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3-14-64



# ALBINA NEIGHBORHOOD RELOCATION PLAN

PORTLAND

DEVELOPMENT

COMMISSION

PORTLAND

OREGON



## RELOCATION PROGRAM

Code Number R-223

### SECTION I

#### A. Administrative Organization

1. Relocation operations in the project area will be administered by the Portland Development Commission as the duly authorized Urban Renewal Agency.
2. The relocation program will be carried out by the Neighborhood Advisor. The functions of this staff member will include interviewing site occupants, delivering the informational statement (See Exhibit A), locating vacant accommodations for referral purposes, and other necessary functions associated with the relocation of site-occupant families and individuals. In particular, this staff member will:
  - (a) Inspect available housing.
  - (b) Refer those found to meet the relocation standards.
  - (c) Certify that the quarters into which each family and individual move permanently are in compliance with the relocation standards.
  - (d) Maintain a file of housing available for relocation purposes.
  - (e) Maintain records on relocation of site occupants and prepare reports on relocation progress.
  - (f) Assist site occupants to prepare claims for relocation payments and make payments to eligible site occupants.

#### B. Relocation Standards

##### 1. Physical Standard:

The requirements listed in Exhibit B will be used in evaluating the physical condition and suitability of relocation housing. The standards

were derived from Portland's recently revised Housing Code.

2. Standards for Displacees Ability to Pay:

The Criteria to be used in evaluating a family's ability to pay rent is based on the premise that the gross rent should not exceed 20% of a family's income. This corresponds with the Portland Public Housing Authority's rent-income ratio. This figure has value as a general yardstick; however, attention needs to be given to each individual situation in relation to size of family and particular needs.

The Albina Neighborhood has a very small number of elderly singles living on a fixed income. Though singles pay a greater proportion of their income for housing, these elderly singles' rent-income ratio does not exceed 30%.

The criteria of a family's ability to purchase housing will be based on the following FHA guide:

- 1) An estimate of the effective income; i.e., what the family has as dependable, continuing income.
- 2) An estimate of the prospective monthly housing expense; i.e., what it will cost the family to occupy the property.
- 3) An estimate of all debts, living costs, and other financial obligations.
- 4) The monthly housing payment (principal, interest and taxes) should not exceed one-fifth of the gross monthly income.

3. Relocation Standards:

The Information Center staff will assist displacees in relocating

with emphasis placed on accessibility to their places of employment and referrals to areas that are generally not less desirable with regard to public utilities and commercial facilities than the area in which they currently reside.

4. Temporary Relocation:

Due to the nature of this project, temporary relocation is not anticipated. However, in case of emergency, families will be referred to temporary accommodations which will be inspected in advance to insure that they are not less desirable in character than the dwellings vacated by the displacees. It shall also be verified that these quarters are in a safe and habitable condition.

If it becomes necessary to make a temporary transfer, it is felt there are sufficient rental units in the area to cover an emergency. This assumption has been verified by surveys made by FHA in cooperation with the Oregon Apartment House Association (Exhibit C). This transfer will be for a short duration and will not in any way diminish the obligation of the agency to help find a permanent relocation.

C. Proposals for Obtaining Relocation Housing

1. The following arrangements will be made with the sources of existing private and public housing.

a. Notification of vacancies:

A working arrangement will be made so that lists of available vacancies, from the local FHA office, real estate offices, rental agencies and multiple listing file of realtors, will be filed at the Information Center. The newspaper classified sections



will also be checked for correct listings. Prior to beginning relocation of families, a vacancy file will be set up of listings that characterize the needs of the displaced. A check of this file will be made by telephone from the Information Center at least once a month to keep an up-to-date listing. Also, from the experience of an earlier local project, it is known that public response, via phone calls and drop-ins giving information on available vacancies, increases as the project progresses.

b. Information on Size and Rent of Available Dwelling Units:

Information on size and price of rentals will be obtained from the real estate offices, rental agencies, multiple listings, weekly publications and a check of newspaper listings. This information will be obtained at the same time as notification of vacancy is given.

c. Admission Preferences for Referred Families:

The Housing Authority has stated (Exhibit D) that families displaced by public works programs will have first priority for units in existing and proposed housing projects. Income limits in public housing projects for displaced families are as follows:

- 1--2 person family, \$4,100 + \$100 for each minor
- 3--4 person family, \$4,400 + \$100 for each minor
- 5 or more " \$4,800 + \$100 for each minor

Their assets must not be in excess of:

\$3,500 for regular families or \$5,000 for elderly or the permanently or totally disabled.

Rent Chargeable:

Rent is based on income. The rent-income ratio is 20%; with a minimum rent charge of \$25.00 per month, including utilities.

2. No additional new construction of private housing is estimated to be required to meet the relocation needs of families displaced from the project area. The Portland Housing Authority has received approval from the Portland City Council of a site for construction of a 135-unit housing project in the Albina area. It is estimated that this project will consist of five one-bedroom units, forty-five two-bedroom units, thirty-five three-bedroom units, thirty-five four-bedroom units, and fifteen five-bedroom units. The starting and completion dates for this project have not been set. Because the exact plans for this proposed construction are not known, these units were not used as housing resources. With the given turnover rate in existing public housing, adequate public housing will be available to all families wishing to live there.
3. It is felt, through experience gained in the South Auditorium Project and knowledge of the rental and real estate market, there will not be a deficiency in standard housing for low-income families. However, special attention will be focused upon the rehousing of large families, aged displacees, and minority groups.

Large families require particular attention since their financial situation is usually strained and prospective landlords are sometimes not eager to rent to families consisting of many children.

The estimated relocation workload shows that most of those families mentioned above are eligible for public housing, which will more than adequately fill their housing needs. However, this estimated workload also shows that four families eligible for public housing have needs for five-bedroom dwelling units.

The Housing Authority does not have units meeting these bedroom requirements. These families will be given special consideration and assistance in relocating. Many residential districts of the City, such as Sunnyside, Woodlawn and Highland, have large homes which are available and which fall into the price range of low-income families who wish to purchase or rent. For displaced families interested in buying, our six-week survey of newspaper listings furnished by the Multiple Listing Service of the Portland Board of Realtors showed there to be more than an adequate number of houses available for sale. Also, State legislation passed in 1959 makes it illegal for the person engaged in the business of selling real property to discriminate because of race, color, religion, or national origin. Although this legislation has not been fully implemented, the Civil Rights Division of the State Bureau of Labor feels that substantial progress has been made.

The area contains two very elderly persons to be displaced; a gentleman ninety-two and a woman one hundred. The families of these individuals have already been contacted and informed of the program. There is excellent communication between the agency and their families and it is felt with this relationship there should be no problem in relocating



them. In cases where community resources are needed to assist in the handling of other aged displacees, agencies such as the Community Council and Public Welfare will be contacted to facilitate individual solutions.

D. Relations With Site Occupants

- i. Informational program to advise site occupants of relocation assistance:

The Project Area is organized on the Block Group level, with Block Leaders serving as members of the Albina Neighborhood Improvement Committee. Any new information on proposals is discussed and explained at regular monthly meetings. Information from the Committee meetings is passed on to the block residents at Block Meetings. A staff member usually attends these meetings to help out with any technical information that needs to be explained. The person in charge of relocation will also attend these meetings during the term of the relocation activities when desirable to help answer questions or offer suggestions. The staff will prepare a brochure on relocation which will explain the relocation process. It will include a description of the services available and an explanation of moving costs which can be paid and how they will be paid.

The brochure will encourage the people to come into the Information Center with any individual questions they may have, particularly if they feel there will be any special problems attached to their relocation. A general mailing of the pamphlet to the Project Area will be made. The mailing will be made prior to the Block Meetings

so as to give the people time to read the pamphlet and formulate any questions. The brochure will also be mailed to absentee owners as well as residents of the area and they will be encouraged to contact the Information Center for any additional information.

2. Interviews with site occupants:

Each family and individual who will be a part of the relocation workload will be interviewed by the Neighborhood Advisor as soon as possible after the effective date of the Contract for Loan and Grant or purchase of the property by the Local Public Agency. The purpose of the interview will be to inform parties of the relocation services available and to update the material gathered during the planning stage. The following points will be covered:

- a) Determine size and composition of family as to relocation needs.
- b) Determine income and ascertain rent-paying ability.
- c) Determine apparent eligibility for public housing.
- d) Offer help in assistance in finding new quarters.
- e) Explain moving regulations and determine eligibility for relocation payments.
- f) Deliver informational statement.

The information obtained will be recorded on a relocation record.

This information and any consequent interviews or contacts with the resident will be kept on a relocation interview register card.

3. Location and office hours of site office:

The Information Center is located at 3726 North Kerby Avenue. A staff has been maintaining this location during the survey and planning stage and a monthly bulletin has been sent to all tenants

and property owners during the past year. The office has been known as the Albina Neighborhood Improvement Information Center. Its existence and location is well known to the residents of the area. Also, it is within easy walking distance of any point in the Project Area. The same office hours will be continued for the Information Center, 8:30 to 5:00, Monday through Friday, as during the planning stage. Anyone can make special arrangements for assistance at any time by making the request.

