

**URBAN RENEWAL PLAN  
(ND 401)**

**for the**

**FIRST ELIOT URBAN RENEWAL AREA**

**Portland, Oregon**

**September 11, 1972**

**Prepared by the Portland Development Commission,  
the Urban Renewal Agency of the City of Portland**

**1700 S. W. Fourth Avenue  
Portland, Oregon 97201**

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B. Description of Project Area

1. Boundaries of Urban Renewal Area

Following is a boundary description of the initial Eliot Urban Renewal Area. The area herein described is a part of the total Eliot Development Plan Area. (See Exhibit A, Land Use Plan, and Exhibit C, Locality Map).

DESCRIPTION OF THE FIRST ELIOT URBAN RENEWAL AREA

The Project Area is situated in the City of Portland, County of Multnomah, State of Oregon, and is described as follows:

Beginning at the intersection of the southwesterly extension of the southeasterly line of North Dixon Street and a line parallel to, and 45 feet southwesterly of, the southwesterly side of Block 19, Harbor View; thence northwesterly along the line parallel to and 45 feet southwesterly of the southwesterly side of Block 19 Harbor View, to the intersection of the southwesterly extension of the northwesterly line of Lot 14 of the Delmer Shavers Addition; thence northeasterly along the northwesterly line of Lot 14 of the Delmer Shavers Addition and the southwesterly extension thereof to the back lot line of Lots 8 through 14, inclusive, of the Delmer Shavers Addition; thence southeasterly along the back lot line of Lots 8 through 14, inclusive, of the Delmer Shavers Addition to the northwesterly line of North Hancock Street; thence northeasterly along the northwesterly line of North Hancock Street to the southwesterly line of North Ross Avenue; thence northwesterly along the southwesterly line of North Ross Avenue to the south line of North Wheeler Place; thence northerly at a right angle to the centerline

of the vacated portion of North Wheeler Place to the northerly line of North Wheeler Place; thence easterly along the north line of North Wheeler Place to the westerly line of North Kerby Avenue; thence northerly along the westerly line of North Kerby Avenue to the intersection of the westerly extension of the northerly line of North Wheeler Place from Block 96, Albina; thence easterly along the northerly line of North Wheeler Place and the westerly extension thereof from Block 96, Albina, a distance of 264.10 feet, more or less, to the northeasterly line of North Wheeler Avenue; thence southeasterly along the northeasterly line of North Wheeler Avenue to the intersection of the northeasterly extension of the southeasterly line of North Dixon Street; thence southwesterly along the southeasterly side of North Dixon Street and the northeasterly extension thereof to the northeasterly line of North Ross Avenue; thence southeasterly along the northeasterly line of North Ross Avenue to the northeasterly extension of the boundary common to Lot 4 and Lot 5 of Block 16 Elizabeth Irving Addition; thence southwesterly along the boundaries between Lots 4 and 5 and Lots 8 and 9, Block 16 Elizabeth Irving Addition and the northeasterly and southwesterly extensions thereof to the southwesterly line of North Benton Avenue; thence northwesterly along the southwesterly line of North Benton Avenue to the southeasterly line of North Dixon Street; thence southwesterly along the southeasterly line of North Dixon Street and the southwesterly extension thereof to a line parallel to and 45 feet southwesterly of the southwesterly line of Block 19 Harbor View, the point of beginning.

2. Urban Renewal Plan Objectives

Objectives to be accomplished under this Plan are, but not limited to, the following:

- a. Removal of structurally substandard buildings.
- b. Elimination of blighting influences.
- c. Modification of the street system to provide for more efficient traffic patterns and other improvements within the Project Area.
- d. Achievement of land use changes to allow for redevelopment of public uses compatible to the surrounding non-residential area.
- e. To install new or to improve public facilities such as streets, curbs, and sidewalks where necessary to meet the needs of the area.
- f. Encourage good urban design of new developments so as to:
  - (1) Provide a visually appealing environment, and
  - (2) Allow for harmonious blending of adjacent areas.

3. Types of Proposed Renewal Actions

Renewal actions will be carried out through the joint efforts of the Portland Development Commission, Portland Public School District No. 1, and the City of Portland. Acquisition and clearance activities will be carried out by the Portland Public School District and the City of Portland under their respective budgets. Relocation services and benefits will be provided by the Urban Renewal Agency under the NDP.

Renewal actions will include:

- a. Acquisition and clearance of properties for redevelopment.

ND 401 ELIOT URBAN RENEWAL PLAN, Cont'd

- b. Relocation assistance to occupants and property owners in the area to be displaced by renewal actions.
- c. Modification or improvement of streets, utilities, and other improvements necessary to carry out the objectives of the Plan.
- d. Vacation of portions of N. Hancock Street and N. Ross Avenue.

C. Land Use Plan

1. Land Use Map

A Land Use Plan for the project area is attached hereto as Exhibit A and identifies the following:

a. Thoroughfares and street rights-of-way:

Street patterns will be altered as shown on the Land Use Plan. Portions of N. Hancock Street and N. Ross Avenue will be vacated. Other streets may be vacated or modified prior to final development of properties to meet the needs for access to the proposed development.

b. Public Uses:

A major portion of the area designated for Public Use will be developed by the Portland School District No. 1 for school vehicle storage and maintenance facilities, warehousing, food service, and related office space. The Portland Water Bureau will develop the remaining portion for expansion of their facilities which now exist adjacent to the area.

2. Land Use Provisions and Building Requirements

The conditions, limitations, and restrictions contained in this Urban Renewal Plan are in addition to any conditions, limitations, or restrictions contained in the Codes of the City of Portland, and any other applicable laws regulating the use of property in the Project Area.

- a. Land Uses to be Permitted. (M2 Zone, General Industrial, and M2S Zone, Signboard Control in General Industrial Zone)

Public Use: The northern extension of the area identified for Public Use will be developed by the Portland City Water Bureau for expansion of their equipment storage and maintenance facilities which now exist adjacent to the site. The remainder of the Public Use area will be developed by the Portland Public School District to provide facilities for school vehicle storage and maintenance, warehousing, food service, and related office space.

- b. Additional Regulations, Controls, or Restrictions On All Property. Proposed land uses are permitted under existing M2 and M2S Zones. Those properties acquired and redeveloped will be regulated, controlled, and restricted by the minimum or maximum requirements included below as the case may be:

(1) Off-Street Parking:

One parking space shall be provided for every 700 square feet of gross floor area, but not more than one space per four employees.

ND 401 ELIOT URBAN RENEWAL PLAN, Cont'd

(2) Off-Street Loading Berths:

Off-Street loading berths shall be provided and maintained for buildings, other than offices, totaling 10,000 square feet of gross floor area or more, according to the table below:

<u>Gross Floor Area - Sq. Ft.</u>	<u>No. Berths</u>
10,000 - 39,999	1
40,000 - 99,999	2
100,000 - 159,999	3
160,000 - 239,999	4
240,000 - 319,999	5
320,000 - 399,999	6
400,000 - 489,999	7
490,000 - 579,999	8
580,000 - 669,999	9
670,000 - 759,999	10
760,000 - 849,999	11
850,000 - 939,999	12
940,000 - 1,029,999	13
Over - 1,030,000	14

(3) Lot size required:

There shall be no limitation on lot size.

(4) Maximum lot coverage:

There shall be no maximum lot coverage limitation.

(5) Maximum floor area permitted:

There shall be no maximum floor area limitation.

(6) Maximum height permitted:

There shall be no maximum height limitation, except as provided in the housing and building regulations of the City of Portland.

(7) Minimum front yard:

No front yard shall be required.

(8) Minimum side yard:

No side yard shall be required.

(9) Minimum Rear Yard:

No rear yard shall be required.

(10) Signs:

Signing and identification of buildings, land areas, and facilities shall be considered as an integral part of any development; and plans and details shall be submitted with development plans. All signing or identification shall be subject to the approval of the Urban Renewal Agency.

Signs are permitted under the following conditions:

- (a) An exterior sign which pertains only to the use on the premises will be permitted. All signs must be attached flat against the wall of the building or to the face of a marquee and may not project above the roof line or wall coping, nor face directly upon a residential area.
- (b) Signs may be illuminated, provided the illumination is properly focused upon the sign itself and prevents glare upon the surrounding areas.
- (c) Signs with flashing, animated or intermittent illumination shall not be erected.

- (d) Red and green lighted signs shall not be permitted within fifty (50) feet of a signalled intersection.
- (e) No sign shall be permitted to overhang streets, sidewalks, or any property line.

**(11) Landscaping:**

Portions of sites not containing structures, including setback areas, and surfaced parking lots shall be appropriately landscaped and maintained. Varieties and sizes of plant materials, other materials used, and design of landscape features shall receive special consideration in the design review procedure prescribed below.

**(12) Plan and Design Review:**

No building in the project boundary, regardless of use, shall be constructed or other improvements made on or over any land subject to these controls, including public areas, until plans for such building or improvements shall have been submitted to and approved by the Urban Renewal Agency. The Agency shall, for design review purposes, have each proposal reviewed by a consultant or group of consultants qualified in the fields of urban planning, architecture, graphic design or landscape architecture, as may be appropriate, and shall obtain an opinion or opinions in writing on the plans submitted. Such individuals shall be selected by the Urban Renewal Agency. In reviewing

architectural and landscape plans, the following criteria for judgment shall be used:

Locations, forms, and patterns of building and open spaces shall conform with the following urban design concepts of this Urban Renewal Plan:

- (a) Each building to be harmonious with and complement adjacent buildings.
- (b) Landscaping shall enhance not only the buildings or building on the site, but also adjacent buildings and sites.
- (c) Size, locations, layout, and appearance of off-street parking and loading facilities shall not have any detrimental effect on the properties they serve or on adjacent properties.
- (d) Location and design of accessways to and from off-street parking and loading facilities shall not unduly disrupt pedestrian or vehicular traffic circulation on streets.

