

REQUEST FOR PLACEMENT ON THE AGENDA

SUBJECT: Secondary Lands

ASD
OCT 26 1988

Informal only Tuesday, November 1, 1988, 11:00 a.m.
(date)

Formal only _____
(date)

Department DES Division Planning

Contact Lorna Stickel Telephone 3182
(If informal, name of person making presentation)

Brief Summary (should include other alternatives explored, if applicable, and clear statement of rationale for the action requested):

Briefing and discussion on State Land Conservation and Development Commission proposals for secondary lands (amendments to Goals 3 and 4 and rules) and for rural/urban lands.

11:00 A.M.

Approximate Time - One Hour

(IF ADDITIONAL SPACE IS NEEDED, PLEASE USE REVERSE SIDE)

ACTION REQUESTED:

- Information only
- Policy direction
- Preliminary approval
- Approval

IMPACT:

- Personnel
- Fiscal/Budgetary
General Fund

Other _____

RECORD OF
COUNTY COMMISSIONER
1988 OCT 27 PM 12:02
MULTI-NOMINEE COUNTY
OREGON

SIGNATURES:

Department Head or County Commissioner Paul Garbrough/bkes

Office of County Management _____

Office of County Counsel _____
(Ordinances, resolutions, agreements, contracts)

Department of Administrative Services _____
(Leases, surplus property, space, purchasing, etc.)

Department of Intergovernmental Relations _____
(Items with impact on other jurisdictions)

**Multnomah County Department of General Services
Assessment & Taxation Division**

Recommendation on Vacant and Abandoned Building Task Force Request

Background:

The City of Portland has requested the assistance of Assessment & Taxation to review the assessed value of the homes in the designated area of the North/Northeast Portland neighborhoods of King, Vernon, Sabin, Concordia, Woodlawn, Piedmont, Humboldt, Boise and Elliot. These neighborhoods are within the Assessment & Taxation Appraisal Districts Six and One. The City's concern is that the assessed values of this area may not reflect present true cash value for some of the property and that it is having a negative impact on the ability to both maintain the stability and revitalize the neighborhoods.

Assessment & Taxation physically appraises one appraisal district each year and updates values of properties in the other five districts by a computerized trending methodology. This methodology statistically analyzes the sales of property in each district for the relevant year and adjusts the assessed value accordingly.

In the appraisal year 1988-1989, the sales data for Districts Six and One indicated a strong need to adjust the values in relation to the sales but the statistical data indicated too great a range of variances to allow a selection of a trending rate with any degree of confidence. This type of data is often an indication that several different "markets" exist within the overall district. This profile is typical where there are areas of increasing values which may be under-assessed and areas of decreasing values which may be over-assessed within the same appraisal district. These two districts, therefore, were not trended in 1988.

As Assessment & Taxation physically appraises each district in the 6 year cycle, new neighborhood boundaries are established which improve our ability to use computer assisted trending. This process conforms to Department of Revenue methodology and was used for the first time in appraising Districts Three and Four. The appraisal neighborhood designation for Districts Five, Six, One and Two have not been made. The City of Portland area in question lies within two Appraisal Districts, Six and One. Appraisal maps and city neighborhood maps do not match. Even when appraisal neighborhoods are designated by A & T there is no assurance that the neighborhoods will coincide.

Neither of the appraisal districts involved in the City of Portland's concerns are scheduled to be physically appraised in the next year. District Six is scheduled for 1991 and District One is scheduled for 1992.

Recommendation on Property Appraisal Request from City of Portland

- Step 1: A & T to divert 2-3 experienced staff appraisers for 3 months to immediately define appraisal neighborhood boundaries in the affected areas.
- Step 2: A & T will then use sales data which is organized by the neighborhoods established in Step 1 to computer trend the property values in the affected areas.

Other Action:

A & T will backfill appraiser staff from qualified lists or retirees so that the work of the appraisal cycle can continue uninterrupted.

The Cost:

- Backfill of 3 appraisers for 3 months with fringe -- \$24,640.
- Computer programming costs -- deferring other projects.
- Key punch at OA 2 rate for 1 month -- \$1,650.
- Total anticipated extra cost -- \$26,290.

Recommendation on Appeals Process

Step 1: A & T staff will work with the Department of Revenue and Board of Equalization to review materials and issues related to making the appeals process more "user friendly."

Step 2: A & T staff will work with the Department of Revenue and Board of Equalization to consider the possibility of one receipt point for appeals of property value year-round.

Comments:

- Computer trending may not solve the problem - we won't know until we do it. A 70% correction rate will be acceptable.
- We can reasonably expect the variances to continue. If we don't do the work to establish neighborhood boundaries now, there is a possibility that District Six and One will not be trended until 1992.
- In the event that trending doesn't work, physical appraisal may be necessary to cure the problem. We will report back to the Board.
- This work will have to be done anyway when we begin the physical appraisal cycle.
- Changing the appeal process may have negative ramifications which argue against year-round receipt of appeals.

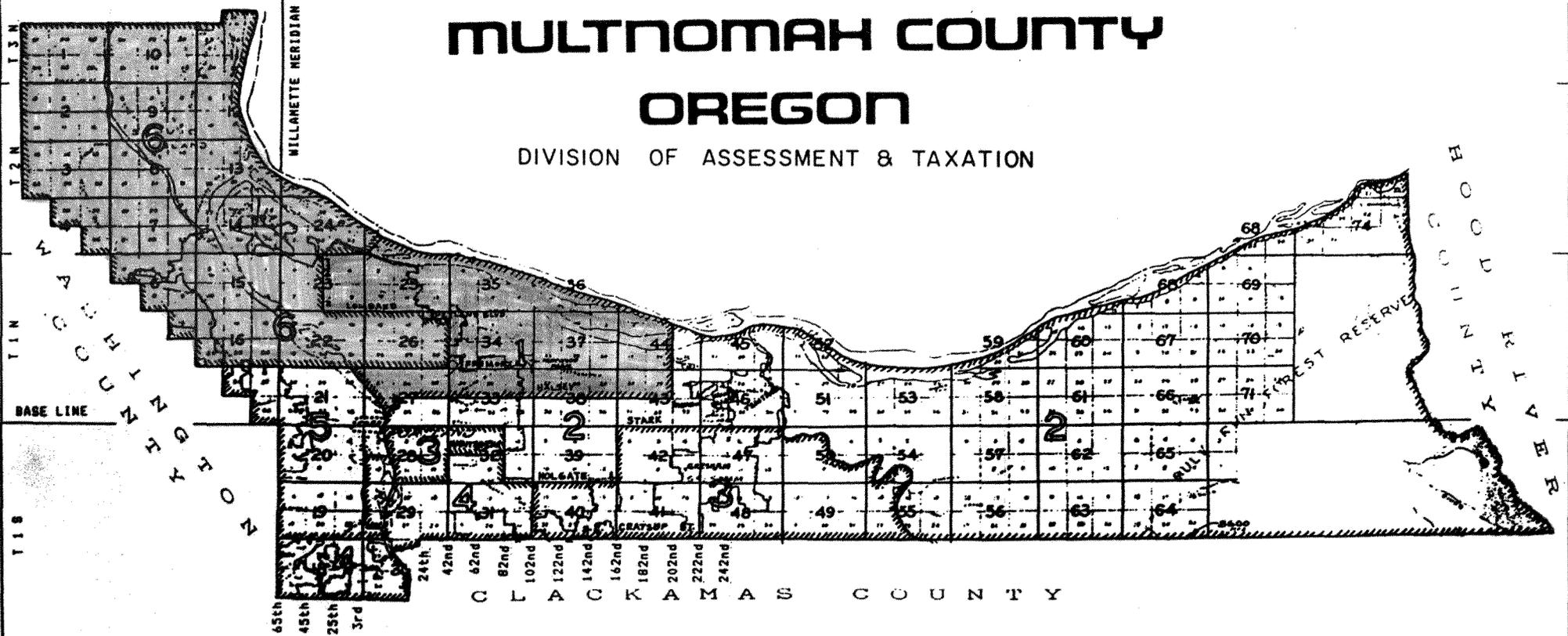
Prepared 10/27/88
Linda D. Alexander

3814F

C O L U M B I A
C O U N T Y

MULTNOMAH COUNTY OREGON

DIVISION OF ASSESSMENT & TAXATION



APPRAISAL DISTRICTS

R 2 W | R 1 W | R 1 E | R 2 E | R 3 E | R 4 E | R 5 E | R 6 E | R 7 E

October 27, 1988

VACANT & ABANDONED BUILDING TASK FORCE: BACKGROUND & RECOMMENDATIONS ON
PROPERTY REVALUATION

INTRODUCTION:

