

COMMISSIONER IVANCIE:

I wonder, Mr. Mayor, if I could call on Mr. Blandin of the Planning Commission, who works on street vacations. Do you see any problem in squaring this off at the intersection of the street and the proposed boulevard?

MR. BRADFORD BLANDIN, CITY PLANNING COMMISSION:

Yes, I do, actually, at this time, because we referred it to the State Highway Department, and they made additional recommendations, as shown in our addendum report of October 19, and I think it would be a good idea to refer it back, as suggested by Commissioner Anderson.

MAYOR SCHRUNK:

Are you familiar with the Engineer's supplemental report on this?

MR. BLANDIN:

Yes, I am.

COMMISSIONER IVANCIE:

Probably Mr. Blandin and this gentleman, then, should get together, Mr. Mayor, if you want to refer it to Public Affairs.

By unanimous consent, C. C. No. 3699 was referred to the Commissioner of Public Affairs.

3700 Communication from Robert E. Nelson, Portland Community Relations Committee, concerning the Emanuel Hospital Project. (C. C. No. 3594)

MAYOR SCHRUNK:

Mr. Nelson.

MR. ROBERT E. NELSON, 5827 NE 28TH AVE.:

Mr. Mayor; City Commissioners:

We appreciate the opportunity to bring you some of the concerns of those people who are a part of the Emanuel Displaced Persons Assn. Last week, you granted us 30 minutes, and we want to use the first portion of that time to hear from several residents of the project area. After these brief presentations, we will answer questions or discuss further the concerns, as time and your press of business will allow; but we do want to hear first from some representatives of the EDPA.

Last week, Commissioner Anderson suggested we bring specific, individual problems to the session today. I am quite sure we could not adequately handle even one such problem, let alone the 30 or 40 that might be represented here this morning. I discussed this with several staff members of the Portland Development Commission Monday morning, and we agreed that these individual specific problems could best be handled one by one over the next 12 or 18 months.

At this point, I would like to introduce Mrs. Leo Warren, who organized the petition drive and has acted as Chairman for the meetings of the Association.

MAYOR SCHRUNK:

We will be happy to hear from Mrs. Warren.

MRS. LEO WARREN, 312 N. COOK ST.:

"He that dwelleth in the secret place of the Most High shall abide under the shadow of the Almighty."

Ours is one of the homes that will be removed from the Emanuel Hospital Project.

I would like to read two petitions to you. One is signed by those in the removal area, and the other is a supportive petition signed by concerned people throughout the larger community.

"To the Mayor and City Council, City of Portland:

"When the larger community tells a smaller part of the community that it is necessary to move them from their homes because the land is needed for 'progress' or 'improvement' and proceeds to use the power of government to effect the relocation, the total community has the obligation to see that those being displaced can move with dignity and without suffering financial loss.

"We ask the Mayor and City Council to affirm or reaffirm this right of individual dignity and the obligation of the total community toward those being moved from their homes."

This is presented and signed by Emanuel Displaced Persons Assn.

The second petition, for the outside removal area of the larger community:

"To the Mayor and City Council, City of Portland:

"When people are being moved through no choice of their own, under an Urban Renewal Project, they should not suffer any financial loss or be forced to assume any indebtedness because of the move. There is a great deal of uneasiness and anxiety on the part of the people who are scheduled for removal from the Emanuel Hospital Project.

"We request the City Council and the Mayor to urge the Portland Development Commission, who is the agency dealing with the residents, to make every effort to see that those removed do not suffer financial loss and are able to make the move with dignity. Such action on the part of the City Council now will relieve some of the tension in the community."

While going door to door for the EDPA, I found many home owners and tenants filled with tension and frightened as to what the consequence would be because of moving from their homes. This was true of the majority of the older people, especially of women who were alone. You have to feel this feeling of fear to appreciate what many people are going through. Many of these persons would not come down to City Hall or talk to the Development Commission. However, they have expressed their uneasiness at meetings of our Association and to those calling door to door.

We feel that the City Council can relieve this tension by affirming the right of individual dignity and the obligation of the total community toward those who must move through no choice of their own.

Others who will be speaking to you are Mr. T. C. Williams, Mrs. Dorothy Caldwell, Mr. Chester Young, Mr. Robert Boyer, and Mr. Ocie Trotter.

Thanks to the Commission and to the Mayor.

MR. T. C. WILLIAMS, 203 N. FARGO ST.:

To the Mayor and to the Council:

We are now here in sorrow. You are having us to move, and I have been living over in that area for 20-some years.

When we first came to Portland, every real estate man's office we would walk into, he would point us right over there in that neighborhood, and now, there has come the time that we say, where we are living, that land is valuable--not the house, but the land is valuable; and the way we see it, and what we have heard and been told, we have to move at a financial loss.

MR. WILLIAMS: (CONTD)

We are all living on a little old pension from the government; how could we be able to pay \$5,000 on a home and move in it, and not have a job? We pray to the Lord that you will see it like we see it. You are having us move; we don't have any word to say. You've got the thing all mapped out, from somewhere, and you just turn it over to us, and we don't have a word to say. You've got the blue print already laid out. If we have to move and move at a financial loss, how can we pay our bills? We don't have any money, and we are too old. You wouldn't give us a job if we would ask for it. I pray to the Lord that you would see it as we see it.

We thank you for letting us use this time. We all feel like we have been mistreated. We try to be citizens of this City; we try to pay our taxes; we try to be obedient to the law; and may God bless you and may you pray hard.

MAYOR SCHRUNK:

Mr. Williams, have any of the Development people talked to you on your problem? You said they told you you would have to move at a loss.

MR. WILLIAMS:

They told us at the first meeting we had, over in the Baptist church, they would pay us according to what our total assessment is, and give us \$5,000 additional, and \$200 for moving; but I wonder, can we go out to buy a house? Can we go to a real estate man? If we go down to the Tax Assessor and see what the assessment is, can we buy that house for that? I wonder, can we do that?

MAYOR SCHRUNK:

It will be based on a fair appraisal, and if the tax appraisal is not fair, there will be an independent appraisal. I have had strict orders--the Council has concurred in this--that any displaced person will not suffer because of any governmental action. He or she will be placed in a safe, sanitary house, with dignity and without financial loss. This is certainly our intention.

MR. WILLIAMS:

That's all right, then. Thank you.