**(13) Non-Discrimination:**

All properties, regardless of use, within the project area shall not be restricted as to the sale, lease, use, or occupancy upon the basis of color, race, religion, sex, or national origin.

(14) Exceptions or Variances:

The Urban Renewal Agency may grant exceptions or variances which do not constitute a substantial change in the Plan to any of the regulations prescribed in this Section C2, upon showing that granting the exception or variance is consistent with the intent of the Urban Renewal Plan and the urban design concepts on which it is based, and will not adversely affect other properties within or adjacent to the Project Area.

c. Effective Period of Controls

The provisions and requirements prescribed in Section C shall be in effect for twenty (20) years from the date of approval of this Plan by the City of Portland, except that the non-discrimination provision shall continue in perpetuity. The provisions and requirements, or any part of them, thereafter may be extended for additional, successive periods of ten (10) years by an instrument agreeing to such extension signed by the then owners of a majority of the land in the area, and recorded.

d. Applicability of Provisions and Requirements Under C2a. and C2b. to Real Property Not to be Acquired.

All provisions and requirements under C2a. and C2b. shall also apply to all real property within the Urban Renewal Plan area that are not to be acquired by the School District or the City of Portland.

ND 401 ELIOT URBAN RENEWAL PLAN, Cont'd

These properties are presently under the ownership of the Portland Public School District, and will be part of the area to be redeveloped by the School District.

D. Project Proposals

1. Land Acquisition

a. Real property to be acquired is shown on the attached Property Map (Exhibit B). All properties will be cleared and redeveloped by the Portland Public School District and the City of Portland. No properties will be acquired for development of supporting facilities or project improvements. Necessary supporting facilities and improvements will be made in the public rights-of-way. No properties will be acquired for rehabilitation or historic and architectural preservation.

b. Properties Not Designated for Acquisition.

All properties within the Project Area to be acquired will be acquired directly by the Portland Public School District and the City of Portland. No acquisition in this Project Area will be carried out by the Urban Renewal Agency unless owners fail to complete development within a reasonable period of time as determined by the Agency, or unless the owners and the Agency agree to such acquisition for development of other uses in conformance with the Eliot Development Plan.

**ND 401 ELIOT URBAN RENEWAL PLAN, Cont'd**

**2. Rehabilitation:**

No rehabilitation activities are proposed within the Project Area.

**3. Redeveloper's Obligations:**

- a. The redevelopers (Portland Public School District and the City of Portland) shall develop such property in accordance with the land use provisions and building requirements specified in this Plan.
- b. The redevelopers shall begin and complete the development of such property for the uses provided in this Plan within a reasonable period of time as determined by the Urban Renewal Agency.
- c. The redevelopers shall submit all plans and specifications for construction of improvements on the land to the Urban Renewal Agency for review and approval so that the Agency may determine compliance of such plans and specifications with this Plan.
- d. The redevelopers shall not effect or execute any agreement, lease, conveyance, or other instrument whereby the real property or part thereof is restricted upon the basis of race, color, religion, sex, or national origin in the sale, lease, or occupancy thereof.
- e. The redevelopers shall maintain the cleared land acquired and the cleared land owned within the area in a clean, neat, and safe condition.

f. The obligations of the redevelopers will be imposed through cooperation or owner-participant agreements with the redevelopers.

4. Underground Utility Lines:

Placement of utility lines underground is not proposed.

5. Temporary Project Improvements and Facilities

There are no temporary project improvements or facilities proposed.

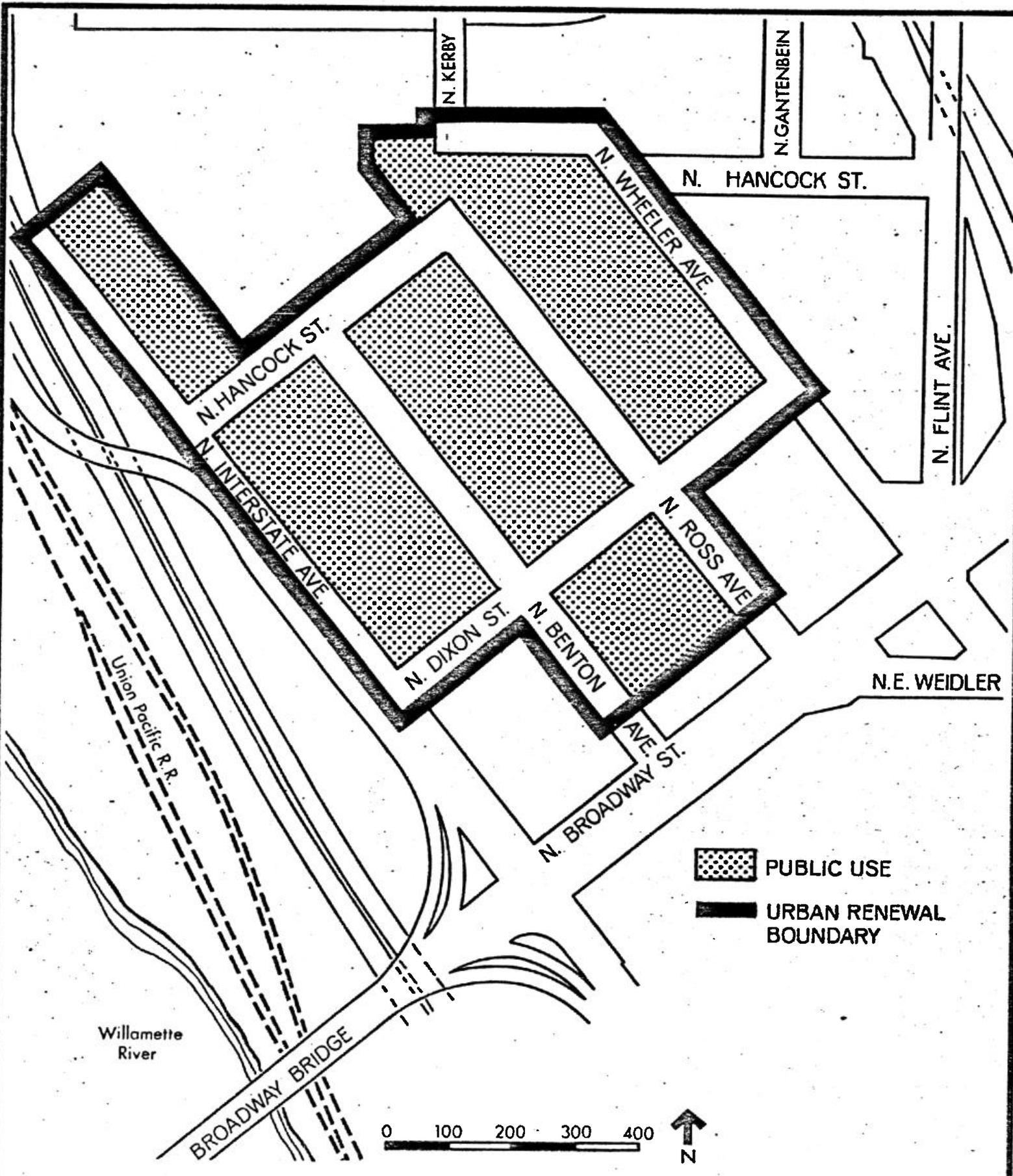
E. Other Provisions Necessary to Meet State and Local Requirements

1. The land uses proposed in this Urban Renewal Plan have been established in conformity with the Community Renewal Plan for the City, the Model Cities Comprehensive Plan, and the Eliot Development Plan. The area to be cleared and redeveloped, and the parcels to remain in School District ownership are consistent with the land use proposals of this Plan and generally conform with the City of Portland plans. If necessary, zone changes will be effected in compliance with the Planning and Zoning Code of the City of Portland.
2. The land use provisions and land requirements set forth in this Plan have been specifically designed to accomplish the redevelopment of the area in accord with sound city planning principles and objectives. All land within the area will be cleared and redeveloped to conform with the land uses shown on the Land Use Plan, Exhibit A. All public improvements will be carried out in accord with this Plan.

3. Provisions have been made for the relocation of persons to be displaced from the Project Area during the execution of this Plan. Decent, safe, and sanitary dwellings and other accommodations substantially equivalent to the number of substandard dwellings and other units to be cleared from the area are available within adjacent areas and the City of Portland generally. A detailed statement as to the specific rehousing needs of the area residents and the specific housing resources available to meet these needs, together with a full discussion of administration on the relocation process is contained in the Relocation Plan. This plan is available for public inspection in the offices of the Urban Renewal Agency.

