandard. He pointed out the fact that the map is in the working stage and they have covered only the area from 39th to Fremont and over to 15th and Kelly and are only just getting started on the west side.

In connection with their studies for a possible recreation center, he stated that they have examined in detail only one of the two proposed areas, namely south of the Auditorium. The other area under consideration is between the east side approaches to the Broadway and Steel bridges. He said they will require that a survey be made on determination of the environmental qualities of the areas which, in some instances, is the major factor.

He reported further, that 54% or more of the entire area is sub-standard and owner occupancy is just 9%; 85% of all dwelling units in the area are over 35 years of age and pointed out that the 1950 Census showed that in the city as a whole, 45% of all dwelling units are over 35 years of age and the percentage has increased since that time. He stressed the fact that the Urban Renewal program is much more than just a clearance of structures, therefore, the city-wide approach to the program would certainly be lifted above the sub-standard category and this job can be accomplished only by an over-all program.

It was Mr. Mount's opinion that all efforts should first be concentrated on areas in which there is a possible chance of recovery from blight and not waste time and effort on sites which are so badly run down that to lift them out of complete delapidation would be almost impossible.

Mr. Ratchford said one more important thing to consider is to pinpoint the program at the present time to something definite with respect to study and recommendation by the group of a given area and the Planning Commission is attempting presently to determine the number of substandard units -- regardless of whether they are residential, commercial, or industrial -- in the two above-mentioned areas in order that they may give the results of their findings to this group. In this connection, he said the Housing Authority was asked to assist the Planning Commission and he reported action taken by the Board of Commissioners of the Authority at their last meeting authorizing this assistance. He said the staff has been discussing the program and how to proceed and what criteria to use on determination of substandardness and the cost involved in such a study as any area chosen by the Advisory Council for the Recreation setup will require financial assistance to the Planning Commission in order to carry on the required surveys. He informed the group that if either area were chosen, the Housing Authority would have to act as the agency for acquisition and removal of structures but it would have nothing to do with the planning or re-building of the area.

At this point, he brought up the matter of tying in with the Recreation Center program a suggested "Pilot" demonstration which could be undertaken without the use of federal funds and which plan would be a focal point on which to prove the values to be derived from an Urban Renewal program. He said there are many cities throughout the country that have tried out this plan of which New Orleans is one of the outstanding ones. He pointed out that this kind of an approach, however, will not solve the problem of blight alone, but is one phase and a part of the over-all program. He said he would provide each member of the Advisory Council with material which the Authority has obtained from other communities actively engaged in this type of thing to show what is being accomplished.

He suggested further that a decision should be made without delay with respect to what type schedule should be used in order to obtain the most accurate information so that a recommendation can be made to the city as soon as possible. It was also thought that the City Fire Department could be asked to cooperate in the survey to determine fire hazards in sub-standard dwellings; also the City Health Department. He suggested that because of the urgency to get underway, that a meeting be called to decide on the matter as soon as possible.

With respect to Mr. Andrews' question as to whether or not he was correct in his understanding that an over-all program must be attempted before federal aid can be given the Recreation Commission, Mr. Ratchford said that was correct. With respect to a down-town site which might be chosen by the Recreation Commission, he said the decision would probably be conditioned by reason of federal aid under the terms of the Urban Renewal Act of 1954.

In further explanation, Mr. Ratchford said that the first step towards obtaining federal assistance would require that the City Council make application for federal aid and accompanying the application the City would have to show that seven separate stages are either already complied with or about to be. The application would be directed to the Area Office in San Francisco and they, in turn, would forward it to Mr. Albert M. Cole, HHFA Administrator in Washington, D. C., who has the authority to approve or reject it. In this connection, Mr. Ratchford said that before reaching that point, however, he would strongly recommend that the group get in touch with a Mr. Richard Ives, Regional Director for Urban Renewal, Room 919, 870 Market Street, San Francisco, who is one of the technical personnel in that office representing Mr. Cole's office, as he (Mr. Ives) is familiar with Portland as a result of his study and work with the Housing Authority in connection with the Vaughn Street Project and he could outline specifically the requirements which the City must meet and comply with.

Mr. Ratchford called attention to the fact that one of the main requisites for any Urban Renewal program is the approval by the citizens of the community which can only be gained through dissemination of information through an Advisory Council.

Mr. Krieg reported on the opinions of the Recreation Commission and stated that they are vitally concerned and looking forward to the report coming from the Planning Commission who, in turn, is desirous of getting information from the Advisory Council before making their final report. Therefore, he said, the expediency in a decision by this Council with respect to a program would be appreciated by the Recreation Commission.

A detailed study of the requirements of a "Workable Program" was suggested as one of the first steps the Advisory Council should undertake. Such a study would help acquaint each member of the Council with the essentials of a broad Urban Renewal program for the city.

Mr. Ratchford suggested that the Council might, in addition to studying the Workable Program Requirements, select some possible sites for a "Pilot" demonstration which could be undertaken without federal aid.