COMMISSIONER MC CREADY:

Mr. Mayor, I might just add--it might be a little reassuring--this came up after I came on the Council, and before voting, I requested the staff of the Portland Development Commission to take me out and show me the area. This was my concern, too, not only the assurance that there was adequate housing available, but my concern also was that if people wished to remain within the area, or outside the area, they should have this choice, too; and from the figure they gave at that time, there will be ample housing available within the neighborhood.

MAYOR SCHRUNK:

Certainly, any people have a perfect right--and if I catch any real estate man trying to steer any people to any section of the City, they will have to reckon with this Council. All of the citizens, regardless of creed or color, have a perfect right to any place in this City, or any neighborhood they so desire.

October 21, 1970

MRS. DOROTHY CALDWELL, 3247 N. GANTENBEIN AVE.:

We have lived here nearly 30 years, and it is hard to think of leaving. We worked the ground and built it up, until things really grew. How do you pay for this? We can't get another piece of land and start over at our age.

This land is becoming valuable. We shouldn't be forced to move from potentially valuable business land onto nonvaluable land without receiving enough to purchase a place with equivalent land and housing in an acceptable neighborhood without cost to us--that at least.

Thank you.

MR. CHESTER YOUNG, 3216 N. GANTENBEIN AVE.:

Mr. Mayor; Commissioners:

I have been living at 3216 N. Gantenbein for over 20 years, and now I have to move; but from these hearings, they say we who live in the area have the right to come to the Council.

This is my reason to come to the Council, for objection to these laws--whatever they are--2260, 2661, and 2662--I didn't even understand it. So therefore, the City Council has already passed the law for Urban Renewal, whatever it is. I didn't even understand myself, so therefore, I would like to ask the City Council or Mr. Chairman to hear my few words, for my free will to speak to the Council about this law.

MAYOR SCHRUNK:

We will be happy to hear anything you want to say about it.

MR. YOUNG:

Whatever I would like to say, Emanuel Hospital, just like they are private corporation--means the same--nonprofit corporation, or so and so; so therefore, this nonprofit corporation, the hospital, today, if I were looking for a hospital--my average salary is about \$4,000 a year. So I go to the hospital. They ask me, "How much money you make? How much you have, and so and so?" So I tell them I am poor. They will not accept me.

Therefore, this corporation, this Emanuel Hospital come to the City Council with so much power to use this Urban Renewal; say, "We want to buy this property, already drawn out." They never speak to us, the property owners, at all. I never know anything about it, just advertising in the newspaper, just on radio. They use the power where, "We give you \$5,000 over the true market value." What is the true market value? You probably know by the taxes.

About ten years ago, my property tax ran about \$200-some. Right now, everybody's property tax is raised sky-high; but my house, the value is going down; so now, my taxes go \$185 or something like that.

So therefore, if Emanuel want to buy those properties of whoever live in the area, they ought to do it on their own, not with the City Council, not use the City power of Urban Renewal to buy this property. To my feeling about it, just like a modern Robin Hood project, or something. Everybody know that Robin Hood robbed the rich to pay the poor. Today, modern Robin Hood, to use this means, rob the poor to pay the rich.

So therefore, that's what I feel, to ask the City Council to remove this law. Let everybody have the independent right. Let them have the right to do the buying, not have the City go down and buy for the corporation.

That's what I would like to come in here and ask for. This has no feeling for democracy in the United States.

Thank you.

MR. ROBERT W. BOYER, 3804 N. HAIGHT AVE.:

Honorable Terry D. Schruck, Mayor of the City of Portland;  
Members of the City Council:

I am a Model Cities representative from the Boise area. I am here representing the people of the Emanuel Displaced Persons Assn. These people are not coming to you for a handout, but for a fair shake. As they will be removed from familiar territory, neighbors and homes they love, we bring this problem to you, and we feel you can help us solve it, because the problem is expansion of Urban Renewal, and the people have to relocate because of this progress.

We feel that you, being Members of the City Council, will have sympathy for your fellow taxpayers and help them. We rest assured that your shoulders are broad enough to help us with our problems, which was our reason for electing you to the City Council.

Progress is a beautiful thing for our City, but we just cannot push our fellow citizens aside without caring for them, without having sympathy for them, and without wanting the best for them, without helping them.

I pose these questions to you of the City Council: If you were in the same position as people are now in, after having lived in one area for five, ten or 20 years, after having raised your children, after having observed your children having children, and after establishing good rapport with your fellow neighbors, after having shared in neighborhood problems, interests, concerns, and so forth, in the entire process of neighborhood projects of community living, we feel, through this displacement, you stand to lose more than money could reimburse. Wouldn't you feel that not only has your property value doubled, but the people's relationships and roots over the years, having developed a community living process, have doubled as well? These things are the things that money cannot buy. Wouldn't you feel dejected because of progress, and seek out officials who have been duly elected to represent you and help you, for assistance and expertise in these areas?

These 44 homeowners are looking to you for guidance, as you would if you were in their stead. They will be displaced, shuffled into another part of the area. They look to you for direction to help them make the best decisions possible, for they have placed their hope and faith in you as their representatives, as the people who can best advise them in any way possible.

We of the Boise area definitely want Portland to be a better place to live in, and nevertheless, we citizens are here to live better. Homes, five or ten years ago, that cost \$5,000--three bedrooms, a basement--cost \$10,000 or \$15,000 today. We know this; I know it by my taxes--they have doubled. But when I used the expression, your shoulders are broad enough, this is the position that you took to serve as the City Council, and we are asking you to help us. Portland Development Commission is the contracting agency, and we want you to advise them that you don't shuffle our citizens. You don't shuffle our taxpayers to other areas without having the ability to voice their support.

We are here as an organization first, and second, we are here as citizens, and third, I am here as a man, and I stand tall to be one, to represent the people in my community, because if our community functions and supports this City, this will help us, also.

At the present time, being a member of the Model Cities Planning Board, we have passed a relocation proposal, and also this other proposal that we are passing, so we can help make Portland a better place to live.

MR. BOYER: (CONT'D)

I stand firm for that, and I believe you do, also, because this is your job, and this is the thing that you really want, because the City Council, I believe, have directed our organization to contract the Federal government for the Model Cities program. Emanuel Hospital is moving; the project is moving. It is moving northward, eastward and westward; yet the people here are taxpayers. They are paying taxes so we can have a better City. We have to give these people their fair shake. Because these people support you at every turn, I am sure that you will support them.