F. Procedure for Changes in Approved Plan

After approval of this Plan by the City Council of the City of Portland, the provisions of the Plan may be changed or modified only by formal written amendment duly approved and adopted by the Urban Renewal Agency; provided, that if the amendment in question involves any material or substantial change in any of the provisions of the Plan, such amendment shall also be approved in accordance with the requirements of State and Federal law and regulations. Any amendment directly affecting land owned by the Portland Public School District and the City of Portland must be concurred in by said bodies, provided such bodies have agreed to acquire and develop property in accordance with this Plan.



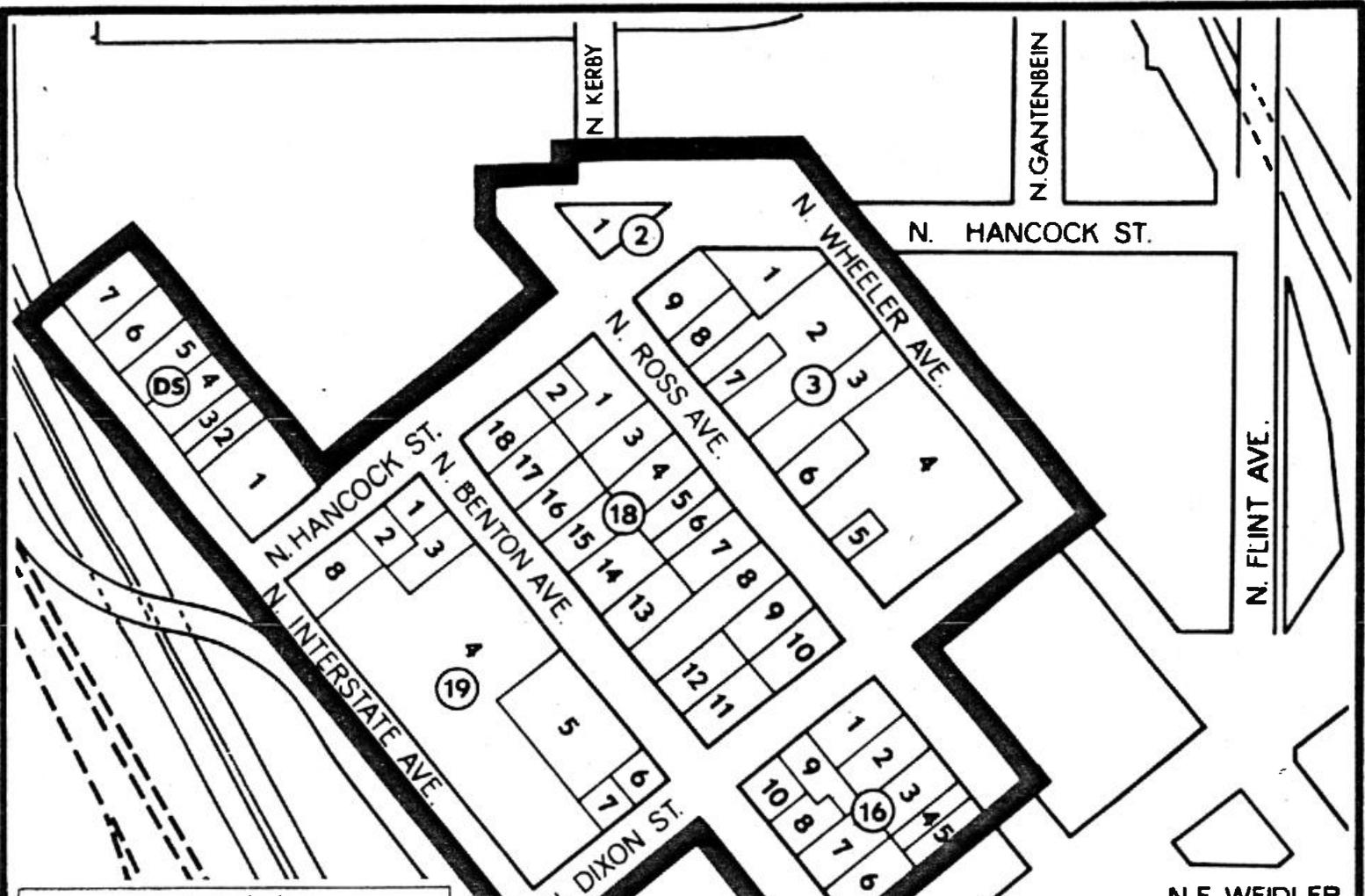
 PUBLIC USE  
 URBAN RENEWAL BOUNDARY

ELIOT AREA  
 Neighborhood Development Program  
 Portland Development Commission  
 Portland, Multnomah County, Oregon  
 August 1972

# LAND USE PLAN

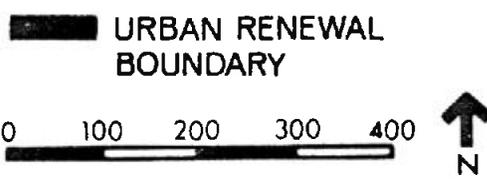
ND 401  
 EXHIBIT A

revision



PROPERTIES TO BE ACQUIRED		
PARCEL NO.	OWNER	AREA (SQ. FT.)
DS-1	GERBER, Joseph S.	10,000
DS-2	CRAWFORD, Henrietta E.	2,500
DS-3	RICHARDSON, V. R. & MARSHALL, M.S.	2,500
DS-4	SMITH, Gerald B. & Doris C.	5,000
DS-5	BUSH, David B. & Loraine M.	5,000
DS-6	HADLEY, Alyce M.	5,000
DS-7	PAYNE, Arthur I. & Dorothy E.	5,000
B2-L1	KUZMANICH, Mary	8,714
B3-L1	RANDALL, Louise	7,700
B3-L3	COREY, John	10,000
B3-L5	GEORGE, Fay	1,956
B3-L6	BAILEY, William O.	5,000
B3-L7	BRINK, Alfred A.	2,900
B3-L8	SHERMAN, William H.	3,800
B16-L2	BRITT, Laura V.	5,000
B16-L3	WILLIAMS, Leland D. & Artie H.	5,000
B16-L4	JAMES, Paul & Martha	2,500
B16-L5	EBEL, Alex A. & Rise	2,500
B16-L6	GARDNER, Leona E.	5,000
B16-L7	GARDNER, Henry S. & Leona E.	10,000
B16-L8	CARR, Carrie V.	3,950
B16-L9	MOORE, Willie	3,050
B16-L10	MC DADE, Joseph H. Jr. & Reatha A.	3,000
B18-L2	TATE, Elvie	2,500
B18-L3	MASON, Treval & Beatrice J.	5,000
B18-L4	NADINE, Alberti D.	5,000
B18-L5	WEIGANT, Madeline	3,000
B18-L6	CLARDY, H.E.	3,000
B18-L7	CLARDY, H.E. & Darlene A.	5,000
B18-L9	BRINK, Alfred	5,000
B18-L11	DE JULIIS, Virginia	5,000
B18-L12	DOWNING, John R. & Marie C.	5,000
B18-L13	WILLIAMS, Earl R. & Verna I.	5,000
B18-L15	WILLIAMS, Leland D. & Artie H.	5,000
B18-L17	HUDSON, Billard & Margaret	5,000
B19-L2	HEDGEMON, Naomi	2,700
B19-L3	YANCEY, Leroy A. & Cetta M.	4,300
B19-L5	JOHNSON, Mrs. James D.	12,900
B19-L7	HOYDON, Bernie & Vera	2,375
B19-L8	HEDGEMON, Pete & Sylvener J.	5,500
TOTAL AREA TO BE ACQUIRED		196,355

PROPERTIES NOT TO BE ACQUIRED		
PARCEL No.	OWNER	AREA (SQ. FT.)
B3-L2	SCHOOL DISTRICT NO. 1	18,100
B3-L4	"	29,333
B3-L8 & 9	"	6,191
B16-L1	"	5,000
B18-L1	"	7,500
B18-L8	"	10,000
B18-L10	"	5,000
B18-L14	"	5,000
B18-L16	"	5,000
B18-L18	"	5,000
B19-L1	"	2,500
B19-L6	"	54,800
B19-L6	"	2,375
TOTAL AREA NOT TO BE ACQUIRED		156,799