The Mayor's Homestead Task Force was appointed in December, 1987 to investigate the vacant and abandoned housing problem in the City of Portland. Their specific assignment included to assess the extent and distribution of the problem, consider solutions and recommend measures to solve the problem.

A report of the task force was issued April 6, 1988. Report recommendations are included as attachment A to this report. The basic findings were that the problem of vacant property was significant and while disbursed throughout the community, was most significantly concentrated in close-in areas of North, Northeast Portland. Included in recommendations was the combining of the Mayor's Task Force with a Vacant and Abandoned Building Committee which had been formed by Commissioner Bogle with a similar charge.

A progress report of the combined Vacant and Abandoned Buildings Task Force was issued September 1, 1988. Its executive summary is attached as exhibit B. That report contained refined information on numbers and locations of abandoned properties, recommended policy for City Council action, discussions of specific programs to the problem and preliminary recommendations concerning targeting of program efforts. It also included work plans necessary to complete the assignment of the committee.

A number of activities were suggested, the comprehensive application of which will combat the problems of vacant property. Included in those activities are recommendations with regard to property tax assessment reevaluation. Specifically, it was suggested that a request be made of the County to reassess parts of North and Northeast Portland and that the appeal process for property reevaluation be extended throughout the year. The following findings, outcomes and recommendations relate to these suggestions:

Findings:

1. There were over 2300 vacant houses in the City of Portland. The highest concentrations are found in nine inner-North and Northeast neighborhoods. (See maps attached as Exhibit C)
 - 5.5% of single family homes are vacant in the King, Boise, Elliott, Humboldt, Sabin Piedmont, Woodlawn, Concordia and Vernon Neighborhoods.
 - 44% of all of the City's vacant single family houses are found in the same nine neighborhoods.

2. Assessed values in the same nine neighborhoods significantly overstate the values represented by recent real estate transactions.
 - It is not unusual for recent market sales to have occurred at 50% or less of the current assessed value on single family residences in this area.
 - This phenomena is vastly different than other parts of assessment district 1 of which these neighborhoods are a part.
 - Because of these differences, market data has been difficult to assess, re: for trending of values in the area. For this reason, this area has not had values trended in the last year.
 - Although individual appeals of assessed values are available, the process is not easily understood and access time for each avenue of appeal is limited.

3. The disparity between market and assessed value contribute to the vacant housing problem in ways enumerated below. Higher than market assessed values:
 - Create unrealistic expectation by sellers as to reasonable sales price of homes which results in:
 - o Properties remaining on market too long before price adjustments are reached which are in line with true market value.
 - o Depending on motivating factors of sale, this extended period of time on market leads to vacancies which otherwise would not occur.
 - o High asking prices relative to the market's perceived value drive sellers into markets where asking prices are more in line with market.
 - Exacerbates affordability issues:
 - o Limits pool of qualified buyers (taxes are generally second only to mortgage payments in the percent of housing costs. Taxes based on overvaluation can contribute to disqualification of modest income home buyers).
 - o Payments of greater than appropriate taxes my contribute to forcing current owners into tax and mortgage delinquency.
 - o Discourages reinvestment by owners as well as investors when other properties are available which are assessed more in line with true market value.

- Assessment should to reflect true market value:
 - o Over assessed property unfairly taxes those least able to afford it. (Median family income for homeowners in these nine neighborhoods is below that of the City):
 - o Inequity is further compounded by proportionately reducing the share of taxes paid by those whose property is at true market values and whose income is at or above the City median.

RECOMMENDATIONS:

- That the Office of Assessment and Taxation undertake a reevaluation project for those inner-North and Northeast neighborhoods most severely impacted by vacant and abandoned properties.
- That current public information describing property evaluation appeal process be reviewed and rewritten as appropriate to be more user-friendly and be provided for targeted distribution in those same areas.
- That the County investigate the feasibility of extending the time in which applications for reevaluation are accepted for processing to 12 months.

REPORT OF THE MAYOR'S HOMESTEAD TASK FORCE

I INTRODUCTION

Too many homes in once vibrant neighborhoods of the City of Portland are now vacant or completely abandoned, caught in a cycle which fuels a spiral of neglect and degradation. This need not be.

This incidence of housing vacancy, neglect and abandonment has reached crisis proportions in some areas of the City. Abandoned properties quickly deteriorate and are frequently vandalized, often creating dangerous public nuisances. Abandoned properties are commonly repossessed by lending institutions, but are extremely difficult to resell due to their disrepair or location in neighborhoods experiencing high concentrations of vacant houses. This is a burden borne both by private lending institutions and by public lenders, such as the Oregon Department of Veterans Affairs and the Oregon Housing Agency. As more properties become vacant, they attract illegal garbage dumping and illicit activity such as drug house operations. And as crime threatens the daily lives of neighborhood residents, investment in property adjacent to vacant houses is discouraged--leading to further decline.

Disinvestment, urban flight and tax base erosion all combine to undermine the vitality and economic stability of these areas, and drain the financial and human resources necessary to sustain healthy neighborhoods. The loss of these homes to abandonment jeopardizes the livability and safety of our neighborhoods, and represents an unconscionable waste of a valuable resource--a particularly bitter irony at a time when there are so many in need of affordable housing.

The factors that produce these problems are complex and defy either short-term or single-purpose remedies. Halting the deterioration and abandonment of the housing stock is but one aspect, although a critical one, of an effort to rescue troubled neighborhoods from decline. The questions of unemployment, crime and other, broader social and economic conditions, are beyond the scope of this Task Force. It is our hope, however, that solutions for vacant and abandoned housing become a vital part of a comprehensive City effort to address these larger factors.

Recognizing the need for action, the Mayor, in December, 1987, requested the formation of a Homestead Task Force to investigate the vacant and abandoned housing problem. The Task Force was specifically charged with the responsibility to assess the full extent and location of the problem, consider solutions, and recommend measures which could be taken to implement an effective City response.

In responding to the Mayor's charge, the Homestead Task Force has worked for three months, meeting regularly as a group or through substantive subcommittees. Members contributing individually or as subcommittee participants generated the recommendations in Section II and produced the information relating to vacant and abandoned housing in Section III.