COMMISSIONER IVANCIE:

Did you say, Sir, that the Model Cities Planning Board approved the relocation plan?

MR. BOYER:

That's right.

MAYOR SCHRUNK:

This also deals with the Woodlawn area, the Irvington area, and others. Mr. Boyer was recently elected to the Board, and we have kept the Model Cities Board fully informed, and the staff, on all these problems, and I can assure you that the Council is concerned, and they want to treat all of our citizens fairly. One of the problems, as you know, is the health problem. We need better health services, not only in the Model Cities area, but in many other places throughout the City. Many of our citizens do not have adequate health service, and that is the reason, in your Model Cities plan, you have some health components definitely involved, speaking to that.

MR. BOYER:

Yes, Mr. Mayor, this is one idea that the people in that community do not understand--that when you have expansion, Urban Renewal, and progress, they feel that the City planners forget the citizens. This is what the City Council will have to re-establish and show that they do care for the citizens, and that they are behind them; but you have to communicate with them. You have to let them know what's going on. On the East Coast, we have these great power deficiencies, and the people's fear of nuclear energy and nuclear power stations. You have to let the people know that a nuclear reactor for electricity is beneficial; but if you don't communicate with them and tell them that adequate energy is not harmful in this type of public works, they will be afraid, because this is their nature. We are afraid of things that we do not understand.

But I thank you very much for your time and consideration, and we are interested in a followup, and this is what I am here for.

MAYOR SCHRUNK:

Thank you, Mr. Boyer.

MR. OCIE TROTTER, 2426 NE 8TH AVE.:

Mr. Mayor; Members of the Council:

I am a social worker, and resource person to the EDPA. I live in the Albina area, and my office is at the Community Action Center. I wish to address my comments to the hidden cost to these people who are being dislocated.

In the Urban Renewal jargon, this project is called a land clearance project, and I wish to emphasize that it is clearing out people, a neighborhood, and a segment of the Albina community.

MR. TROTTER: (CONT'D)

There are 44 owner-occupied homes in the project, some of whom are elderly, low-income, and people who have lived and raised families in that location. There have been relationships developed over the years with their neighbors and with people in business establishments in the immediate area out there, and I am talking about a security based upon one's familiarity with his physical surroundings and his personal relationships. Forced relocation disturbs these establish patterns of living.

Further, the mental distress of waiting and not knowing what is going to happen, the fear of financial loss, and other personal considerations in moving, all contribute to feelings of helplessness. It is doubtful that these people can be adequately compensated for these losses and the mental and emotional distress that they are subjected to.

Finally, this project has an impact on the aspirations of the people involved, in the sense that they have aspired to own a house and a plot of land they have chosen. The many years it took to pay off that debt and the pride in ownership is now being taken away, for the good of the total community.

Mr. Mayor and Members of the Council, I would urge that you strongly endorse this petition. Thank you.

MAYOR SCHRUNK:

Thank you, Mr. Trotter.

COMMISSIONER ANDERSON:

I have a question I wanted to ask, to just understand the position of the group. Are they opposed to the expansion of Emanuel, or are they speaking more specifically to the concern about the way people are being dealt with in the moving and purchase, and problems associated with this sort of activity?

MR. TROTTER:

I think most of the people feel that this is beyond anything they can do anything about. It's happened; the expansion of the hospital is history now, and they are primarily concerned about being able to move without a financial loss.

COMMISSIONER ANDERSON:

Financial loss, and the concern over loss of friendships and this sort of thing?

MR. TROTTER:

Concern over financial loss, and acquiring a comparable home to that which they have had to give up. My comments were to the fact that there are other losses involved here that I don't think we can financially compensate people for.

COMMISSIONER ANDERSON:

What kinds of ways could we go about this sort of construction, that are different from being practiced now, that you would suggest, that may be an improvement over the way we are going now?

MR. TROTTER:

I'm afraid, Mr. Commissioner, I am not familiar with how this particular project was carried on. I couldn't answer that question.

MAYOR SCHRUNK:

I will ask somebody to clarify that, but I think we have taken this policy substantially in accord with this, but we will reinforce it.

MR. TROTTER:

Commissioner Anderson, Mr. Nelson has suggested that he could possibly address comments to your question.

COMMISSIONER GRAYSON:

Your Honor, I think we should take a recess, and I think they might have some questions, and I believe these people have summed up pretty well the thing that's bothering them, and the first lady put it very well. They want to be moved with dignity, and wherever they locate, they don't want to locate with a lot of additional cost to them; and they want to be located in a proper spot. That's what they are here for. I think we should recess, and then I would like to hear very much from the Development Commission, so that it can be spelled out what their intent is, and then go from there.

MAYOR SCHRUNK:

Fair enough.

At this time, Council recessed for five minutes.

At the termination of the recess, the following Council Members were present: Mayor Schrunk, presiding; and Commissioners Anderson, Grayson, Ivancie, and McCready, 5.

MAYOR SCHRUNK:

Mr. Nelson, did you want to sum up before I call on the Development Commission?

MR. NELSON:

I would like to make one closing comment. During the recess, it was called to my attention that we have been dealing largely with people and their individual homes, and there is a man here who has a service station in the area, who also has concern, and I was wondering if the Council, after I make a closing remark, would like to hear a word or two from one of the business people in the area, who is having his place taken out.

One thing: You are talking about the availability of houses and the law of supply and demand. As you well know, the law of supply and demand does not operate in an Urban Renewal process; but when these people who are being displaced start looking for houses, very likely the demand will go up, and likely, the price will go up, and this is, I think, one of their legitimate concerns.

The other thing I would like to comment about, a communitywide uneasiness is created by the Urban Renewal project. Over the last several years I have been in C-CAP, and people in the community have said to me something like, "We want to remodel our kitchen. We talked to people about the possibility of doing this, and have been told not to do it, because before long, we will be in an area that will be renewed." This has resulted in an unnecessary depreciation of homes, and in effect, what we are doing is creating a ghetto that we then feel compelled to remove. The threat, or even the possibility of Urban Renewal does have a depreciating effect on the community. We need to recognize that as we decide what supportive measures the Council would want to take for the people.

That concludes what I have to say, and I do appreciate the opportunity, and I would like to call on the service station operator in the area.