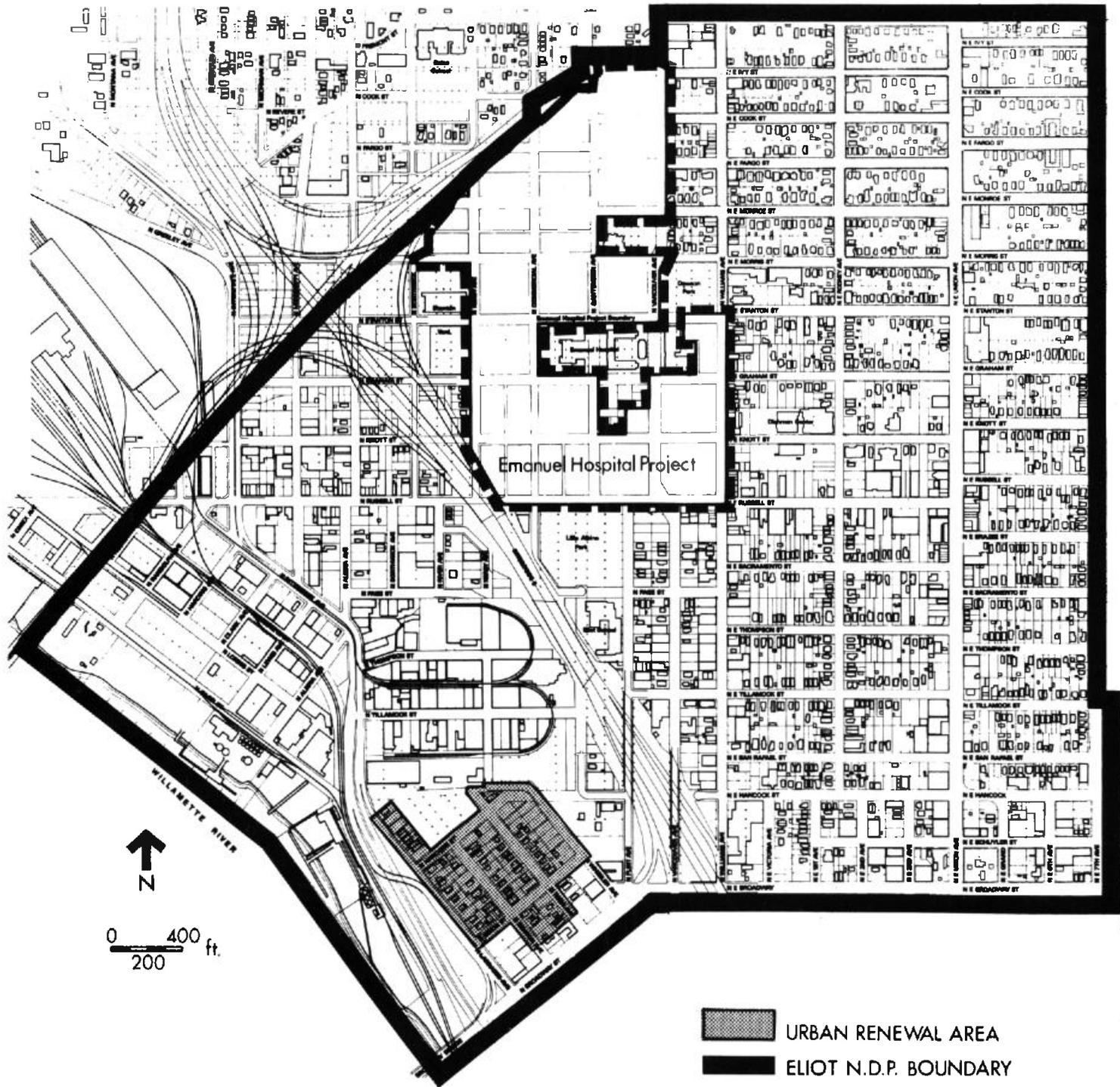


**ELIOT AREA**  
 Neighborhood Development Program  
 Portland Development Commission  
 Portland, Multnomah County, Oregon  
 August 1972

# PROPERTY MAP

**ND 401**  
**EXHIBIT B**

revision



**ELIOT AREA**  
**Neighborhood Development**  
**Program**  
 Portland Development Commission  
 Portland, Multnomah County, Oregon  
 August 1972

# LOCALITY MAP

**ND 401**  
**EXHIBIT C**

AMENDMENT TO RELOCATION PLAN  
for  
PORTLAND NEIGHBORHOOD DEVELOPMENT PROGRAM

(PROGRAM NO. ORE. A-5)

September 11, 1972

The Relocation Plan for the Portland Neighborhood Development Program, approved by the City Council of the City of Portland by Resolution No. 31077 adopted May 10, 1972, is hereby amended, as follows:

1. Subsection 4. f, Grievance Procedures, is hereby amended to read as set forth in Exhibit "A" attached hereto and by this reference made a part hereof.
2. A new section is hereby added to be entitled, "Project Relocation Plan for First Eliot Urban Renewal Area," and to read as set forth in Exhibit "B" attached hereto and by this reference made a part hereof.

**EXHIBIT "A" - AMENDMENT TO RELOCATION PLAN for  
PORTLAND NEIGHBORHOOD DEVELOPMENT PROGRAM  
(PROGRAM NO. ORE. A-5)  
September 11, 1972**

f. Grievance Procedures

At the time of this writing, the HUD guidelines governing the establishment of grievance procedures have not been issued. In the absence of the guidelines, the following procedures have been developed in accordance with the provisions of Chapter 1, Appendix 1, of HUD Relocation Handbook 1371.1, Paragraph 42.190:

Who May Appeal

Any person aggrieved by a determination as to eligibility for, or the amount of, a payment under the regulations as published in Handbook 1371.1, may, upon proper appeal, have his claim reviewed or reconsidered by the Portland Development Commission or its authorized designee. Any such person may also ask the Commission for a full explanation of its determination and the basis thereof. The Commission will reply within fifteen days of the receipt of the request.

How to Appeal

The appeal must be in writing. It must state the reasons for the appeal and should contain any other information that the appellant believes will assist in the review of his claim. The appeal should be addressed to the Chairman of the Commission. The appellant may request and be granted an opportunity to make an oral presentation to the Commission or its designee prior to filing a written appeal.

Time of Appeal

The appeal should be filed as soon as possible after the appellant is aware of the decision by which he feels aggrieved. However, the appeal must be filed within six months of (1) notification of the determination or (2) prior to final closeout of the project which caused the displacement except that in any event the appellant will have at least 21 days following written notification to file a claim. The appellant shall be allowed a reasonable time, but not less than 21 days, following request for a review to prepare and submit his case. Except that if the appeal is against a decision that a claim was not timely filed it must be filed within 30 days of receipt of written notification from the Commission. The Commission or its authorized designee will deliver to the appellant in writing within 30 days of the receipt of the written appeal, their answer. Except that in the case of an adverse finding based on untimely filing of a claim the answer shall be given within 10 days. The answer shall also inform the appellant of his right to appeal to HUD within 25 days of receipt of an adverse Commission decision.

EXHIBIT "B" - AMENDMENT TO RELOCATION PLAN for  
PORTLAND NEIGHBORHOOD DEVELOPMENT PROGRAM  
(PROGRAM NO. ORE. A-5)  
September 11, 1972

PROJECT RELOCATION PLAN  
for  
FIRST ELIOT URBAN RENEWAL AREA

- a. Estimate of the anticipated displacement of families and individuals, based on a 100 percent survey. Tabular data indicating estimated displacement activity and minority group distribution is shown. (See Exhibit "A", Tables I through III.)
  
- b. Narrative description of the characteristics of the families and individuals, delineating relocation needs. The description sets forth the assumptions and conclusions which have been reached from an analysis of the data obtained through a 100 percent household survey. Occupants were interviewed at their place of residence by trained interviewers. Where difficulty was experienced in contacting an occupant or person and/or by telephone and repeated call-backs were unsuccessful, information was then obtained from landlords or neighbors. The survey did not reveal any special problems of minority groups, large families, elderly, non-elderly, single individuals, or others.

The projected displacement in the Eliot Neighborhood Development Project is estimated to affect twenty-nine families, twenty-three individuals and seven businesses. (See Exhibits B & C, Tables IV through VII.) Of the twenty-nine families, fifteen are owner-occupants and are expected to purchase replacement housing. The remaining fourteen families are renter-occupants. Of the fourteen families who are now renting, five are estimated to purchase and nine are estimated to continue renting. Four of the twenty-three individuals interviewed are owner-occupants and are expected to purchase replacement

ND 507 RELOCATION ACTIVITY REPORT (Elliot) Cont'd

housing. Nineteen individuals are renter-occupants of which four are estimated to purchase replacement housing while fifteen probably will continue to rent. A minority group breakdown by tenure and those estimated to purchase or rent is shown in Tables VIII and IX (Exhibits C & D)

For the twenty families and eight individuals who expect to purchase replacement housing, we foresee no real problems in securing replacement housing to meet their needs.

It is anticipated that the rental assistance payments to the twenty-four families and individuals who will continue renting will compensate any increased housing costs for the next four years by which time they may be in subsidized housing. It is expected that the current high vacancy rate for rental units in the Northeast, as reported in PGE's January/February "Area Development and Research Forum", will absorb this displacement. This same report mentions an unusually high number of apartments under construction or never occupied as of November 30, 1971.

Exhibits E and F show the race and income group distributions and information regarding the eligibility of families and individuals for subsidized housing.

A total of eleven individuals and fourteen families were estimated to be eligible for public housing. Six families were estimated to qualify for "235" Housing while only two qualified for "236" Housing.

The turnover rate and rate of newly constructed subsidized units in public housing and rent supplement units appear to be sufficient to relocate those

ND 507 RELOCATION ACTIVITY REPORT (Eliot) Cont'd

persons who require a subsidized rent. An agreement between the renewal agency and the Housing Authority of Portland gives governmental displacees a first priority on the public housing waiting list, thereby assuring that the lowest income group have adequate displacement housing. In recent projects, displacees have not usually had to wait longer than 60 days. See also Exhibit G.

The survey did not reveal any unusual needs or desires on behalf of the displacees. Only one person specifically indicated a preference to relocate within the Eliot neighborhood. As many as three households may move outside the urbanized Portland area. One household expressed a desire to move to Los Angeles, California. Fourteen of the Fifty-two households interviewed indicated that a family member or the person interviewed suffered from a chronic illness. The illness most commonly mentioned was arthritis. Others mentioned were asthma and heart trouble. One individual reported that he was partially blind while another is recuperating from a stroke. The illnesses and physical handicaps reported are of such a nature that they will not pose any special problems or requirements in securing replacement housing.

