

COMMUNITY DEVELOPMENT AND DESIGN PROCESS POLICIES

Community development is the process of developing, maintaining and enhancing existing and new living areas and redeveloping obsolete or blighted portions of established communities. It is concerned with how a community functions, aesthetic quality, community identity and the preservation of the features unique to the community. This is achieved through the development and implementation of community plans which are designed to address an individual community's needs.

The purpose of this plan section is to:

1. Direct the County to work with the various communities in the preparation of plans which address land use and development problems at the local level.
2. Provide for maintaining, reinforcing and creating living areas which have their own district identity and which provide people with a sense of belonging.
3. Establish a community design process.
4. Provide for an efficient and functional land use pattern by allowing mixed land uses under certain conditions.
5. Provide for the arrangement of living environments in a variety of ways in order to increase the number of choices available to people in terms of housing, employment opportunities, shopping facilities and other needs associated with the daily living pattern.
6. Encourage the development of a land use pattern which is energy-efficient.
7. Provide for the redevelopment of obsolete or blighted areas.

The Community Development Process contains the following policies:

POLICY 17: COMMUNITY DEVELOPMENT FRAMEWORK

- Identify communities
- Prepare and adopt community plans

POLICY 18: COMMUNITY IDENTITY

- Boundaries
- Uses
- Preservation of Natural Features
- Design of Community Services
- Preservation of Landmarks

POLICY 19: COMMUNITY DESIGN

- Location of land uses by scale
- Functional design concerns

POLICY 20: ARRANGEMENT OF LAND USES

- Density
- Mixing Land Uses

POLICY 21: HOUSING CHOICE

POLICY 22: ENERGY CONSERVATION

POLICY 23: REDEVELOPMENT

POLICY 17: COMMUNITY DEVELOPMENT FRAMEWORK

INTRODUCTION

Historically, urban life has revolved around neighborhood and community activities. In recent times, however, because of increased mobility and the unfocused arrangement of land uses, local governments have failed to create communities and neighborhoods. Rather, development patterns are characterized as urban sprawl with heavily traveled arterials lined with strip commercial, which separate large undifferentiated single family residential areas.

The benefits of a defined community include:

1. The opportunity for planning which can better meet the needs and desires of people.
2. The opportunity to increase citizen participation in governmental decision making.
3. A definable area for making day-to-day decisions. Each community can be viewed as a whole, enabling decisions to be made as a part of a system considering essential community needs, rather than the present unrelated piecemeal approach.
4. A mechanism for examining orderly, staged growth with a rationale for annexation, extension of services and programming of capital improvements.
5. An efficient method of land use development. Developed areas contain vacant land which can be developed with increased densities making the provision of services and amenities less costly.
6. Identifiable living areas which give people a sense of place and encourages a sense of commitment and interest in the community. Facilities can be provided to suit the character and lifestyle of an area, rather than the monotonous cookie-cutter approach of providing facilities by population numbers and distance factors.
7. The opportunity to develop a public transportation system. Auto trips may be reduced and shortened through the provision of services in local areas. The higher densities afforded by reinforcement and filling of existing built-up areas makes mass transit an increasingly viable transportation alternative.

POLICY 17

The County's policy is to identify communities and develop and maintain community plans which address land use and development problems at a local level. Community plans are to be developed within the policy framework established by this plan.

STRATEGIES

A. As a part of the continuing planning program, the County should:

1. Conduct community planning and maintain community plans for the following planning areas:
 - (1) Centennial
 - (2) Rockwood
 - (3) Wilkes
 - (4) Columbia
 - (5) Cully/Parkrose
 - (6) Powellhurst
 - (7) Hazelwood
 - (8) Errol Heights
 - (9) Hayden Island
2. Community plans should consider, among other factors:
 - a. Community needs and issues;
 - b. Community design, aesthetic quality, and identity;
 - c. Housing, commercial, and employment needs, recreation, open space, and institutional needs;
 - d. Appropriate housing types and density levels and the overall arrangement of land uses as they reinforce the activities of the residents;
 - e. Transportation facilities and service capacities; and
 - f. Capital improvements needs and resources.
3. A refinement of the Comprehensive Plan will be prepared between 1979 and 1983 for transit station location areas. The transit station area plan refinements will include ranges of appropriate uses, design criteria and strategies for development and definition of circulation patterns.