MAYOR SCHRUNK:

We will be happy to hear from the gentleman.

MR. RONALD ENGEL, 2847 N. WILLIAMS AVE.:

For four years, that's all I have been hearing, that we are going to be dislocated, and everything. I don't know what's going on. We have heard nothing other than that. I have had four appraisers out to my business, and that's all I have heard--no price, or what they are going to do for us, and we have been located there, the family, since 1926, and that's a long time, and I just want to know what's going on.

COMMISSIONER GRAYSON:

Maybe we can find out in just a minute from the Development Commission.

MAYOR SCHRUNK:

They have contacted Mr. Engel?

MR. ENGEL:

No, I haven't been contacted at all. I have called.

MAYOR SCHRUNK:

You are at Williams and what?

MR. ENGEL:

On Williams and Stanton, 2847.

MAYOR SCHRUNK:

We will find out, Sir. I would like to call on Oliver Norville or representatives from the Development Commission to respond to some of the questions, but first, I want to make a statement of policy.

What the people have expressed in their petition is already the Mayor's and Council's policy, to try to treat all of our citizens fairly, equally, with dignity, and certainly, where they are displaced, we want no one to suffer a financial loss. That is our basic policy, and it's been transcribed to the Development Commission on many occasions; so I think maybe it's a question of communications, as someone expressed before, so this is the reason that discussions like this are healthy.

OLIVER NORVILLE, ATTORNEY, PORTLAND DEVELOPMENT COMMISSION:

Mr. Mayor; Members of the Council:

Mr. Kenward, the Executive Director, is out of town today, and asked me to appear in his behalf.

I think the objectives as expressed by the Association in their petition are exactly the objectives of the PDC. I would like to assure the Association, the Council, and everyone within the Emanuel Hospital project area, that the Commission will do everything in its power to treat and relocate everyone with individual dignity, and without financial loss, within the powers of the Commission.

As the Council recalls, a hearing was held in July, concerning not only the Urban Renewal plan, but the relocation plan, which is a rather extensive document, which I think does give the kind of assurance which is needed. It is a public document. It is actually part of the Urban Renewal plan, and it does indicate that there is housing within the means of those who will be displaced. It is our hope that everyone, whether they are presently living in substandard housing or not, will be replaced in standard housing.

MR. NORVILLE: (CONTD)

The grant which has been referred to here today of up to \$5,000 is to guarantee that people will be placed in standard housing. No one will be forced out without proper notice, without giving proper time to find a new location and to relocate. Assistance will be given through having a site office in the project area, to which everyone may address questions and receive answers. People will be provided direct assistance in finding new homes of their choice, whether it be within the general area or within other areas of the City of Portland, and we will assure that, if they select that site, we will do everything to get them into that standard housing.

We recognize that generally the renewal activities do have the greatest influence and impact on those to be displaced, and therefore, we have the greatest sympathy and concern for those individuals. As indicated by one speaker today--and I think also in the petition--perhaps the greater needs of the community require that the project be carried out. It is our hope that the project will result in better housing for those presently living in the area, better employment, or more employment in the general area--the Northeast area, North area, Model Cities area--and that the health problems which exist in the area will be assisted through the development of the hospital. The hospital has given this assurance, both in terms of employment and the health care, as indicated by the Mayor; so that we feel that the Urban Renewal plan will have a very advantageous effect on the total City, and we assure the Council that all those who will be displaced will be treated properly, with concern, that they will be relocated with dignity and within our powers, without financial loss.

I would be very happy to answer questions.

MAYOR SCHRUNK:

Mr. Norville, you mentioned a site office. When do you propose to open such an office?

MR. NORVILLE:

The site office will be established, I believe, within the next month.

MAYOR SCHRUNK:

Mr. Engel with the service station, said he had had no contact. I think the question of communications is real critical. A lot of people have good, sound, legitimate questions, and I believe in most all cases, if not all, there are good, sound answers; but we've got to intensify our efforts, so that people understand.

MR. NORVILLE:

Efforts have been made to communicate with all of the people in the neighborhood. A mailing went out approximately a year ago, to everyone in the neighborhood--I believe it included businesses--indicating what the status of the project was at that time. Another letter went out in August to everyone in the neighborhood, indicating the status of the project, and also inviting them to a public meeting, which was alluded to, at which questions were answered concerning the relocation process, the timing--every question that was raised at the meeting. It is a very sensitive thing to unduly alarm the people too early concerning a time schedule over which we have no absolute control. This is one of the difficulties--and at the same time, keep them informed, so that they won't be concerned.

COMMISSIONER MC CREADY:

Excuse me--when was the meeting?

MR. NORVILLE:

In the latter part of August--I believe about August 21.

COMMISSIONER MC CREADY:

And there was a mailing to everyone owning property or living in the area?

MR. NORVILLE:

Yes. Everyone was invited to the meeting, and there were public meetings held in the area.

COMMISSIONER GRAYSON:

I would like to ask a question, before we hear any more citizens. Ollie, if I understand you right, you have outlined that it is your intent to move these people with dignity and without loss. Is that correct?

MR. NORVILLE:

That is correct.

COMMISSIONER GRAYSON:

Your agency will help relocate these people, if they so desire?

MR. NORVILLE:

We will contact everyone.

COMMISSIONER GRAYSON:

But you will help them relocate?

MR. NORVILLE:

Yes, we will point out houses that are available within their income limitations, within the grant provisions. Every individual will be provided direct assistance.

COMMISSIONER GRAYSON:

Some of these people, for example, want to live as close as they can to the community. You will try to relocate them in that area?

MR. NORVILLE:

That is correct.

COMMISSIONER GRAYSON:

If they want to move out, you will try to find homes for them outside?

MR. NORVILLE:

Correct.

COMMISSIONER GRAYSON:

The next question I was going to ask--and I think the Mayor mentioned it--is anybody in your agency familiar with Mr. Engel's property, the service station?

MR. NORVILLE:

I am not familiar with it.

COMMISSIONER GRAYSON:

Does anybody here know their intent? Have they called on the man? I mean the Development Commission people. Somebody should call on the man and go over this with him.

MR. NORVILLE:

I will see that someone calls on him.

COMMISSIONER IVANCIE:

Mr. Norville, what would be a typical relocation assistance example for a single-family house? What does the Development Commission by federal law provide that particular householder? I am talking about a person that owns a home.