Members of the Mayor's Homestead Task Force are:

Marge Kafoury, Chair
Brad Higbee
Office of Intergovernmental Affairs

Chris Tobkin
Dan Steffey
Mayor's Office

Bob Clay
Portland Bureau of Planning

Sam Galbreath
Trish Brown
Portland Development Commission

Margaret Mahoney
Portland Bureau of Buildings

Howard Cutler
Judy Shields
Bureau of Community Development

Jennie Portis
Office of Neighborhood Associations

Sandra Laubenthal
Auditor's Office

Maynard Hammer
Oregon Housing Agency

Vance Susee
Oregon Department of Veterans Affairs

Dave Barrows
Oregon Savings and Loan League

Frank Brawner
Oregon Bankers Association

Peter Herman
Oregon Pioneer Savings

Steve Rudman
M. J. Riehl
Southeast Uplift

II RECOMMENDATIONS

A. Suggested Actions

The Mayor's Homestead Task Force has identified recommendations for action to reduce the large number of vacant and abandoned houses. Some are recommendations for immediate action, such as the joint "open house" planned by public and private lenders to market property they own in the Woodlawn neighborhood. Other recommendations require greater, more considered attention.

1. **Combine All Vacant and Abandoned Housing Committees.**

The Mayor's Homestead Task Force and the Abandoned Buildings Task Force created at Commissioner Bogle's request, are both seeking answers to the same question: what can be done to reclaim all of the vacant and abandoned houses in our neighborhoods? In addition to assembling a great deal of information about the nature and extent of the problem and the resources available for remedial action, this Report specifically acknowledges that comprehensive solutions will require additional work. Effective and viable solutions can best be achieved if the two Task Forces work together. Once combined, a unified effort will provide equal measures of community input and technical support.

Recommendation:

- o Combine the two committees into a Vacant and Abandoned Buildings Task Force, which will contain citizen and technical advisory components.

2. **Develop Task Force Work Schedule**

Once combined, the new Vacant and Abandoned Buildings Task Force should develop a work program containing a schedule for meetings and progress reports, and assignments of tasks to technical advisory subcommittees. Such subcommittees could review marketing strategies, government acquisition authority, the inventory, program strategies, and legislative proposals. Ultimately, a comprehensive final report would be submitted to Council. A suggested work schedule is attached as Section B of the Recommendations Section.

Recommendation:

- o Develop a work schedule for the newly constituted Vacant and Abandoned Buildings Task Force.

3. Continue Vacant Housing Inventory

The inventory developed by the Homestead Task Force provides a snapshot of the vacant and abandoned houses in the City at this time. As a result of creating this inventory, a methodology was developed with the assistance of the Portland Water Bureau which will identify houses, by neighborhood, with no reported water usage for six months. An inventory should be prepared periodically to locate the highest concentrations of such properties, so that remedial actions may be focused accordingly.

Recommendations:

- o Produce a Vacant Housing Inventory on a regular basis.
- o Analyze Water Bureau data for previous years to discover historical incidence of vacant housing and to isolate relevant trends.
- o Refer to Multnomah County records to determine property ownership.

4. Target Programs

Recognizing that available resources are limited and that effective solutions require coordinated action from various governmental agencies, neighborhoods, nonprofit organizations and the private sector, strategies developed should be targeted according to the findings contained in the Vacant Housing Inventory. Some neighborhoods have extremely high concentrations of vacant and abandoned housing. Other areas have a greater incidence of property owned by public and private lending institutions. And still other areas border severely troubled neighborhoods. Solutions should be fashioned to focus appropriate resources accordingly.

Recommendation:

- o Establish a policy and method for targeting appropriate resources to address various concentrations of vacant and abandoned properties in Portland's neighborhoods.

5. Create City Policy

Given the pervasiveness and magnitude of the problem identified in this Report, Portland should establish a new City Vacant Housing Policy that provides a more inclusive, City-wide approach as part of the Comprehensive Plan. A new, encompassing policy is necessary to bring together the often fragmented efforts of the City, in conjunction with neighborhoods, nonprofit organizations and the private sector.

Recommendation:

- o Create a new City Vacant Housing Policy as part of the Comprehensive Plan.

6. Pursue Programs Concerning Vacant Housing

A number of federal, state and City programs address certain aspects of the vacant and abandoned buildings problem. Several of these will soon expire, notably the Mortgage Credit Certificate Program and the Federal Low Income Housing Tax Credit Program. Efforts should be made to use these and other programs for vacant housing to the maximum possible extent. The City should also seek to create new programs and resources, and foster coordination, in responding to the vacant housing problem.

Recommendations:

- o Maximize existing program resources while they are available.
- o Seek further resources to apply to the problem, such as additional funding, properties, building materials and volunteer labor.
- o The Vacant and Abandoned Buildings Task Force should obtain and analyze the final budgets for all programs identified in this Report, and focus attention on programs where greater bureau involvement, coordination or funding would best achieve the City's vacant housing goals.

- o Create programs which will draw upon the collective resources of the private, public and community based organizations.
- o Initiate a large scale effort to provide grants and volunteers for painting and clean-up activities in the most troubled areas, in order to combat the degenerative cycle caused by vacant and deteriorating housing.
- o Identify the resources and funding necessary to assure nuisance abatement in neighborhoods with high concentrations of troubled properties.
- o Include homeowner budget and home maintenance training components as part of a vacant housing program.

7. Promote Joint Lender, Neighborhood, and City Efforts

A number of beneficial actions can be taken immediately, largely due to increased cooperation among the City, lenders and the neighborhoods. One such project is the Woodlawn neighborhood "open house." On a Sunday in May, the Oregon Department of Veterans Affairs, the Oregon Housing Agency and private lending institutions, in conjunction with the neighborhood and the City, will jointly market all of their properties located in Woodlawn. Other cooperative efforts should be developed as well.

Recommendations:

- o Support the Woodlawn Open House, and other neighborhood marketing efforts, involving the City, lenders, neighborhoods, schools, and the police.
- o Work with the public and private lenders and Multnomah County to develop a method to achieve property tax relief for houses in troubled areas.

8. Coordinate With the Planning Process

Comprehensive, long-term solutions to the problems identified in this Report are essential. Accordingly, the City's planning processes should play an important role. The development of plans and policies for major public investment is a particularly critical means of providing direct neighborhood input. Vacant housing and issues relating to neighborhood quality and economic vitality are the fundamental elements of all neighborhood plans.

Recommendations:

- o Use long-range neighborhood plans and area-wide development plans to address issues of neighborhood quality and economic revitalization.
- o Coordinate the various relevant planning efforts already undertaken or soon to be implemented.

9. Pursue Government Acquisition Authority

One way for government to salvage deteriorating and abandoned housing is to acquire it. Lien foreclosure, receivership and condemnation are three methods which could be employed. However, the taking of property by government is often a very sensitive issue. Before the City can aggressively pursue the acquisition of troubled property, the City Council must carefully consider the options and develop a policy which reflects the sensitivity of the community.

a. Lien Foreclosure

Some abandoned or deteriorating properties have City liens on their titles. These liens have been imposed to secure payment and compliance with certain obligations, or to ensure abatement of a nuisance. In some instances foreclosure of these liens would enable the City to obtain the property. Returning the property to the neighborhood as a safe and affordable unit of housing is the challenge which would then face the City.

Recommendations:

- o Adopt an appropriate City policy for an aggressive foreclosure strategy.
- o Consider reduction of the three year redemption period, within which an owner who loses his or her property by foreclosure may repurchase it.
- o Initiate City Attorney review of the possibility of waiving the redemption period.
- o Establish a "rational basis" for targeted foreclosures as part of the City policy.

- o Adopt an administrative process for lien foreclosures.
- o Create the processes and programs required to obtain, rehabilitate and transfer the foreclosed properties.
- o Seek additional funding for acquisition and rehabilitation, and coordinate with existing programs and funding sources.

b. Receivership

Other governmental entities in the United States have appointed receivers to take possession of and rehabilitate badly deteriorated housing. Given the proper authority and resources, this may also prove to be a viable option for Portland.