4. Referrals:

After the original interview with the displaced family or individual to determine his needs in rehousing, a careful study of his individual problems will be made by a member of the Information Center staff. After determining the kind of housing (sales, rentals, public housing, etc.) which best fits his interest, needs and income, a referral to suitable accommodations will be made. Each of these referrals will have previously been inspected by a member of the staff so as to certify it as standard housing, according to the standards listed above. Inspections need not be made of FHA or VA acquired properties or public housing.

Referrals will be made to Multiple Listing brokers and other real estate firms who are interested in participating in selling under Section 221 housing or other FHA insured housing. Referrals will also be made to FHA acquired properties which are available for sale or rent on an open-occupancy basis.

Public housing eligibility for site occupants will be established after the first interview. A full explanation of public housing



will be given in order to determine the interested parties as soon as eligibility is established. These parties will have priority on the waiting list and they will receive the first vacancy available which fills their housing needs.

5. Inspection of Relocation Housing:

All referrals given to families and individuals shall be inspected in advance to certify it as decent, safe and sanitary according to the standards established for relocation housing. After a family has moved, a follow-up visit may be made to assure that the new housing meets the needs of the family and is of standard quality. The experience of the staff from the previous local project shows that a good portion of the people will relocate themselves despite all the efforts of the staff to show families referrals. Most of the families are open to suggestions but in the end will make their own selections. When it is possible, the staff will obtain the new address in advance of the move in order to inspect and certify the new quarters. If the quarters are not standard, the advisor will try and dissuade the family from moving in and offer to give them further assistance in locating standard housing. In cases where the family has already moved, and the worker inspects the quarters and finds them to be substandard, he will offer this family further assistance. If the family then declines the offer of further assistance in locating standard housing, the Local Public Agency shall refer the matter to the local code enforcement agency: The objective being that of bringing such dwelling units up to the acceptable standards.

6. Tracing "Lost Families":

An attempt will be made to trace all families who have moved without notifying the relocation office through such sources as neighbors, local stores, employers, schools, utility companies and the post office. Every effort will be made to contact them before tracing is abandoned. When a lost family is located within the Portland city limits, a visit will be made. This visit will be followed by the same procedures described above. If the quarters are found to be substandard, an offer of further help will be given. If the family refuses further aid, the Local Public Agency shall refer the matter to the local code enforcement agency so that the dwelling unit may conform with relocation standards.

7. Referral to Social Agency of Family Requiring Assistance:

During the initial interview and on subsequent visits, the field worker may find that a family or individual has some special problems that require professional assistance. The aim will be to see that these problems are referred to the proper agencies for aid.

The Information Center staff has established contact with a number of agencies during the survey and planning stage through its membership in the Albina Neighborhood Council. The Council is composed of all the social service agencies operating in the neighborhood. Its scope is wide, including representatives of the schools, PTA groups, church organizations, youth groups such as Girl Scouts, Boy Scouts, Campfire, YMCA, YWCA, Urban League, NAACP, Visiting Nurse Assoc., Oregon T.B. Association, Community Council, Salvation Army, Community Centers, Day Nurseries, and Multnomah County Public Welfare. At

their regular monthly meetings, these representatives keep the membership informed of their projects and progress. This organization will prove to be an invaluable aid as it gives the staff personal contact with the agencies to whom they will be making referrals.

The Community Council, which is the administrative branch of the local United Fund, will also be very helpful. They have an information and referral service which will be available to the relocation worker. This is much more than just a card file service as it is staffed by a professionally qualified and trained social worker.

In addition, the Albina Neighborhood Council has authorized a Social Services Committee. This committee will serve a dual purpose. Its main function will be to inventory resources and give assistance to the Information Center staff in solving hardships and special problem cases. It will also serve the purpose of keeping the social agency personnel informed of the relocation activities. If representation by agencies not presently represented on the Council appears desirable, the agency will be invited to participate in Committee activities.

8. Assistance to Prospective Home Buyers in Obtaining Mortgage Financing:

The Information Center staff has as one of its members a Financial Consultant. This staff member will serve as a liaison between the residents and the lending institutions and/or the real estate



brokers. The site residents will be encouraged to avail themselves of this service.

Certificates of Eligibility under Section 221 will be provided displaced persons. The Financial Consultant will assist eligible persons in the completion of these forms; qualify these applicants for amount of loan needed; consult and advise with them as to lending institutions best suited for their needs; and act in a liaison capacity between applicant and lending institution to complete the necessary financing.

The mortgage companies shall be contacted and told of eligibility for Section 221 loans. As the FHA Form 3476 Certificate of Eligibility under Section 221 of the National Housing Act will be provided to prospective buyers of Section 221 housing, the office will cooperate with the mortgage companies in establishing eligibility and gaining approval of the applications. The Financial Consultant will assist in the placing of the loans with financial institutions who have indicated their desire to participate in the program.

#### E. Eviction Policy

An effective Relocation Service should make it unnecessary to resort to eviction proceedings except in an extremely small number of cases. Upon acquisition, each tenant in occupancy will be notified of the expected vacate date, which will be sixty days hence. The tenancy during this period will be by a lease from the Portland Development Commission on a month-to-month basis. At this time, the tenant will receive the information about the amount of rent, and where and when it is payable.

He will also receive a full explanation of his rights under the relocation

process and an offer of the assistance of the Site Office staff in the solution of his relocation problems.

Evictions will be initiated against site occupants only in the following circumstances:

1. Failure to pay rent.
2. Maintenance of a nuisance, or the use of the premise for illegal or immoral purposes.
3. A material breach of the Rental Agreement. (Miscellaneous items such as sanitation, subletting, etc.).
4. Unreasonable refusal to consider accommodations which in the judgment of the Urban Renewal Agency meet the standards for relocation housing and are suitable for the family or individual.
5. Refusal to admit employees to the premises.
6. Complete refusal to cooperate with the Portland Development Commission.

In all instances of eviction proceedings, the relocation record will show the reasons for the proceedings, the date action was taken, and the final disposition of the matter.

The staff members will work closely with the Bureau of Buildings, Health Department and the landlords of the particular properties where occupants are required to move because of rehabilitation activities.

#### F. Relocation Payments

1. Federal legislation provides for relocation payments to persons
  - (a) displaced by the acquisition of the property they occupy by the

Portland Development Commission (b) displacement made necessary by code enforcement and (c) displacement made necessary by voluntary rehabilitation or improvements in accordance with the Urban Renewal Plan. Claims for payment will be submitted within six (6) months of the time (moving date) the expense has been incurred. Residential site occupants may obtain relocation payments as provided by the Fixed Payments Schedule or up to \$200 on the basis of actual costs.

2. Procedure for Claiming Relocation Payments:

- a. Fill out Form H-6140, "Claim for Relocation Payment," which may be obtained at the Information Center.
- b. Claimant may pay the mover and then submit a claim. The receipted bills or other written evidence of the claim's validity will have to be attached.
- c. If claimant requests moving arrangements to be approved and paid by the Local Public Agency, authorization for the move must be furnished by letter to the mover and a copy furnished the claimant. Billing is then made to the claimant who forwards it to the Local Public Agency for direct payment.
- d. If claimant prefers, he may apply for a fixed payment. In case of those living in furnished quarters, the fixed payment for families and individuals by Federal law is shown on Form H-6142.
- e. Claimant living in unfurnished quarters may apply for fixed payments in terms of the number of rooms they occupy (except for bathrooms, hallways and closets). The schedule of these payments is set forth on Form H-6142. (See Page 19).
- f. Except in hardship cases, which shall be fully documented by the Local Public Agency, the amount of any delinquent rent owed to the

Local Public Agency by the site occupant shall be deducted from the approved amount of the relocation payment and the difference, if any, paid to the site occupant.

3. Relocation of Business Concerns:

- a. Business concerns must give the Local Public Agency thirty to ninety days written notice of its intention to move and must permit the Local Public Agency to inspect the property to be moved, in order to be eligible for relocation payments.
- b. Claims for relocation payments shall be supported by three estimates of moving expenses from reputable moving firms.
- c. Business concerns to be relocated shall be provided written notice of the requirement for submission of estimates and advised of the \$3,000 limit for loss of property or combination of loss of property and moving costs, as well as of the \$25,000 limit on claims for moving costs.
- d. Claims in excess of \$10,000 must have approval of the Federal Housing and Home Finance Agency prior to payment.

G. Additional Services to Site Occupants

1. Individuals occupying separate housekeeping units will be provided with the same relocation services and procedures afforded to families. This will include referral service and assistance in applying for public housing when eligible. Previous experience finds that it is advisable to provide a means of transportation in order that the elderly site occupants may see available units.
2. Any other individuals, such as roomers, will be provided with the same services as families and individuals occupying housekeeping

units. They will be offered referrals and assistance in applying for public housing if they are eligible. Previous experience shows a trend that roomers settle with the family with which they presently reside or continue with their former landlord, when it is possible, at a new location.

3. An Information Center staff member was the supervisor of the business relocation in the South Auditorium Project and will be able to offer all types of valuable assistance should any problems arise in re-locating the very few business establishments in this Project Area.

H. Additional Relocation Requirements Required by State Law

Section 8 of ORS Chapter 457.150 contains the following language:

"(1) No Urban Renewal Agency shall initiate any Urban Renewal Project under this Chapter until the governing body of each municipality in which any of the area to be covered by the Project is situated has approved an Urban Renewal Plan which conforms to the general plan for the municipality as a whole and which provides an outline for the development, redevelopment, clearance, rehabilitation, or conservation of the Area of the Project and is sufficiently complete to indicate:...