POLICY 18: COMMUNITY IDENTITY

INTRODUCTION

Community identity is a feeling people have about their community, and it serves many functions. An identifiable community allows a person to immediately have a place of reference. For those people who live in a community, it provides a sense of place and belonging. Evidence has also shown that a sense of identity tends to generate pride and encourages people to maintain and enhance their place of residence.

Community identity can be achieved as a part of the Community Development Process through:

1. **The identification and reinforcement of visible** boundaries or edges to each community which can be man-made or natural features.
2. **The preservation of a distinctive or unique natural feature** such as natural drainageways, timber stands, and significant land forms. These distinctive features provide visual variety and interest to a community, as well as to provide a sense of identity.
3. **The location, scale and functional design of community services** such as roads, parks, hospitals, schools, and fire stations. These community elements provide community focal points, paths, places and boundaries in a manner which support community pride and long-term stability. Streets can be designed, located, and landscaped to be functional, as well as being an integral part of the community. Community service buildings also become a focal point for cultural or educational activities and serve to reinforce identity.

POLICY 18

The County's policy is to create, maintain or enhance community identity by:

- A. Identifying and reinforcing community boundaries;
- B. Identifying significant natural features and requiring these to be preserved;
- C. Requiring identified significant natural features be preserved as part of the development process.

STRATEGIES

- A. As a part of the continuing planning program, the County shall:

1. Maintain an inventory of unique natural features in each community and preserve them through the Design Review Process or other appropriate means.
 2. Identify the need and appropriate locations for public facilities in each community plan.
- B. These strategies should be addressed as part of the Community Development Chapter:
1. Design review approval for all community facilities.
 2. The Street Standards Code should provide for special street tree programs for streets which serve as community boundaries.

POLICY 19: COMMUNITY DESIGN

INTRODUCTION

Planning is a process whereby government agencies develop plans which designate locations where residential, commercial, industrial and community service activities will take place. The purpose of the Community Design Process is to minimize conflicts in the location and development of different land uses in the same area and to help assure efficient, satisfying and safe land developments of lasting value and benefit. The emphasis has been on separating land use activities and creating compartments of uses on a two-dimensional plane, without regard for how each land use will interrelate in three dimensions. The Community Design Process will consider the location, scale and design of land uses.

The Location of Land Uses by Scale

The scale of each use impacts the community. Scale refers to the size of the complex and whether the use will attract people from throughout the county, the community or neighborhood. The scale will determine whether signs relate to people or to the automobile. Scale affects the amount of traffic, noise, air and visual pollution. In addition, the scale of the development determines the other types of related land uses which will locate in the area.

Large scale uses such as a shopping center, office building or hospital may generate large volumes of traffic and have associated noise levels that make them incompatible with quiet residential areas. Therefore, uses must be examined within a framework which identifies scale and community impacts with the objective of creating a complementary land use arrangement for the community.

Functional Design Concerns

The quality of the community environment and its desirability as a place to live, as well as its long-range stability, are factors of design. How a use functions refers to how it performs its functions on the site and relates to neighboring uses. For example, the location of a use on its site in a manner which assures privacy for the surrounding uses is a functional concern. Consideration must also be given to automobile access, parking, pedestrian circulation, signing, lights and landscaping. Other elements include making adequate provisions for the handicapped and designing and lighting the use in a manner that reduces the potential for crime.

A factor often overlooked is the impact that decisions by government have on the design of communities. Wide and unlandscaped streets have not encouraged a sense of community design. Where government has developed boulevard streets, adjoining development has been landscaped and located on the side with consideration for aesthetic quality. Therefore, the responsibility must be placed on both the public and private sectors to promote desirable community development.