The question was asked how much of the technical work has been done in connection with the so-called master plan, and Mr. Keefe explained that during the past four years the Planning Commission had an opportunity to engage in various aspects of a comprehensive plan. They have had contacts with the Expressway system and have a program of four main elements established (1) downtown plan, (2) industrial plan, (3) residential plan, and (4) traffic plan, and they have concentrated only on the downtown plan to date. He said, however, that any of the work on the Urban Renewal program will contribute substantially to all of the four above elements and the basic study of each. He reported that the Commission is presently in the last steps of the zoning ordinance. Also, they have close working relationship with School Dist. No. 1 and the Park Bureau which relationship is so close that they have their fingers on all phases of the comprehensive planning.

TIME AND PLACE OF NEXT MEETING: It was recommended that future meetings be held in the offices of the City Planning Commission, at 526 SW Mill Street, and it was moved, seconded and unanimously passed, that the next meeting be held Thursday, May 12, at 10:00 a.m., at which time a detailed discussion into a workable program will take place.

ADJOURNMENT: There being no further business to come before the group, the Chairman adjourned the meeting at 11:35 a.m.

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MINUTES OF MAYOR'S ADVISORY COUNCIL ON

URBAN RENEWAL FOR PORTLAND

May 12, 1955

Members of the Mayor's Advisory Council on Urban Renewal for Portland met in formal session Thursday, May 12, 1955, in the office of the City Planning Commission. The meeting was called to order at 10:10 a.m. by Mr. Fonder, the General Chairman.

PRESENT:

R. Anthony DuBay, Housing Authority of Portland
Herman A. Schmitt, Portland Home Builders' Ass'n.
D. V. Jennings, Builders Supply Dealers Ass'n.
Kenneth Smith, C.I.O.
A. W. Fonder, Council of Social Agencies
Lloyd Keefe, City Planning Commission
Kenneth Green, Research Specialists for City Planning Commission
Alden Krieg, Recreation Commission
J. Guy Arrington, FHA
Fred Eichenlaub, Federation of Community Clubs
Mrs. George A. Moore, Junior League
Mrs. Rollin Boles, League of Women Voters
Hobart Mitchell, Oregon Apartment House Ass'n.
Frank J. Quinlan, Junior Chamber of Commerce
Charles G. Davis, Jr., Oregon Building Congress
Ward A. Heberling, American Institute of Real Estate Appraisers
V. Wm. Dominey, Portland Realty Board
E. R. Fletcher, Professional Engineers of Oregon
James A. Mount, KGW-Radio
T. J. Peterson, School Dist. No. 1
F. S. Ratchford, Housing Authority of Portland
Charles A. Kilgore, Portland Ass'n. of Bldg. Owners & Mgrs.
J. B. Greer, Bank of California, NA
James W. Goodsell, Oregon Labor Press
Robert H. Hazen, Savings & Loan League

ABSENT:

F. H. Andrews
John K. Dukehart, American Institute of Architects
R. K. Ellison, Society of Residential Appraisers
Howard Brewton, Associated General Contractors
Warren Kaley, First National Bank of Portland
Robert B. Hurd, Mortgage Bankers
Dr. Myron Cole, Council of Churches
David Young, East Side Commercial Club
Oregonian & Journal reporters
Johnny Carpenter, KOIN-TV
Herman C. Plummer, Urban League
Charles Smith, American Federation of Labor
Rt. Rev. Thomas J. Tobin, Archdiocese of Portland & Oregon
Carvel Linden, U. S. National Bank of Portland
John I. Sell, First National Bank of Portland
Mayor Fred L. Peterson
Members of the City Council
J. H. Sroufe, City Planning Commission
Lloyd V. Weiser, East Side Commercial Club
Milton Goldsmith, Federated Jewish Societies

MINUTES OF MAY 5, 1955: It was moved, seconded and unanimously passed, that the minutes be approved as distributed.

COMMITTEE APPOINTMENTS: The Chairman reported on a meeting of the officers of the Advisory Council and Committee Chairmen, held Monday, May 10, at which time a selection was made from the Council membership to complete the seven individual committees. A set of the seven committees, showing membership of each, was distributed.

The Chairman pointed out that the activities of the Advisory Council should, primarily, evolve around these committees as the success of the program will depend a great deal on the success of the individual committees.

At this time, the Chairman requested a report from the following committee chairmen:

Planning: Mr. Davis said he had nothing to report at this time.

Enforcement of Codes and Ordinances: Mr. Schmitt -- no report.

Private Enterprise: Mr. Dominey -- no report.

Rehabilitation and Redevelopment: In the absence of Mr. Dukehart, Mr. Fonder announced that Mr. Dukehart had requested that a temporary Chairman be appointed to substitute for him for a month or so and Mr. Jennings, a member of this committee, was asked to accept the temporary appointment which he did.

Financing Problems: Mr. Hurd was absent -- no report.

Public Works and Community Facilities: Mr. Fletcher said he was pleased to see that Mr. Eichenlaub and Mr. Peterson had been named to his committee. No report.