- (d) Method for the temporary or permanent relocation of persons living in such areas.
- (e) The method for providing, unless already available, decent, safe and sanitary dwellings substantially equal in number to the number of substandard dwellings to be cleared from the area, at rents within the financial reach of the income groups displaced from such substandard dwellings."

These provisions will be met as indicated by this relocation report.

Housing and Home Finance Agency URBAN RENEWAL ADMINISTRATION  <b>FIXED RELOCATION PAYMENTS SCHEDULE</b>  (Slum Clearance and Urban Renewal Program)	PROJECT LOCALITY Portland, Oregon	
	PROJECT NAME(S) Albina Neighborhood Improvement Project	PROJECT NUMBER(S) ORE. R-8

INSTRUCTIONS: Prepare original and 3 copies for HHFA if the schedule is proposed for only one project. Prepare an additional copy for each additional project.

**A. TYPE OF SUBMISSION AND APPLICABILITY OF SCHEDULE**

- THIS IS THE ORIGINAL SCHEDULE AND IS PROPOSED TO APPLY TO THE PROJECT(S) IDENTIFIED ABOVE.
- THIS IS AN AMENDED SCHEDULE (AMENDING THE ONE APPROVED BY HHFA ON 12/24/59 ) FOR THE PURPOSE OF:
  - REVISING THE AMOUNT OF THE FIXED PAYMENTS.
  - ADDING ADDITIONAL PROJECT(S) TO THOSE COVERED BY THE PREVIOUS SCHEDULE. SUCH NEW PROJECT(S) IS (ARE) NUMBERED ORE. R-8 added to H-6142 covering ORE. R-1
  - OTHER (Explain)

**B. REQUEST AND SCHEDULE**

Approval is requested to pay to eligible individuals and families the fixed amounts of Relocation Payments indicated in the Schedule below. The amounts indicated in the Schedule have been developed, and the Payments will be made, in accordance with the Rules and Regulations Governing Section 106(f) Relocation Payments. Eligible individuals and families will:

- BE PAID ONLY THE APPLICABLE APPROVED FIXED AMOUNTS.
- BE GIVEN THE OPTION TO CLAIM THE APPLICABLE APPROVED FIXED AMOUNTS OR REIMBURSEMENT FOR ACTUAL MOVING EXPENSE AND ANY DIRECT LOSS OF PROPERTY.

**SCHEDULE**

ITEM	INDIVIDUALS AND FAMILIES OWNING FURNITURE AND OCCUPYING:							INDIVIDUALS NOT OWNING FURNITURE	FAMILIES NOT OWNING FURNITURE
	1 ROOM	2 ROOMS	3 ROOMS	4 ROOMS	5 ROOMS	6 ROOMS	7 ROOMS <sup>1</sup>		
	(a)	(b)	(c)	(d)	(e)	(f)	(g)		
1. Proposed fixed amount of Relocation Payment	\$ 20.00	\$ 35.00	\$ 44.00	\$ 55.00	\$ 70.00	\$ 83.00	\$ 97.00	\$ 5.00	\$ 10.00
2. Lowest normally available moving cost per hour	\$ 13.75	\$ 13.75	\$ 13.75	\$ 13.75	\$ 13.75	\$ 13.75	\$ 13.75		
3. Average (i.e., median) number of hours required	2	3	4	5	6-1/2	7	8		

<sup>1</sup> Attach separate sheet and continue schedule if provision is to be made for individuals and families occupying more than 7 rooms.



ATTACHMENT TO FORM H-6142

FIXED RELOCATION PAYMENTS SCHEDULE

	8 Rooms (h)
Proposed fixed amount of Relocation Payment	\$110.00
Lowest normally available moving cost per hour	13.75 plus 1 additional man @ \$5.25 per hour
Average (i.e., median) number of hours required	8

## RELOCATION PROGRAM

Code Number R-223

### SECTION II

#### A. Estimated Housing Requirements

The number and size of dwelling units, income, tenure and eligibility of families for low-rent public housing was determined by the means of a survey conducted in the Project Area at the first of the year of 1962. The survey was termed Site Occupancy and Financial Capability Survey (Exhibit E) and included information on families in all structures that were found by an exterior and interior structure survey to fall into the category of (1) Repairs Needed or (2) Possible Demolition. Interviews were also conducted with families in houses to be acquired for a park site. The survey was carried out during a period of two and a half months by two field workers, one of which had considerable experience in relocation activities in the South Auditorium Project. The information gathered from the survey was used in helping the staff evaluate as to whether a family would be financially able to carry out any rehabilitation activities on their home, and to establish relocation information for families or individuals that might need to move.

A special check was made in the survey to establish probable eligibility for public housing. At the same time, an explanation of public housing was given to those who were not familiar with its availability.

HOUSING AND HOME FINANCE AGENCY URBAN RENEWAL ADMINISTRATION  <b>ESTIMATED HOUSING REQUIREMENTS AND RESOURCES FOR DISPLACED FAMILIES</b>	PROJECT LOCALITY <b>Portland, Oregon</b> PROJECT NAME <b>Albina Neighborhood Improvement Project</b> PROJECT NUMBER <b>Oregon R-8</b> ESTIMATED LENGTH OF DISPLACEMENT PERIOD: <b>36</b> MOS. DATE OF SUBMISSION <b>January 31, 1963</b>
INSTRUCTIONS: Place original and one copy in Binder No. 1, and one copy each in other binders.	

I. NUMBER OF FAMILIES IN PROJECT AREA AND NUMBER TO BE DISPLACED						
FAMILIES	Ind. TOTAL		Ind. WHITE		Ind. NONWHITE	
a. Estimated number of families in project area	190	488	60	114	130	334
b. Estimated number to be displaced from property to be acquired by LPA	29	120	16	16	13	104
c. Estimated number to be displaced from property to be acquired by other public bodies	0	0	0	0	0	0
d. Estimated number to be displaced by rehabilitation, conservation, or code enforcement activities, from property not to be acquired	5	13	1	1	4	12

II. CHARACTERISTICS OF FAMILIES TO BE DISPLACED FROM PROPERTY TO BE ACQUIRED BY LPA												
ESTIMATED NUMBER OF FAMILIES	Ind. WHITE				Ind. NONWHITE							
	Ind. TOTAL	Ind. TENANTS	Ind. OWNERS	Ind. TOTAL	Ind. TENANTS	Ind. OWNERS	Ind. TOTAL	Ind. TENANTS	Ind. OWNERS			
a. TOTAL	16	16	4	2	12	14	13	104	9	41	4	63
b. Eligible for federally aided public housing	14	10	2	0	12	10	13	80	9	35	4	45
c. Eligible for State or locally aided public housing	-	-	-	-	-	-	-	-	-	-	-	-
d. Ineligible for public housing	2	6	2	2	0	4	0	24	0	6	0	18

III. CHARACTERISTICS OF FAMILIES TO BE DISPLACED FROM PROPERTY TO BE ACQUIRED BY OTHER PUBLIC BODIES						
ESTIMATED NUMBER OF FAMILIES	WHITE			NONWHITE		
	TOTAL	TENANTS	OWNERS	TOTAL	TENANTS	OWNERS
a. TOTAL						
b. Eligible for federally aided public housing						
c. Eligible for State or locally aided public housing						
d. Ineligible for public housing						

IV. CHARACTERISTICS OF FAMILIES TO BE DISPLACED BY REHABILITATION, CONSERVATION, OR CODE ENFORCEMENT ACTIVITIES, FROM PROPERTY NOT TO BE ACQUIRED												
ESTIMATED NUMBER OF FAMILIES	Ind. WHITE				Ind. NONWHITE							
	Ind. TOTAL	Ind. TENANTS	Ind. OWNERS	Ind. TOTAL	Ind. TENANTS	Ind. OWNERS	Ind. TOTAL	Ind. TENANTS	Ind. OWNERS			
a. TOTAL	1	1	1	1	-	-	4	12	4	12	-	-
b. Eligible for federally aided public housing	1	1	1	1	-	-	4	12	4	12	-	-
c. Eligible for State or locally aided public housing	-	-	-	-	-	-	-	-	-	-	-	-
d. Ineligible for public housing	-	-	-	-	-	-	-	-	-	-	-	-

V. PROPOSED REHOUSING OF FAMILIES INCLUDED IN BLOCKS II, III, and IV ABOVE												
PROPOSED REHOUSING	Ind. WHITE						Ind. NONWHITE					
	Ind. TOTAL	Ind. EXISTING UNITS	Ind. NEW UNITS	Ind. TOTAL	Ind. EXISTING UNITS	Ind. NEW UNITS	Ind. TOTAL	Ind. EXISTING UNITS	Ind. NEW UNITS	Ind. TOTAL	Ind. NEW UNITS	
a. TOTAL FAMILIES	17	17	17	17	0	0	17	116	17	116	0	0
b. Private rental housing	14	10	14	10	0	0	9	34	9	34	0	0
c. Private sales housing	1	6	1	6	0	0	2	30	2	30	0	0
d. Federally aided public housing	2	1	2	1	0	0	6	52	6	52	0	0
e. Other public housing	-	-	-	-	-	-	-	-	-	-	-	-

NOTE: All ind. tabulations are in addition to family tabulations.