Recommendations:

- o Initiate City Attorney review of the legality of receivership.
- o Pursue legislation providing clear authority for courts and municipalities to appoint receivers for deteriorated housing.
- o Adopt an appropriate process and program for receivership.
- o Identify funding sources available to the receiver for rehabilitation of the property.

c. Condemnation

To ensure that dangerous and dilapidated housing is adequately upgraded or removed, the City may wish to consider condemnation. Under this method, the City would acquire property for a public purpose through its power of eminent domain, and would then compensate the property owner. The funding required for demolition or rehabilitation and transfer of these properties, and the sums needed to provide compensation, would have to be supplied by the City.

Recommendations:

- o Initiate City Attorney review of the legality of the condemnation process to acquire deteriorated housing.
- o Adopt a City policy defining the appropriate use of condemnation.
- o Develop a process and program for condemning, demolishing, rehabilitating and transferring such property.
- o Seek necessary funding to implement a condemnation policy.

10. Legislative Efforts

Many of the recommendations made in this Report identify the need for additional funding. This, of course, is a perennial and pervasive problem. Specific opportunities for additional funding, and not simply general requests, are enumerated below. In stocking its arsenal to confront the vacant and abandoned housing problem, the City should pursue as many opportunities for new or improved programs as are possible in both Washington, D.C., and Salem.

Recommendations:

- o Seek increased funding for the federal Urban Homestead Program.
- o Pursue amendments to the federal Urban Homestead Program to allow participating cities to acquire houses other than those repossessed by federal agencies.
- o Seek federal appropriation for the Nehemiah Housing Program.
- o Seek reauthorization of, and additional funding for, relevant federal programs which will soon end.
- o Seek establishment of a state homestead program.

VACANT AND ABANDONED BUILDINGS TASK FORCE

EXECUTIVE SUMMARY

In the past year, two committees were organized to look at issues related to vacant and abandoned buildings in Portland. In December, 1987 Mayor Clark appointed a committee of housing professionals from both the public and private sectors. In February, 1988 Commissioner Bogle convened a citizen task force. Both groups had similar charges:

Find out how many vacant and abandoned houses there are in the City of Portland.

Find out where the houses are located.

Propose ways to significantly decrease the number.

The group of housing professionals produced a first progress report in April. As a result of that report, the two groups joined efforts and took on the name of the Vacant and Abandoned Buildings Task Force (VAB Task Force). Members of the task force divided into four, hard working subcommittees. Each subcommittee has produced a second progress report. Copies of each of the reports are attached.

-How many vacant and abandoned houses?

Information has been gathered from the Portland Water Bureau showing the number of single family houses within the city that have had no water usage for at least six months. These houses are, therefore, considered vacant. Some bugs must still be worked out of the computer programs that have been designed to access the data. Nevertheless, the task force is confident in saying that there are at least 2,300 vacant houses within the city.

-Where are the houses located?

The Water Bureau data has been sorted by city neighborhoods. The neighborhood sort has shown that 541, or nearly 24%, of the vacant houses are located within six inner northeast neighborhoods.

The task force is requesting that the data be sorted further, into census blocks. The purpose is to identify concentrations of vacant houses within neighborhoods.

-Ways to decrease the numbers

The task force recognizes that possible solutions will come from two perspectives: 1) Something must be done immediately with current resources; and 2) The problem is larger than current resources can address. Additional resources must be secured and comprehensive plans must be developed.

Overview: Policy Considerations requiring City Council action

Several recommendations in the task force's report will require Council action and direction. The central theme places the city in a more aggressive position of reclaiming vacant and abandoned buildings. The report suggests the city actively pursue regulatory powers (lien foreclosure, receivership, condemnation) to acquire properties. It also recommends focusing resources to targeted areas; designing a flexible menu of programs linked to neighborhood development planning efforts; and, securing additional private and public sector resources. The subcommittee outlines titled "Work Remaining" denote activities which may require Council action.

City Housing Policy

Amendments to the current city housing policy are recommended. These proposed changes provide a rationale for reallocating scarce city resources to address the problem of vacant houses. They also provide a basis for long range neighborhood development planning, and changes to program designs and administrative/legal procedures that affect the city's ability to reclaim vacant houses. The proposed additions to housing policy objectives emphasize the importance of preventative measures.

Targeting

The task force is developing a targeting methodology which will divide the 44 HCD eligible neighborhoods (over 51% low-moderate income) into three categories: severely affected by vacant houses; moderately affected; and, neighborhoods at risk. Placement into the three categories will be based on numbers and percentages of vacant houses. Refined targeting within neighborhoods (8-10 block areas with significant problems) will require extensive participation from the neighborhood residents.

The attached progress report from subcommittee 3 suggests a more elaborate targeting process. Instead, the simple method discussed in the previous paragraph is now recommended. The Neighborhood Revitalization Office will be designing a targeting system that can be applied in the future, if a more in-depth approach is appropriate.

Programs

At present the task force has examined current programs operated by the city that can reclaim vacant houses and programs operated by non profit organizations. They have concluded that many of the programs needed, already exist in some format. These existing programs can be modified and/or expanded to better provide remedial action. Additional programs must be created in order to provide responsible management and acquisition options for controlling the problem in the future.

Percentage of Vacant Houses in Each HCD Eligible Neighborhood*

| NEIGHBORHOOD | TOTAL HOUSING UNITS | %TOTAL SINGLE FAMILY | #TOTAL SINGLE FAMILY | #SINGLE FAMILY VACANT | %VACANT SINGLE FAMILY |
|--------------------------|---------------------|----------------------|----------------------|-----------------------|-----------------------|
| BOISE | 1231 | 62.96 | 775 | 97 | 12.52 |
| ELIOT | 1464 | 46.99 | 688 | 82 | 11.92 |
| KING | 2170 | 77.97 | 1692 | 170 | 10.05 |
| VERNON | 1182 | 69.97 | 827 | 56 | 6.77 |
| HUMBOLDT | 2214 | 57.99 | 1284 | 78 | 6.07 |
| BRENTWOOD-DARLINGTON | 1736 | 88.00 | 1528 | 83 | 5.40 |
| SABIN | 1361 | 82.00 | 1116 | 58 | 5.20 |
| BUCKMAN | 4520 | 17.99 | 813 | 38 | 4.67 |
| WOODLAWN | 1919 | 86.97 | 1669 | 77 | 4.61 |
| GOOSE HOLLOW | 3768 | 5.00 | 188 | 7 | 3.70 |
| NORTHWEST | 7950 | 12.00 | 954 | 34 | 3.56 |
| CORBETT-TRWLLGR-LAIR HLL | 1979 | 41.99 | 831 | 27 | 3.25 |
| CONCORDIA | 4234 | 83.99 | 3556 | 95 | 2.67 |
| PORTSMOUTH | 2993 | 56.00 | 1676 | 44 | 2.63 |
| LENTS | 4642 | 79.00 | 3667 | 91 | 2.48 |
| ST. JOHNS | 5508 | 66.99 | 3690 | 91 | 2.47 |
| KENTON | 2861 | 87.98 | 2517 | 61 | 2.42 |
| CRESTON-KENILWORTH | 3584 | 46.99 | 1684 | 39 | 2.32 |
| SULLIVANS GULCH | 1650 | 16.00 | 264 | 6 | 2.30 |
| KERNS | 3061 | 23.98 | 734 | 16 | 2.18 |
| PIEDMONT | 2562 | 81.97 | 2100 | 44 | 2.10 |
| OVERLOOK | 2697 | 76.97 | 2076 | 41 | 1.97 |
| MT. SCOTT-ARLETA | 2858 | 79.99 | 2286 | 45 | 1.97 |
| SUNNYSIDE | 3455 | 45.99 | 1589 | 30 | 1.89 |
| BROOKLYN | 1626 | 59.96 | 975 | 18 | 1.85 |
| MONTAVILLA | 5826 | 74.00 | 4311 | 74 | 1.72 |
| ARBOR LODGE | 2615 | 87.00 | 2275 | 38 | 1.67 |
| HOSFORD-ABERNATHY | 3500 | 62.00 | 2170 | 36 | 1.66 |
| FOSTER POWELL | 3325 | 81.98 | 2726 | 43 | 1.58 |
| CENTER | 2359 | 53.96 | 1273 | 19 | 1.49 |
| RICHMOND | 5103 | 72.00 | 3674 | 41 | 1.12 |
| SELLWOOD MORELAND | 5506 | 61.99 | 3413 | 37 | 1.08 |
| HOLLYWOOD | 935 | 73.00 | 683 | 6 | .90 |
| | 102394 | | 59704 | 1722 | |