MR. NORVILLE:

The process goes something like this: First of all, I think the Mayor referred to fair market value. I would like to straighten out one issue. We don't purchase, based only on the assessment values. We base it upon fair market value, as determined by independent appraisers and presently concurred in by HUD. That is the price that is offered, and we hope in every instance it is a fair price.

As an example, in the Woodlawn area, in which we are presently buying a park site, we have purchased something like 24 out of 36 properties in a two or three-week period, which must clearly indicate that the prices being offered are fair. We intend to deal fairly in negotiating with all property owners in any project area.

Secondly, after we have contacted a person and determined what their needs are, what their desires are--which is even more important--we attempt to indicate to them what standard housing is available in the area in which they desire to relocate. We then see what grants they are eligible for, including the relocation housing payment of up to \$5,000. I would like to emphasize it is up to \$5,000; it is based upon a formula which is set forth by the federal government. It is based upon family size, size of house needed, average home costs in the City of Portland.

COMMISSIONER MC CREADY:

Excuse me--this is up to \$5,000 over the fair market value?

MR. NORVILLE:

Over and above the fair market value, which they received for the property.

COMMISSIONER MC CREADY:

Which is the selling price today?

MR. NORVILLE:

That is correct. Once an individual has selected the house to which he wants to go, we assist them, making arrangements with a mover to move their goods, and their moving costs are paid up to \$200, which generally covers, in our experience, the cost of actual moving. Then the relocation process is completed. We cannot, of course, control the choice of homes. If someone wants to move into a substandard house, we can't tell him he can't do it. He does not, however, under federal regulations, qualify for the replacement housing payment. We encourage people to move into standard housing. We make an inspection of all housing which is recommended, to determine that it is standard.

COMMISSIONER IVANCIE:

What about a renter?

MR. NORVILLE:

I might say, in the project area there are something like 209 total householders, 111 families and 98 individuals. Of these, approximately 107 are owners, so there is a very substantial number of owners in the area. Renters are entitled to a rental supplement payment over a period of two years. The total amount is \$1,000.

COMMISSIONER IVANCIE:

There's more to it than that, I would assume.

MR. NORVILLE:

You are given exactly the same assistance in finding a new location as a home owner. As a matter of fact, if they are interested in purchasing a home, the Development Commission would assist them in obtaining mortgage financing, if that is their desire. The Commission at the present time is carrying out what we call a 235 Program, which is an interest subsidy program, down to 1%, depending upon income levels, and that kind of thing. So if people are interested in purchasing homes, they will be assisted in doing that.

COMMISSIONER IVANCIE:

Isn't it true, Mr. Norville, that if the person qualified, or desires public housing, they have first priority on any available unit, if they are in the relocation area?

MR. NORVILLE:

That is correct. They have top priority for public housing. A good percentage of the people in the project area do qualify for public housing. If they desire to go into public housing, they will be given priority. Our estimate is that about 60 qualify for public housing.

COMMISSIONER GRAYSON:

One more question, Your Honor. When these people want this assistance, they will then go to the project office, after you establish it?

MR. NORVILLE:

They can go to the project office, but everyone will be called upon, also. We will call on every single one.

COMMISSIONER GRAYSON:

You say the office will be located how soon?

MR. NORVILLE:

In the next month.

COMMISSIONER GRAYSON:

You don't know where it's going to be located?

MR. NORVILLE:

Yes, we do. We have a very large trailer that will be moved onto the premises. It will be located in the 200 block on N. Monroe.

MAYOR SCHRUNK:

In addition to the office, you will have field workers that will be contacting each person and working with them?

MR. NORVILLE:

There will be relocation people out there every day, all day long, and there will be people in the field contacting individual owners at approximately the same time they are contacted in connection with the acquisition of properties.

COMMISSIONER IVANCIE:

Mr. Norville, what would be the assistance for this service station operator?

MR. NORVILLE:

We have direct contact with the Small Business Administration. If financing is needed there, we provide it. We provide total business relocation service.

COMMISSIONER IVANCIE:

What is the maximum relocation payment for a service station, for example?

MR. NORVILLE:

It is substantial. There is no limit at all on moving a business.

MAYOR SCHRUNK:

It depends on the amount of material and equipment, but it does cover reasonable costs of moving that type of business. Each business is a bit different.

MR. NORVILLE:

If manufacturing goods have to be moved, and so forth, everything is paid for.

COMMISSIONER MC CREADY:

Mr. Mayor, can you tell me what number, or how these people would contact someone in the PDC, if they have this sort of question? This gentleman with the service station said he wanted to know what was going on, and didn't have any idea. No one had contacted him, nor could they answer when he tried to call.

MR. NORVILLE:

Until the site office is established, which will be within the next month, Mr. Wylie, the head of relocation, could be contacted at 224-4800.

COMMISSIONER MC CREADY:

This would apply to the residents, as well? I believe Mr. Williams said he had had no contact whatsoever.

MR. NORVILLE:

This would apply to everyone.

MAYOR SCHRUNK:

Further questions? Thank you. Mr. Boyer, did you have something to add?

MR. BOYER:

Your Honor; Members of the City Council:

I would like to direct this question to Mr. Norville. First of all, the people in this particular area, like I say, there was a breakdown in communications, of which I think you are all well aware. I would like to offer this solution to this problem, that first of all, it would be publicized, because this is the first information publicly that I have heard, of a new site office being placed in the Boise area. Is this correct?

MR. NORVILLE:

From the very beginning, it has been the intent to establish a site office at the approximate time the project started. This has always been a fact.

MAYOR SCHRUNK:

But I think Mr. Boyer's point is that the neighborhood probably didn't understand that. This is standard operating procedure, but that hasn't been communicated, until now they do have that knowledge.

MR. NORVILLE:

The informational letter that went out a year ago, and the one that went out in August, did contain that information, that a site office would be established in the project area.

MR. BOYER:

This is the last part of October; you say there will be possibly a site office in that area in the next month. If you do have a date, would you have flyers sent out in the neighborhood, so these people will know approximately what date this new site office will be established, because, as you are well aware, the NDP No. 2 was refunded for this coming year; also, the relocation project was refunded. This is to give you substantial assistance in carrying out these activities.