PROJECT NAME **Albina Neighborhood Improvement Project** PROJECT NUMBER **Oregon R-8**

**VI. SIZE AND BEDROOM REQUIREMENTS, BY INCOME, OF FAMILIES TO BE DISPLACED FROM PROJECT AREA**  
(Include all listed under II, III, and IV)

**A. SIZE, BY INCOME, OF WHITE FAMILIES TO BE DISPLACED FROM PROJECT AREA**

MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES Ind.		NUMBER OF FAMILIES BY FAMILY SIZE <sup>1</sup>								
			1	2	3	4	5	6	7	8	9 OR MORE
TOTAL	17	17	17	13	4	0	0	0	0	0	0
\$0 - \$49	0	0	0	0	0	0	0	0	0	0	0
\$50 - \$99	2	0	2	0	0	0	0	0	0	0	0
\$100 - \$149	5	0	5	0	0	0	0	0	0	0	0
\$150 - \$199	5	1	5	1	0	0	0	0	0	0	0
\$200 - \$249	2	2	2	2	0	0	0	0	0	0	0
\$250 - \$299	1	4	1	4	0	0	0	0	0	0	0
\$300 - \$349	0	4	0	2	2	0	0	0	0	0	0
\$350 - \$399	0	3	0	2	1	0	0	0	0	0	0
\$400 - \$449	2	1	2	1	0	0	0	0	0	0	0
\$450 - \$499	0	1	0	1	0	0	0	0	0	0	0
\$500 or more	0	1	0	0	1	0	0	0	0	0	0

**B. BEDROOM REQUIREMENTS, BY INCOME, OF WHITE FAMILIES TO BE DISPLACED**

MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES Ind.		BEDROOM REQUIREMENTS				
			1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4 BEDROOMS	5 OR MORE
TOTAL	17	17	30	4	0	0	0
\$0 - \$49	0	0	0	0	0	0	0
\$50 - \$99	2	0	2	0	0	0	0
\$100 - \$149	5	0	5	0	0	0	0
\$150 - \$199	5	1	6	0	0	0	0
\$200 - \$249	2	2	4	0	0	0	0
\$250 - \$299	1	4	5	0	0	0	0
\$300 - \$349	0	4	2	2	0	0	0
\$350 - \$399	0	3	2	1	0	0	0
\$400 - \$449	2	1	3	0	0	0	0
\$450 - \$499	0	1	1	0	0	0	0
\$500 or more	0	1	0	1	0	0	0

<sup>1</sup> Draw a zigzag line differentiating eligible from ineligible families, by family size, for admission to public housing.

PROJECT NAME <b>Albina Neighborhood Improvement Project</b>		PROJECT NUMBER <b>Oregon R-8</b>									
VI. SIZE AND BEDROOM REQUIREMENTS, BY INCOME, OF FAMILIES TO BE DISPLACED FROM PROJECT AREA—Continued (Include all listed under II, III, and IV)											
C. SIZE, BY INCOME, OF NONWHITE FAMILIES TO BE DISPLACED FROM PROJECT AREA											
MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES Ind.		NUMBER OF FAMILIES BY FAMILY SIZE <sup>1</sup>								
			1	2	3	4	5	6	7	8	9 OR MORE
TOTAL	17	116	17	23	31	21	18	4	8	4	7
\$0 - \$49	0	0	0	0	0	0	0	0	0	0	0
\$50 - \$99	6	0	6	0	0	0	0	0	0	0	0
\$100 - \$149	2	7	2	2	1	3	1	0	0	0	0
\$150 - \$199	7	17	7	2	8	2	5	0	0	0	0
\$200 - \$249	0	21	0	6	6	5	4	0	0	0	0
\$250 - \$299	0	27	0	2	8	9	4	1	3	0	0
\$300 - \$349	2	15	2	2	3	1	3	2	4	0	0
\$350 - \$399	0	16	0	5	2	1	0	1	1	1	4
\$400 - \$449	0	6	0	1	0	0	1	0	0	1	3
\$450 - \$499	0	3	0	1	0	0	0	0	0	2	0
\$500 or more	0	4	0	2	2	0	0	0	0	0	0

D. BEDROOM REQUIREMENTS, BY INCOME, OF NONWHITE FAMILIES TO BE DISPLACED											
MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES Ind.		BEDROOM REQUIREMENTS								
			1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4 BEDROOMS	5 OR MORE				
TOTAL	17	116	40	37	32	14	10				
\$0 - \$49	0	0	0	0	0	0	0				
\$50 - \$99	6	0	6	0	0	0	0				
\$100 - \$149	2	7	4	2	2	1	0				
\$150 - \$199	7	17	10	8	6	0	0				
\$200 - \$249	0	21	5	8	7	1	0				
\$250 - \$299	0	27	2	11	10	4	0				
\$300 - \$349	2	15	4	3	5	5	0				
\$350 - \$399	0	16	5	3	2	2	4				
\$400 - \$449	0	6	1	0	0	1	4				
\$450 - \$499	0	3	1	0	0	0	2				
\$500 or more	0	4	2	2	0	0	0				

<sup>1</sup> Draw a zigzag line differentiating eligible from ineligible families, by family size, for admission to public housing.

PROJECT NAME <b>Albina Neighborhood Improvement Project</b>	PROJECT NUMBER <b>Oregon R-8</b>
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**VII. ESTIMATED REHOUSING REQUIREMENTS AND AVAILABILITY**

**A. NUMBER OF UNITS REQUIRED AND EXPECTED TO BE AVAILABLE DURING DISPLACEMENT PERIOD TO WHITE FAMILIES**

TYPE OF HOUSING		1 BEDROOM			2 BEDROOMS			3 BEDROOMS			4 BEDROOMS			5 OR MORE BEDROOMS		
		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE	
			EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW
<b>1. PUBLIC HOUSING</b>																
a. Federally aided		3	81	0	0	357	0	0	42	0	0	9	0	0	0	0
b. State or locally aided		-	-	-	-	-	-	-	0	-	-	-	-	-	-	-
<b>2. STANDARD PRIVATE RENTAL HOUSING</b>																
TOTAL		24	8733	-	0	15886	-	0	2902	-	0	938	-	0	354	-
GROSS MONTHLY RENTAL	Under \$40	2	117	-	0	26	-	0	13	-	0	0	-	0	0	-
	\$40 - \$49	8	649	-	0	287	-	0	104	-	0	0	-	0	0	-
	\$50 - \$59	4	1658	-	0	1724	-	0	86	-	0	0	-	0	0	-
	\$60 - \$69	6	2359	-	0	2808	-	0	562	-	0	183	-	0	0	-
	\$70 - \$79	3	1778	-	0	3794	-	0	973	-	0	207	-	0	0	-
	\$80 - \$89	1	1362	-	0	4618	-	0	757	-	0	273	-	0	125	-
	\$90 and over	0	810	-	0	2629	-	0	407	-	0	275	-	0	229	-
<b>3. STANDARD SALES HOUSING</b>																
TOTAL		3	4259	-	4	25065	-	0	36997	-	0	7252	-	0	1638	-
SALES PRICE	Under \$5,000	0	0	-	0	0	-	0	0	-	0	0	-	0	0	-
	\$5,000 - \$5,999	0	1040	-	0	1102	-	0	0	-	0	0	-	0	0	-
	\$6,000 - \$6,999	0	1404	-	0	2341	-	0	1404	-	0	130	-	0	0	-
	\$7,000 - \$7,999	2	519	-	2	2937	-	0	3275	-	0	156	-	0	104	-
	\$8,000 - \$8,999	1	519	-	1	4992	-	0	2808	-	0	415	-	0	0	-
	\$9,000 - \$9,999	0	517	-	0	3978	-	0	2573	-	0	1170	-	0	130	-
	\$10,000 - \$11,999	0	260	-	1	5721	-	0	9621	-	0	2573	-	0	468	-
	\$12,000 and over	0	0	-	0	3994	-	0	17316	-	0	2808	-	0	936	-



PROJECT NAME										PROJECT NUMBER						
Albina Neighborhood Improvement Project										Oregon R-8						
VII. ESTIMATED REHOUSING REQUIREMENTS AND AVAILABILITY—Continued																
B. NUMBER OF UNITS REQUIRED AND EXPECTED TO BE AVAILABLE DURING DISPLACEMENT PERIOD TO NONWHITE FAMILIES																
TYPE OF HOUSING	1 BEDROOM			2 BEDROOMS			3 BEDROOMS			4 BEDROOMS			5 OR MORE BEDROOMS			
	RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		
		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW	
<b>1. PUBLIC HOUSING</b>																
a. Federally aided																
	13	81	0	14	357	0	21	42	0	10	9	0	0	0	0	
b. State or locally aided																
<b>2. STANDARD PRIVATE RENTAL HOUSING</b>																
TOTAL																
	14	1631	-	14	1175	-	8	567	-	3	220	-	4	78	-	
GROSS MONTHLY RENTAL	Under \$40															
		5	187	-	0	47	-	0	0	-	0	0	-	0	0	-
	\$40 - \$49															
		5	264	-	0	0	-	0	53	-	0	0	-	0	0	-
	\$50 - \$59															
		1	453	-	7	324	-	0	0	-	0	0	-	0	0	-
	\$60 - \$69															
		2	284	-	6	355	-	4	71	-	1	71	-	0	0	-
\$70 - \$79																
	0	287	-	1	215	-	4	287	-	2	72	-	0	0	-	
\$80 - \$89																
	1	78	-	0	78	-	0	78	-	0	78	-	4	78	-	
\$90 and over																
	0	78	-	0	156	-	0	78	-	0	0	-	0	0	-	
<b>3. STANDARD SALES HOUSING</b>																
TOTAL																
	13	251	-	9	895	-	3	1387	-	1	1050	-	6	426	-	
SALES PRICE	Under \$5,000															
		0	20	-	0	20	-	0	20	-	0	59	-	0	0	-
	\$5,000 - \$5,999															
		0	30	-	0	59	-	0	15	-	0	15	-	0	0	-
	\$6,000 - \$6,999															
		5	68	-	2	204	-	1	204	-	0	34	-	0	0	-
	\$7,000 - \$7,999															
		3	36	-	4	144	-	0	251	-	0	36	-	0	36	-
	\$8,000 - \$8,999															
	2	117	-	1	117	-	2	195	-	0	78	-	0	0	-	
\$9,000 - \$9,999																
	2	0	-	0	117	-	0	156	-	1	156	-	4	117	-	
\$10,000 - \$11,999																
	1	0	-	2	156	-	0	351	-	0	390	-	2	39	-	
\$12,000 and over																
	0	0	-	0	78	-	0	195	-	0	312	-	0	234	-	

