

52

MODEL CITIES

COMPREHENSIVE
CITY
DEMONSTRATION
PROGRAM

RELOCATION
PLAN
51-01

JUNE 1970
PORTLAND, OREGON

MODEL CITIES

**COMPREHENSIVE
CITY
DEMONSTRATION
PROGRAM**

RELOCATION PLAN 51-01

A report by the Model Cities Citizens Planning Board with the cooperation of the Model Cities area residents, the City of Portland, and the State of Oregon.

Preparation of this report was financed by the United States Department of Housing and Urban Development.

**JUNE 1970
PORTLAND, OREGON**

RELOCATION PLAN

INTRODUCTION

The purpose of this Relocation Plan and the activities which will be implemented in accord with the Plan is to meet the HUD requirement (stated in CDA Letter No.5 Revised) that a Comprehensive City Demonstration Program must include a plan for the relocation of individuals, families, businesses and non-profit organizations displaced by the Program. Some projects in the Model Cities Program are dependent on the Relocation Plan and other projects will help to support activities of the Plan. Future funding for the overall Model Cities Program is dependent on an acceptable Relocation Plan.

The Plan has been designed with a positive approach to utilizing the relocation process as a means for expanding housing choices available to individuals, families, non-profit organizations and businesses located in the Model Cities area. It explains the intent of the CDA to do that which is reasonable to create a living environment for those displaced which is better than the one which exists at the point of displacement. The intention is to make all services and payments possible available to those displaced by projects of the Model Cities Program or projects carried out in the Model Neighborhood by other agencies.

As recommended by the HUD Guidelines, the CDA will contract with the Portland Development Commission, the Urban Renewal Agency for the City of Portland and the central relocation agency of the City, to handle the Relocation planning and activities within the requirements of CDA regulations.

Criteria for the Plan include:

- (a) No family or individual may be displaced until relocation assistance is available.

- (b) Displacement of housing must be balanced by the availability of new or rehabilitated low- and moderate-income housing ^{OR OTHER STANDARD HOUSING} units within the ~~City~~ ^{PORTLAND AREA}.
- (c) Special relocation services and assistance are to be provided to business concerns and non-profit organizations faced with displacement.
- (d) Displacement activities within the Model Cities Area shall take into consideration displacement elsewhere in the City to avoid a severe strain on the City's supply of relocation housing.
- (e) The CDA shall be responsible for insuring that the Model Cities Citizen Participation structure is involved in the policy development, planning and execution phases of relocation resulting from the Model Cities Program, including a procedure for reviewing complaints.
- (f) The relocation process should contribute to the creation of a well-balanced City and the activities must be directed towards providing decent, safe and sanitary, low- and moderate-income housing, both within and outside the Model Neighborhood.

A. FIVE-YEAR RELOCATION FORECAST

1. Overview of Relocation Needs

a. Relocation Resource Needs

It is estimated that there will be approximately 4,780 displacements within the entire Portland area, including the Model Cities area, as a result of governmental action during the five-year period commencing July 1, 1970. During the same five-year period, it is estimated that approximately 920 of the total displacement workload will occur within the Model Cities Area. This estimate is made up of the following:

680 estimated displacement as a result of NDP or other urban renewal activities.

240 estimated displacement as a result of other governmental action within the Model Cities Area.

920 total estimated displacement in Model Cities Area.

This estimate does not include any relocation which may result from other programs sponsored by Model Cities which may result in additional displacement. No accurate estimate can be made of such displacement until more definite plans have been completed for the Model Cities Program.

The major portion of the total displacement in the Portland area generally will result from activities of the State Highway Department, all of which activities, as far as presently planned, will fall outside the Model Neighborhood. All such activities are approximately three miles or more from the Model Neighborhood. Relocation experience of the Portland Development Commission and the State Highway Department indicates that approximately 85% of those displaced do not move more than 1-1/2 miles from

the point of displacement. Highway relocation, therefore, is not expected to compete to any major extent for relocation housing available in the Model Cities Area or vicinity. Also, it would appear that of the 920 total displacement estimated within the Model Cities Area, 85% or 780 may be expected to relocate within the Model Cities Area. Of this 780, it is estimated that approximately 585 will be low-income households.

b. Activities Causing Displacement

The following are the activities in the locality which will cause displacement during the five-year period, including displacement in the Model Cities Area: (See charts in Section c. which follows.)