Design review is a process whereby public interests are protected. Design review standards lead

to more attractive neighborhoods, higher land values, a larger tax base and other public benefits for local residents. The quality and attractiveness of the community environment are also important factors that industry and commerce look to in locating or expanding their operations in an area.

POLICY **19**

The County's policy is to maintain a community design process which:

- A. Evaluates and locates development proposals in terms of scale and related community impacts with the overall purpose being a complementary land use pattern.
- B. Evaluates individual public and private developments from a functional design perspective, considering such factors as privacy, noise, lights, signing, access, circulation, parking, provisions for the handicapped and crime prevention techniques.
- C. Maintains a design review process as an administrative procedure with an appeal process, and based on published criteria and guidelines, criteria and guidelines shall be developed specifically for commercial, industrial and residential developments.
- D. Establishes criteria and standards for preexisting uses commensurate with the scale of the new development proposed.
- E. Evaluates individual public and private development according to design guidelines in the applicable adopted community plan.

STRATEGIES

- A. As a part of the continuing planning program, the County should maintain an expeditious Design Review Process with provisions for enforcing requirements.
- B. The following strategies should be maintained as a part of the Zoning Ordinance:
 - 1. **Design Review Provisions** should be maintained:
 - a. Applicable to all development, including multiplex and apartment dwelling structures, planned developments (PD's), community services, commercial and industrial uses, and excluding single- and two-family dwelling structures;
 - b. Identified separately for residential, commercial and industrial development.
 - c. With objectives to:

- (1) Preserve and enhance the amenities of the natural and developed environment;
 - (2) Maintain and improve the qualities of and relationships among buildings and surrounding neighborhoods;
 - (3) Insure that individual development contributes to a quality environment for people utilizing the development and the surrounding neighborhood; and
 - (4) Encourage consideration for the climate, soil capabilities and limitations, topography and natural vegetation in the site plan.
2. **Design Review Criteria** should be maintained related to:
- a. Identity;
 - b. **Site Layout**, considering such factors as: climate, privacy, usable outdoor areas, topography, vegetation, natural drainage, use by handicapped (as required under the State Uniform Building Code, O.R.S. 447.210 - 447.310, and all other applicable requirements), and crime prevention;
 - c. Private outdoor spaces;
 - d. Parking;
 - e. Circulation;
 - f. Service and delivery areas;
 - g. Entry areas;
 - h. Outdoor storage;
 - i. Landscaping;
 - j. Connection to the street and parking areas;
 - k. Building orientation on-site as related to crime prevention;
 - l. Bus stops;
 - m. Safety and privacy; and
 - n. Preservation of natural landscape.
3. **The Zoning Ordinance** should include provisions related to:

- a. Signs: the location, size and height;
- b. Outdoor off-premise advertising signs;
- c. Special planned areas to facilitate redevelopment;
- d. Planned Unit Developments;
- e. Variable road standards with prescribed conditions;
- f. Variable parking requirements with prescribed conditions; and
- g. Site Development Standards for:
 - (1) The retention of natural features and significant vegetation;
 - (2) Landscaping.

POLICY 20: ARRANGEMENT OF LAND USES

INTRODUCTION

The energy shortage, environmental pollution, rising service costs and rising land values have required an examination of density levels and the concept of mixing land uses.

Density is expressed in many ways: It can be the number of people per square mile or per acre. It is also expressed in terms of the number of living or residential dwelling units per square mile or per acre. "Greater" or "higher" densities are achieved by reducing the required minimum lot size for each dwelling unit or by allowing a greater number of dwelling units (duplexes, triplexes, apartments) on a specific size parcel. Higher densities support public services such as mass transportation, shopping within walking distance of residences and parks, and can lower the cost of community services. The purpose is to achieve a community which contains the services supportive of daily human activities and needs.

Mixing Land Uses means:

1. The location of several different types of uses in a single structure, such as residences, stores, eating establishments, theaters and office buildings; or
2. The location of commercial, industrial and residential uses in separate structures on a single site;
3. The location of small specialty shops, medical offices, or law offices in residential areas; or
4. The location of commercial uses in industrial areas.