Education Information: Mr. Mount requested that he be replaced by Mr. Thomas Rishworth from the KGW staff who was in a much better position to devote more time to the responsibilities of this committee than he. Following discussion, this was agreeable to the General Chairman, however, Mr. Mount was urged to continue as a member of the committee and give as much time to it as possible. Mr. Mount also suggested that since most of the radio and TV stations are represented on the Council, he felt that some one from KPTV should be invited to represent that station and he recommended that Mr. Don Lony, Public Relations Officer, be considered.

Mr. Mitchell recommended that it be made a policy of the Council that committee members be permitted to appoint alternates when necessary within their committees in case a member is unable to attend some of the meetings. There being no objection to the request, The General Chairman approved Mr. Mitchell's recommendation with a further recommendation that who ever is chosen as an alternate, that same person serve whenever it becomes necessary.

Possibility of the Mayor appointing some one other than reporters from both the Oregonian and Journal was suggested by Mr. Ratchford and this will be done.

DISCUSSION OF SURVEY SCHEDULES FOR SUBSTANDARDNESS: The Chairman called on Mr. Keefe to explain what constitutes substandardness qualifications.

Mr. Keefe reported that on Monday, a subcommittee met in the Planning office for discussion of this subject and, as a result, his office contacted by telephone Mr. Richard Ives, Regional Director of Urban Renewal in San Francisco, to learn whether or not that agency had standards of what constituted an area or dwellings to be classified substandard and eligible for federal participation should this Council decide to recommend to the City Council that Urban Renewal be undertaken in Portland.

He said they were advised by Mr. Ives that his office did not have such standards, but they would accept (1) the 1950 U. S. Census information; (2) qualifications and survey material compiled on the basis of local codes and ordinances and that where codes and/or ordinances are under process of revision, they too can be considered; and (3) he mentioned the American Public Health Association techniques which has been evolved over a number of years.

At this time, Mr. Keefe called on Mr. Kenneth Green, who is in charge of the Planning Commission's Research Department, to explain his thinking on the survey situation. Mr. Green said he believed the APHA techniques should be used, based on the city's present or proposed housing codes and ordinances, for the reason that this technique weighs the items according to significance, which is not done by other schedules. He said he realized that the APHA type of survey will generally cost more and is very extensive, still he felt it would be well worth while because it would result in a much more substantial and comprehensive survey which could be used in the community for quite some time in the future. Therefore, on these bases, both Mr. Keefe and Mr. Green recommended that the APHA system be used.

Mr. Keefe explained that one of the main reasons why he was not in favor of using the 1950 U. S. Census was because it was too stringent and the people who did the work were not as completely trained as they should have been for this type of canvass.

With respect to the cost factor, he stated that he had contacted Mr. Everett, Director of the State Board of Health, who is of the opinion that this technique (APHA) is the best. Mr. Everett informed Mr. Keefe that he will be conducting a training school on this system in Tacoma very shortly which will be probably a five-week's course, and there is a possibility that he could supervise this particular study in this area because at the present time there is no one qualified to conduct an APHA study in Portland or the State. He said there is also a possibility of some representative coming up from San Francisco in this regard. Mr. Everett indicated he would advise the Planning Commission of the date of the Tacoma meeting.

Mr. Keefe reported he had made a "horse-back" estimate on the cost of making a survey of both the Broadway-Steel bridge and south of the auditorium areas, which would include training and a consultant from the APHA Association, and \$10,000.00 was an estimate. This, he said, would give complete coverage of both areas and would help to get an idea of the city-wide problem by setting up some correlation with census figures taken in the study area. Since the APHA technique is rather involved, he said neither he nor Mr. Green were qualified, at the present time, to answer questions, on the techniques of APHA.

With respect to how long it would take to make the two surveys, Mr. Green said he believed it would require about 12 weeks to cover approximately 500 dwellings, however, time could be cut down considerably by using trained people.

Mr. Keefe emphasized the fact that the group should keep in mind that there are approximately 140,000 dwelling units in the city, of which about 11% are substandard, according to the 1950 Census, therefore in the neighborhood of from 15,000 to 16,000 dwellings considered substandard, structurally, will have to be inspected.

Mr. Mount was concerned as to the time element in the decision to be made with respect to the Recreation center site, and Mr. Keefe reiterated that there was no question as to the substandardness of the area south of the auditorium, but according to the 1950 census there is some doubt with respect to the Broadway-Steel bridge area and that is why a more thorough survey should be made.

Mr. Fonder asked for a general discussion on the various points brought up, particularly regarding the feasibility of an APHA survey.

Mr. Eichenlaub was concerned as to whether there would be repercussions and opposition from outsiders if an entirely new census schedule were used and pointed out that in order to put over a successful program of this type, universal support is a "must". Mr. Keefe stated that the APHA standards are well established and recognized as such throughout the country and he felt there would be no doubt as to their acceptance. He said it was not a matter of APHA establishing a standard which would be in variance to existing codes and ordinances, it would be a matter of showing what to do after the information is obtained.