- (1) The State Highway Department is planning a freeway parallel to Powell Blvd. from the Willamette River to about 92nd Avenue where it is now acquiring and clearing property.
- (2) The City Bureau of Buildings is undertaking a comprehensive program of code enforcement requiring the owners to comply with code standards. The Development Commission is furnishing relocation services to those displaced by such code enforcement action.
- (3) The Portland School District is planning expansion of approximately 30 school sites under a school reorganization plan which will result in displacement. In addition, site expansion of Washington High School is planned.
- (4) The Housing Authority of Portland is currently working with developers for four turnkey projects and is considering three or four more such projects. Relocation services are being provided by the Development Commission for such activities under a contract with HAP.

- (5) The Port of Portland is expanding various facilities such as the airport which will require relocation of a number of households.
- (6) The Park Bureau is expanding two park sites under the Federal Open Space Program and occasionally adds to other parks, resulting in some displacement.
- (7) Multnomah County Public Works Department indicates that it may displace as many as four households a year as county roads are widened or new roads established, or park sites expanded.
- (8) The Multnomah County Library makes incidental purchase of property for the construction or expansion of Branch Libraries.
- (9) The Fire Marshal occasionally requires the vacation of a hazardous structure.
- (10) The Portland Development Commission has the following urban renewal projects in planning or in execution:
 - (a) South Auditorium Project (ORE. R-1): Relocation has been completed.
 - (b) Albina Neighborhood Improvement Project (ORE. R-8): This Project is to be completed September 30, 1970, and relocation is virtually completed.
 - (c) Portland State University Project (ORE. R-16): Relocation activities in this Project, which is providing land for expansion of educational facilities, is virtually completed.
 - (d) Woodlawn Neighborhood Development Project (ORE. A-5-1): This is an NDP Project designed to promote rehabilitation of residential structures and to upgrade the neighborhood with certain site improvements including a park site which will

result in the acquisition and clearance of 32 parcels of land. Spot clearance of individual dilapidated residential structures may result in some further displacement.

- (e) Irvington Neighborhood Development Project (ORE. A-5-2): This is an NDP Project designed to promote rehabilitation of residential structures and to upgrade the neighborhood with certain site improvements including necessary street and sidewalk improvements and traffic control.
- (f) Emanuel Hospital Project (ORE. R-20): This Section 112 Project will provide land for the expansion of hospital facilities. Beginning of execution activities, including relocation of persons displaced as a result of land acquisition program, is tentatively scheduled for October, 1970.
- (g) Good Samaritan Hospital Project (ORE. R-21): Another proposed Section 112 Project, an Application for Survey and Planning Advance has been filed. No forecast of execution date can be made at this time.
- (h) Buckman Certified Area Program (ORE. T-1): Application for this small housing rehabilitation effort is pending final approval. An application is being prepared for a Title I rehabilitation project which will expand the pilot program into the Buckman Area generally and may result in displacement as the result of spot clearance of dilapidated structures during the 3rd to 5th years of the Model Cities Program.

- (i) Planning activities are proposed for the balance of the Model Cities Area not presently included under the Woodlawn or Irvington Neighborhood Development Projects. It is anticipated that future activities under NDP or other programs could result in displacement in these planning areas by the 4th and 5th years of the Model Cities Program.

Additional public programs may be proposed under the Model Cities Program which will result in displacement. No estimate of the amount of displacement under these programs can be made at this time.

c. (1) Estimate of All Anticipated Residential & Non-Residential Displacement in Portland Area

	Year 1		Year 2		Year 3		Year 4		Year 5		Total	
	N/R	Res.	N/R	Res.	N/R	Res.	N/R	Res.	N/R	Res.	N/R	Res.
1. State Highway Department	25	200	50	400	50	400	75	700	100	800	300	2500
2. City Bureau of Buildings	0	54	0	65	0	75	0	75	0	75	0	344
3. Portland School District	0	50	0	100	0	100	0	100	0	100	0	450
4. Housing Authority of Portland	1	33	0	0	0	17	0	0	0	0	1	50
5. Port of Portland	2	15	2	15	2	15	2	15	2	15	10	75
6. Park Bureau	0	11	0	2	2	2	0	2	0	2	2	19
7. Multnomah County Public Works	0	4	0	4	0	4	0	4	0	4	0	20
8. Multnomah County Library	0	2	0	1	0	1	0	1	0	1	0	6
9. City Fire Marshal	0	1	0	1	0	1	0	1	0	1	0	5

c. (1) Estimate of All Anticipated Residential & Non-Residential Displacement in Portland Area, Cont'd