Within the framework of the community development process, the purposes of mixing land use are to:

1. Create communities in which people can live, shop, work and play;
2. Maximize user convenience and conserve on energy by clustering uses, making it possible to use public transportation or one-stop shopping;
3. Support a community focal point with many varied activities, including cultural and educational programs;
4. Encourage facilities to be shared (for example, a theater could be parking facilities used during the daytime for office employees);
5. Provide locations for small businesses to take place within the neighborhood areas; and
6. Minimize crime through the surveillance which occurs when activities are clustered.

POLICY 20

The County's policy is to support higher densities and mixed land uses within the framework of scale, location and design standards which:

- A. Assure a complementary blend of uses;
- B. Reinforce community identity;
- C. Create a sense of pride and belonging; and
- D. Maintain or create neighborhood long-term stability.

STRATEGIES

- A. As a part of the continuing planning program, the County should:
 - 1. Initiate Community Plans which will identify, among other elements:
 - a. Areas appropriate for higher density residential development.
 - b. Areas appropriate for potential mixed land use development.
 - 2. Prepare locational criteria for higher density residential developments based on service requirements and impacts on the community.
- B. The following strategies should be addressed as a part of the Community Development Title: **The Zoning Code** should include provisions for mixed use zones which will include primary uses by right, uses under prescribed conditions and conditional uses, and should include provisions to revise and expedite the Planned Development process to encourage mixed development.

POLICY 21: HOUSING CHOICE

INTRODUCTION

Shelter is one of the most basic human needs. It is an integral part of the quality of life and affects the physical and visual character of a community. Individual preferences regarding housing design, lot size, density and desirability of owning or renting vary considerably. It is the community's responsibility to accommodate the housing needs and preferences of all residents at costs which are affordable to all income ranges.

Between 1970 and 1980, housing costs increased substantially. A generally accepted standard is that a household pay no more than 25% of its gross income for housing related costs. These include mortgage payments or rent, property taxes and utilities. Since income levels have not kept pace with rapidly rising housing costs, an increasing proportion of households pay more than 25% of their income on housing.

Between 1976 and June 1981 the average selling price of a house in the Portland metropolitan area increased from \$36,840 to \$75,594 (Metropolitan Portland Real Estate Report, Vol. 54, Fall 1981). Between 1970 and 1980 the median rent in Multnomah County rose from \$94 to \$215 (U.S. Bureau of the Census, Summary Statistics, STA 1A, January 1982).

Many of the factors which affect the cost of housing, such as building materials and mortgage interest rates, are beyond the control of local government. However, there are certain areas in which local government actions can impact costs. Streamlined land development regulations can save developers time and money, and the savings can be passed on to the housing consumer. Density, parking, setback and landscaping requirements are factors which can be changed to reduce development costs.

Decreasing lot size and square footage can produce substantial savings in land and materials costs. Attached housing is less expensive to construct and usually is more energy efficient. The traditional large, unattached single family home is no longer an affordable or desirable dwelling alternative for everyone. Following the national trend, household size in unincorporated Multnomah County has decreased since 1970. The median household size in Multnomah County, excluding Portland, is less than 2.5 persons. In the same geographic area, one-person households increased by 115% between 1970 and 1980. Similarly, there was a 59% increase in two-person households, while the number of five-person households decreased by 22% and the number of households with six or more persons decreased by 48% (U.S. Bureau of the Census, 1970-Census Tracts, Portland, Oregon-Washington, PHC (1)-165; 1980 Summary Type File 1 January 1982). Smaller households, especially those without children, do not require as much space as the larger households of the past and are frequently over-housed in a typical single family home.

Condominiums are an attractive housing alternative to many people because they offer the tax advantages of home ownership with a minimum of maintenance responsibilities. Furthermore, condominiums are usually less costly than unattached single family homes. Although

condominiums comprise a very small percentage of housing stock in unincorporated Multnomah County, they will most likely become more popular in the future. Nationally, 31% of for sale housing units started in 1981 were intended for condominium ownership (U.S. League of Savings Associations). Conversion of rental units to condominium ownership is also a growing trend.