Mrs. Boles asked whether any information on previous surveys could be made available and Mr. Ratchford informed her that there was, however, it is not very extensive because the final determination was the Vaughn Street project. In this connection, Mr. Schmitt suggested that the Housing Authority might continue on where they left off with past surveys and make them more complete for possible use by this Council. Mr. Ratchford agreed that the Authority could do this, but recommended that the proposed APHA schedule be utilized and adopted and gotten underway.

Mr. Keefe said that at the Monday meeting, the question arose with respect to whether the Fire Department survey could be tied in with this survey in order to cut down costs, and this is being considered.

It was Mr. Mount's thinking that if a survey could be started immediately on the Broadway-Steel bridge area, he believed a program of some kind could be gotten underway very shortly, therefore, a decision on the type of survey should be arrived at now.

Mr. Ratchford said he believed that to avoid much further delay, a committee should contact the City Council and get their cooperation and then work up a schedule and begin a survey immediately on the Broadway-Steel bridge area and, at the same time, give serious thought to adopting the APHA schedule.

Mr. DuBay pointed out that since there is no committee under the present setup that would be dealing with this particular matter, he suggested that the General Chairman appoint such a committee to pursue any reasonable means to accomplish Mr. Mount's and Mr. Ratchford's suggestions and he moved that such a committee call on the Mayor, City Council and all city departments, in an effort to get a survey of the Broadway-Steel bridge area underway and a working schedule going as an expedient to the matter and Mr. Eichenlaub seconded the motion which was unanimously passed.

The General Chairman proposed that because the Advisory Council is composed of such a large group of representatives, he believed that the appointment of an Executive Committee made up from the membership should be made which committee would meet before the regular meetings to discuss items to be considered at Council meetings and this committee act as a "steering" committee. There being no objections to this proposal, Mr. Schmitt so moved and Mr. DuBay seconded the motion which was unanimously passed. A motion was then made, seconded and unanimously carried, that this Executive Committee be composed of the General Chairman (Mr. Fonder), Vice-Chairman (Mr. Schmitt), Secretary (Mr. DuBay) and the seven chairmen of the various committees.

QUALIFICATIONS UNDER SECTIONS 220-221 OF THE HOUSING ACT OF 1954: At this time, the General Chairman called on Mr. Arrington to explain certain aspects of the various sections of the federal law with respect to codes and ordinances affecting an Urban Renewal program.

Mr. Arrington explained that after the seven main points of a "workable program" are developed to a point where HHFA can see that they will be carried out and the specific neighborhood plan is drawn up and approved, FHA can assume that the local government will bring to bear all of the techniques designed to eliminate slums and prevent property deterioration through neighborhood improvement. At this point FHA can evaluate the risk involved on a new basis -- looking ahead to what the neighborhood will be, rather than what it has been. The analysis of FHA at this point resembles a great deal that done in new subdivisions. All the factors considered in a new neighborhood are considered in replanning and improving old neighborhoods.

Section 220 authorizes mortgage insurance in the urban renewal area up to 95% (if the dwelling is approved for insurance prior to beginning of construction) or 90% of first \$9000 of FHA valuation, plus 75% of the balance, but not to exceed \$20,000 on 1 & 2-family units, \$27,500 on tri-plexes or \$35,000 on four-plexes. \$7000 per family unit is added to \$35,000 for each unit above 4 up through 11. Mortgage insurance under Section 220 is also available for multi-family rehabilitation (5 units or more) up to 90% of estimated value when improvements are completed, but not to exceed \$8100 per unit if 4 or less rooms average, or \$2250 per room per unit where average number of rooms per unit equals or exceeds 4.

Section 221 allows FHA to insure mortgages for low-cost private housing for rent and for sale for families displaced as a result of governmental action in a community which has a workable program for the elimination and prevention of slums and blight. Eligible displaced families include those who are required to move because of any governmental action, such as land acquisition by a public body, closing or vacating of dwellings by public officials, or the eviction of families from public housing because of high incomes. Mortgages may cover new or rehabilitated housing. Owner occupants may make as little as 5% down payment and maximum mortgage amounts are \$7600. In a project of 10 or more units there is provision under Section 221 for the insurance of a multi-family project type mortgage up to a maximum of \$7600 per family unit, but it may not exceed 95% of FHA's estimate of value.

Other FHA rehabilitation and improvement mortgage insurance aids which are available for all areas, whether part of an urban renewal program or not, include insurance on (1) loans for modernization and repair; (2) mortgages for rehabilitation of multi-family housing under the regular rental provisions of Section 207; (3) mortgages for purchase of existing housing on terms almost as liberal as those provided for new housing; and (4) "open end" mortgages whereby property owners may obtain additional funds for modernization or basic improvements and repay them as a part of the existing mortgage without the expense of complete refinancing.

Mr. DuBay inquired if, after the qualifications have been completed and the area designated as eligible, are the above sections confined to any particular area or is the entire area of Portland eligible?