	Year 1		Year 2		Year 3		Year 4		Year 5		Total	
	N/R	Res.	N/R	Res.	N/R	Res.	N/R	Res.	N/R	Res.	N/R	Res.
10. Portland Development Commission												
a. South Auditorium Project	2	0	0	0	0	0	0	0	0	0	2	0
b. Albina Neighborhood Improvement Project	0	14	0	0	0	0	0	0	0	0	0	14
c. Portland State University Project	7	70	0	0	0	0	0	0	0	0	7	70
d. Woodlawn NDP Project	0	32	0	20	0	3	0	3	0	3	0	61
e. Irvington NDP Project	0	7	0	2	0	2	0	2	0	2	0	15
f. Emanuel Hospital Project	15	150	16	50	0	0	0	0	0	0	31	200
g. Good Samaritan Hospital Project	0	0	0	0	25	137	26	137	26	137	77	411
h. Buckman CAP Project	0	0	0	0	5	50	5	50	5	50	15	150
i. Planning Areas							38	250	40	140	78	390
Totals	<u>52</u>	<u>643</u>	<u>68</u>	<u>660</u>	<u>84</u>	<u>807</u>	<u>146</u>	<u>1340</u>	<u>173</u>	<u>1330</u>	<u>523</u>	<u>4780</u>
											<u>5303</u>	

c. (2) Estimate of All Anticipated Residential & Non-Residential Displacement in Model Cities Area Only

	Year 1		Year 2		Year 3		Year 4		Year 5		Total	
	N/R	Res.	N/R	Res.	N/R	Res.	N/R	Res.	N/R	Res.	N/R	Res.
1. City Bureau of Buildings	0	26	0	32	0	37	0	37	0	37	0	169
2. Portland School District	0	0	0	7	0	13	0	13	0	13	0	46
3. Housing Authority of Portland	0	0	0	0	0	17	0	0	0	0	0	17
4. Park Bureau	0	0	0	0	0	0	2	2	0	0	2	2
5. Multnomah County Library	0	0	0	0	0	1	0	0	0	0	0	1
6. City Fire Marshal	0	1	0	1	0	1	0	1	0	1	0	5
SUBTOTALS	0	27	0	40	0	69	2	53	0	51	2	240
7. Portland Development Commission												
Albina Neighborhood Improvement Project	0	14	0	0	0	0	0	0	0	0	0	14
Woodlawn Neighborhood Development Project	0	32	0	20	0	3	0	3	0	3	0	61
Irvington Neighborhood Development Project	0	7	0	2	0	2	0	2	0	2	0	15
Emanuel Hospital Project	15	150	16	50	0	0	0	0	0	0	31	200
Planning Area	0	0	0	0	0	0	38	250	40	140	78	390
SUBTOTALS	15	203	16	72	0	5	38	255	40	145	109	680
TOTALS	15	230	16	112	0	74	40	308	40	196	111	920

1031

d. Plans for Providing Rehousing

A comparison of the estimated housing needs resulting from displacement during the five-year Model Cities Program with the estimated availability of housing during this period indicates that adequate housing will be available to meet the needs of those displaced and that the housing will be standard and at a cost within the means of the displacees.

(1) Relocation Standards. The following Relocation Standards are adopted for purposes of determining minimum requirements for standard housing. An inspection will be made of all relocation housing to determine whether such standards are met and there shall be substantial compliance with the standards before referrals are made. Permanent relocation housing must be located in neighborhoods containing adequate commercial and community facilities, including transportation facilities serving major sources of employment. Permanent relocation housing shall not be in a neighborhood characterized by significant environmental deficiencies if these conditions are not being remedied, or are not scheduled to be remedied in the immediate future, by appropriate governmental or private action.