Five households indicated that they had financial problems. Eleven households were found to have certain agency requirements which include welfare, food stamps, legal aid and Health Department. Those demonstrating a need for certain agency services and those with financial problems will be referred to the agency or training program appropriate to their particular needs.

ND 507 RELOCATION ACTIVITY REPORT (Eliot) Cont'd

- c. Description of the nature and volume of competing demands for standard housing in the locality. (See Exhibits H and I)
- d. Tabular description of available and committed housing resources that may be used for relocation purposes. (Exhibit J)
- e. Statement indicating whether a local rent assistance program may be required.  
If a rent assistance program will be required, include a full description of the program. The City of Portland does not have a local rent assistance program. It is anticipated, however, that the rent supplement, public housing, in combination with relocation payments, will meet the housing needs of the lowest income displacees.
- f. Detailed explanation of procedures to be followed in those rare cases where temporary moves can be anticipated and planned for at the application stage.  
There are no temporary moves anticipated. The only foreseeable reasons for such a move would be in circumstances of emergency in which the house is declared unsafe or unsanitary, or in other such instances of emergency. Temporary relocation will not diminish our efforts to provide relocation assistance and services designed to achieve permanent relocation of displacees into suitable facilities. The temporary accommodations must meet relocation standards.
- g. Estimate of the anticipated number of business concerns, nonprofit organizations, and farm operations to be displaced. There are six businesses to be displaced. Five businesses are apartment buildings, the owners will have equipment to move and may have searching expenses in finding another similar investment.

ND 507 RELOCATION ACTIVITY REPORT (Eliot) Cont'd

The other business is a truck body and equipment company.

- h. Estimates of the costs of relocation payments and assistance, by type of payment, and settlement costs are found in Exhibit K.
  
- i. Detailed explanation of how the coordination of relocation activities within other project activities and concurrent governmental activities with displacement has been, and will be carried out. The Commission is currently working with other agencies to establish a system to coordinate concurrent displacement. The relocation planning function will consider an analysis of housing study data, an inventory of subsidized resources, an analysis of displacement-causing projects by location, timing and housing needs generated, including mapping surveys as appropriate.

Methods will be explored to refine and improve methods for estimating future displacement and the housing needs generated thereby.

- j. Relocation Payment Schedules for use in making a Replacement Housing Payment for Homeowners or Tenants and Certain Others can be found in Exhibits L, M and N. These schedules are in accordance with the HUD Relocation Handbook 1371.1, Chapter 6, Appendices 10 and 14, and approved for use by HUD on August 11, 1972.

TABLE I  
ESTIMATED DISPLACEMENT ACTIVITIES

Total Number of Families	29
Total Number of Individuals	23
Total Number of Businesses	<u>6</u>
	58

TABLE II  
FAMILIES AND INDIVIDUALS TO BE DISPLACED BY RACE

	<u>White</u>	<u>Black</u>	<u>Oriental</u>	<u>Mex.Am.</u>	<u>Amer.Ind.</u>	<u>Other</u>	<u>Total</u>
Families	12	17					29
Individuals	<u>14</u>	<u>9</u>					<u>23</u>
Totals	26	26					52

TABLE III  
FAMILIES AND INDIVIDUALS TO BE DISPLACED BY RACE AND AGE

	<u>White</u>	<u>Black</u>	<u>Oriental</u>	<u>Mex.Am.</u>	<u>Amer.Ind.</u>	<u>Other</u>	<u>Total</u>
<u>Families:</u>							
Elderly	2	1					3
Adult	<u>10</u>	<u>16</u>					<u>26</u>
Totals	12	17					29
<u>Individuals</u>							
Elderly	6	2					8
Elderly Handi- capped							
Adult	8	7					15
Adult Handi- capped	—	—					—
Totals	14	9					23

TABLE IV

ESTIMATED RELOCATION ACTIVITIES BY TENURE

Total Number of Owner Occupants	19
Total Number of Tenant Occupants	<u>33</u>
	52

TABLE V

OWNER OCCUPANTS TO BE DISPLACED BY RACE AND AGE

	<u>White</u>	<u>Black</u>	<u>Oriental</u>	<u>Mex.Am.</u>	<u>Amer.Ind.</u>	<u>Other</u>	<u>Total</u>
Owner/Occupants							
Adult	3	9					12
Elderly	<u>4</u>	<u>3</u>					<u>7</u>
	7	12					19

TABLE VI

TENANT OCCUPANTS TO BE DISPLACED BY RACE AND AGE

	<u>White</u>	<u>Black</u>	<u>Oriental</u>	<u>Mex.Am.</u>	<u>Amer.Ind.</u>	<u>Other</u>	<u>Total</u>
Tenant/Occupants							
Adult	15	14					29
Elderly	<u>4</u>	<u>0</u>					<u>4</u>
	19	14					33

TABLE VII

ESTIMATED RELOCATION ACTIVITY - REHOUSING REQUIREMENTS

	<u>Families</u>	<u>Individuals</u>	<u>Totals</u>
Owner Occupants Surveyed	15	4	19
Estimated to Purchase	15	4	19
Estimated to REnt	0	0	0
Tenant Occupants Surveyed	14	19	33
Estimated to Purchase	5	4	9
Estimated to Rent	9	15	24

TABLE VIII

ESTIMATED RELOCATION ACTIVITY

	<u>White</u>	<u>Black</u>	<u>Oriental</u>	<u>Mex.Am.</u>	<u>Amer.Ind.</u>	<u>Other</u>	<u>Total</u>
<u>Tenant/Occupants Families</u>							
Number Surveyed	7	7					14
Estimated to Purchase	1	4					5
Estimated to Rent	6	3					9
<u>Tenant/Occupants Individuals</u>							
Number Surveyed	12	7					19
Estimated to Purchase	0	4					4
Estimated to Rent	12	3					15

TABLE IX

ESTIMATED RELOCATION ACTIVITY - OWNERS

	<u>White</u>	<u>Black</u>	<u>Oriental</u>	<u>Mex.Am.</u>	<u>Amer.Ind.</u>	<u>Other</u>	<u>Total</u>
<u>Owner/Occupants Families</u>							
Number Surveyed	5	10					15
Estimated to Purchase	5	10					15
Estimated to Rent							0
<u>Owner/Occupants Individuals</u>							
Number Surveyed	2	2					4
Estimated to Purchase	2	2					4
Estimated to Rent							0

HOUSING REQUIREMENTS OF DISPLACED FAMILIES AND INDIVIDUALS

DISPLACEMENT PERIOD: \_\_\_\_\_ months

From \_\_\_\_\_ to \_\_\_\_\_  
(month/year) (month/year)

LOCALITY  
Portland, Oregon  
LOCAL AGENCY Portland  
Development Commission  
PROJECT NAME AND NUMBER  
Elliot NDP-ORE A-5-5

A. NUMBER OF FAMILIES AND INDIVIDUALS TO BE DISPLACED

	White, Nonminority		Negro/Black		American Indian		Spanish-American		Oriental		Other Minority		Total	
	Owner	Tenant	Owner	Tenant	Owner	Tenant	Owner	Tenant	Owner	Tenant	Owner	Tenant	Owner	Tenant
<b>Families</b>														
Elderly	2		1										3	0
Other	3	7	9	7									12	14
<b>Individuals</b>														
Elderly	2	4	2										4	4
Handicapped													0	0
Other		8		7									0	15

B. HOUSING REQUIREMENTS OF FAMILIES AND INDIVIDUALS TO BE DISPLACED

Submit separate table for each group classification identified in Block A. Check applicable box for group classification covered in each table. Show size and bedroom requirements, by income, of individuals and families to be displaced.

American Indian  Negro/Black  Oriental  Spanish-American  White, Nonminority  Other

Annual Income	Individuals			Families																
	Nonhouse-keeping	Housekeeping		By Family Size (No. of persons)										By Bedrooms Required						
		0-BR	1-BR	2	3	4	5	6	7	8	9 or more	Total	0	1	2	3	4	5 or more	Total	
Under \$1000															0					
\$ 1000 - 1999			4	1											1			1		1
2000 - 2999			3	2											2			2		2
3000 - 3999				2											2			2		2
4000 - 4999			1	1	1										2			2		2
5000 - 5999															0					0
6000 - 6999			1	1											1			1		1
7000 - 7999			2	2											2			2		2
8000 - 9999				1											1			1		1
10000 -14999			1												0					0
15000 -24999															0					0
25000 & Over															0					0
Totals			12	10	1	0	0	0	0	0	0	0	0	11	0	0	11	0	0	11

C. HOUSING REQUIREMENTS OF FAMILIES AND INDIVIDUALS TO BE DISPLACED

Submit separate table for each group classification identified in Block A. Check applicable box for group classification covered in each table. Show size and bedroom requirements, by income, of individuals and families to be displaced.