Mr. Arrington replied that there would be no new housing created within the area being discussed (Broadway-Steel bridge), however, Section 221 would permit FHA insurance for housing to be built elsewhere in order to relocate the families displaced from this area.

With respect to Mr. DuBay's question if present property owners within an eligible area could obtain a loan to remodel or repair their dwelling, Mr. Arrington said this could be done under Section 220 only, if the area as replanned contemplated residences in the project.

FINANCING: Mrs. Boles asked for a detailed explanation of the financing plan and Mr. Ratchford stated that the HHFA will advance funds for initial planning, but it depends entirely on the size of the project to be undertaken in the determination by the Agency as to the total advance; however, the Agency will make certain preliminary advances for loans for study of a given area and once the City commits itself for the one-third share of the net costs of a particular project, at that stage and after public hearings, clearance of the site begins for rehabilitation and the land finally built up and sold for re-use, the federal government would take care of the remaining two-thirds of the costs involved. He continued that there are some grants-in-aid that can be considered acceptable as part of the community's one-third share which are, for example, a new school in the area; installation of sewer and water lines, streets, etc. However, if the State Highway were to build a highway through the area, that would not qualify because it would already have had monies advanced by the federal government for this purpose.

He continued that another tool which might be utilized by the community might be through the creation of a private corporation which would make funds available to the Urban Renewal Agency for acquisition of run-down areas in the business districts which would, in most cases, be ineligible for federal aid. Such programs could only be undertaken were the City Council, Planning Commission agree to the program as it would affect the over-all city comprehensive plan.

To Mr. Fletcher's question as to who would control the operation of apartment houses, etc. if some were built in eligible areas under Urban Renewal, Mr. Arrington said it would be under the same policy as far as the federal government is concerned as it presently exists when FHA insured mortgages are made.

Mr. Dominey was concerned with the public's reaction if they are asked to vote on an issue which will again raise their taxes, and Mr. Fonder said he believed the increase in the assessment rolls will eventually bring down taxes in the future because by boosting property values the over-all tax will be lowered because millage rates can be lowered thereby decreasing taxes.

The following two types of studies which could be made of given areas was discussed:

Clearance: South of the Auditorium
Broadway-Steel Bridge
Eliot School
Goose Hollow
West Ladd
Corbett
Vaughn

Rehabilitation:
Ladds Addition
Lents
Sunnyside
Buckman
Irvington
Alberta
Rodney-Cook

Mr. Mount said he would like to see Harbor Drive in the Journal Building area be added to "clearance" category for consideration.

Suggestions from the floor were requested as to the best method of acquainting committee members with existing conditions of the above areas, and it was recommended that the group be broken down into teams, a guide furnished each team, and a tour made of each area, after which the entire group could get together and discuss their findings and opinions with respect to each area. This was acceptable to members present and Mr. Keefe was asked to furnish each of the seven committees with an outline or small map of each area. Mr. Keefe and Mr. Ratchford assured the group that between the Planning Commission and the Housing Authority, arrangements will be made for transportation and guides.

The importance of each committee member reading all background material furnished them was called to attention in order to thoroughly understand the various phases of the program.

Mr. DuBay said he felt a little preliminary work should be initiated as soon as possible by Mr. Hurd's committee towards obtaining commitments from banks, mortgage-lending institutions with respect to the amount of money available under Sections 220 and 221 and also suggested that Mr. Dominey's committee work closely with the Educational Information Committee in the distribution of informational material to the public. Also, he believed it would be an accomplishment if the Home Builders would get names of contractors who would be interested in doing repair and remodeling jobs.

The meeting was concluded by Mr. Fonder's remarks that a decision should be made very soon as to whether to undertake an Urban Renewal program or not and if there is to be one, it should be entered into wholeheartedly whether it be with or without federal assistance.

He said area assignments for the guided tours will be determined very shortly by Mr. Keefe so that between now and next meeting inspections of various sites can be made and a report turned in at the next meeting.

Mr. Fonder requested that members of the Executive Committee remain after this meeting to decide on what kind of an approach should be made to the city officials for aid in making surveys.

Mr. DuBay recommended that the next regular meeting be held two weeks from today (May 26), same time, same place, and this was agreeable to the group.

Following a motion duly made and seconded, the meeting adjourned at 11:30 a.m.

mts

MINUTES OF MAYOR'S ADVISORY COUNCIL ON

URBAN RENEWAL FOR PORTLAND

May 26, 1955

Members of the Mayor's Advisory Council on Urban Renewal for Portland met Thursday, May 26, 1955, in the office of the City Planning Commission. Members noted as "present" and "absent" were as follows:

PRESENT:

A. V. Fonder, Council of Social Agencies
Herman A. Schmitt, Portland Home Builders' Ass'n.
R. Anthony DuBay, Housing Authority of Portland
Charles G. Davis, Jr, Oregon Building Congress
James Bell, C.I.O.
V. William Dominey, Portland Realty Board
Ward A. Heberling, American Institute of Real Estate Appraisers
Hobart Mitchell, Oregon Apartment House Ass'n.
Charles A. Milgore, Portland Ass'n. of Building Owners and Managers
Frank J. Quinlan, Jr. Chamber of Commerce
John Holley, Urban League
Robert B. Hurd, Mortgage Bankers
Howard Heydlauff, FHA
John I. Sell, First National Bank of Portland
E. R. Fletcher, Professional Engineers of Oregon
Fred Eichenlaub, Federation of Community Clubs
T. J. Peterson, School District No. 1
Tom Rishworth, KGW
Lloyd Keefe, City Planning Commission
Alden Krieg, Exposition-Recreation Commission
Kenneth Green, City Planning Commission

ABSENT:

R. K. Ellison, Society of Residential Appraisers
Carvel Linden, U. S. National Bank
J. H. Sroufe, City Planning Commission
Dr. Myron C. Cole, Council of Churches
Howard Brewton, Associated General Contractors
Rt. Rev. Thomas J. Tobin, Archdiocese of Portland & Oregon
Lloyd V. Weiser, East Side Commercial Club
Robert H. Hazen, Savings & Loan League
John K. Dukehart, American Institute of Architects
D. V. Jennings, Builders Supply Dealers Ass'n.
Mrs. Rollin Boles, League of Women Voters
Milton D. Goldsmith, Federated Jewish Societies
Herman C. Plummer, Urban League
J. Guy Arrington, FHA
J. B. Greer, Bank of California, N.A.
M. K. McIver, State Highway Commission
Johnny Carpenter, KOIN-TV
William R. Hurt, KLOK-TV
James W. Goodsell, Oregon Labor Press
James A. Mount, KGW
Kenneth Smith, C.I.O.

OTHERS:

F. S. Ratchford, Housing Authority of Portland
W. R. Laidlaw, Housing Authority of Portland
Kenneth C. Tollenaar, Asst. Director, Bureau of Municipal Research, University of Oregon
Harry Banfield, Oregon Toastmasters Club

The Chairman called the meeting to order at 10:05 a.m.

MINUTES OF MAY 12: It was moved, seconded, and unanimously carried, that the minutes be approved as mailed.

REPORT ON TOUR OF AREAS PROPOSED FOR CLEARANCE AND REHABILITATION: Before hearing from members of the Council with respect to their opinions, comments and suggestions on the tour, the Chairman thanked Mr. Rishworth, Mr. Keefe, Mr. Ratchford and Mr. Laidlaw for their efforts in making the necessary arrangements for the tour.

In the discussion which followed, it was generally felt that the tour was well worth while and although brief and covering only the worst sections of the city, nevertheless it proved the need of citizens and city officials to do something to halt the increasing spread of structural blight and decay which is facing the City of Portland.

The Chairman then invited comments from the floor with respect to suggestions and advice from those having made the tour. Mr. Eichenlaub wanted to know what was and could be done to halt the spread of blight in commercial and industrial areas within the city. This condition is, he said, "growing increasingly worse -- what can be done?"

Mr. Keefe stated that in the newly proposed code on which they (the City Planning Commission) are presently working, there are provisions for certain types of activities if conducted inside the building or within enclosed high-board fences, which would screen objectionable activities or storage from the residents of the particular area, or from passers by.

It was also pointed out by Mr. Ratchford, that the terms of the federal Act would apply to such problems, as a program of clearance or rehabilitation to be undertaken in commercial and industrial areas, is on the same basis as residential.

DISCUSSION RE: PROPOSED LETTER TO THE MAYOR: It was recalled, that as previously ordered by the Council, a committee composed of Mr. DuBay, Mr. Schmitt, Mr. Keefe and Mr. Fonder, met with the Mayor and Commissioner Earl in an attempt to get the city's cooperation and assistance in carrying on a survey, particularly with respect to the Broadway-Steel Bridge area. As a result of that meeting, the Council was asked by the city officials to specifically outline in letter form what the group desired of the various city departments and the Mayor indicated that the city officials would give the request every consideration and would go to any reasonable lengths toward aiding the survey program. Following that meeting, it was thought desirable and agreed to that before presenting such a letter to the Mayor, it would be advisable to first obtain from authoritative sources exactly what is required so that the letter would be in specific terms and meet certain conditions which would, if approved by the Mayor, qualify the Council to continue on with a Workable Program. Therefore, a schedule was worked out which has the approval of the San Francisco Regional Office of the Urban Renewal Administration and which will be used by the enumerators making the survey. Following approval of the schedule, the letter to the Mayor was drafted which the Chairman read and which he requested Council approval to mail. Mr. DuBay then moved that the letter, as drafted, be approved and submitted to the Mayor, together with a copy of the approved survey schedule. Mr. Sell seconded the motion and, following the question, the motion was unanimously passed.