- (a) Physical Standards. See Exhibit A attached to this Plan.
- (b) Occupancy Standards. See Exhibit B attached to this Plan.
- (c) Ability to Pay Standards. A displacee will not be considered to be offered a reasonable choice of relocation housing if he is expected to pay more than 25% of his annual gross income for rent and utilities, excluding telephone service. For

this purpose, gross income is defined as total family income excluding all income of minors and minus \$300 for each minor. Neither the exclusion nor the \$300 exemption applies to a minor spouse. The following exceptions to these standards will apply:

- /1/ Low-Cost Public Housing. The regulations of the Housing Authority of Portland relating to rent and applicable at the time of displacement shall apply.
- /2/ Federal Rent Supplement Program. Displacees who relocate in housing under the Federal Rent Supplement Program shall pay 20% of their income for rent, under the provisions of the Housing and Urban Development Act of 1965; welfare recipients relocating in Rent Supplement Housing will be charged "not less than the rental allowance which is provided by the welfare agency, nor less than 25% of the household income including assistance."
- /3/ Section 23 Leasing Program. Displacees who relocate in housing under the Section 23 Leasing Program administered by the Housing Authority of Portland shall pay the same rates as those relocating into low-cost public housing. This shall apply to welfare recipients as well as to other low-income families.
- /4/ Welfare Recipients. Welfare recipients will be relocated in standard housing at rents which do not exceed the welfare allocation for housing, except for those covered in subparagraphs /1/, /2/ and /3/ above.

(c) Ability to Pay Standards, Cont'd

In the event the rent payment standards under subparagraphs /2/, /3/ and /4/ above are modified during the effective period of this Plan, such modifications shall apply.

- (2) Availability of Standard Housing. A survey of standard housing which will be available from private sources in the community generally during each of the five years of the Model Cities Program is tabulated as follows:

STANDARD PRIVATE RENTALS

<u>Rental Rate</u>	<u>0 Bedrooms</u>	<u>1 Bedroom</u>	<u>2 Bedrooms</u>	<u>3 Bedrooms</u>	<u>4 Bedrooms</u>	<u>5 or more Bedrooms</u>
Under \$40.00	49	16				
\$40-49	62	129				
\$50-59	63	248	19			
\$60-69	3	430	46	13	7	
\$70-79	69	447	182	16		
\$80-89	13	370	231	30		
\$90 and Over		761	148	446	95	26

STANDARD PRIVATE SALES

Sales Price

\$ 5,000 to 5,999	4					
\$ 6,000 to 6,999	8	4	2	2		1
\$ 7,000 to 7,999	1	9	3	2		1
\$ 8,000 to 8,999	3	12	6	5		
\$ 9,000 to 9,999	2	15	6	2		
\$10,000 to 11,999	37	24	5			
\$12,000 and Over	4	71	93	26		3

During each year of the Model Cities activities, the Housing Authority of Portland expects to have rentals available, based upon vacancy rate or turnover within existing units, as follows:

PUBLIC HOUSING

<u>1 Bedroom</u>	<u>2 Bedrooms</u>	<u>3 Bedrooms</u>	<u>4 Bedrooms</u>	<u>5 or more Bdrms.</u>	<u>Total Units</u>
419	337	225	80	20	1,081

In addition, the Housing Authority presently plans to build 199 0/Bedroom and 327 1/Bedroom units to be completed before August 1, 1971. Priority will be given in public housing to those persons displaced by governmental activities.

FHA has issued reservations for 600 units in the Portland area under Section 235 of the National Housing Act. Of these, reservations for 60 units have been issued to the Portland Development Commission for development within the Model Cities Area. Additional units under Section 235 are being or will be developed by private developers. FHA is presently unable to indicate the approximate number which will be constructed in the Model Cities Area. Lack of suitable sites and sponsors has limited activities under Section 236 of the National Housing Act; however, efforts are being made to overcome these deficiencies as described below and to encourage the development of rental units in the low- and moderate-income range. Similarly, the Section 237 Program has not been funded, but will be utilized when and if funds are made available.

Supplemental funds under the Model Cities Program have been made available for developing a program to be known as the Residential Development Program (RDP). The purpose of the RDP is to encourage and assist the formation of non-profit corporations to develop moderate- and low-income housing under Sections 235 and 236 on land to be made available as the result of clearance of dilapidated structures under the NDP. The goal of this program in developing such housing is 150 units per year. This program should be underway during the second action year of the Model Cities Program.

Some relocation resource housing will become available through rehabilitation activities under the Woodlawn and Irvington Neighborhood Development Projects in which an estimated 400 substandard units per year will be brought up to Project standards.