MR. NORVILLE:

Yes, except that those do not relate to this particular area. You are right--the NDP No. 2, Planning Process No. 2, has recently been approved, and I believe will be before the Council this week--has been approved by the Citizens Planning Board. Mr. Boyer is a member. The relocation program does relate to any relocation which is in any area outside of the Neighborhood Development Program area, or the Emanuel area, and the operating agency is the PDC; so this same kind of assistance will be given to persons located, not just in Urban Renewal areas, but within the Model Cities area, outside of the renewal areas, who are displaced by governmental action of any kind, including code enforcement, Open Space programs, or anything of that nature.

MAYOR SCHRUNK:

Fine. Is there any reason, when you arrive at a date, that you cannot notify at least Mr. Nelson and Mr. Boyer of the time of the opening, and see what we can do to notify all affected parties, also; but I especially want to see those two notified, since Mr. Boyer does represent the Model Cities area, this affected area, and also--is your district Boise or Eliot?

MR. NORVILLE:

Half and half.

MR. BOYER:

That's right.

MAYOR SCHRUNK:

You might also notify the Model Cities elected representatives from Eliot.

MR. NORVILLE:

We will notify those people. We will notify the Citizens Planning Board, and I think it's a good suggestion to send out flyers to the whole neighborhood.

COMMISSIONER MC CREADY:

Mr. Mayor, people do move, or might not be around at the time. I think another mailing at the time, clarifying some of these points, would be a good idea.

MR. NORVILLE:

It's a good idea. We will contact Mr. Nelson.

MR. CLARA BENVENUTO, 32 N. COOK ST.:

I live in that territory; I have been there 47 years. Everyone through there knows me. I am a representative over there. I have had nine customers move from that territory of Emanuel, and in one case, both the man and wife have passed away, and their lots are still lying there empty.

MR. NORVILLE:

This is the problem I referred to, of alarming people at too early a date. The PDC did not have total control of the timing of these projects. We try to keep people informed, but we don't want to scare anyone out, or to cause businesses any special problems, or people who own property in there who have tenants. So it's a very sensitive area, and we try to deal with it in the best way we can.

MAYOR SCHRUNK:

Fine; if you will get the mailing and flyers out and move forward on the opening of the office, I think this will establish better communications.

COMMISSIONER MC CREADY:

Mr. Mayor, I would just like to comment. I see what you are referring to, the sensitive area; however, say, if somebody decides to remodel their kitchen, and then the next week finds out they are being moved out, they would be a little upset. I think the more warning, the better, as far as a homeowner is concerned, and take your chances on the sensitivity.

MR. NORVILLE:

Of course, this planning process for this area has been going on for about six years, and this whole program has been dealt with very, very completely with the Citizens Planning Board, who have reviewed the program and the status on a very, very regular basis. We really have attempted to keep people informed as to where we were at any particular time, so that they knew as much as we knew concerning the status of the program.

MR. NELSON:

Mr. Mayor, if I might make one comment on that. One of the problems has been that organizations within the community have been informed about what was going on; there has been a great lack of communication with individuals. I think this is probably where the communication process broke down, thinking that if you contacted X number of organizations, you were reaching the people, and this isn't true.

The other thing is, a large percentage of the people in the area do not take the daily papers, and do not see notices published, so this is a part of it. I think this morning, at least I have sensed from your comments and your questions, that you are in effect saying okay to these two petitions being presented, because what we were saying was that they would be moved with dignity and without loss to the people involved; and if this is true, if I sense this from the Council, even without a vote, this is our purpose for being here this morning.

MAYOR SCHRUNK:

I can assure you, for the record, the intent of the petition is the intent of myself and the Members of the Council.



MR. NELSON:

Then the other request is, Reverend Edgar Jackson, who is also a member of the Citizens Planning Board and Model Cities, came in a few minutes ago and said he wanted to make a statement, and would you hear from him?

MAYOR SCHRUNK:

We will be happy to hear from Pastor Jackson.

REV. EDGAR JACKSON, CITIZENS PLANNING BOARD:

I am an elected representative of this area, and being on the Council on Aging, and most of these people in this area are senior citizens. These people have worked hard for years, at little wages, to glean out a little bit to buy a piece of property, so that when they get to a certain age, they can settle down and rest, when they can't get a job, and they live on Social Security or Welfare. They want to rest.

Here they come along and say, "We've got to move you." Where are they going to move? "We will get you out; we will give you market price." I told Mr. Hanson and Mr. Gustafson the other day, that land now is the most valuable property there is in the City of Portland--which everybody knows, and even \$5,000 over the market price will not purchase another home equally as good.

The thing that I advocate is, a person that's going to be replaced, let them go and select a place somewhere in the area that they would like to be. Since the program must move, let them do that, and then find the price of it, and the PDC, and whoever is taking over their property, they can give them their price, so that they can pay outright on the place where they are going. They can still get out and get into the rocking chair.

I've got a situation here this morning with a lady in there, living in the Emanuel Hospital property, and she is supposed to get out. She is alone; she is trying to get out. I went over there--she got in touch with me the first of the week. They have gone in, cut off the water, cut off the lights. She is trying to pack to get out. They allowed her \$50. I think they gave her \$50, and she put it on a place, and it wasn't satisfactory. The man wouldn't give her the money back; so they gave her another \$50. Now, she can't move on that.

MAYOR SCHRUNK:

Who did this, Pastor?

REV. JACKSON:

This is Emanuel Hospital. I am over there now; she's packing. I just had to plead with the light company to put the lights back in the house, and I had the water company come and put the water back. The woman is in there alone. She is 73 years old. She is frustrated; she doesn't know which way to turn. She has no help. She's got to get out. She said they had the bulldozer there. The woman told her the other day--scared her to death--"The bulldozer will be there to shove your house over Monday."

Those things should not be. I told Emanuel, "You are getting in big trouble." The whole area is upset over this situation.

MAYOR SCHRUNK:

What is the lady's name?

MR. JACKSON:

Beatrice Jackson--my ex-wife. I am not living with her, but still, I am responsible for her.

MAYOR SCHRUNK:

Is she in a rental house?

REV. JACKSON:

Yes. It belongs to the hospital. They have been nice to her, up to this date. Now, they are giving her the bum's rush, and she is alone and frustrated. She can't move for what they have let her have, and I don't have any money to help her move. They say they will allow them enough money to move. She would like to move with dignity. She would like to have Bekins or somebody come in and help her pack her things and put them in a house. She's already got a place, but it's the idea of getting out. So they give her the bum's rush, and here comes the fellow and shuts off the water. They gave me the key to a building across the street, where she could have gone over and spent the night. It is a nice place, but at the same time, she was so frustrated, she didn't even go over there. She used a little oil stove and stayed in her own house.