B. Proposed Rehousing

The proposed rehousing information was based on prior experience in relocating displaced families and the financial data obtained on those families anticipated to be displaced from property to be acquired. Included in the proposed relocation work load are five individuals and thirteen families who we estimate will be displaced by rehabilitation from property not to be acquired. These individuals and families comprise ten per cent of the work load and this per cent is a staff estimate based on the premise that there may be some families not even able to meet the twenty per cent rent-income ratio.

Eighty-one per cent of the expected relocation work load is eligible for public housing. It is assumed that approximately forty per cent of the work load will actually move into public housing. The reason for this high percentage entering into public housing is due to rent-income ratios and the close proximity of the housing units to local shopping, business and recreation centers. The greatest number entering public housing will be those families that rent or those who have a very small equity in a contract-purchased home and have incomes lower than the average for the area.

The remaining households will go into existing private housing and of these, approximately the same per cent will buy as will rent. This is a definite trend already established in the Albina neighborhood. From information obtained by the survey and in the opinion of the staff, it is concurred that this pattern will continue.

All relocation activity will be completed at the same terminal date as the rehabilitation and conservation activities.

C. Estimated Housing Resources

1. Public Housing Resources:

The estimated housing resources were obtained from several different sources. The Public Housing Authority figures were obtained from the Portland Housing Authority (Exhibit D). They include turnover in the existing public housing units and the new units expected to be constructed during 1964, 1965, and 1966.

PRESENT PUBLIC HOUSING SUPPLY

0 BR 75	1 BR 274	2 BR 396	3 BR 135	4 BR 30	5 BR 0
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ANNUAL TURNOVER

6%	10%	30%	10%	10%	-
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AVAILABLE IN EXISTING UNITS DURING DISPLACEMENT PERIOD

15	81	357	42	9	0
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EXPECTED TO BE CONSTRUCTED DURING RELOCATION PERIOD

0	0	0	0	0	0
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TOTAL AVAILABLE UNITS DURING DISPLACEMENT PERIOD

15	81	357	42	9	0
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2. Private Rental Housing Resources:

The estimates on the standard private rental housing, shown on Block VII, Form H-6122, page 4 of 5, are a straight projection from a newspaper survey. This survey was taken from six issues of the Sunday Oregonian (December 17, 1961 to January 21, 1962) by the Chief of

Relocation and Property Management. It covered unfurnished apartments and houses renting for all categories listed. The following factors which were arrived at by joint estimates of the Local Public Agency staff were applied to arrive at the final figures:

- 1) Duplicates were removed from the listings and the figures corrected by percentages for under advertising, i.e., under \$40 @ 50%; \$40-49 @ 50%; \$50-59 @ 30%; \$60-69 @ 20%; \$70-79 @ 10%; \$80-89 @ 8%; \$90 and over @ 8%.
- 2) A weekly average was calculated in each category and averages were then projected for a three-year period.
- 3) The three-year projection figures were reduced by percentages to allow for substandardness, i.e., under \$40 @ 75%; \$40-49 @ 50%; \$50-59 @ 15%; \$60-69 @ 10%; \$70-79 @ 5%; \$80-89 @ 3%; \$90 and over @ 2%
- 4) The estimates for rental housing available to non-white families were arrived at by selecting an area from census data which houses thirty-seven per cent of the City's non-white population. The selected area is made up of seven census tracts and includes the project area.

Dwelling units in this area which were available for rent were then selected from the files of Multiple Listing Service's four-week rental listings. Fifty per cent of the City's total listing is placed through this firm; therefore, it is assumed that there are actually twice as many available listing in the selected area.

Samples of these rental units found to be available in all price and size categories were inspected to determine standardness. These

inspections enable us to arrive at a per cent of standardness in each price-range category. Calculating the availability of housing for the relocation period was accomplished by establishing a weekly average for each category, projecting this average for the three-year period and discounting by the per cent of substandardness which was found to apply in each category.

The availability of housing to non-whites in the selected area was assumed to be one hundred per cent (100%). This assumption was based on the facts that the area presently houses thirty-seven per cent of the City's non-white population and that the area's non-white population has increased eight hundred per cent (800%) between the period 1950-1960.

Available housing to non-whites in other neighborhoods of the City was not used as a resource. It is possible, however, that other neighborhoods will be used during the relocation period and this utilization will increase the housing resources.

3. Private Sales Housing Resources:

This projection, shown on Block VII, Form H-6122, page 4 of 5, was based on the number of houses in the various price and size categories which became available through newspaper listings furnished by the Multiple Listing Services of the Portland Board of Realtors during the six-week period from January 1, 1962, to February 15, 1962. With one exception, these listings were estimated to represent 10% of the total number of houses which became available in the City of

Portland in the price ranges under \$12,000. The exception is the two-bedroom category. It was estimated by the Chief of Relocation and Property Management that the two-bedroom houses which became available through the Multiple Listing Services represented 15% (rather than 10%) of the total number of two-bedroom houses which came on the market in the six-week period.

As in the case of private rental housing, the estimates of private sales housing are a straight projection from the newspaper survey. The following factors, arrived at by joint estimate of the Local Public Agency staff, were applied to arrive at the final figures:

- 1) Duplicates were removed from the listings.
- 2) A weekly average was calculated in each category and averages were then projected for a three-year period.
- 3) The three-year projection figures were reduced in only the following categories by percentages to allow for substandardness, i.e., under \$5,000 @ 100%; \$5,000-5,999 @ 20%; \$6,000-6,999 @ 10%.
- 4) The estimates for sales housing available to non-white families were arrived at by selecting an area from census data which houses thirty-seven per cent of the City's non-white population. The selected area is made up of seven census tracts and includes the project area.

Dwelling units in this area which were available for sale were then selected from the files of Multiple Listing Service's eight-week sales listings. Fifty per cent of the City's total listing is placed through this firm; therefore, it is assumed



that there are actually twice as many available listings in the selected area.

Samples of these sales units found to be available in all price and size categories were inspected to determine standardness. These inspections enable us to arrive at a per cent of standardness in each price-range category. Calculating the availability of housing for the relocation period was accomplished by establishing a weekly average for each category, projecting this average for the three-year period and discounting by the per cent of substandardness which was found to apply in each category.

The availability of housing to non-whites in the selected area was assumed to be one hundred per cent (100%). This assumption was based on the facts that the area presently houses thirty-seven per cent of the City's non-white population and that the area's non-white population has increased eight hundred per cent (800%) between the period 1950-1960.

Available housing to non-whites in other neighborhoods of the City was not used as a resource. It is possible, however, that other neighborhoods will be used during the relocation period and this utilization will increase the housing resources. In price-range categories of \$9,000-9,999 and \$10,000-11,999 for one-bedroom homes, no supply of these type dwelling units were found in the sales listings. We do not anticipate any problem; however, since most buyers would prefer a two-or-more-bedroom home in these price ranges and these type units are available.

#### D. Conclusions

Because of the small number of families and individuals to be displaced and the three-year period which has been set aside to accomplish the displacement, there should be adequate housing available both in public and private units. The current vacancy rate in the community (Exhibit C), plus the turnover in existing public housing units, could probably handle the entire caseload at once. With a three-year period projection, relocation problems will be at a minimum.

One foreseeable shortage that might arise is in the four-bedroom category for public housing. However, if the Housing Authority's proposal for a 135-unit project, which we did not use as a housing resource, is completed during the relocation period this shortage will be eliminated.

The Housing Authority's largest existing units are four-bedroom dwellings; however, they plan to construct five-bedroom units under their proposed housing project. The problem, however, is not insurmountable. Certain residential districts of the city are characterized by large rambling frame structures. Such neighborhoods on the east side of Portland, as Highland, Woodlawn, and Sunnyside are examples. These residential areas have good transportation, accessible shopping facilities and are available to non-white families. Extra time will be necessary to place these five-bedroom families, but it is felt that this task can be carried out efficiently and effectively by the relocation staff.