Program displacement will not result in a permanent reduction of the supply of low- and moderate-income housing within the Portland area. The Program will provide for an increase in the supply of standard, newly-constructed or rehabilitated, low- or moderate-income housing units, not less than the aggregate number of households displaced, as a result of the Program. The size, price range and availability of the replacement units, as indicated above, reflect the housing needs and ability to pay of low- and moderate-income neighborhood residents.

e. Meeting Needs of Displacees

No family or individual shall be displaced from its residence by a capital project or activity included in the Model Cities Program until that individual or family has chosen and has acquired the present right to occupy suitable relocation housing or has refused a reasonable choice of identified suitable relocation housing. If a family or individual is offered and accepts suitable relocation housing which will become available within one year from its displacement, it may be temporarily relocated into housing which meets the standards for temporary relocation housing set forth in this Plan. If eviction becomes necessary, it must be carried out in accordance with State and local law and the approved relocation standards. Relocation housing listed for referral is suitable only when it: (1) is available on a nondiscriminatory basis; (2) meets

the physical and occupancy standards defined in this Plan; and, (3) is within the financial means of the family or individual, also defined in this Plan.

The needs and wants of each family, individual, or business will be evaluated and considered in seeking relocation referrals. Also, the standards established by City Code will be used to determine the acceptability of any property for occupancy by any displacee to ensure that each displacee is located in decent, safe and sanitary housing. Displacees will be encouraged to move into standard housing and will be offered assistance in finding such housing. All recommended housing will be inspected in advance of referral by relocation personnel. Size of unit, ability to pay, and desires of each displacee will be considered when evaluating relocation housing for such displacee.

Relocation will be used as an opportunity for determining and meeting all of the needs of the displacee through social services generally available in the community and particularly through the utilization of Model Cities programs. A determination will be made as to the need for employment, health or educational services, and assistance will be given by direct cooperation and coordination between the relocation agency and the CDA or various agencies operating the programs.

Relocation assistance will be provided to non-residential displacees. The majority of non-residential displacement will occur in urban renewal or neighborhood development projects for which a complete Relocation Plan has been or will be approved by HUD. Such Relocation Plans provide full assistance and relocation payments to non-residential displacees.

Special needs will be determined for non-residential displacees in the same manner as for residential displacees and resources will be utilized such as Small Business Administration and other public agencies, private agencies such as banking institutions, brokers, management firms, and through utilization of special Model Cities programs available for businesses. In providing relocation assistance to non-residential displacees, standards equivalent to those prescribed by Section 105(c) of the Housing Act of 1949 with respect to urban renewal projects assisted by Title I of that Act shall be fully met as well as standards established through regulations of HUD. Business relocation assistance will include the listing and referral of suitable facilities and sites throughout the City, together with the provision of available information on local and regional marketing conditions, regional population projections, and long-run economic trends.

f. Coordination of Relocation Activities

The Portland Development Commission, the urban renewal agency for the City of Portland, has been designated by the City as the central relocation agency for all City activities which cause displacement. In addition, the Development Commission provides contractual relocation services to the School District and Housing Authority and consults with and coordinates its activities and information with the State Highway Department. At present, therefore, almost all of the relocation activities of governmental agencies are coordinated through the same central agency which will administer this Relocation Program. The Development Commission has contracted with the Model Cities Program to provide relocation services in accordance with the requirements of CDA Letter No. 5. Reporting and

monitoring procedures will be established to assure compliance with such requirements.

2. Techniques for Developing Resources

The relocation agency has been involved in the relocation process for more than ten years under the urban renewal program. This experience includes dealing with major clearance projects as well as rehabilitation, with both residential and non-residential workloads. The relocation activities have been concerned with people of all income levels and of a variety of ethnic and racial groups. The relocation agency has carried out its relocation program with the total concern for the individual or business displaced which has included not only relocating individuals and families in decent, safe and sanitary housing and reestablishing businesses in appropriate new locations, but also dealing with their social and economic needs through referrals to agencies which could provide needed assistance. While all of the relocation activities have complied with requirements of Federal laws and regulations, the relocation agency has attempted to go beyond the regulations in dealing with individual needs. The methods used in accomplishing relocation have been changed, modified and refined based upon the experience of the agency in meeting these needs.

The relocation agency will continue to experiment in improving its procedures, will encourage recommendations by citizens and citizen groups in the Model Cities Area, and will coordinate all of its activities with the CDA, utilizing the Model Cities Program fully in meeting the needs of displacees. All of these activities will be undertaken with the following objectives:

- a. To provide displaced families and individuals the maximum opportunity for a broad choice of housing from the community's total housing supply.