The people most severely affected by high mortgage interest rates are those who are renting and would like to purchase a home but cannot afford the monthly payments. Nationally, first-time home buyers comprised 13.5% of the market in 1981 compared with 36.3% in 1977 (U.S. League of Savings Associations). If interest rates do not decrease, renting may become a long-term housing situation for many households who would prefer to own a home. Lending institutions are offering many alternatives to the traditional fixed-rate mortgage, including graduated payments and shared equity approaches to accommodate households which would otherwise be excluded from home ownership. However, it is likely that in the future most people will be spending a greater proportion of income on housing.

The highest priority goal for both the public and private sector is a reduction in housing-related costs. Because housing is a basic need, the public sector should continuously re-evaluate its regulations to ensure that they promote the best interests of the community and do not create unnecessary costs.

POLICY 21

The County's policy is to support and assist in the provision of an adequate number of housing units at price ranges and rent levels affordable to the region's households, and to allow for variety in housing location, type and density, the County will:

- A. Encourage the provision of housing affordable to residents of all incomes.
- B. Support the provision of housing for the elderly, including low-maintenance, small units within existing communities.
- C. Support the provision of housing in sizes and styles which suit the needs of smaller households, including single adults and couples without children.
- D. Encourage more efficient utilization of housing in communities to eliminate over-housing of the elderly and under-housing of large families.
- E. Maintain a non-exclusionary housing policy.
- F. Reevaluate its regulations and, where possible, streamline or eliminate requirements to reduce development costs.

- G. Take a direct role in conserving the existing housing stock.
- H. Accommodate innovative housing construction techniques which decrease development costs.
- I. Cooperate with the private sector to expand the supply of housing which is affordable to low and moderate income residents.

STRATEGIES

As part of the ongoing planning program, the County should:

- A. Maintain an inventory of buildable lands and monitor the effects of the urban service boundary on land costs.
- B. Work with the regional government to determine expected housing demand in the unincorporated County based upon transportation improvements and industrial development in the region.
- C. Work with trade associations, community groups and other interested groups to reduce the cost of housing through the formulation of:
 - 1. Alternative road and improvement standards;
 - 2. Legislative amendments to the Uniform Building Code;
 - 3. An expeditious design review process;
 - 4. An expeditious building permit process;
 - 5. An expeditious zoning and land division process;
 - 6. Smaller minimum lot sizes.
- D. Reduce minimum size of units to 500 square feet for high density elderly apartments in the light rail transit corridor.
- E. Reduce parking requirements for high density apartments for elderly persons in the light rail corridor, consistent with adopted community plans and light rail corridor plans.
- F. Reevaluate the planned development requirements to reflect prevailing public attitudes regarding common space.
- G. Consider amendments to the Zoning Ordinance in order to allow accessory apartments in

single family zones.

- H. Continue the housing rehabilitation program for owner-occupied residences and consider extending the program to investor-owned rental property.

POLICY 22: ENERGY CONSERVATION

INTRODUCTION

Until the 1970s, the availability and cost of energy was not a major concern for most citizens. The American suburban lifestyle was based on low-intensity development, an energy-inefficient transportation system, and a proliferation of throw-away products and wasteful habits.

The energy crisis brought rising prices and a growing realization on the part of citizens that most energy comes from finite and diminishing resources. In the Pacific Northwest, decades of growth eventually consumed the readily available and inexpensive hydroelectric power, necessitating the importation of higher priced out-of-state energy.

The typical American lifestyle has begun to change in response to the economic impacts of energy constraints. Technological advances may provide part of the solution to the problem; however, tactics such as more intensive land development, increased mass transit use, more efficient automobiles and machinery, recycling and other conservation measures can drastically reduce energy consumption levels.

Multnomah County will continue to be dependent upon imported petroleum and upon electric energy generated within the Northwest regional power system. Nevertheless, we can reduce our consumption of these resources through several strategies.