American Indian  Negro/Black  Oriental  Spanish-American  White, Nonminority  Other

Annual Income	Individuals			Families																
	Nonhouse-keeping	Housekeeping		By Family Size (No. of persons)										By Bedrooms Required						
		0-BR	1-BR	2	3	4	5	6	7	8	9 or more	Total	0	1	2	3	4	5 or more	Total	
Under \$1000																				
\$ 1000 - 1999			2	1											1			1		1
2000 - 2999				1											1			1		1
3000 - 3999						1									2			1		2
4000 - 4999			1	1											1			1		1
5000 - 5999				1	1										2			1		2
6000 - 6999				1											1			1		1
7000 - 7999			1	1		1									2			1	1	2
8000 - 9999			2	1											1			1		1
10000 -14999				2											2			2		2
15000 -24999						1	1								2			1	1	2
25000 & Over															0					0
Totals			6	9	3	1	2	0	0	0	0	0	0	15	0	4	8	2	1	15

The tabulations in Tables B and C reflect only that information that was readily available from occupants during the 100 percent survey. In a number of instances the occupants were not available and information of a limited nature was obtained from their landlord or neighbors, thus preventing their inclusion in the above tabulations.

**FAMILIES AND INDIVIDUALS APPARENTLY ELIGIBLE FOR SUBSIDIZED HOUSING**

Complete the following table to show number of families and individuals apparently eligible for low-rent public housing. Complete similar tables for each other subsidized program, e.g., Section 235 and Section 236.

Annual Income	Individuals			Families															
	Nonhouse-keeping	Housekeeping		By Family Size (No. of persons)									By Bedrooms Required						
		0-BR	1-BR	2	3	4	5	6	7	8	9 or more	Total	0	1	2	3	4	5 or more	Total
Under \$1000																			
\$ 1000 - 1999		6	3								3		2	1					3
2000 - 2999		3	2								2		2						2
3000 - 3999			2	1	1						4		2	1	1				4
4000 - 4999		2	2	1							3		2	1					3
5000 - 5999			1	1							2		1	1					2
6000 - 6999											0								0
7000 - 7999											0								0
8000 - 9999											0								0
10000 & Over											0								0
Totals		11	10	3	1	0	0	0	0	0	14	0	9	4	1	0	0	0	14

**FAMILIES AND INDIVIDUALS APPARENTLY ELIGIBLE FOR SUBSIDIZED HOUSING**

Complete the following table to show number of families and individuals apparently eligible for low-rent public housing. Complete similar tables for each other subsidized program, e.g., Section 235 and Section 236.

Annual Income	Individuals			Families															
	Nonhouse-keeping	Housekeeping		By Family Size (No. of persons)									By Bedrooms Required						
		0-BR	1-BR	2	3	4	5	6	7	8	9 or more	Total	0	1	2	3	4	5 or more	Total
Under \$1000											0	0							0
\$ 1000 - 1999											0	0							0
2000 - 2999											0	0							0
3000 - 3999				1							1	1		1					1
4000 - 4999				2	1						3	3		2	1				3
5000 - 5999					1						0	0			1				1
6000 - 6999											0	0							0
7000 - 7999							1				1	1					1		1
8000 - 9999											0	0							0
10000 & Over											0	0							0
Totals				3	2	0	1	0	0	0	6	6	0	3	2	0	1	0	6

**FAMILIES AND INDIVIDUALS APPARENTLY ELIGIBLE FOR SUBSIDIZED HOUSING**

Complete the following table to show number of families and individuals apparently eligible for low-rent public housing. Complete similar tables for each other subsidized program, e.g., Section 235 and Section 236.

Annual Income	Individuals			Families															
	Nonhouse-keeping	Housekeeping		By Family Size (No. of persons)									By Bedrooms Required						
		0-BR	1-BR	2	3	4	5	6	7	8	9 or more	Total	0	1	2	3	4	5 or more	Total
Under \$1000											0	0							0
\$ 1000 - 1999											0	0							0
2000 - 2999											0	0							0
3000 - 3999				1							1	1		1					1
4000 - 4999					1										1				1
5000 - 5999											0	0							0
6000 - 6999											0	0							0
7000 - 7999											0	0							0
8000 - 9999											0	0							0
10000 & Over											0	0							0
Totals				1	1	0	0	0	0	0	2	2	0	1	1	0	0	0	2



AS REPORTED IN PORTLAND'S WORKABLE PROGRAM, 1972-74

COMMITMENTS FOR LOW- AND MODERATE-INCOME REPLACEMENT HOUSING		DISPLACEMENT PERIOD: <u>12</u> months		LOCALITY Portland, Oregon							
		From <u>6/72</u> (month/year)	to <u>6/73</u> (month/year)	LOCAL AGENCY Portland Development Commission							
				PROJECT NAME AND NUMBER Eliot - ORE. A-5-5							
Sponsor, Program, and Location	Date of		Type	In each column, enter number of units							
	Fund Commitment	Start of Constr. or Rehab.		Completion	Number of Bedrooms						
						0	1	2	3	4	5 <u>✓</u>
Wm. L. Cooley, The Bluffs Phase 2, 12601 SE River Rd. Milwaukie, Ore.		6/19/71	6/19/72 est.	Low-Income Rentals							
				Sales							
				Moderate-Income Rentals	17	49					
				Sales							
River Glen Proper- ties, River Glen, SE Risley, Gladstone		6/15/71	6/15/72 est.	Low-Income Rentals							
				Sales							
				Moderate-Income Rentals		15	11	18			
				Sales							
Conifer Co., Conifer #307 Allen & Menlo, Beaverton, Ore.	Feas. letter 10/1/71			Low-Income Rentals							
				Sales							
				Moderate-Income Rentals		16	17	21	8		
				Sales							
Dale DeMarport, Ash Creek, 85th & Locust, Metzger	Feas. letter			Low-Income Rentals							
				Sales							
				Moderate-Income Rentals		12	12	8			
				Sales							
Ken Osbon, et al, Country Squire Apts. 72d & Cooper SE Portland		4/15/71	2/2/72 est.	Low-Income Rentals							
				Sales							
				Moderate-Income Rentals		8	16	8			
				Sales							

AS REPORTED IN PORTLAND'S WORKABLE PROGRAM, 1972-1974

COMMITMENTS FOR LOW- AND MODERATE-INCOME REPLACEMENT HOUSING		DISPLACEMENT PERIOD: <u>12</u> months		LOCALITY Portland, Oregon							
		From <u>6/72</u> (month/year)	to <u>6/73</u> (month/year)	LOCAL AGENCY Portland Development Commission							
				PROJECT NAME AND NUMBER Eliot - ORE. A-5-5							
Sponsor, Program, and Location	Date of			Type	In each column, enter number of units						
	Fund Commitment	Start of Constr. or Rehab.	Completion		Number of Bedrooms						
				0 1 2 3 4 5 1/2							
Glen Gordan, et al Maple Terrace, 1600 SE Walnut, Hillsboro, Ore.	--	6/15/71	6/15/72 est.	Low-Income Rentals							
				Sales							
				Moderate-Income Rentals		12	38				
				Sales							
Ross B. Hammond Co. Model Cities Apts. NE Mississippi & Jersey St.	Feas. letter 5/27/71	--	--	Low-Income Rentals							
				Sales							
				Moderate-Income Rentals			34	34			
				Sales							
Scott Crest #2 SE Powell Blvd.	Feas. letter 9/28/71			Low-Income Rentals							
				Sales							
				Moderate-Income Rentals		10	12	6			
				Sales							
West Park Terrace 7700 Block, Shaw St. S.W. Aloha, Ore.	Feas. letter 8/27/71			Low-Income Rentals							
				Sales							
				Moderate-Income Rentals		6	14	11			
				Sales							
Bridgeview Apts. Inc. Bridge View #2 Trumbull & Decatur	Feas. letter 6/3/71			Low-Income Rentals		11					
				Sales							
				Moderate-Income Rentals							
				Sales							

AS REPORTED IN PORTLAND'S WORKABLE PROGRAM, 1972-;974

Sponsor, Program, and Location	Date of			Type	In each column, enter number of units							
	Fund Commitment	Start of Constr. or Rehab.	Completion		Number of Bedrooms							
					0	1	2	3	4	5	1/	
David Mazzocco, Holgate Plaza SE 104th & Boise		10/28/71	10/28/72 est	Low-Income Rentals	8	40						
				Sales								
				Moderate-Income Rentals								
				Sales								
Don Jhur, et al Washington Plaza, (Rehab), 1129 SW Washington	Feas. letter 7/19/71			Low-Income Rentals	57	18						
				Sales								
				Moderate-Income Rentals								
				Sales								
Curtis McDonald Going Estates 1923 N. Going		1/5/71	1/5/72 est.	Low-Income Rentals		4	8	2				
				Sales								
				Moderate-Income Rentals								
				Sales								
Dr. Walter Reynolds Beta II, NE 7th & Sacramento	Firm Commit- ment	12/10/71 est		Low-Income Rentals	12	32	12					
				Sales								
				Moderate-Income Rentals								
				Sales								
James P. Wasch, et al Queens Commons 165 N.E. Glisan	9/23/71		11/15/71 est	Low-Income Rentals			35					
				Sales								
				Moderate-Income Rentals								
				Sales								