* Over 50% of the households with income less than median

Notes:

3 HCD Eligible Neighborhoods have been deleted from the list because they have less than 100 single family houses each. (Downtown, Burnside, Columbia South Shore)

6 HCD Eligible Neighborhoods are not included on this list because data is not yet available. (Lloyd Center, Linnton, Airport, Cully, Madison N, Parkrose Community Group)

Number of Vacant Houses in Each HCD Eligible Neighborhood*

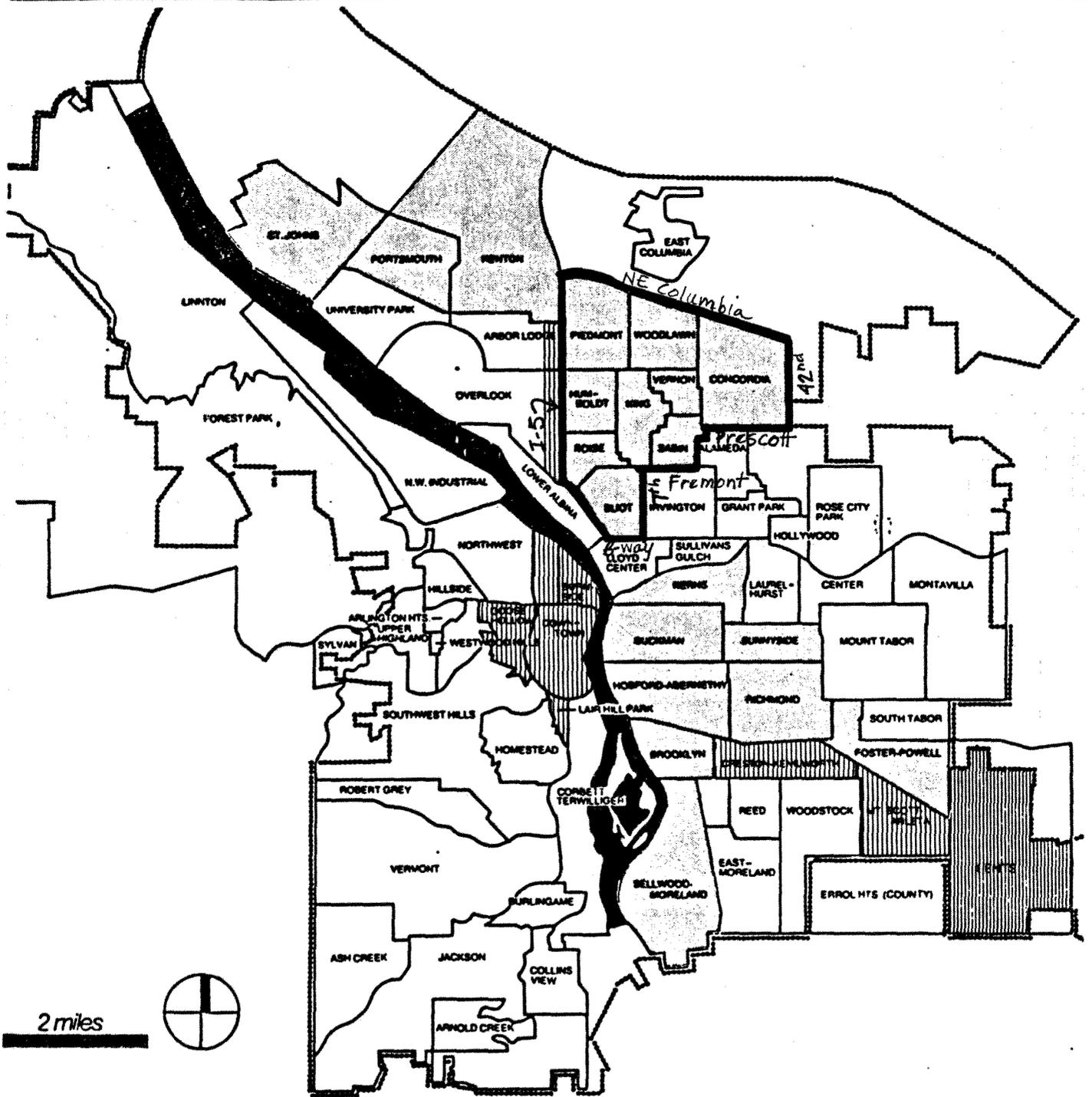
| NEIGHBORHOOD | TOTAL HOUSING UNITS | %TOTAL SINGLE FAMILY | #TOTAL SINGLE FAMILY | #SINGLE FAMILY VACANT | %VACANT SINGLE FAMILY |
|--------------------------|---------------------|----------------------|----------------------|-----------------------|-----------------------|
| KING | 2170 | 77.97 | 1692 | 170 | 10.05 |
| BOISE | 1231 | 62.96 | 775 | 97 | 12.52 |
| CONCORDIA | 4234 | 83.99 | 3556 | 95 | 2.67 |
| LENTS | 4642 | 79.00 | 3667 | 91 | 2.48 |
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| WOODLAWN | 1919 | 86.97 | 1669 | 77 | 4.61 |
| MONTAVILLA | 5826 | 74.00 | 4311 | 74 | 1.72 |
| KENTON | 2861 | 87.98 | 2517 | 61 | 2.42 |
| SABIN | 1361 | 82.00 | 1116 | 58 | 5.20 |
| VERNON | 1182 | 69.97 | 827 | 56 | 6.77 |
| MT. SCOTT-ARLETA | 2858 | 79.99 | 2286 | 45 | 1.97 |
| PIEDMONT | 2562 | 81.97 | 2100 | 44 | 2.10 |
| PORTSMOUTH | 2993 | 56.00 | 1676 | 44 | 2.63 |
| FOSTER POWELL | 3325 | 81.98 | 2726 | 43 | 1.58 |
| OVERLOOK | 2697 | 76.97 | 2076 | 41 | 1.97 |
| RICHMOND | 5103 | 72.00 | 3674 | 41 | 1.12 |
| CRESTON-KENILWORTH | 3584 | 46.99 | 1684 | 39 | 2.32 |
| BUCKMAN | 4520 | 17.99 | 813 | 38 | 4.67 |
| ARBOR LODGE | 2615 | 87.00 | 2275 | 38 | 1.67 |
| SELLWOOD MORELAND | 5506 | 61.99 | 3413 | 37 | 1.08 |
| HOSFORD-ABERNATHY | 3500 | 62.00 | 2170 | 36 | 1.66 |
| NORTHWEST | 7950 | 12.00 | 954 | 34 | 3.56 |
| SUNNYSIDE | 3455 | 45.99 | 1589 | 30 | 1.89 |
| CORBETT-TRWLLGR-LAIR HLL | 1979 | 41.99 | 831 | 27 | 3.25 |
| CENTER | 2359 | 53.96 | 1273 | 19 | 1.49 |
| BROOKLYN | 1626 | 59.96 | 975 | 18 | 1.85 |
| KERNS | 3061 | 23.98 | 734 | 16 | 2.18 |
| GOOSE HOLLOW | 3768 | 5.00 | 188 | 7 | 3.70 |
| SULLIVANS GULCH | 1650 | 16.00 | 264 | 6 | 2.30 |
| HOLLYWOOD | 935 | 73.00 | 683 | 6 | .90 |
| | 102394 | | 59704 | 1722 | |