#### E. Basis for Establishment of Rent-Income Ratio

The criteria that has been set up to evaluate a family's ability to pay rent is based on the premise that the gross rent should not exceed 20% of a family's income.

This general yardstick will be used in relocating the displaced families. In order to properly evaluate each families' needs and problems, each case will be shown individual consideration.

The 20% ratio was established for use in the Albina Project after carefully examining all available information and resources. The best example of its workability is that the ratio is currently in use by the Portland Housing Authority. Also, this same rent-income ratio was used by the relocation staff in the South Auditorium Project. Experience proved this to run very true with the average family's ability to pay in relation to available rentals in the city. A notable exception to this was found in the case of the elderly who are living on a small Social Security grant or old age assistance or a combination of both. In these cases, an individual's problems are usually compounded by health factors. The ratio has run as high as 50%. This situation being partially alleviated by the Housing Authority creating new units for the elderly.

The financial capability survey that was conducted in the area during the Survey and Planning stage showed that rents ran about 17% of the family income. The accuracy of this survey information is substantiated by information obtained from the 1960 census (Exhibit F). A chart of gross rents for the census tract, which includes the Project Area and includes a complex of public housing units, shows a median rent of \$61.80, or about 17½% of the family income. A breakdown of this for the Project Area shows only a slight change of the median rent of \$60.00 and still 17½% of the family income.

The professional persons who worked with the staff in conducting the rehabilitation feasibility study indicated that rents in the area are generally high in comparison with comparable city-wide rents.

F. Competing Demands for Standard Housing

The Portland Development Commission received approval in January 1963, of a Survey and Planning Application for another Title I Project, which is known as the Linnton Project. This project's projected relocation work load will consist of eight businesses, two families and fifteen individuals. Because of the size of its proposed work load, separate location in the city, and the timing involved in carrying out the project, no effect on the Albina Project is anticipated. The Minnesota and Eastbank Freeways have been under construction during the past year and their relocation activities have been completed.

The only other displacement expected to take place during the time of execution of the Albina Project will be the displacement brought about by State Highway Department action. The Foothills Freeway route will cut through a densely populated apartment area in the southwest section of Portland. This is an area very well known to the relocation staff as it lies adjacent to the South Auditorium Project Area. This area is characterized mainly by elderly single persons, single working persons living within walking distance of the Central Business District and college students. The elderly persons in the freeway area should be very interested in the accommodations provided in the Housing Authority's Northwest Tower. The Northwest Tower was designed primarily to accommodate the elderly. The projected Albina relocation work load is made up of a small per cent of elderly persons; therefore, it is not anticipated that

the housing availability for persons to be relocated from this project will be affected by freeway action.

G. Special Problems

There will be some special problems that must be faced in the displacing of families and individuals from properties to be acquired. Of the 133 families and 34 individuals in the proposed relocation work load, eighty per cent are non-white. Eighty-one per cent of the total work load are eligible for public housing. Approximately twenty per cent of them represent large families and a little less than ten per cent of the residents fall into the aged category. Obviously, in many cases, the problems are compounded; such as a non-white household with a low income and a large number of children.

The placing of these households in new homes will require a good deal of time and patience. Since the size of the caseload is relatively small and a three-year relocation period is planned, there will be adequate time for individual attention to meet these families needs.

Of the thirteen families to be displaced by rehabilitation from property not to be acquired, covered in Section II A of the Relocation Program, no special problems are anticipated in relocating them. The projections of available relocation housing shows there to be standard housing available in their price ranges.

According to the projections made for standard sales housing in the Portland vicinity, Block VII, Form H-6122, the following was shown to be available to non-white families:

	5000-5999	6000-6999	7000-7999	8000-8999	9000-9999	10,000-11,999	12,000 & over
1 BR	30	68	36	117	-	-	-
2 BR	59	204	114	117	117	156	78
3 BR	15	204	251	195	156	351	195
4 BR	15	34	36	78	156	390	312
5 BR	-	-	36	-	117	39	234

Of the non-white families and individuals, 32 are expected to purchase homes; therefore, no problems are expected to occur in sales housing.

The low-income families will be encouraged to accept the referrals to public housing. With the completion of any new units, it is felt that a large number will accept this recommendation.

The following table shows the projections made for standard rental housing in the Portland vicinity, Block VII, Form H-6122, available to non-white families:

	Under \$40	\$40-49	\$50-59	\$60-69	\$70-79	\$80-89	\$90 and over
1 BR	187	264	453	284	287	78	78
2 BR	47	-	324	355	215	78	156
3 BR	-	53	-	71	287	78	78
4 BR	-	-	-	71	72	78	-
5 BR	-	-	-	-	-	78	-

The large families with low incomes who do not enter public housing will undoubtedly experience difficulty in finding suitable and standard units within their price range. The source of available standard rental housing for these families does exist within the city, however, the selection of location will be more limited.

The small percentage of elderly people can easily be taken care of in public housing units. If they desire private rental housing, no shortage problems are expected. The staff will offer to assist each and every family in finding decent, safe, and sanitary housing.



#### H. Displacement of Site Occupants Other Than Families

In addition to the families that will be displaced, there are a number of individuals that will be affected as shown on Form H-6122. There are sixteen individual owners to be displaced from property to be acquired. Twelve of these individuals are elderly persons living on limited incomes and pensions; such as Social Security, Veterans Pensions, and Old Age Assistance. Also, there are eighteen individual tenants in buildings that will be displaced from property to be acquired. Thirteen of these individuals have limited incomes. There are five individuals, covered under Section II, A, of the Relocation Program, who will be displaced by rehabilitation from property not to be acquired.

There are three established businesses which will be eligible for business relocation due to property acquired by the Local Public Agency.

- 1) A grocery store located in the park site.
- 2) A building used as a warehouse by a steel casting firm.
- 3) A service station located on the periphery of the Project Area.

The service station will be acquired for the purpose outlined in Section R-214 of this report.

All individuals and businesses to be displaced will receive the same assistance and help that is available to displaced families.

#### I. Type of Financing Available to Displaced Non-White Families

Those displaced families wishing to purchase homes will have the following types of financing available:

- a) Conventional loans

- b) FHA programs: 220, 221, 221d, and 203
- c) Private mortgages
- d) Credit unions
- e) Private contracts

In most cases, the means of financing is dependent on income qualification. The Local Public Agency staff's Financial Consultant will offer those potential purchasers assistance in determining the most desirable and feasible means of obtaining the necessary financing.

The entire relocation work load will be displaced from 150 dwelling units. A part of this work load consists of more than one family or individual living in a single dwelling unit.

The families and individuals displaced by rehabilitation from property not to be acquired will receive the same assistance and help that is available to all others in the relocation work load.

INFORMATION STATEMENT

Dear \_\_\_\_\_:

As you know, the Albina Neighborhood Improvement Plan has been approved by the City Council and the program is now under way. The primary objective of the program is to encourage rehabilitation and maintenance of homes and to improve neighborhood facilities. As a part of the plan, the house in which you live will be acquired by the Portland Development Commission to:

- \_\_\_\_\_ be cleared for a new park
- \_\_\_\_\_ be removed because the cost of needed improvements is much greater than the future value of the property if it were to be improved.
- \_\_\_\_\_ be rehabilitated for an occupancy in keeping with the residential zoning for the area.
- \_\_\_\_\_ be rehabilitated according to the requirements under the Improvement Plan.

If you are a property owner or tenant in any building which is purchased, or remodeling or repairs to your present home make it necessary for you to move, the Portland Development Commission will assist you in locating other accommodations and manage the property until you are able to move. The Albina Neighborhood Improvement Information Center has been established at 3726 North Kerby Avenue (Telephone Atlantic 2-2214) for your convenience. The office is open from 8:30 a.m. to 5:00 p.m., Monday through Friday. If

you remain in your quarters after the Commission purchases the property from you or your landlord, a rental charge will be made for the unit. All such rents are payable at the Information Center. You should contact the office on any matter concerning your property or your future moving arrangements.

You are free, of course, to find new quarters without our help. However, we at the Information Center are ready to assist you, and \_\_\_\_\_  
\_\_\_\_\_ has been assigned to work with you in locating housing suitable to your needs and within your financial means.

FHA acquired properties may be a resource to meet your relocation needs. Listings of such properties are available for your examination at the Information Center.

Any house or apartment to which you are referred by our staff will be in compliance with Portland's health, sanitation, and housing code. We have attached a copy of the standards we must observe in inspecting the quarters we suggest to you. You may want to refer to them if you look for housing on your own initiative. If you are in doubt as to whether or not a structure is standard, please call the Information Center and a member of the staff will inspect it for you. In the event that some emergency necessitates your moving before you have found acceptable accommodations, we will help you find temporary space, as well as a permanent home.

You may be assured that you will not be required to move (unless for temporary rehousing purposes) before you have had a chance to solve your

rehousing problems -- except for a reason within the Commission's eviction policy as set forth below:

Eviction proceedings will be initiated only under the following circumstances: 1) continued failure to pay rent, 2) maintenance of a nuisance, or the use of the premises for immoral or illegal purposes, 3) a material breach of rental contract, 4) continued and unreasonable refusal to consider quarters which in our judgment meet the standards for relocation housing and are suitable for the household, 5) refusal to admit our employees to the premises at reasonable hours, and 6) complete refusal to cooperate with us.

If you are interested and found to be eligible for low-rent public housing, you will automatically receive a preference in such units as vacancies occur which meet your family needs.