AS REPORTED IN PORTLAND'S WORKABLE PROGRAM, 1972-1974

COMMITMENTS FOR LOW- AND MODERATE-INCOME REPLACEMENT HOUSING		DISPLACEMENT PERIOD: <u>12</u> months		LOCALITY Portland, Oregon						
		From <u>6/72</u> (month/year)	to <u>6/73</u> (month/year)	LOCAL AGENCY Portland Development Commission						
				PROJECT NAME AND NUMBER Eliot - ORE. A-5-5						
Sponsor, Program, and Location	Fund Commitment	Date of		Type	In each column, enter number of units					
		Start of Constr. or Rehab.	Completion		Number of Bedrooms					
					0	1	2	3	4	5 <sup>1/2</sup>
(*) Sec.235(i) Interest Subsidy Mortgage In Portland area 1,150 total	Available for the Ptd area	Built on individual basis	During 1972/1973	Low-Income Rentals						
				Sales			50	100	50	
				Moderate-Income Rentals						
				Sales			250	500	190	10
(*) 221(d)(2) and 221 Mortgage Insurance for low- and moderate-income families, 600 total	"	Financed on individual basis	"	Low-Income Rentals						
				Sales			30	50	30	
				Moderate-Income Rentals						
				Sales			40	200	125	25
(*) 312 Housing Rehab Loans 135 Total	"	Rehabbed on individual basis	"	Low-Income Rentals						
				Sales						
				Moderate-Income Rentals						
				Sales			25	50	50	10
(*) 115 Housing Rehab Grants 242 Total	"	Rehabbed on individual basis	"	Low-Income Rentals						
				Sales			42	100	75	25
				Moderate-Income Rentals						
				Sales						
				Low-Income Rentals						
				Sales						
				Moderate-Income Rentals						
				Sales						

(\*) SINGLE-FAMILY PROGRAMS

It is not possible to develop information on HUD single-family programs by project or area, so this information is tabulated on an estimated basis for the five types of sales and other insured loans which are applicable. The above data is taken from a letter to the Portland Development Commission from the Portland Area Office dated November 14, 1971.

AS REPORTED IN PORTLAND'S WORKABLE PROGRAM, 1972-1974

COMMITMENTS FOR LOW- AND MODERATE-INCOME REPLACEMENT HOUSING		DISPLACEMENT PERIOD: <u>12</u> months		LOCALITY Portland, Oregon								
		From <u>6/72</u> (month/year)	to <u>6/73</u> (month/year)	LOCAL AGENCY Portland Development Commission								
				PROJECT NAME AND NUMBER Eliot - ORE. A-5-5								
Sponsor, Program, and Location	Fund Commitment	Date of		Type	In each column, enter number of units							
		Start of Constr. or Rehab.	Completion		Number of Bedrooms							
					0	1	2	3	4	5	1/2	
HAP Turnkey County	Program Reserva- tion				Low-Income Rentals			60	40			
					Sales							
					Moderate-Income Rentals							
					Sales							
HAP Turnkey	Appli- cation in	July '71 est			Low-Income Rentals		500	Total				
					Sales							
					Moderate-Income Rentals							
					Sales							
HAP Leasing	Appli- cation in	July '71 est			Low-Income Rentals		1,500	Total				
					Sales							
					Moderate-Income Rentals							
					Sales							
David Mazzocco, Albina Plaza N.Albina & Shaver		7/1/71	4/1/72 est		Low-Income Rentals	4	4					
					Sales							
					Moderate-Income Rentals							
					Sales							
					Low-Income Rentals							
					Sales							
					Moderate-Income Rentals							
					Sales							

3. NONHOUSEKEEPING UNITS (Rental Only)

Type	Rooming House/Hotel Etc.				Boarding House				Hsg. Elderly/Handicapped				Institutional				
	Number	Available			Number	Available			Number	Available			Number	Available			
	Needed	Total	Existing	New	Needed	Total	Existing	New	Needed	Total	Existing	New	Needed	Total	Existing	New	
<u>LOW-INCOME</u>																	
Public Housing																	
HUD-assisted (congregate or other)																	
Other-assisted																	
Rent Supplement																	
HUD-assisted																	
Local-assisted																	
Private Rental																	
Nonassisted																	
<u>MODERATE-INCOME</u>																	
HUD-assisted																	
Other-assisted																	
Nonassisted																	
<u>ABOVE MODERATE-INCOME</u>																	
Nonassisted																	

All of the anticipated displacement is scheduled for residential areas and does not now include non-housekeeping units. We anticipate relocating individuals from studio or bachelor apartments to one-bedroom units or public housing units.

D. ANTICIPATED DISPLACEMENT: As reported in Portland's 'Workable Program, 1972-1974' for the coming two years.

<u>TYPE OF GOVERNMENTAL ACTION</u>	<u>TOTAL</u>	<u>NUMBER OF HOUSEHOLDS &amp; BUSINESSES TO BE DISPLACED</u>		
		<u>Non-Minority Households</u>	<u>Minority Households</u>	<u>Business &amp; Nonprofit Organizations</u>
SCHOOL DISTRICT #1	35	0	35	0
BUREAU OF WATER WORKS	7	7	0	0
MULTNOMAH COUNTY DIVISION OF PUBLIC HEALTH	60 Est.	10	50	0
SOUTHEAST UPLIFT	7	7	0	0
HOUSING AUTHORITY OF PORTLAND	15	10	5	0
BUREAU OF PARKS (OPEN SPACE)	56	56	0	0
EMANUEL HOSPITAL URBAN RENEWAL PROJECT	117	10	80	27
NEIGHBORHOOD DEVELOPMENT PROJECT	289	189	100	18
ALBINA NEIGHBORHOOD IMPROVEMENT PROJECT	2	0	2	0
PORT OF PORTLAND				
Portland International Airport	20	20	0	0
Portland Hillsboro Airport	10	6	4	0
OREGON STATE HIGHWAY COMMISSION	<u>435*</u>	<u>435</u>	<u>0</u>	<u>65</u>
TOTALS	953	750	276	110

\* Recent changes in Oregon State Highway Commission procedure requiring environmental studies make it very difficult to predict displacement at this time. While the racial and ethnic breakdown is unknown, it is estimated that the vast majority will be white. However, the following NDP applications are to be submitted. If they are approved, the above estimate of relocation should be amended as follows:

<u>Project</u>	<u>Displacement</u>				
	<u>Business</u>	<u>Families</u>		<u>Individuals</u>	
		<u>White</u>	<u>Non-White</u>	<u>White</u>	<u>Non-White</u>
Good Samaritan	77	102	2	299	8
Hill Park	20	41	4	86	9
Buckman	<u>13</u>	<u>32</u>	<u>7</u>	<u>86</u>	<u>15</u>
TOTALS (801)	<u>110</u>	<u>175</u>	<u>13</u>	<u>471</u>	<u>32</u>

It is not possible to further indicate any other racial categories. The projects are committed but relocation surveys have not been made.

ESTIMATED CONCURRENT DISPLACEMENT	LOCALITY Portland, Oregon
DISPLACEMENT PERIOD: 12 months	LOCAL AGENCY Portland Development Commission
From 6/72 to 6/73 (month/year) (month/year)	PROJECT NAME AND NUMBER ELIOT NDP ORE. A-5-5

**A. ANTICIPATED DISPLACEMENT (Number of Families and Individuals)**

Type of Govern- mental Action	White, Nonminority		Negro/ Black		American Indian		Spanish- American		Oriental		Other Minority		Total	
	F	I	F	I	F	I	F	I	F	I	F	I	F	I
HUD-assisted Projects	PLEASE SEE SCHEDULE "H" FOR THE BEST ESTIMATES TO DATE.													
Local Code Enforcement														
Highway Construction														
Other (identify)														
Total														

**B. ESTIMATED HOUSING NEEDS (Number of Families and Individuals)**

Instructions: To the extent that information is available, indicate the estimated housing needs of families and individuals covered in Block A.

Income Range	Families							Individuals		
	Number of Bedrooms							Type of Unit		
	0	1	2	3	4	5 or more	Total	Nonhouse- keeping	Housekeeping 0-BR 1-BR	
Low-Income Rental										
Sales										
Moderate-Income Rental										
Sales										
Above Moderate-Income Rental										
Sales										

Because the many different displacing agencies are not all subject to the Uniform Relocation Act, and because they may commit programs somewhat in advance of funding arrangements, these statistics on displacees are not available.

At this time, there is no way to estimate the rehousing needs of these displacees. Since urban renewal displacement represents less than a third of the total displacement, it is not valid to assume that the same income levels and rehousing needs found in urban renewal projects would apply to the total population. In fact, it is anticipated that representative incomes will be higher due to the areas in which the Oregon State Highway Commission and the Bureau of Parks are expanding their projects; while this situation would not necessarily make any difference in the kinds and sizes of housing needed, it might mean that replacement housing would be more readily available.

The Census figures on income for the Portland area are not yet published, so that it is not possible to project that the income levels of the displacees are not unlike those of the total population. There are now no means whereby income can be correlated with housing needs.