FURTHER DISCUSSION RE: SECTIONS 220 AND 221 OF THE HOUSING ACT OF 1954: Although qualifications under these two sections of Title II of the National Housing Act were discussed at the last Council meeting, there still exists some misunderstandings and misinterpretations with respect to their use under an Urban Renewal program. Therefore, Mr. Heydlauff, Assistant Director, Federal Housing Administration, was called on to explain further the possibilities available under these two sections.

Mr. Heydlauff stated the first requirement, of course, would be for the community to qualify under the seven main steps of what constitutes a "workable program", namely, Codes and Ordinances; Comprehensive Community Plan; Neighborhood Analyses; Administrative Organizations; Financing; Housing for Displaced Families; Citizens' Participation, and among the tools provided under a workable program are Sections 220 and 221.

He continued that when the Housing and Home Finance Agency is convinced that the above seven points will be carried out and the specific project is drawn up and approved, FHA assumes that the community will follow through towards its desire and determination to bring to bear all of the techniques designed to stop the spread of blight and slums.

Section 220: This section, he said, is designed to aid in the elimination of slums and blighted conditions and towards the prevention of deterioration of residential property -- "Home Rehabilitation". It can apply to a one to eleven-family unit; amount insurable can be owner-occupancy borrower \$20,000.00 for one and two family; \$27,500.00 for three family; \$35,000.00 for four-family, plus \$7,000.00 per family unit in excess of four-family units. The owner-occupant may borrow up to 90% (95% if dwelling is approved for insurance prior to beginning of construction) of \$9,000.00 of appraised value, plus 75% of such value in excess of \$9,000.00. The term of loan is 30 years, or 3/4 of the remaining economic life of the structure, whichever is the lesser, with interest at $4\frac{1}{2}\%$ and $\frac{1}{2}\%$ on declining balances. Section 220 also covers multi-family rehabilitation for 5 or more detached, semi-detached, row, or multi-family. Amounts insurable are \$5,000,000.00 in private corporations; \$50,000.00 public bodies; \$8,100.00 per unit if four or less rooms average \$2250.00 per room per unit where average number of rooms per unit equals or exceeds four. The loan-value ratio is 90% of estimated value when improvements are completed and term of loan is the accelerating curtail declining annuity method (commonly known as disappearing mortgage). Interest rate is $4\frac{1}{4}\%$ and insurance premium $1\frac{1}{2}\%$ on declining balances.

He explained further, that even though the community should undertake, Urban Renewal does not mean that the city as a whole would qualify under Section 220, but it can include other than areas that are to be cleared. For example, ten areas in the city could apply if the Agency and the community spell out the boundaries of those particular areas and this has been done in other cities, he said, where the areas are not adjacent to each other; but in the final analysis, it must be designated as a need by the community -- it could take in from 1, 2, 3 blocks or an area a mile square, but he reiterated, they would not have to be contiguous. He said it must be understood, however, that Section 220 cannot be used as a clearance program as it applies only to restoring buildings in areas where there is dilapidation and deterioration and the desire is to bring such structures up to code. He also pointed out that this section would not apply to one individual in a blighted area wishing to make improvements to his house -- it must be for the removal of blight in the entire area. In summation, Section 220, he said, can only be applied in areas established by definite boundaries for an Urban Renewal Program.

Section 221: This section, he said, was established to assist in relocating families to be displaced as a result of governmental action, or "Home Relocation". Its type of construction is for either single-family, detached, semi-detached, row, or multi-family dwellings.

Under the single-family dwelling applications, the amount insurable is \$7600.00. It can be owner-occupancy with a loan-value ratio of 95% of appraised market value, or non-owner occupant, with a loan-value ratio of 85% of the appraised value on dwellings to be built or acquired and rehabilitated for sale. The term of loan under this section is 30 years, or 3/4 of the remaining economic life, whichever is the lesser; and the interest rate is $4\frac{1}{2}\%$. The insurance premium is $1\frac{1}{2}\%$ on declining balances. This section, he explained, can also apply to multi-family relocation; the minimum number of family units per insurance contract is 10; the amount insurable is \$5,000,000.00, not to exceed \$7,600.00 per family unit, attributable to dwelling use. Loan-value ratio is 95% of estimated value

when improvements are completed; term of loan is the same as under Section 220; interest rate is also $4\frac{1}{4}\%$ with insurance premium of $1\frac{1}{2}\%$ on declining balances. In summation, this section, he said, provides housing for persons desiring to move out of the neighborhood or rentals for them.

The Chairman emphasized the importance of every Council member understanding all phases and operations of the Urban Renewal program as a whole so that when called upon to answer questions and make statements concerning it there will be no doubt as to their accuracy. He said if there is a thorough understanding of the laws under which the program operates, the easier it will be to sell the program to the community.

Mr. Heydlauff reported that Mr. Richard Ives, Regional Director of Urban Renewal, in San Francisco, or Mr. M. Justin Herman, Acting Regional Administrator of Urban Renewal, in San Francisco, have indicated their willingness to come to Portland about June 16 to discuss with the Council as a whole or with individual Council members, the opportunities and advantages available to a city under the Urban Renewal program.