Relocation payments to cover moving costs are available to persons who will be displaced from property acquired by the Development Commission or displacement made necessary by code enforcement or voluntary rehabilitation.

You are welcome to come to the Information Center at any time for further information. We wish to keep in close touch with you in order to give you all possible assistance in finding other housing.

Be sure to notify us when you plan to move and turn your keys in promptly so that we can refund any rent that may be due you.

## RELOCATION STANDARDS

### A. Sanitation

- a. Dwelling Units: Every dwelling unit or efficiency living unit shall be provided with at least one bathroom.
- b. Kitchen: Every dwelling unit shall be provided with a kitchen. Every kitchen shall be provided with a kitchen sink. No sink of absorbent material shall be permitted.
- c. Fixtures: All plumbing fixtures shall be connected to a sanitary sewer or to an approved private sewage disposal system. All plumbing fixtures shall be connected to an approved system of water supply and provided with hot and cold running water, except that water closets may be provided with cold water only. All plumbing fixtures shall be of nonabsorbent material.
- d. Water Closet Compartments: Water closet compartments in dwellings shall be finished with approved nonabsorbent materials. (All sanitary facilities shall be installed and maintained in safe and sanitary condition.)
- e. Room Separations. No room used for the preparation of food shall be used for sleeping purposes and no room housing a water closet shall open directly into any room used for the preparation of food.

### B. Heating

- a. Heating: Every dwelling unit and guest room shall be provided with heating facilities capable of maintaining a room temperature of 70 degrees Fahrenheit at a point 3 feet above the floor in all habitable rooms. Such facilities shall be installed and maintained in a safe condition. No unvented or open flame gas heater shall be permitted.
- b. Electrical Equipment: All electrical equipment, wiring and appliances shall be installed and maintained in a safe manner. All electrical equipment shall be of an approved type.

### C. Light and Ventilation

- a. Habitable Rooms: Every habitable room shall have an aggregate window area of not less than  $\frac{1}{8}$  of the floor area, nor 12 square feet, whichever is greater.
- b. Openable window area: Ventilation shall be by means of openable area not less than one-half of the required glass area. This openable area shall be provided by (1) windows, (2) doors, or (3) louvered openings or a combination thereof.

c. Hallways: Ventilation for public corridors shall be provided by means of windows, doors, ventilating skylights, ventilating ducts, or mechanical ventilation.

D. Structural Requirements

a. General: Roofs, floors, walls, foundations and all other structural components of buildings shall be capable of resisting any and all forces and loads to which they may be subjected.

b. Shelter: Every building shall be weather protected so as to provide shelter for the occupants against the elements .

E. Room Dimensions

a. Ceiling Height: Habitable rooms in hotels and apartments shall have a ceiling height of not less than 8 feet for at least 90 per cent of the required floor area. Habitable rooms in dwellings and service rooms in all occupancies shall have a ceiling height of not less than 7 feet 6 inches. In rooms with sloping ceilings the required ceiling height shall be provided in at least 50 per cent of the room.

b. Superficial floor area: Every dwelling unit shall have at least two habitable rooms, one of which shall have not less than 150 square feet of superficial floor area. Every room which is used for both cooking and living or both living and sleeping purposes shall have not less than 150 square feet of superficial floor area. Every room used for sleeping purposes shall have not less than 90 square feet of superficial floor area. Where more than 2 persons occupy a room used for sleeping purposes, the required superficial floor area shall be increased at the rate of 50 square feet for each occupancy in excess of two.

Every kitchen shall have not less than 50 square feet of superficial floor area.

c. EXCEPTION: Nothing in this section shall prohibit the use of an efficiency living unit meeting the following requirements:

1. Such efficiency living unit shall have a living room of not less than 220 square feet of superficial floor area; an additional 100 square feet of superficial floor area shall be provided for each occupancy of such unit in excess of two.
2. Entry from the public space to the living room shall be through a foyer.
3. Such efficiency living unit shall be provided with a separate dressing closet of such size as to provide for adequate circulation and storage.
4. Such efficiency living unit shall be provided with a kitchenette not less than 3 feet by 5 feet in size. Such kitchenette shall be accessible from the living room or foyer only; shall be enclosed



by a door or doors; shall be equipped with a tenant-operated electric fan connected to the outside air; and shall be equipped and arranged for complete kitchen use.

5. Such efficiency living unit shall be provided with a separate bathroom. Such bathroom shall be accessible from the foyer or dressing closet only.

d. Width: No habitable room shall be less than 7 feet in any dimension and no water closet space less than 30 inches in width and there shall be not less than 2 feet 6 inches clearance in front of each water closet.

F. Bath, Toilet and Cooking Facilities:

- a. A bath, toilet and cooking facility shall be provided for the exclusive use of the family.

CONDENSED RENTAL SURVEY AND VACANCY REPORT

Compiled by the  
Federal Housing Administration  
in cooperation with  
The Oregon Apartment House Association  
March 15, 1962

The following condensed report has been compiled from information obtained by the Federal Housing Administration during their annual occupancy survey of FHA Insured apartment properties. With the cooperation of the Oregon Apartment House Association, an additional list of apartments in and around Portland was included in the FHA survey. This gives a comprehensive report of vacancies and rental trends in Portland, as of the date of the survey, March 15, 1962.

The results of this survey, set out below, is made available to members of the Oregon Apartment House Association.

Rental Housing Survey

Total apartment buildings reporting: 458      Total apartment units reporting: 12,532  
Total apartment units vacant: 1,025      Percentage of vacancies all bldgs. 8.2%

Vacancy by monthly rental rate

<u>Monthly rental rate</u>	<u>No. of rental units</u>	<u>No. vacant</u>	<u>Percentage</u>
\$40 or under	410	42	10.2%
\$41 to \$49	560	48	8.6%
\$50 to \$59	1,667	125	7.5%
\$60 to \$69	2,071	117	5.6%
\$70 to \$79	1,605	115	7.2%
\$80 to \$89	2,027	165	8.1%
\$90 or over	2,974	247	8.3%

Vacancy by City Area

	<u>N. W.</u>	<u>S. W.</u>	<u>N.</u>	<u>N. E.</u>	<u>S. E.</u>	<u>FHA</u> <u>Ins.</u>	<u>Total</u>
No. rental units	2367	2564	406	1918	1721	3556	12,532
Vacant	179	247	64	139	144	252	1,025
Percentage	7.5%	9.6%	15.8%	7.2%	8.3%	7.1%	8.2%

Vacancy by age of building

	<u>Less than 5 years</u>	<u>5 to 15 years</u>	<u>More than 15 years old</u>
Northwest	(no report)	0	7.6%
Northeast	10%	9.8%	6.3%
Southwest	17.7%	6.8%	8.5%
Southeast	22.5%	5.8%	5.0%
North	23.3%	2.9%	16.1%

Average vacancy-by age of building

<u>Less than 5 years</u>	<u>5 to 15 years</u>	<u>More than 15 years old</u>
18.3%	6.3%	8.7%

Exhibit C  
R-223  
Page 2 of 2

# HOUSING AUTHORITY OF PORTLAND, OREGON

8920 N. WOOLSEY AVE. • PORTLAND 3, OREGON • TELEPHONE, BU. 9-5571

October 24, 1963

RECEIVED

OCT 25 1963

PORTLAND HOUSING AUTHORITY

Mr. John Kenward  
Executive Director  
Portland Development Commission  
2130 SW Fifth Avenue  
Portland 1, Oregon

Dear Mr. Kenward:

Complying with Mr. Notos' request over the telephone yesterday morning, for certain information required by your Urban Renewal Manual relative to the Albina Neighborhood Improvement Project, we are pleased to submit the following information:

(1) Number of Units under Management:

0 Bedroom	--	75 Units
1 Bedroom	--	274 Units
2 Bedroom	--	396 Units
3 Bedroom	--	135 Units
4 Bedroom	--	30 Units
Total	--	910 Units

With regard to "racial availability", our policy as to housing of minority groups it has always been the policy of the Housing Authority of Portland to house applicants on the basis of "first-come-first-served", with priority given households displaced by public works, and without regard to race, color, or creed.

(2) Number of Units under Development:

416 Units under our Approved Program Reservation with the Public Housing Administration for which we have a "Cooperation Agreement" with the City of Portland and which will eventually bring our total number of units up to 1326. At our request, the Portland City Planning Commission is presently seeking sites for these 416 units which will meet PHA requirements and which will be acceptable to the local Authority on

COMMISSIONERS

ROY F. RENOUD, *Chairman*

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JOHN D. McLEOD

VERNE DUSENBERY, *Legal Counsel*

GENE W. ROSSMAN, *Executive Director*

the basis of property acquisition costs, proximity to shopping centers, medical services, churches, transportation, etc.

(3) Income Limits for Initial Occupancy:

- 1 -- 2 Person Family, \$3500.00 (Plus \$100.00 for each minor).
- 3 -- 4 Person Family, 3800.00 (Plus \$100.00 for each minor).
- 5 or more Person Family, 4100.00 (Plus \$100.00 for each minor).

Income Limits for Displaced Households:

- 1 -- 2 Person Family, \$4100.00 (Plus \$100.00 for each minor).
- 3 -- 4 Person Family, 4400.00 (Plus \$100.00 for each minor).
- 5 or more Person Family 4800.00 (Plus \$100.00 for each minor).

