

4/2/71

MEMO TO FILE

REGARDING EMANUEL REPLACEMENT HOUSING AGREEMENT--DISTRIBUTION OF COPIES

On this date the following distribution was made (with cover letters):

- H.J. Barnes--Legal Aid. 1 original and 9 copies
- Paul Hanson, Emanuel. 1 original and 1 copy
- Gene Rossman, HAP. 1 original and 1 copy
- Charles Jordan, CDA. 1 original and 1 copy
- Josiah Nunn, CPB. 1 original and 1 copy
- Russ Dawson, DHUD. 1 copy
- Sam Leshner, DHUD. 1 copy
- Helen Benjamin, DHUD. 1 copy
- Howard Traver, City Hall 1 copy
- Ed Warmoth, City Hall 1 copy

PDC files:

1 <sup>attached</sup> original master copy and several copies.

NOT TO BE REMOVED FROM FILE

April 2, 1971

Mr. H. J. Barnes  
Legal Aid Service  
517 N. E. Killingsworth  
Portland, Oregon

Dear Jim:

Attached are ten copies of the Replacement Housing Agreement that you requested. If you need any more copies or have any further thoughts on the matter, please give me a call.

Very truly yours,

John B. Kenward  
Executive Director

JBK:mg  
Enclosures :  
Original and 9 copies

April 2, 1971

Mr. Gene W. Rossman  
Executive Director  
Housing Authority of Portland  
4400 N. E. Broadway  
Portland, Oregon

Dear Gene:

Here are two copies of the Replacement Housing Agreement  
for your files.

If you wish any more or have any further thoughts on the  
matter, please give me a call.

Very truly yours,

John B. Kenward  
Executive Director

JBK:mg  
Enclosures:  
Original and one copy

April 2, 1971

Mr. Paul Hanson, President  
Emanuel Hospital  
2801 N. Gantenbein Avenue  
Portland, Oregon 97227

Dear Paul:

Here are two copies of the Replacement Housing Agreement  
for your files.

If you wish any more or have any further thoughts on the  
matter, please give me a call.

Very truly yours,

John B. Kenward  
Executive Director

JBK:mg  
Enclosures:  
Original and 1 copy

April 2, 1971

Mr. Edward J. Warmoth  
Model Cities Coordinator  
Office of the Mayor  
City Hall  
Portland, Oregon

Dear Ed:

Enclosed is a copy of the Replacement Housing Agreement  
for your files.

If you wish any more or have any further thoughts on the  
matter, please give me a call.

Very truly yours,

John B. Kenward  
Executive Director

JBK:mg  
Enclosure

April 2, 1971

Mr. Howard Traver  
Executive Assistant to Mayor Schruck  
City Hall  
Portland, Oregon

Dear Howard:

Enclosed is a copy of the Replacement Housing Agreement  
for your files.

If you wish any more or have any further thoughts on the  
matter, please give me a call.

Sincerely,

John B. Kenward  
Executive Director

JBK:mg  
Enclosure

(copy)

April 2, 1971

Mr. Josiah J. Nunn, Chairman  
Citizens Planning Board  
6133 N. E. 8th Avenue  
Portland, Oregon 97211

Dear Joe:

Enclosed is an original and one copy of the Replacement  
Housing Agreement for your files.

If you need more copies or have any further questions re-  
garding this matter, please give me a call.

Very truly yours,

John B. Kenward  
Executive Director

JBK:mg  
Enclosures

April 2, 1971

Mr. Charles Jordan, Director  
Model Cities Program  
5329 N. E. Union Avenue, Suite 210  
Portland, Oregon 97211

Dear Charles:

Enclosed is an original and one copy of the Replacement  
Housing Agreement for your files.

If you need more copies or have any further questions re-  
garding this matter, please give me a call.

Very truly yours,

John B. Kenward  
Executive Director

JBK:mg  
Enclosures

500-7d-4c

April 2, 1971

Mr. Russell H. Dawson, Director  
DHUD Area Office  
520 S. W. Sixth Avenue  
Portland, Oregon 97204

Dear Russ:

Here is a copy of the Replacement Housing Agreement which you were so helpful in working out.

If you wish additional copies for your file or have any further thoughts on the matter, please give me a call.