The cost and uncertain availability of traditional non-renewable energy resources are in themselves incentives to conserve and to explore renewable energy alternatives. Little local control can be exerted over the supply or price of imported petroleum or natural gas, and money spent on these energy resources drains out of the local economy. Renewable energy resources and conservation are feasible in Multnomah County, and present the added benefit of retaining and recirculating energy dollars and providing business and employment opportunities in the local area.

Conservation is the least expensive, most effective and immediate way to save on energy costs and consumption. While no single renewable energy resource can satisfy projected future demand, several sources can supplement and aid the conservation of limited non-renewable energy supplies. In Multnomah County, these renewable resources include:

- Wood fuel for home heating
- Cogeneration of industrial and municipal by-products
- Small scale hydroelectric power
- Solar space and water heating
- Wind power in certain areas

The net benefits of using these energy sources include less consumption of expensive non-renewable resources, increased energy self-sufficiency, an improved local economy, and reduced effects from future energy shortages and price increases.

Improved urban land use and transportation patterns can dramatically reduce energy use and per capita energy costs. Urban infill and intensified development can improve the cost-benefit ratio of public services and facilities. More effective mass transit, such as the light rail system in East Multnomah County, can reduce automobile dependence and petroleum imports. Mixed land use patterns can reduce travel distances between home, work, shopping and recreation, making bicycle and pedestrian travel more attractive.

Many other opportunities exist in Multnomah County to use less energy more efficiently. Improved farm and forestry practices, recycling, and home occupations can all produce energy and cost savings. Local governments can reduce community energy consumption through capital improvements such as gravity flow sewers and water systems, fewer or more efficient street lights, and by providing safe and convenient bicycle and pedestrian paths. Local government must also be prepared to promote applications of renewable energy systems as they become feasible.

POLICY 22

The County's policy is to promote the conservation of energy and to use energy resources in a more efficient manner. In addition, it is the policy of Multnomah County to reduce dependency on non-renewable energy resources and to support greater utilization of renewable energy resources through:

[Amended 1999, Ord. 933 § III]

- A. The development of energy-efficient land uses and practices;
- B. Increased density and intensity of development in urban areas, especially in proximity to transit corridors and employment, commercial and recreational centers;
- C. An energy-efficient transportation system linked with increased mass transit, pedestrian and bicycle facilities;
- D. Street layouts, lotting patterns and designs that utilize natural environmental and climatic conditions to advantage;
- E. Finally, the County will allow greater flexibility in the development and use of renewable energy resources.

STRATEGIES

As part of the ongoing planning program:

1. The County shall encourage energy conservation and support the development and use of renewable energy resources by the following strategies:

- a. The County shall encourage planning groups to assess local energy needs and inventory potential energy and conservation resources.
 - b. Modify capital improvements programs to allow for and encourage reduced road widths, east-west residential street and orientation, bicycle and pedestrian paths and energy-efficient sewer and water systems.
 - c. Establish one-stop, full-service permit processing.
 - d. Establish or modify ordinances to:
 - Preserve solar access.
 - Allow greater opportunity for home occupations.
 - Revise parking requirements to reduce the minimum number and/or size of commercial and industrial parking and backup spaces, and to provide bus turnouts and bicycle parking where appropriate in new commercial and industrial development where desirable (e.g., the Light Rail Corridor).
 - Provide incentives for mixed use and clustered developments where desirable (e.g., the Light Rail Corridor).
2. The County shall cooperate with local, state and federal authorities in developing, monitoring and encouraging conservation and alternative energy use. To this end, the County should:
- a. Provide literature, information and referral to citizens and businesses.
 - b. Support State legislation to provide incentives for conservation measures and renewable energy development.
 - c. Encourage re-evaluation of the State Uniform Building Code to develop energy efficiency and noise mitigation standards in construction to provide energy and cost savings to the consumer.
 - d. Seek federal and state grants to promote energy conservation and renewable energy development.
 - e. Cooperate with local energy utilities to allow billing credits for conservation and for renewable energy applications through BPA.
3. The County shall encourage the establishment of joint public-private projects which conserve energy and promote alternative and renewable energy resources. Such projects may include:
- Passive and active solar systems.