Income Limits for Continued Occupancy:

- 1 -- 2 Person Family, \$4300.00 (Plus \$100.00 for each minor).
- 3 -- 4 Person Family, 4675.00 (Plus \$100.00 for each minor).
- 5 or more Person Family 5050.00 (Plus \$100.00 for each minor).

(4) Minimum Rent Charge:

\$25.00 per month, including utilities.

(5) Households displaced by public works are given a priority and are placed in available public housing ahead of households not displaced by public works. You request our estimate of the number of units to be available to such displacees. Our annual turnover is approximately 40%, but our day-to-day operation is one of "No Vacancies" and we have extensive waiting lists for all-size units. PHA regards our "vacancy loss" as the lowest in the Nation. Thus, we have no "block" of units available at any specific time for displacees or any other eligible applicant, but can only assimilate displacees into our units as vacancies periodically exist.

(6) Our "admission requirements other than those related to income and family composition" are as follows:

- (a) To be eligible for public housing, applicants must be either displaced by public works or about to be without housing through no fault of the applicant; living under substandard, overcrowded, or doubled-up conditions; paying an unreasonable proportion of family income for rent (20% higher than rent would be under our applicable rent

Page 3  
Mr. John Kenward  
October 24, 1963

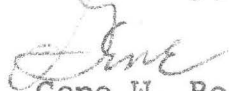
schedule), except those qualifying as elderly and those applying from other cities or states as they are expecting to attend school in Portland.

- (b) Their assets must not be in excess of --  
\$3500.00 for regular families; or  
\$5000.00 for elderly or the permanently or  
totally disabled.

("Assets" are defined as savings, stocks, bonds, real property or equities therein; "assets" do not include household goods and furnishings, personal effects, or automobile).

We hope the above information covers your requirements.

Sincerely,



Gene W. Rossman  
Executive Director

mts

cc: Roy F. Renoud, Chairman

SITE OCCUPANCY AND FINANCIAL CAPABILITY SURVEY

Project \_\_\_\_\_  
Block # \_\_\_\_\_

1. Address \_\_\_\_\_ HOH: 2. U.S. Citizen: Yes \_\_\_ No \_\_\_ 3. Veteran: Yes \_\_\_ No \_\_\_  
 4. Family \_\_\_ Individual \_\_\_ 5. Adults \_\_\_ Minors \_\_\_ Total \_\_\_ 6. White \_\_\_ Non-White \_\_\_  
 7. Owner \_\_\_ Tenant \_\_\_ 8. Hskpg. Unit \_\_\_ Rmg. Unit \_\_\_ 9. Furnished \_\_\_ Unfurnished \_\_\_ 10. No. Rooms \_\_\_  
 11. Family Composition and Income Data

Family Member	Sex	Age	Monthly Income from Emp.	Occupation	Other Monthly Income	Source	Remarks: (Term and Regularity of Employment)
Total			\$	Total		\$	Total Mo. Income \$

Tenants Only:

2. Landlord- Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 3. Monthly Rent \$ \_\_\_\_\_  
 4. Total Monthly Utilities \$ \_\_\_\_\_  
 5. Gross Monthly Rent \$ \_\_\_\_\_

Owners Only:

6. Free and Clear \_\_\_\_\_  
 7. Contract  
 (1) Purchase Price \$ \_\_\_\_\_  
 (2) Year Purchased \_\_\_\_\_  
 (3) Contract Balance \$ \_\_\_\_\_  
 (4) Monthly Payment \$ \_\_\_\_\_  
 (Inc. Prin., Int., Taxes, Ins.)  
 8. Mortgage  
 (1) Type of Mortgage - (Priv. \_\_\_ Bank \_\_\_ Sav. & Loan \_\_\_)  
 (2) Total Purchase Price \$ \_\_\_\_\_  
 (3) Mortgage Balance \$ \_\_\_\_\_  
 (4) Term of Mortgage \_\_\_\_\_  
 (5) Monthly Payments \$ \_\_\_\_\_  
 (Inc. Prin., Int., Taxes, Ins.)  
 9. Annual Tax \$ \_\_\_\_\_  
 10. Fire Insurance Terms \_\_\_ Amt. \$ \_\_\_\_\_  
 11. Home Improvement Installment \$ \_\_\_\_\_  
 12. Total Monthly Utilities \$ \_\_\_\_\_  
 13. Gross Monthly Housing Cost \$ \_\_\_\_\_

Owners and Tenants:

24. Housing Preferences and Requirements  
 (1) Purchase  
 (a) Approximate Price \$ \_\_\_\_\_  
 (b) Maximum Down Payment \$ \_\_\_\_\_  
 (c) Maximum Monthly Payment \$ \_\_\_\_\_  
 (2) Private Rental  
 (a) Maximum Monthly Rental \$ \_\_\_\_\_  
 (3) Public Housing Yes \_\_\_ No \_\_\_  
 (4) Undecided \_\_\_\_\_  
 (5) Number of Bedrooms Needed \_\_\_\_\_  
 25. Furniture Owned: Yes \_\_\_ No \_\_\_  
 Balance Due \$ \_\_\_\_\_ Mo. Payts. \$ \_\_\_\_\_  
 26. Stove & Refrig. Owned: Yes \_\_\_ No \_\_\_  
 Balance Due \$ \_\_\_\_\_ Mo. Payts. \$ \_\_\_\_\_  
 27. Other Appliances Owned: Yes \_\_\_ No \_\_\_  
 Balance Due \$ \_\_\_\_\_ Mo. Payts. \$ \_\_\_\_\_  
 28. Automobile Owned: Yes \_\_\_ No \_\_\_  
 Balance Due \$ \_\_\_\_\_ Mo. Payts. \$ \_\_\_\_\_  
 Total Mo. Payts. \$ \_\_\_\_\_  
 29. Bank: Chkng. Acct. \_\_\_ Svgs. Acct. \_\_\_  
 30. Savings & Loan Acct.: Yes \_\_\_ No \_\_\_



General Information From The  
1960 Federal Census for  
Census Tract 34 B  
in the City of Portland, Oregon

SCHOOL ENROLLMENT	718
Kindergarten	51
Public	51
Elementary (1 to 8 years)	448
Public	425
High School (1 to 4 years)	170
Public	158
College	49

FAMILY INCOME

All families	881
Under \$1,000	39
\$1,000 to 1,999	135
\$2,000 to 2,999	145
\$3,000 to 3,999	108
\$4,000 to 4,999	152
\$5,000 to 5,999	122
\$6,000 to 6,999	54
\$7,000 to 7,999	67
\$8,000 to 8,999	25
\$9,000 to 9,999	11
\$10,000 to 14,999	16
\$15,000 to 24,999	7
\$25,000 and over	0
MEDIAN YEARLY INCOME	\$4,089
MEDIAN MONTHLY INCOME	\$341

FAMILY INCOME (IN PROJECT AREA)

Under \$1,000	22
\$1,000 to 1,999	78
\$2,000 to 2,999	84
\$3,000 to 3,999	63
\$4,000 to 4,999	89
\$5,000 to 5,999	71
\$6,000 to 6,999	32
\$7,000 to 7,999	38
\$8,000 to 8,999	14
\$9,000 to 9,999	6
\$10,000 to 14,999	9
\$15,000 to 24,999	4
\$25,000 and over	0
MEDIAN YEARLY INCOME	\$4,165
MEDIAN MONTHLY INCOME	\$347

GROSS RENTS

RENTER OCCUPIED	587
Less than \$20	4
\$20 to \$39	33
\$40 to \$59	252
\$60 to \$79	162
\$80 to \$99	118
\$100 to \$149	18
MEDIAN RENT	\$61.00

GROSS RENTS (PROJECT AREA)

RENTER OCCUPIED	334
Less than \$20	2
\$20 to \$39	19
\$40 to \$59	144
\$60 to \$79	92
\$80 to \$99	67
\$100 to \$149	10
MEDIAN RENT	\$60.00

OCCUPIED UNITS

<u>Year moved into unit</u>	<u>Number</u>
1958 to March 1960	468
1954 to 1957	308
1940 to 1953	310
1939 or earlier	<u>108</u>
TOTAL	1194

OWNER OCCUPIED STRUCTURES

<u>Value of Structure</u>	<u>Number</u>
Less than \$5,000	66
\$5,000 to \$9,900	410
\$10,000 to \$14,900	72
\$15,000 to \$19,900	9
\$20,000 to \$24,900	--
\$25,000 or more	2
TOTAL	559
MEDIAN VALUE	\$7,600

MALE EMPLOYMENT

Professional, technical & kindred workers	20
Managers - offices & property inc. farms	35
Clerical & kindred workers	36
Sales workers	23
Craftsmen, foremen & kindred workers	99
Operatives & kindred workers	129
Private household workers	4
Service workers excluding private households	124
Laborers	115
Occupation not reported	<u>119</u>
TOTAL MALE EMPLOYED	704

FEMALE EMPLOYMENT

Professional, technical & kindred workers	18
Managers - offices & property inc. farms	8
Clerical & kindred workers	61
Sales workers	4
Craftsmen, foremen & kindred workers	--
Operatives & kindred workers	53
Private household workers	91
Service workers excluding private households	114
Laborers	14
Occupation not reported	<u>43</u>
TOTAL FEMALE EMPLOYED	406