Something has to be done about these things. That's the reason why the neighborhood is up tight; and I have fought so hard to keep quietness and rapport, and so forth, in the neighborhood.

We know there has to be progress; we know the City has to move. We know we cannot stop progress, but help the people that have struggled down through the years, spending their lives on possibly saving a little bit out of \$1.50 a day, when they were up here on the hill at Council Crest, washing clothes in women's basements, trying to save a little bit to buy a home, and now that they've got them purchased, they move them out, giving them that bum's rush.

Of course, this woman is in the hospital area, but yet at the same time, she's got to get out, and she don't have the money. I went up to the Welfare to see. It will be days before they can get some money. What are we going to do, Your Honor? What are we going to do, Council, about these things? These things are something that is desperate. I talked to Mr. Gustafson; he gave her until today or tomorrow. I went down; I said, "Are you ready? I've got a couple of fellows that maybe can help you." She just turned around in a circle--"I don't know what to do."

MAYOR SCHRUNK:

You say she has found another place?

REV. JACKSON:

She's got another place; she found it herself. The Authority had been trying to locate her a place. She wanted two bedrooms, but they said she couldn't have two bedrooms. Of course, some of it is her fault, it is true, but at the same time, she is alone now. This is the time that she is in a crucial stage. She has no money to move. She has a place to go, but she has no money to move. They said they were going to help ~~them~~ move with dignity, and I want to see them help her move with dignity.

COMMISSIONER GRAYSON:

Your Honor, I know it's not their job, but couldn't somebody from the Development Commission look into this?

MAYOR SCHRUNK:

I am going to ask them to give me a relocation report on Mrs. Jackson. What is her address?

REV. JACKSON:

239 N. Knott St.

MAYOR SCHRUNK:

Mr. Norville or Mr. Bigham, will you see that somebody checks this and informs me? In the meantime, we will give any assistance possible.

MR. NORVILLE:

We will give you a report on it, Your Honor.

COMMISSIONER MC CREADY:

Mr. Mayor, I wonder if Mr. Norville could speak to the question the gentleman was asking, that the City was doing something for a private business, namely, the Emanuel Hospital.

MAYOR SCHRUNK:

If you so desire, yes.

MR. NORVILLE:

The responsibility of the Development Commission is to carry out Urban Renewal programs. This question has been raised before by the courts, as a matter of fact, and has been determined by the Supreme Court of the United States that this is a proper action. Also, it has been determined by the Supreme Court of the State of Oregon that this type of action is appropriate. Of course, in most cases, the land which is purchased, which is acquired and cleared, has to be sold for some permanent use. Usually, it is private. It can be public, but usually, it is private. It can be to a hospital, to a university, to private developers; it could be to public housing; it could be to any developer who comes in. It could be to individuals who develop housing in the Albina Neighborhood Improvement Project. This is just part of the overall process.

The courts have kind of divided the Urban Renewal process into two parts. One is the elimination of blighted conditions--that is a prerequisite for any Urban Renewal program. You must have blighted conditions in the neighborhood in order to carry out Urban Renewal activities.

Once that occurs, and you wipe out the blight, the second part is to attempt to assure that the development of the property is consistent with the general plan of the community, and that the long-range effect will not be adverse on the community, but will actually help the community. In this particular area, Emanuel Hospital, as a major health institution, the development of that is consistent with the general plan for the community, and the Planning Commission, as well as the Citizens Planning Board, feels, and I believe the Council has felt, through its approval of the plan, that this is a proper use to which the land can be put.

COMMISSIONER MC CREADY:

Thank you.

MAYOR SCHRUNK:

Thank you, Mr. Nelson, and your group, for being present, and we will follow out what's been said here today, and implement it.

By unanimous consent, C. C. No. 3700 was ordered placed on file.

PAUL R. HANSON, PRESIDENT, EMANUEL HOSPITAL:

Mr. Mayor, no opportunity to reply to the charges made?

October 21, 1970

MAYOR SCHRUNK:

I didn't understand charges were made, other than just one on Mrs. Jackson. I have asked for a report on it. Certainly, we are perfectly willing to hear you. What I think we are trying to establish is better communications and understanding and the development site office will do that.

MR. HANSON:

This is up to you, of course.

MAYOR SCHRUNK:

I don't want to shut anyone off. I didn't realize you wanted to be heard, but if you do, fine.

MR. HANSON:

It would seem, if someone is accusing you of something, that there might be an answer.

MAYOR SCHRUNK:

I don't think anyone has accused you of anything, Mr. Hanson. I think we've got a breakdown in communications, and that's all we are trying to straighten out. I would hope this will not get into an argument, but that we will move forward on a constructive, positive basis.

MR. HANSON:

No intention of an argument, but I have this completely documented, word for word, right straight on through. We suspected that perhaps Reverend Jackson might appear here this morning.

COMMISSIONER GRAYSON:

Mr. Mayor, I don't mean to be rude, Mr. Hanson, but we are trying to work this thing out in an orderly manner--and it's your privilege to be heard, if you so desire--but I can't see, for the life of me, where it's going to do a bit of good, if you keep stirring up the situation; but it's your privilege to be heard, and I am sure the Mayor will hear you, if you want to be heard.

MR. HANSON:

Fine; we just wish to have it in the record that there's another part to the story.

COMMISSIONER IVANCIE:

I think, Sir, that you should give your part, too. Mr. Jackson made a statement about this problem, and if you have an answer to it, I think you should be heard. I am interested to see what you have to say. Can you summarize it?

MAYOR SCHRUNK:

Fine, Mr. Hanson.

MR. HANSON:

We will turn the entire document over to the PDC. You will receive a complete report.

MAYOR SCHRUNK:

We will be happy to hear you now.

COMMISSIONER MC CREADY:

Mr. Mayor, I think I would like to hear everything.

MR. HANSON:

It's quite a long story, and one that started about six years ago. Actually, we purchased this property from a Mrs. Christenson, and in about a year's time after that, it was rented to Mrs. Jackson, with the express understanding that when we needed the property, it would be vacated.