- Wind power.
- Low-head hydropower.
- Geothermal power.
- The use of biomass for cogeneration and direct energy.
- The use of alternative fuels, such as synthetic fuel and alcohol.
- Improved telecommunication systems to reduce some travel needs.
- Establishment of a recycling program through franchise agreements with solid waste collectors.

POLICY 23: REDEVELOPMENT

INTRODUCTION

The community development process must relate to both new development and the redevelopment of blighted, obsolete, aging or inefficiently designed industrial, commercial and residential areas. Deteriorating or dilapidated structures, inefficient pedestrian and traffic movement, vacant buildings and land, older subdivisions with undeveloped large back lots suitable for infill, inadequate public facilities and streets are all indicators of need for redevelopment or revitalization of an area. Redevelopment efforts can address these problems and can create, maintain or enhance community growth and stability.

Housing and community redevelopment efforts in the County are implemented through the Community Development Block Grant (CDBG) Program. The CDBG Program provides loans and grants for the maintenance and rehabilitation of deteriorating housing in low-income target areas; funding is also provided for the improvement of public facilities related to the upgrading of housing.

Economic development and revitalization efforts in the County are funded primarily through state Industrial Revenue Bonds (IRB's). IRB's are available for business expansion and relocation by firms that meet federal, state and local eligibility criteria. Other federal and state funds are available from time to time for small business development and expansion, infrastructure improvements, redevelopment studies, etc.

The role of the County in redevelopment is limited to: the identification of potential and existing redevelopment areas; working with community groups in the preparation of redevelopment plans; eliminating barriers to urban renovation, upgrading public facilities and services as a part of the capital improvement program; and implementation of the Community Development Block Grant Program goals and objectives.

POLICY 23

It is the County's policy to:

- A. Encourage and support redevelopment in order to create, maintain or enhance community design stability and efficiency.
- B. Seek public and private resources for redevelopment and revitalization for commercial, industrial, and residential areas and structures.
- C. Help initiate and actively support public and private community-based economic revitalization and redevelopment efforts.
- D. Implement the County's Community Development Block Grant Program contingent on

continuous funding and in accord with state goals and regulations and local program goals to:

1. Preserve and enhance the overall quality of residential neighborhoods by promoting the maintenance and rehabilitation of existing housing, preserving and providing housing opportunities for low and moderate income families, both home owners and renters, and improving inadequate public facilities.
 2. Maintain goals, objectives and priorities to guide the annual allocation of CDBG funds.
 3. Encourage public and private developers to provide home ownership opportunities for lower income households.
 4. Assist the Housing Authority of Portland to provide additional assisted housing units for lower income renters.
 5. Utilize CDBG funds to leverage additional funding from other sources on every possible CDBG-eligible project.
- E. Provide ongoing public involvement opportunities in planning, implementation and evaluation of all redevelopment activities.

STRATEGIES

- A. Work with community groups, advisory commissions and other public and private entities to identify and address industrial, commercial and residential redevelopment issues.
- B. Inventory the capacity and condition of existing public facilities and identify the need for new facilities.
- C. Revise or eliminate governmental regulations, statutes or policies which inhibit urban renovation.
- D. Through the Community Development Block Grant Program:
 1. Maintain goals, strategies and priorities of the CDBG based on needs assessments for housing and community development activities for low and moderate income households through an analysis of census data and other demographic information.
 2. Identify blighted and potentially blighted residential areas for targeting of CDBG and other funds.
 3. Identify small scale proposed capital improvements projects in or near targeted areas that could be funded by CDBG.

4. Coordinate redevelopment projects with scheduled capital improvement projects.
5. Encourage the use of local and minority contractors.
6. Avoid undue concentrations of assisted housing projects in areas containing a higher proportion of lower income households.
7. Minimize direct or indirect displacement and tax increases to low and moderate income people as a result of CDBG activities.
8. Provide information to citizen groups of ongoing and potential redevelopment projects.