Sincerely,

John B. Kenward  
Executive Director

JBK:mg  
Enclosure  
cc: Sam E. Leshar  
Helen Benjamin

## AGREEMENT

This document, consisting of three pages, memorializes the understanding of the several signatory parties.

This agreement was reached after negotiations conducted between said parties preceding the 11th of March, 1971, when the final understanding was consummated.

### FIRST

The parties understand that the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 applies to the relocation of residents from the Emanuel Hospital Urban Renewal Project (ORE. R-20), and fully endorse the letter and intent of said Act.

### SECOND

The parties agree:

That it is desirable to improve the Model Cities Area for residential purposes and to increase the supply of standard housing available within the Model Cities Area for persons of low and moderate income.

That the development of attractive and standard, Federally-assisted, low and moderate income dwelling units within the Model Cities Area is essential to the preservation and improvement of that area as a residential district.

That the area designated in the Emanuel Hospital Project Urban Renewal Plan for housing is suitable for development of Federally-assisted low and moderate income housing, including public housing.

That, at the present time there are approximately 180 existing housing units, the majority of which are substandard and of which approximately 135 are presently occupied.

That the parties agree to cooperate in the development of the aforescribed area within the Emanuel Hospital Urban Renewal Project with approximately 180 to 300 units of Federally-assisted low and moderate income housing, including public housing, and complementary residential and supportive use, subject to the terms of the Emanuel Hospital Project Urban Renewal Plan and applicable laws, rules and regulations governing the development of the Project Area and the development of low and moderate income housing.

That units to be furnished by the Housing Authority of Portland shall be in addition to those covered in its existing Cooperation Agreement with the City of Portland and shall be funded by resources other than those required to fulfill requirements of the Housing Authority's present, outstanding Cooperation Agreements with the City of Portland and the County of Multnomah and those program reservations for which the Housing Authority has heretofore applied.

That said development will be given the highest Project priority possible.

### THIRD

The parties agree:

That, all of the parties will cooperate in providing Federally-assisted housing to achieve the goal of replacing all existing housing units demolished as a result of the Emanuel Hospital Urban Renewal Project with not less than an equal number of newly-constructed standard housing units located within the Project Area or as near as possible to the Project Area and all within the Model Cities Area. It is recognized that the development of such housing is dependent upon the desires of the citizens of the Model Cities Area in designating areas suitable for development of new housing and the availability of funds to carry

our urban renewal activities and to construct such new housing.

FOURTH

The parties agree:

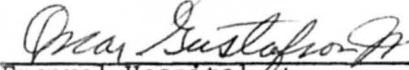
That, the Relocation Program in connection with the Emanuel Hospital Urban Renewal Project will be conducted in accordance with the laws, rules and regulations of the Department of Housing and Urban Development including "freedom of choice standards" and assistance will be provided to residents displaced to relocate in type and location of housing according to the choice of the individual resident.

IT IS CONCLUDED THAT:

Each and every party agrees to the above principles and objectives and will devote the maximum energy and enthusiasm attainable toward achieving the above goals and improving the housing situation of Model Cities residents.

  
Emanuel Displaced Persons Association

3/25/71  
Dated

 Senior Vice President  
Emanuel Hospital \*

3/26/71  
Dated

  
Housing Authority of Portland

3/26/71  
Dated

  
Model Cities Citizens' Planning Board

3/26/71  
Dated

  
City Demonstration Agency

3. 31 - 71  
Dated

  
Portland Development Commission

MAR 25 1971  
Dated

# portland model cities

CITY DEMONSTRATION AGENCY  
5329 N.E. UNION AVENUE  
PORTLAND, OREGON 97211  
288-6923

March 31, 1971

Portland Development Commission  
Emanuel Displaced Persons Association  
Emanuel Hospital  
Housing Authority of Portland

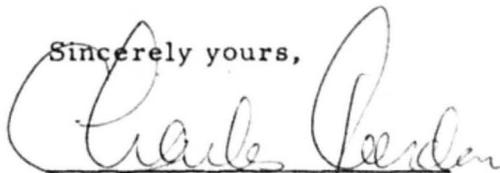
Gentlemen:

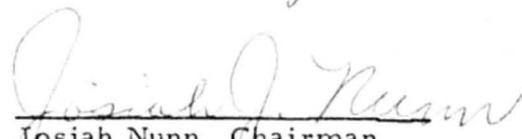
We, Charles Jordan and Josiah Nunn, sign this Replacement Housing Agreement as representatives of the Model Cities Agency and Citizens Participation structure respectively with a sincere desire to exert as much energy and enthusiasm as humanly possible to attain the goals described in the Agreement.