I have a document that was handed specifically to Mrs. Jackson on August 27, which asked her to vacate the property, specifically, inside of 30 days. She had been talked to repeatedly over a period of approximately one year's time with reference to vacating this property, and no action was taken on her part to vacate. So on August 27, a specific document was given to her, asking her to please find another spot.

She finally came to us and advised that she had located an apartment in which to move, but she had no down payment to make, so we did advance the \$55 to make the down payment. Some problem arose with reference to the renting of that particular property, and she decided not to move in. We understand that she did pay \$35 of the \$55 to the landlord--

REV. JACKSON:  
\$45.

MR. HANSON:

All right, \$45; and he refused to refund this to her. Then she was given another opportunity to relocate and to secure another apartment, and the down payment for this particular apartment was \$50, and on this particular occasion, we advanced the money to the Portland Housing Authority ourselves, so that it would be made particularly certain that the property was secured for her.

She has been in the process of moving, Reverend Jackson, for how long--two weeks or longer?

REV. JACKSON:

About two weeks. Not into this apartment--I don't think it's been over a week, or maybe about two weeks.

MAYOR SCHRUNK:

Mr. Hanson, please talk to the Council. I would prefer that we not carry on an individual conversation.

MR. HANSON:

Anyway, this has been in the process of going on for quite some time. We contracted to have the house removed. We needed the property to enlarge and expand our parking facilities around the hospital, and if any of you have been around recently, you are aware of the fact that you are having to drive two, three, or four blocks away in order to find a parking spot. This has been the motive behind the razing of this particular property, so that we might expand the parking facilities.

Basically, this gives you the facts pertaining to the Jackson property. When the water was turned off, we offered other facilities, and keys were provided to both Rev. Jackson--I believe directly to him--and whether they used the apartment on that particular occasion or not, I don't know. Last evening, the keys were again given to Reverend Jackson for her to use the apartment, with the specific objective that this would certainly serve very adequately, until she was able to secure moving facilities and get into the other apartment.

October 21, 1970

MR. HANSON: (CONT'D)

Monday morning, we blocked off areas around the house. The moving van was to come. It did arrive. The moving van was dismissed by someone--I don't know who; but she was not moved.

Any questions?

REV. JACKSON:

I will admit that Emanuel Hospital has been very kind to her, but she is a little difficult to deal with--I guess that's the reason why we are not together. But still, at the same time, I am looking at it from a humanitarian standpoint now, not anything else. She would have been out of there, had not the lights and water been cut off. First, they put the water back on, and I told the gentleman--I forget his name--"If you will call the light company, they will string a ring of lights in there right away, so she will have heat and light, and she can get down the basement and get her things together, and so forth. She can get some help in there, because everybody that goes in there said it was too cold, and they went on out, that were going to help her pack." But he said it couldn't be done, so she fumbled around there yesterday with a little oil stove, trying to pack and finish getting things together, but she couldn't see.

So this morning, I called the light company and said, "Will you string some lights in there, so this lady can see to get out of the house?" Within an hour's time, the lights were back in. They could have done that the other night, if this gentleman would have called them.

The thing of it is, they tell me when they displace them, they will see that they move with dignity, even the renters, and the gentleman said that; they would move with dignity--but she is not moving with dignity. A fellow came in there with an old truck and he backed in there, and he said, "You are not ready." She said no, and he started cursing and swearing, and she said, "If you've got to use that language, I don't need you." So he went on off.

But still, she hasn't been able--and I went over this morning, and she's there, turning around in the middle of the floor. I guess she's getting things straightened out. She's got a little heat. I think the Emanuel Hospital could furnish her a mover to get her out of there, just from a humanitarian standpoint. If you put a dog out, you would give him a doghouse, or put him in the dog pound, or something, so he would have a place. But they gave the key to a nice, swanky place over there, but still, she is afraid of going into that big building alone at night--nobody would be in there but her until the next morning; so she stayed over there with a little oil heater.

I am working on a job; I have to take time out to try to go and help her. I think Emanuel could call a mover and have them go up there and move her things out. It would be a lot more advantageous to them, because the people are up tight in the neighborhood, and we are trying every way in the world to keep down any confrontation.

MAYOR SCHRUNK:

Who sent the truck, Reverend Jackson?

REV. JACKSON:

Somebody from Welfare sent it, I guess.

MAYOR SCHRUNK:

That's what I want a comment from on the relocation.

REV. JACKSON:

The relocation didn't send anything. It was the Welfare, I think. I want up there to see Mr. Winchester yesterday. I said, "If I get a fellow off the State to move her, when he gets through, he wants his money. I don't have the money to give him." The Welfare said, "It takes three or four days or a week for us to get the money." So she's still in the place.

COMMISSIONER MC CREADY:

I have a question, Reverend Jackson. Did I understand the gentleman to say that when she rented the house, it was already owned by Emanuel Hospital?

REV. JACKSON:

No, it wasn't owned by the hospital. She rented from the people that owned the house for about a year or so, before the hospital acquired it. When these people sold it, they told her they had sold it to the hospital.

I will admit they have been good to her. They let her stay there as long as possible, but now the crisis has come--no use giving a good buck for the milk and kicking it over before they get a chance to use any of it.

So that's the thing I am talking about. She's got to get out, and she needs help. I can't carry no furniture. I am 75 years old. I guess I could, but I am not going to break myself down. She is my divorced wife, but the boys are not here to look after her. There's nobody here to look after her but me. I am the only one in the world she's got in this part of the country to look after her, so I had to step in, and I told my other wife, "I am going to help her." So there we are.

MAYOR SCHRUNK:

We will get a rundown on this as soon as possible.

REV. JACKSON:

They are supposed to put the bulldozer to the house tomorrow. What are we going to do?

MAYOR SCHRUNK:

You said a moment ago she's packed up and ready to move.

REV. JACKSON:

Yes, but she's got to have somebody to move her.

MAYOR SCHRUNK:

Mr. Bigham, will you check on that? Let me know, and take whatever action is necessary to see that the lady is properly handled.

REV. JACKSON:

Thank you.

3697

Persons wishing to be heard were called.

GARY M. BULLOCK, ATTORNEY, STANDARD PLAZA:

I am here, speaking in behalf of the property owners who are going to be assessed, if this special ordinance is passed, who have already, or are presently hooked up on sewers.