* Over 50% of the households with income less than median

Notes:

3 HCD Eligible Neighborhoods have been deleted from the list because they have less than 100 single family houses each. (Downtown, Burnside, Columbia South Shore)

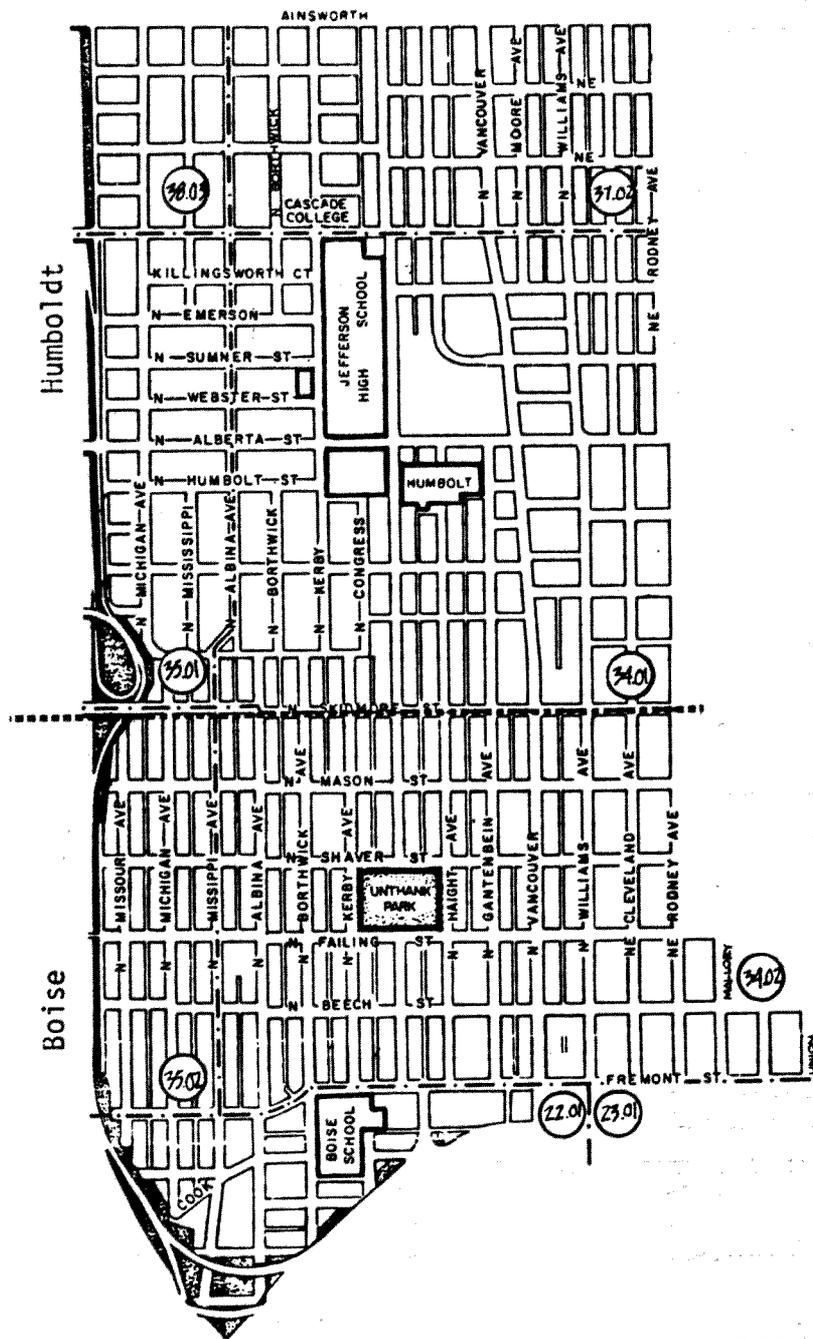
6 HCD Eligible Neighborhoods are not included on this list because data is not yet available. (Lloyd Center, Linnton, Airport, Cully, Madison N, Parkrose Community Group)



FIGURE

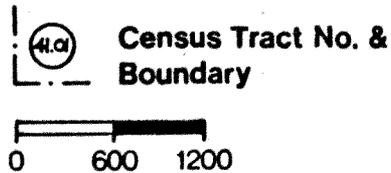
1979-86 HOMESTEAD AREA BOUNDARIES

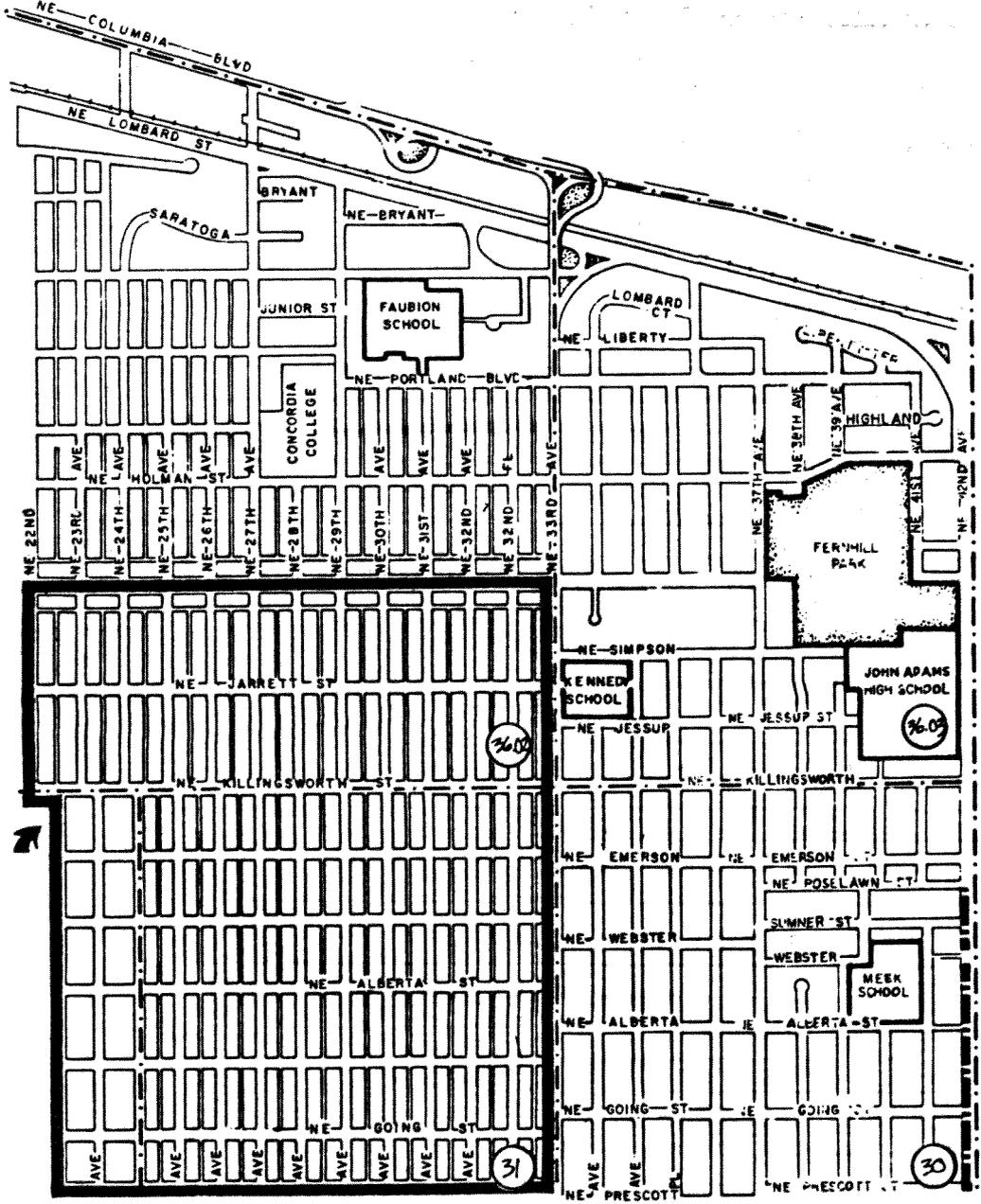
- HOMESTEAD NEIGHBORHOODS - ORIGINAL APPLICATION 1979
- ▨ ADDITIONAL HCD NEIGHBORHOODS 1980-86