We are of the understanding that this is a moral commitment and not a financial one, yet we are not so naive to believe that homes are built on morality. However, we are in no position at this time to commit any present or future funds to the "Emanuel Hospital Urban Renewal Project Area" exclusively.

Trusting this letter will be interpreted in the same vain in which it is intended.

Sincerely yours,

  
Charles Jordan, Director

  
Josiah Nunn, Chairman  
Citizens Planning Board

Emanuel Hospital

2801 north gantenbein avenue • portland, oregon 97227

March 26, 1971



Portland Development Commission  
Emanuel Displaced Persons Association  
Model Cities Citizens Planning Board  
Housing Authority of Portland  
City Demonstration Agency

Gentlemen:

Enclosed are six copies of Replacement Housing Agreement which have been executed on behalf of the Emanuel Hospital Board.

Emanuel fully supports the principle of additional low and moderate income housing in and near the Emanuel Project Area and will make every effort to work with and assist the other parties to the Agreement in the development of such housing. For purposes of clarification, Emanuel can make no financial commitment at this time to develop such housing itself. The land designated within the Project Area for residential use will, however, be made available to other participating agencies for development and, if Federal funds are directly available to develop the housing, Emanuel will cooperate in any manner which seems appropriate within its legal authority to act.

It is our understanding that the Agencies which will be actively involved in attempting to develop the housing will be the Housing Authority of Portland, Portland Development Commission, Emanuel Displaced Persons' Association and the Hospital, and that the City Demonstration Agency of the City of Portland and the Model Cities Citizens' Planning Board will actively assist in designating appropriate sites, obtaining citizen participation and attempting to obtain Federal funds for such low and moderate income housing.

Very truly yours,

A handwritten signature in cursive script, appearing to read 'Oscar Gustafson, Jr.'.

Oscar Gustafson, Jr.  
Senior Vice President

OG/rw

500 - 7d - 4c  
a s i a

March 22, 1971  
4:30 P.M.

EMANUEL HOSPITAL REPLACEMENT HOUSING AGREEMENT

Spence has checked again this afternoon on the status of signatures by the various parties to the Replacement Housing Agreement, as follows:

1. EDPA - According to Jim Barnes, the EDPA is to have a meeting this week - day not set. He is recommending that the EDPA sign the Agreement.
2. PDC - Commission has already authorized the Executive Director to sign the Agreement.
3. HAP - Gene Rossman's assistant, Mrs. Ruth VanGorder, advises that HAP has a special meeting scheduled for Tuesday, 3/23, to consider the matter.
4. EMANUEL - Oscar Gustafson advises that the Board has considered the Agreement. They have a couple questions of a legal nature (no details given by Mr. Gustafson) which Jim Swindells wants to talk to Olly about -- otherwise, Hospital is ready to sign. Spence has already asked Olly to contact Mr. Swindells.
5. CDA - Charles Jordan advised Spence that he believes the Mayor should sign the Agreement for the CDA. He asked that PDC contact the Mayor's office. Spence will call Howard Traver unless you prefer to do so yourself. I am to let him know. BK
6. CPB - Charles Jordan has advised Spence that he will contact Joe Nunn and ask him if he will sign the Agreement on recommendation of the CPB executive committee. If so, he will arrange for executive committee meeting. If not, it will be necessary to place the matter on the CPB agenda for April 6th.

Spence has called Hazel about this. Hazel does not think Joe Nunn will sign the Agreement, however authorized, until the EDPA has signed. In the event EDPA signs this week, Hazel will see that the matter gets on the CPB Agenda for April 6th unless Nunn signs the agreement before that time upon recommendation of the CPB Executive Committee.