SCHEDULE SHOWING NUMBER OF NEW UNITS TO BE BUILT  
UNDER FEDERAL SUBSIDY, BY NUMBER OF BEDROOMS

ND 507  
Exhibit "j"

PROJECT NAME AND ADDRESS	TOTAL NO. OF UNITS	NUMBER OF BEDROOMS						TYPE OF HOUSING PROGRAM			
		0 B/R	1 B/R	2 B/R	3 B/R	4 B/R	5 & Up	HAP	221 d-3	221 d-4	236
Holgate Plaza	48	8	40						48		
Queen Commons	35			35					35		
Beta II	56	12	32	12					56		
Libina Plaza	8	4	4						8		
Washington Plaza	75	57	18						75		
Going Estates	14		4	8	2				14		
Bridge View #2	11		11						11		
The Bluffs Phase 2	66	17	49							66	
River Glen	44		15	11	18						44
Conifer #307	62		16	17	21	8					62
Country Squire	32		8	16	8						32
Ash Creek	32		12	12	8						32
Label Terrace	50		12	38							50
Model Cities Apts.	68			34	34						68
Scott Crest #2	28		10	12	6						28
West Park Terr.	31		6	14	11						31
Housing Authority of Portland	<u>100</u>			<u>60</u>	<u>40</u>			<u>100</u>			
TOTALS	760	98	237	269	148	8	0	100	247	66	347

ESTIMATE OF RELOCATION COSTS AND SETTLEMENT COSTS

ALLOCATION PERIOD \_\_\_\_\_ months  
 From \_\_\_\_\_ to \_\_\_\_\_  
 mo/year mo/year

LOCALITY \_\_\_\_\_  
 LOCAL AGENCY \_\_\_\_\_  
 PROJECT NAME AND NO. \_\_\_\_\_

A. PAYMENTS TO FAMILIES AND INDIVIDUALS

Type of Payment	Families		Individuals		Total	
	No.	Amount	No.	Amount	No.	Amount
<u>Moving Expenses</u>						
1. Actual Moving Expenses	-0-	-0-	-0-	-0-	-0-	-0-
2. Fixed Payment and Dislocation Allowance	29	14,500	23	11,500	52	26,000
3. Total	<u>29</u>	<u>14,500</u>	<u>23</u>	<u>11,500</u>	<u>52</u>	<u>26,000</u>
<u>Replacement Housing Payments</u>						
<u>Homeowners</u>						
4. Differential Payment	15	225,000	4	60,000	19	285,000
5. Interest Payment	1	200	-0-	-	1	200
6. Incidental Expense Payment	15	1,500	4	400	19	1,900
7. Total	<u>31</u>	<u>226,700</u>	<u>8</u>	<u>60,400</u>	<u>39</u>	<u>287,100</u>
<u>Tenants and Certain Others</u>						
8. Rental Assistance	9	36,000	15	60,000	24	96,000
9. Downpayment Assistance	5	20,000	4	16,000	9	36,000
10. Total	<u>14</u>	<u>56,000</u>	<u>19</u>	<u>76,000</u>	<u>33</u>	<u>132,000</u>
11. Total (SUM of lines 3, 7, and 10)	<u>74</u>	<u>297,200</u>	<u>50</u>	<u>147,900</u>	<u>124</u>	<u>445,100</u>

B. PAYMENTS TO BUSINESS CONCERNS, NONPROFIT ORGANIZATIONS, AND FARMS

Type of Payment	Businesses		Nonprofit Orgs.		Farms		Total	
	No.	Amount	No.	Amount	No.	Amount	No.	Amount
<u>Moving Expenses</u>								
1. Actual Moving Expenses	5	2,500	-0-	-	-0-	-	5	2,500
2. Actual Loss of Property	5	1,000	-0-	-	-0-	-	5	1,000
3. Searching Expenses	5	500	-0-	-	-0-	-	5	500
4. Total	<u>15</u>	<u>4,000</u>	<u>-0-</u>	<u>-</u>	<u>-0-</u>	<u>-</u>	<u>15</u>	<u>4,000</u>
5. Payments in Lieu of Moving and Related Expenses	<u>1</u>	<u>10,000</u>	<u>-0-</u>	<u>-</u>	<u>-0-</u>	<u>-</u>	<u>1</u>	<u>10,000</u>
6. Total (SUM of Lines 4 and 5)	<u>16</u>	<u>14,000</u>	<u>-0-</u>	<u>-</u>	<u>-0-</u>	<u>-</u>	<u>16</u>	<u>14,000</u>

C. Total estimate of relocation payments to individuals, families, business concerns, nonprofit organizations, and farms. (Total, Block A, Line 11; plus Total, Block B, Line 6) \$ 469,100.00

D. Assistance Costs. Estimate of all relocation costs, other than the payments enumerated above, to be included in computing the amount of the Federal Grant, contribution or loan for the project. \$ 20,764.00

E. Estimate of total settlement costs to be paid to owners whose real property will be acquired for the project. (These are not "relocation costs" or "relocation payments," but are acquisition costs subject to funding arrangements under P.L. 91.646.) \$ 1,900.00

<b>SCHEDULE OF AVERAGE PRICES OF COMPARABLE SALES HOUSING IN LOCALITY</b>	<b>LOCALITY</b> Portland, Oregon	
	<b>AGENCY(IES)</b> Portland Development Commission	<b>PROJECT NUMBER(S)</b> Emanuel & NDP

**INSTRUCTIONS:** Prepare original and 2 copies for HUD if the schedule is proposed for only one agency. Prepare an additional copy for each additional agency. Attach a statement explaining in detail how the amounts shown on the schedule were derived. The amounts shall reflect the range in sales prices of various size units as determined either by the total number of bedrooms contained in each unit or the total square footage. The prices must be based on available sales housing in the locality. Where appropriate, the schedule prices should reflect the cost of the dwelling and the cost of the lot size normally required for a unit. In localities where a HUD-approved schedule is being used and an agency proposes to adopt that schedule, only Block C need be completed.

**A. SCHEDULE**

Size of Unit (a)	Total Square Footage (b)	Price Range		Average Price ((c)+(d))÷2 (e)
		From (c)	To (d)	
2 Bedrooms or less Small unit	under 899	9,950	21,950	14,021
Medium unit	900 - 1100	13,700	26,950	17,202
Large unit	over 1101	16,500	27,000	22,552
3 Bedrooms Small unit	under 1000	9,950	22,500	17,224
Medium unit	1000 - 1399	14,500	37,500	23,115
Large unit	over 1400	15,950	49,500	30,927
4 Bedrooms Small unit	under 1199	17,000	29,950	22,722
Medium unit	1200 - 1799	16,500	44,950	29,267
Large unit	over 1800	18,500	49,900	37,248
5 Bedrooms or more Small unit	under 1500	16,950	33,950	26,966
Medium unit	1501 - 2000	18,500	26,950	33,898
Large unit	over 2000	26,500	46,950	38,675

[form continued on next page]

<b>SCHEDULE OF AVERAGE PRICES OF COMPARABLE RENTAL HOUSING IN LOCALITY</b>	<b>LOCALITY</b> Portland, Oregon	
	<b>AGENCY(IES)</b> Portland Development Commission	<b>PROJECT NUMBER(S)</b> Emanuel & NDP

**INSTRUCTIONS:** Prepare original and 2 copies for HUD if the schedule is proposed for only one agency. Prepare an additional copy for each additional agency. Attach a statement explaining in detail how the amounts shown on the schedule were derived. The amounts shall reflect the range in rental prices of various size units as determined either by the total number of bedrooms contained in each unit or the total square footage. The prices must be based on available rental housing in the locality. In determining the monthly rental prices, include utility expenses, except the cost of telephone services. In the case of furnished units, the schedule shall be adjusted accordingly. In localities where a HUD-approved schedule is being used and an agency proposes to adopt that schedule, only Block C need be completed.

**A. SCHEDULE**

Size of Unit (a)	Total Square Footage (b)	Price Range		Average Price ((c)+(d))÷2 (e)
		From (c)	To (d)	
1 Bedroom or less Small unit	under 550	78	148	106 + 15=121
Medium unit	551 - 800	80	156	112 + 18=130
Large unit	over 800	90	153	117 + 21=138
2 Bedrooms Small unit	500 - 800	90	150	125 + 31=156
Medium unit	801 - 950	110	170	141 + 32=173
Large unit	over 950	110	225	145 + 34=179
3 Bedrooms Small unit	under 850	125	165	145 + 31=176
Medium unit	850 - 1100	125	215	167 + 34=201
Large unit	over 1101	140	235	175 + 37=212
4 Bedrooms Small unit	under 1200	130	198	164 + 36=200
Medium unit	1201 - 1600	145	250	188 + 41=229
Large unit	over 1600	165	250	206 + 46=252
5 Bedrooms or more Small unit				
Medium unit				
Large unit				

(Form continued on next page)

In addition to the HUD-approved schedules, the following State Highway Commission Schedule will be used to complete moving expense allowance.

OREGON  
Fixed Payment Schedule

Families and individuals may elect to receive a dislocation allowance of \$200.00

Plus a fixed payment of

<u>Size</u>	<u>from an unfurnished unit*</u> <u>(Relocatee owns furniture)</u>	<u>from a furnished unit*</u> <u>(Relocatee does not own furniture)</u>
1 room	\$ 60.00	\$ 15.00
2	100.00	30.00
3	140.00	45.00
4	180.00	60.00
5	220.00	75.00
6	260.00	90.00
7 and up	300.00 maximum	105.00 etc. @ \$15.00 intervals per room up to \$300.00 maximum

Families and individuals moving from mobile homes acquired by the Agency are paid on the above schedules.

Families and individuals who own and move mobile homes which are personal property receive payment on the following fixed schedule:

<u>Size</u>	<u>Payment</u>
0-200 sq. ft.	\$100.00
201-600 sq. ft.	\$200.00
601 and up	\$300.00

These schedules were established by the State and approved by the Federal Highway Administration in 1971. Changes in State schedules should be adopted when approved by FHWA.

\*Goods stored in garage, attic, basement, etc. equal a total of 1 additional room.