DISCUSSION RE: USABLE TITLE FOR PROGRAM FOR PUBLICITY PURPOSES: As requested at the last Council meeting, the following names were turned in to Mr. Rishworth, Chairman of Education Information Committee, for consideration as to the best catch-title or appealing name for an Urban Renewal program in Portland;

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| Operation Face-Lift | Forward for Portland |
| Operation Face Uplift | Streamline Portland |
| The Portland Plan | New Face for Portland |
| New Look for Portland | The Action Program |
| Portland - 1965 | Better Living for Portland |
| New Horizons for Portland | Portland -- 1,000,000 |
| Blueprint for Portland | Portland Progress Committee |
| Progressive Portland Planning | Operation Forward |
| Progress or Decay. | Portland Renewed |
| Operations Progressive | |

The Chairman requested Mr. Rishworth to make the final decision in selecting a name from the above or any additional names submitted.

Mr. Ratchford reported that he had requested from various cities throughout the country informative material and progress reports applying to their particular urban renewal program and, in this connection, displayed a section of one of the St. Louis daily papers devoted entirely to their program. He said it is his hope that a similar assignment can be given to a reporter on one of the local papers if Urban Renewal is undertaken in Portland.

Mr. Rishworth reported contacting Mr. Pangborn, Managing Editor of the Journal, and Mr. Frey, Managing Editor of the Oregonian, with respect to a series of articles pertaining to the proposed program and he said they seemed very much interested and have arranged to meet for a further discussion in the immediate future.

He also reported that one of the radio stations has indicated they plan to have a discussion with respect to the program within the next three weeks. In this connection, Mr. Rishworth requested approval to increase the membership of his committee to include one man from each of the radio and TV stations, as he felt there would be more incentive and greater enthusiasm taken if the person delegated to do educational or publicity work were personally serving on the committee. There being no objection to his request, Mr. Fletcher moved the approval of Mr. Rishworth designating certain persons in the radio and TV field to serve on his committee and expanded the motion to authorize any committee chairman to add to the membership of his committee should he so desire. Mr. DuBay seconded the motion which was unanimously passed.

The Chairman urged each committee chairman to call their groups together as soon as possible in order to determine their functions and responsibilities and get underway towards a crystalized understanding of what is and will be expected of them should Urban Renewal be undertaken in Portland.

Mr. Rishworth recommended that the Chamber of Commerce be approached with respect to their possible consideration of putting out a booklet similar to that published by the Norfolk, Virginia, Chamber of Commerce, entitled "Norfolk's Redevelopment Story" and, following discussion, he was authorized to contact Mr. Carvel Linden in the matter.

DATE OF NEXT MEETING: It was the consensus of opinion, that since an attempt will be made to have a representative from the Urban Renewal Administration's Regional Office in San Francisco visit Portland on June 16, that would be the appropriate date for the Council's next meeting and it was so ordered.

ADJOURNMENT: There being no further business to come before the Council, upon motion duly made, seconded, and unanimously carried, the Chairman adjourned the meeting at 11:20 a.m.

mts

SUGGESTIONS FOR SETTING UP AN URBAN RENEWAL ADVISORY COMMITTEE

The Committee to act in a dual capacity: (1) to advise the Mayor and City Council and (2) to advise and counsel the Urban Renewal Agency (Housing Authority). This dual capacity will fulfill the requirements of the Oregon State Redevelopment Act and requirements of the Federal Urban Renewal Act of 1954.

The basic function of the Committee would be to advise the City Council and the Urban Renewal Agency on the policy and city-wide aspects of the entire Urban Renewal Program. It is not suggested that the members of the Committee would be expected to undertake technical or operating tasks in connection with the program; this clearly would be the responsibility of the City and the Urban Renewal Agency. But the Committee would be a testing ground for policies and proposals in the formulation stage, a means for transferring views of civic leaders to the responsible officials, and a channel of leadership with respect to Urban Renewal among private organizations and the public at large.

In order to secure the maximum benefit from skills and experience which would be represented on such a council, it is recommended that sub-committees be established to focus on important segments of the Urban Renewal Program. While the number of such sub-committees should be flexible, typical fields in which sub-committee activities would be valuable would include planning, enforcement of codes and ordinances, private enterprise, participation in rehabilitation and redevelopment, financing problems, public works and community facilities, education and recreation. Each sub-committee would have a chairman who would report to the President or Vice-President regularly on the activities of his committee.

The local Urban Renewal Agency will, of necessity, act in the capacity of compiling, disseminating and reporting the activities of the Advisory Committee and its various sub-committees. In no sense should the local Urban Renewal Agency

attempt to dictate the scope and activities of the Advisory Committee nor its sub-committees.

It must be pointed out, however, that since the responsibility for success or failure of a program in the city will be directly chargeable to the local Agency, they must provide the Advisory Committee with complete factual information on the administrative dictates which must be complied with under the Federal and State Acts. Helpful cooperation with the Advisory Committee should be of the utmost importance to the local Urban Renewal Agency.

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