

REQUEST FOR PROPOSALS

PROPOSED STATEMENT OF OBJECTIVES AND USE OF FUNDS

CITY OF PORTLAND

1985-86 Housing and Community Development (HCD) Program

On June 1, 1985, the City of Portland will apply for \$9,158,000 in Community Development Block Grant (CDBG) funds from the U.S. Dept. of Housing and Urban Development (HUD). The following is a proposed statement of objectives and use of funds for the 85-86 CDBG (HCD) program. Citizens are invited to comment on the proposed statement and on the city's past performance in carrying out the HCD program. Direct comments to: Timothy Gallagher, Director, Bureau of Community Development, 1120 SW 5th - Rm. 1120, Portland, Oregon 97204. Comments received will be considered prior to submission of the request for funds.

Statement of Objectives and Use of Funds

The primary objective of the Housing and Community Development (HCD) Program is the development of viable urban communities, by providing decent housing and suitable living environment and expanding economic opportunities, principally for persons of low and moderate income. Consistent with this primary objective, the assistance provided through this program is for the support of community development activities which are directed toward the following specific objectives:

- 1) The elimination of slums and blight, and the prevention of blighting influences and the deterioration of property and neighborhood and community facilities of importance to the welfare of the community, principally persons of low and moderate income;
- 2) the elimination of conditions which are detrimental to health, safety and public welfare, through code enforcement, rehabilitation assistance, and related activities;
- 3) the expansion and improvement of the quantity and quality of community services, principally for persons of low and moderate income;
- 4) the alleviation of economic distress through the stimulation of private investment and job creation activities in designated commercial and industrial areas.

The City proposes to meet these objectives by carrying out the following activities:

Housing: \$6,852,759 (about 80% of funds will directly benefit Low/Mod)

- Single family rehabilitation loan program — no interest deferred payment loans for qualified homeowners, available city-wide; low interest amortized loans for qualified homeowners who reside in designated HCD areas; housing program administration.
- Multi family investor rehabilitation loan (IRL) program — low interest loans to rehabilitate rental properties of more than 4 dwelling units; small property IRL loans for rental properties of 1-4 units. Properties must be located in HCD areas; program administration.
- Local Homesteading Demonstration Program — match to federal grant to acquire tax foreclosed properties.
- Residential Hotel Preservation — Acquisition of downtown low-income residential hotels for transfer to non-profit ownership.
- Dangerous Building Program — inspection of vacant and abandoned structures located in HCD areas.
- Demonstration Housing Inspection Program — Pilot program to inspect for code compliance all rental units in target area.

Neighborhood Improvements: \$2,807,598 (100% of funds to benefit Low/Mod)

- Renovation and improvement of Mt. Scott Park and Community Center, and the Mt. Scott Triangle (S.E. 72nd & Woodstock).
- Installation of 2 traffic signals in the Mt. Scott/Arieta neighborhood.
- General street improvements in the HCD areas: Special District improvements in Lents and Mt. Scott/Arieta; drainage sumps in Lents; Local Improvement District (LID) subsidy program for qualified homeowners in HCD areas; auditor's LID assessments; street program planning and management.

Community Services: \$992,970 (100% of funds will benefit Low/Mod)

- Home Repair Training Program — training for high school youth who provide free home repairs to low-income homeowners in HCD areas.
- Low-income and Emergency Housing Programs — maintenance of SRO Hotels in downtown area; Everett St. emergency shelter; other shelter assistance; Northwest Pilot Project housing voucher program and housing counseling.
- Non-profit IRL program — low-interest loans to non-profit organizations to improve their service facilities.
- Moving assistance to individuals or businesses displaced as a result of HCD or other city action.
- Self-Help Program — Ten grants awarded to HCD neighborhood groups for selected projects.
- Other Community Services — Shared Housing Program; Senior Home Repair and Maintenance Program; Block-by-Block Weatherization.
- Summer Employment for Teens (SET) — summer jobs for 14-19 year olds. Program to be administered through Portland Private Industry Council.
- Loan Programs — Commercial IRL program for rehabilitation to business in Union Ave. and Interstate Ave. target areas; N.E. area Economic Development loan fund; NE area minority business working capital loan fund; Economic Development Revolving loan fund for industry development and expansion in target areas; loan program administration.
- Technical Assistance — Local Business Assistance for firms intending to expand, relocate, or remain in the city; NE program technical and professional assistance; industrial/commercial districts planning; new business development; economic development technical assistance staff and operating.

Administration and Planning: \$1,272,658 General HCD administration; housing policy development, citizen participation; fair housing counseling; contract management; indirect costs; contingency funds.

Total '85-86 HCD Budget: \$13,908,000

Resources: CDBG Entitlement	\$ 9,158,000
Program Income	2,250,000
Obligated Carryover	250,000
Unobligated Carryover/Savings	2,250,000

TOTAL HCD RESOURCES.....\$13,908,000

Description and Assessment of '84-85 Program Year

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