500-7d-4k

PORTLAND DEVELOPMENT COMMISSION  
Portland, Oregon

RESOLUTION NO. 1330

RESOLUTION AUTHORIZING AGREEMENT IN CONNECTION  
WITH RELOCATION ACTIVITIES IN EMANUEL HOSPITAL  
URBAN RENEWAL PROJECT AREA AND DEVELOPMENT OF  
REPLACEMENT HOUSING

WHEREAS, the Commission is proposing to undertake, with the financial assistance of the Department of Housing and Urban Development, an urban renewal project known as the Emanuel Hospital Urban Renewal Project (ORE. R-20); and,

WHEREAS, such Project will result in the removal of approximately 180 existing housing units, the majority of which are substandard and of which 135 are presently occupied; and,

WHEREAS, the Emanuel Displaced Persons' Association (EDPA) has proposed that the EDPA, the Commission, Emanuel Hospital, the Housing Authority of Portland, the Model Cities Citizens' Planning Board and the City Demonstration Agency enter into an agreement to achieve the following:

1. That relocation activities be undertaken pursuant to the provisions of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970;
2. That low and moderate income housing be developed within the Project Area in accordance with the Urban Renewal Plan and that such development be given the highest Project priority possible;
3. That replacement housing to achieve the goal of replacing all existing housing units demolished as a result of the Project with not less than an equal number of newly constructed standard housing units located within the Project Area or as near as possible to the Project Area and all within the Model Cities Area;
4. That the relocation program be conducted under the "freedom of choice standards" of the Department of Housing and Urban Development;

and,

WHEREAS, the Commission is in full accord with all of the above described objectives and desires to relocate all persons displaced through urban renewal activities in decent, safe and sanitary housing within the means of those displaced and to assist and cooperate in providing newly constructed standard housing units for persons of moderate and low income as needed in the Model Cities Area and in the community generally; and,

WHEREAS, the Executive Director should be authorized to enter into an agreement with the described agencies and associations to achieve such objectives; now, therefore, be it

RESOLVED, that the Executive Director is hereby authorized to enter into an agreement with the above described agencies and associations to achieve the described objectives and, upon execution of such an agreement, to cooperate with all of such agencies and associations in actually achieving such objectives; and, be it

FURTHER RESOLVED, that this Resolution shall become effective immediately upon its adoption.

Adopted by the Commission **MAR 15 1971**

**IRA C. KELLER**

---

Chairman

**HAROLD HALVORSEN**

---

Secretary

500-7d-4C  
E. H. D. P. A.

EMANUEL HOSPITAL PROJECT RELOCATION AGREEMENT WITH EDPA (Replacement Housing)

1. PDC authorize Executive Director to sign agreement on 3/15/71.
2. Emanuel Hospital ready to sign Agreement as is, but will defer signing until final form is agreed to.
3. Housing Authority of Portland. JBK spoke to Fred Rosenbaum and read form of Agreement to him over the telephone. Mr. Rosenbaum indicated that it sounded okay to him, but would review it, after which Gene Rossman will be authorized to execute the same.  
(Check exact date we can expect signed agreement to be returned.)
4. City Demonstration Agency. JBK talked to Charles Jordan. He said he would take care of signing by CDA. Wanted to be sure EDPA had agreed.
5. Model Cities Citizens' Planning Board. Hazel Hays requested by JBK to speak to Joe Nunn about getting the Agreement before the CPB on Tuesday, March 16th, for approval and signature.
6. EMANUEL DISPLACED PERSONS ASSOCIATION (EDPA). The discussion with EDPA attorney (Jim Barnes - Legal Aid) this date would indicate that EDPA will sign Agreement before Tuesday the 16th. JBK check with Barnes Monday morning.

JBK:jk  
3/12/71  
4:00 P.M.

500 7d-4c  
E N O T A

MEMO TO FILE

3/12/71

as discussed at  
HAF meeting  
↑  
3-11-71

JBK talked to Mr. Barnes, Legal Aid, regarding the relocation agreement, and Mr. Barnes said it seemed fine to him. His people will check out the numbers and he will call back.

500-7d-4c *gsk*  
500-8d-2

MEETING WITH HOUSING AUTHORITY OF PORTLAND

THURSDAY, MARCH 11, 1971, 5:30 P.M.