Boise - Humboldt

Housing and Community Development Program

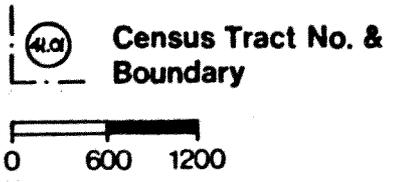


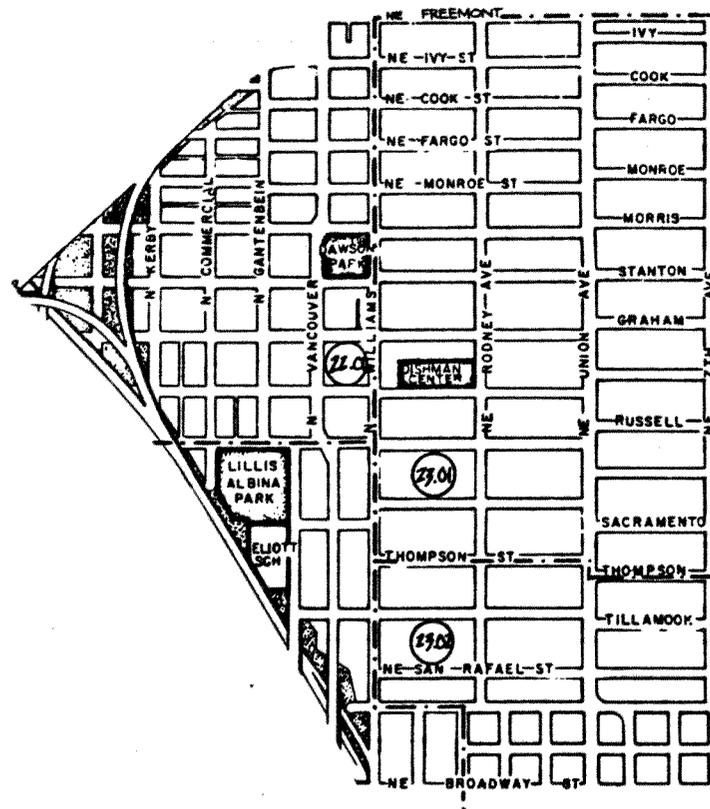


Project
Area
Boundary

Concordia

Housing and Community Development Program

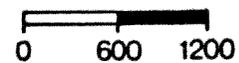


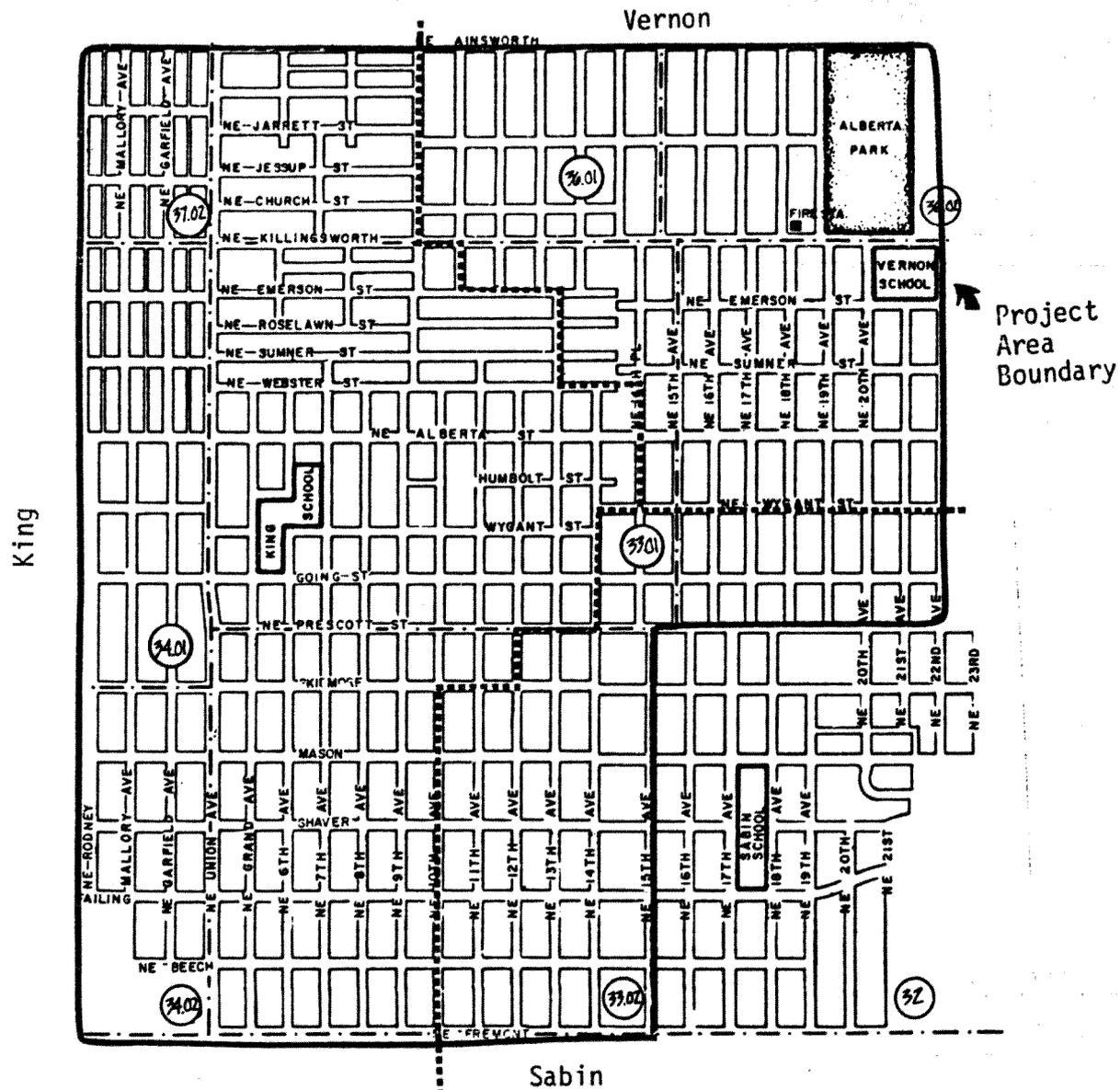


Eliot

Housing and Community Development Program


Census Tract No. & Boundary

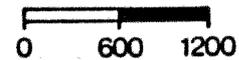