SUBJECT: Agreement with Emanuel Displaced Persons' Association and Others concerning Replacement Housing - Emanuel Hospital Project Relocation

ATTENDANCE:

- ✓ Jim Barnes, Legal Aid
- ✓ Charles Jordan, Model Cities Agency
- Joe Nunn, Citizens' Planning Board - *Chas Jordan to notify*
- ✓ Oscar Gustafson, Emanuel Hospital
- ✓ John Kenward, Portland Development Commission
  - ✓ (Olly Norville
  - ✓ Mike Cook
  - ✓ Hazel Hays
  - ✓ ~~Chuck Taft~~
  - ✓ ~~Ernie Yuzon~~
  - ✓ Norm Beukelman)

*500-8d-2*  
Oscar Gustafson will bring plans and perspectives that they have. Also will bring along the Hospital Architects if they are in Portland at time of meeting. Mr. Gustafson is clearing with the Emanuel Board and will be prepared to sign the Agreement if okayed by the Board.

NOTE: In accord with your discussion on Tues. (3/9) with Spence concerning this meeting, Mary has marked your calendar to have a meeting with our staff at 10:30 A.M., Thursday morning, to prepare for the meeting with the Housing Authority.

700-2a-3  
2d revised applic

650-7d-1

500-7d-40  
EN DP 13

March 2, 1971

Mr. Lawrence M. Cox  
P. O. Box 6032  
Crittenden, Virginia 23342

Dear Larry:

Attached is some correspondence relative to Portland's five month extension. If you see any problem with getting Washington approval, please give me a call.

Looks like our Emanuel Legal Aid roadblock is being removed provided we can proceed on a 1 to 1 replacement basis. Relationships with citizens groups seem to be gradually improving, and the Riverfront Feasibility is being modified to take into consideration impending private development between the Hawthorne and Marquam bridges. There has been no public disclosure of this proposed development as yet. Will let you know as soon as we have prints of the plans. It looks like it will be an outstanding addition and something that we would all like to encourage and work with very closely.

Hope to start soon with modifications of our house on the hilltop. Perhaps on your next trip out this way I will have something to show you.

Will take up with the Commission on March 15th the question of a regular consultant contract between Lawrence M. Cox and Portland Development Commission. I feel sure something could be worked out that would be mutually beneficial.

Will be in touch with you in the near future. Best of everything.

Sincerely,

John B. Kenward  
Executive Director

JBK:mg

Enclosures

Feb. 19, 1971 letter to Norman Watson  
Feb. 26, 1971 letter from Norman Watson

500-7d-4c  
500-2c-3a

CHRONOLOGY--EMANUEL HOSPITAL--SURVEY & PLANNING APPLICATION

The Survey & Planning Application states in "Report on Urban Renewal Area" (January 31, 1967) on page 14:

"Senior Citizen's Residence - A retirement home adjacent to the major hospital is to be located in a superblock made by unification of blocks E-4 and RS-5."

and on Page 28:

"The area can be stabilized through the Emanuel Hospital expansion program and the development of badly needed low cost housing. Such housing developed in the northerly portion of the Project would integrate well with the Hospital expansion program projected for that portion of the area. Immediately south of this proposed low-cost housing site, the Hospital is planning the construction of Senior Citizen housing....."

and on Page 31:

"In summary, the proposed Urban Renewal Program will eliminate blight, provide low and moderate income housing, modernize an industrial area, and provide additional medical services urgently needed in the community."

Meetings & Approvals:

- Feasibility study and preparation of S & P Application commissioned 1963-64.
- Commission approved filing of application with DHUD 1/9/67.
- City Council authorizes filing application for S & P 1/19/67
- Urban League endorses expansion of Hospital 7/7/67
- S & P accepted for processing by HUD, assigned Project No. ORE. R-20, 11/20/67
- Meeting with citizens to discuss relocation services, included local businessmen, HUD, FHA, Model Cities, SBA, PDC staff & others, 3/4/68
- Meeting with Model Cities officials to explain project and urge inclusion with other M.C. planning, 4/8/68
- Model Cities Planning Board approved S & P 6/4/68
- Meeting at Emanuel attended by M.C. staff, Evaluation Com., Housing & Physical Environment Com., Assoc. Gen. Contractors, FHA, HAP, PDC, Citizens Planning Board, Mayor's office 10/19/68
- Portland Citizens Com. approved appropriateness & Timing & Location, 10/29/68
- HUD approved S & P Budget, 12/3/68
- Survey & Planning Contract executed by HUD 2/17/69
- Meeting at Emanuel with MC Evaluation Com., Hospital Administrators, and PDC to present progress report on Pqrt I & other M.C. Programs, 10/3/69
- Meeting at Emanuel with M.C. Planning Bd. to present progress of project 6/5/70
- Meeting at Dishman Center with area residents to explain program, relocation, etc., 8/20/70
- Informational letter to residents 9/1/70

CHRONOLOGY--EMANUEL HOSPITAL--URBAN RENEWAL PLAN

The Urban Renewal Plan (July 13, 1970) lists as "an objective to be accomplished" on Page 1:

"Provision for making land available for senior citizen housing, at least twenty percent (20%) of which will be provided for low to moderate-income elderly citizens."

and on Page 3:

"All other land in the project area will be devoted to city use, hospital and related purposes, housing for hospital employees, housing for senior citizens, and low-to moderate-cost housing for elderly citizens."

and on Page 4:

"Residential use is proposed for certain parcels in the project area as shown on the Land Use Map. Such residential use is intended for hospital personnel and elderly citizens, including elderly citizens of low to moderate-incomes."

The Urban Renewal Plan was approved by the following:

Model Cities Special Projects Committee, 7/7/70

PDC, Resolution 1196 and 1200, 7/17/70

Model Cities Citizens Planning Board, 7/21/70

City Planning Commission, 7/23/70

City Council (public hearing) Resolution #30781, 7/29/70

(Relocation Plan also approved at above meeting)

City Planning Commission, approved UR Plan with amendments, 7/30/70

CHRONOLOGY--EMANUEL HOUSING DEVELOPMENT--REPLACEMENT HOUSING AGREEMENT

EDPA sent letter to Mayor requesting public hearing re relocation 10/8/70  
Hearing before City Council 10/21/70

EDPA requests recognition as citizens participation organization for Emanuel, 11/4/70

Meeting with Emanuel, HUD & PDC to discuss development proposals, employment, background of citizens' involvement 11/9/70

Legal Aid submits brief to HUD on behalf of EDPA protesting Relocation Plan 11/30/70

PDC signs contract with Prichard Research for relocation resources & Housing replacement information 12/21/70

Replacement Housing Agreement fully executed by signatories 3/31/71

PDC submitted Amended Statement on Displacement & Housing Resources Data to HUD area office, 4/2/71

HUD advises above statement acceptable 4/8/71

PDC writes to EDPA suggesting follow-up meeting to Agreement 4/20/71

PDC requests HUD Area Director to include Replacement Housing Agreement in official submission of Amended Statement on Displacement & Housing 4/20/71

LOAN & GRANT CONTRACT FULLY EXECUTED 5/19/71

Letter received from EDPA requesting information on Progress of Planning, Replacement Housing 7/14/71

Exec. Director and PDC Commissioners suggest calling meeting of signatories to determine guidelines for Emanuel Housing, Commission meeting of 8/2/71  
(See resume of Aug. 2, 1971 attached, outlining data-gathering steps undertaken by staff precedent to commencement of formal planning)

Meeting of signatories held at PDC 8/16/71, Landskroner moves to develop housing plan "for both the elderly and non-elderly." Keller asks Barnes to appoint committee to develop housing plan.

1st meeting of committee called by Barnes at Emanuel to discuss "HAP's Retirement Village idea", etc. 8/30/71

Mr. Hanson of Emanuel calls to express concern over motion adopted at meeting held 8/16/71. Says housing for elderly is the only type Hospital wants. 9/21/71

Trip to Seattle with Mrs. Warren, Walter Gordon, Paul Kirk, etc., to review public housing for elderly 9/25/71

Additional Emanuel Housing meetings held Oct. 20, Nov. 3 and Nov. 17, 1971.  
(This was the Technical Study Committee appointed by Barnes, not full com.)