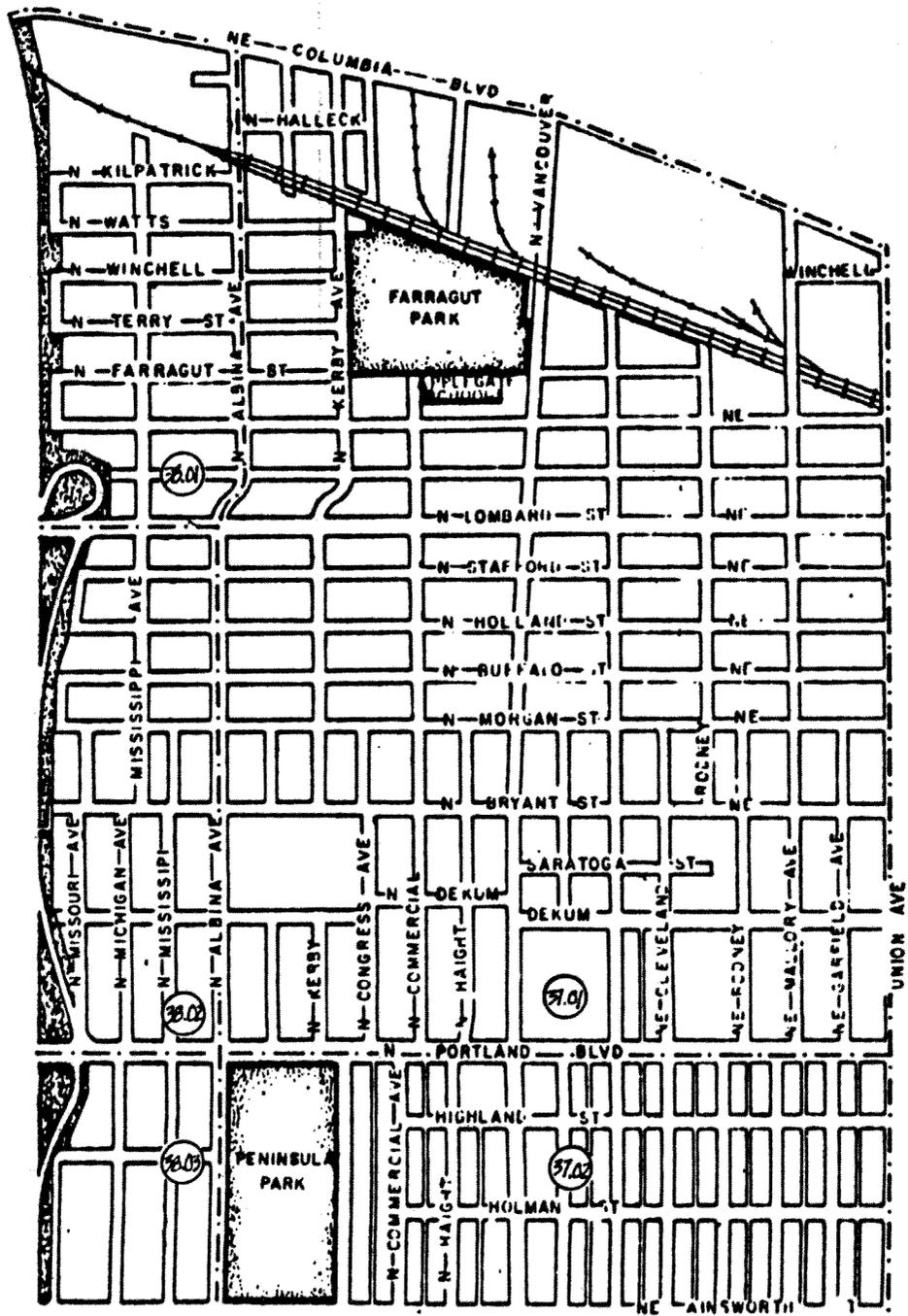


King-Vernon-Sabin

Housing and Community Development Program

 Census Tract No. & Boundary



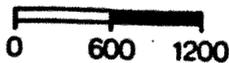


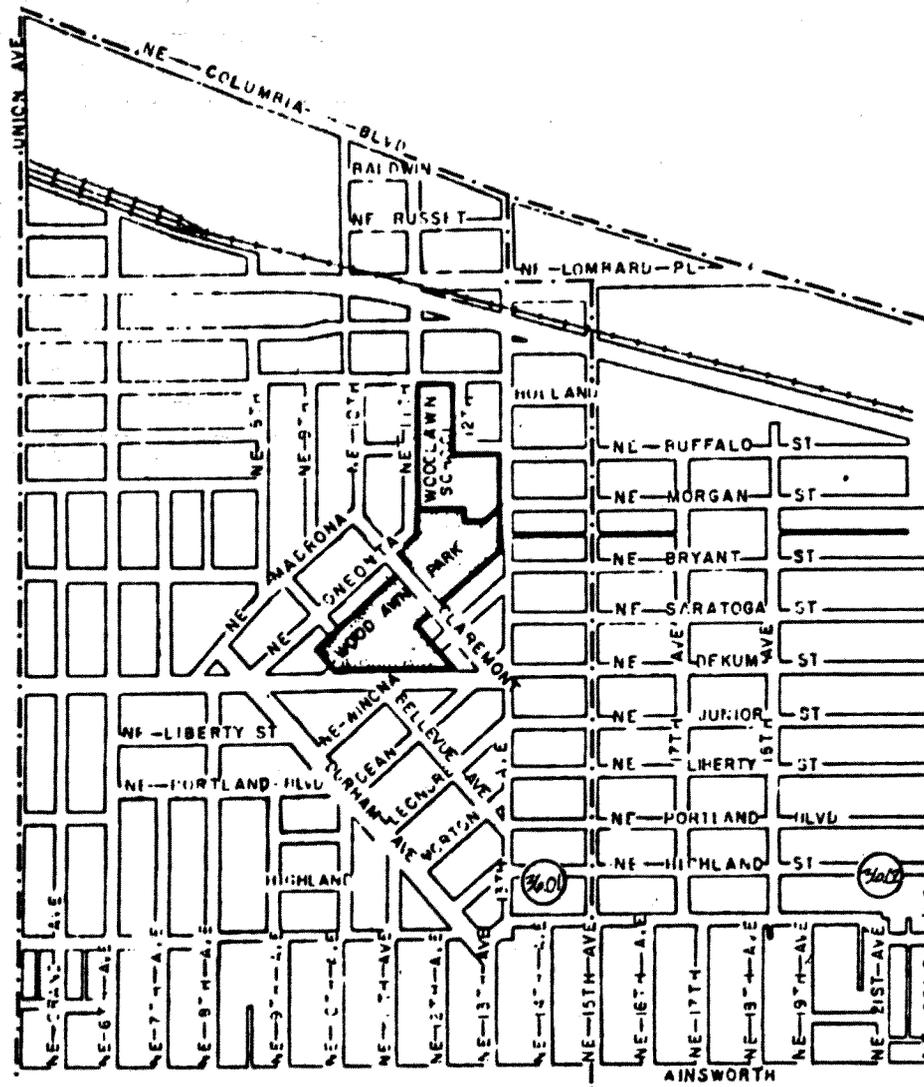
★ Commercial Rehab Loans
Only

Piedmont

Housing and Community Development Program


Census Tract No. & Boundary





Woodlawn

Housing and Community Development Program

★ Commercial Rehab Loans Only


Census Tract No. & Boundary