- b. To assure the availability of a suitable housing unit, whether new or rehabilitated, for each displaced family and individual and to assure that all planned units will in fact become available as needed.
- c. To increase the overall housing supply, particularly the supply of low- and moderate-cost housing.
- d. To secure adequate commercial and industrial space for business and non-profit organizations and to aid them in their reestablishment.
- e. To stimulate and enhance business opportunities for small business formation and for the establishment and/or growth of commercial and industrial firms in model neighborhoods.
- f. To provide technical and financial assistance to allow the move to serve as an opportunity to improve and upgrade the living standards and environment of the families and individuals displaced by Model Cities-related activities.
- g. To establish a program for training low-income residents for jobs, such as relocation and social services aides, with opportunities for advancement.
- h. To coordinate information obtained for relocation purposes with other social services surveys to serve as a base for a service referral system.

In addition, special consideration will be given to relating the relocation process to the economic needs of the residents and businesses of the Model Cities Area. For example, the real estate community of the Model Cities Area will be instructed as to relocation procedures and methods so that they can not only assist in the process, but can benefit economically from it. Similar efforts will be made with reference to moving companies or other businesses related to relocation. The emphasis in this program will be to assist minority groups.

3. Budget

Estimate of the cost of all relocation activities to be funded by Model Cities Supplemental Funds is as follows:

Year I	\$ 37,565
Year II	50,000
Years III, IV, V	200,000

B. ONE-YEAR RELOCATION ACTION PROGRAM

1. Administrative Organization

a. Identification of Relocation Agency

The Portland Development Commission is the central relocation agency for the City of Portland. The CDA has contracted with the Development Commission to provide all relocation services which may be needed as the result of Model Cities Program activities.

b. Organization and Staffing Pattern of Agency

The Commission is a semi-autonomous agency of the City of Portland composed of a Board of five commissioners appointed by the Mayor and approved by the City Council pursuant to the Charter of the City of Portland. The Commission employs an Executive Director and staff consisting at the present time of approximately 60 persons, including a relocation staff consisting of the following: Chief of Relocation and Property Management; 4 Relocation Representatives; 1 Management Aide; 1 Stenographer. The relocation staffing pattern is based upon the workload and is determined on the following basis:

For each 100 residential and 6 business displacees per year;

Relocation Representative	1 Man/Year
Management Aide	1/3 Man/Year
Property Maintenance Technician	1/3 Man/Year
Stenographer	1/3 Man/Year

c. Citizen Participation

This Relocation Plan has been developed by the Portland Development Commission in consultation with the CDA staff and Mayor's Model Cities Coordinator and with the Special Projects Committee of the Model Cities

Citizens' Planning Board designated by the Citizens' Planning Board for such purpose. The Citizens' Planning Board will review the Relocation Plan before it is implemented.

The Citizens' Planning Board shall be responsible for relocation planning and policy formation and for developing plans to improve the relocation process. Evaluation and monitoring of the relocation process shall be conducted by the CDA in the same manner as for other Model Cities Programs pursuant to policies formulated by the Citizens' Planning Board.

A Relocation Review Committee comprising three members who shall be residents of the Model Neighborhood will be developed in the following manner: One member will be appointed by the Citizens' Planning Board for a 6-month term; one member will be appointed by the Mayor for a 12-month term; and one member will be appointed by the Portland Development Commission for an 18-month term. Thereafter, each appointee will serve a 12-month term. All members will serve at the pleasure of the appointing body within the stated period. The Committee shall meet not less than four times per year.

The Relocation Review Committee may consider and make recommendations concerning complaints involving the administration of the Relocation Program and may suggest modifications, supplements or additions to the Model Cities Relocation Program during the execution of the Program. The Relocation Review Committee will not have authority to modify existing regulations relating to the administration of the Program. The construction of such regulations shall be made by the appropriate administrative or legal personnel.

d. Information Program

An Information Statement substantially in the form set forth in CDA Letter No. 5 (Revised) Appendix B, will be prepared and distributed to all displacees in order to inform them of their rights and privileges as well as the policy and procedures of the Relocation Program. This Statement will be distributed as soon as displacees are identified by a Relocation Representative who will also give an oral explanation regarding the relocation services.

The relocation agency has also prepared a brochure for distribution to each displacee which explains relocation services and benefits available to displacees.

Any temporary dislocation will be handled on an individual basis. Temporary relocation housing will meet the same standards as permanent relocation housing and will be used as seldom as possible.

2. Workload

The City of Portland has already submitted data to HUD on displacement-causing projects or activities. See the Relocation sections of the following submissions:

Albina Neighborhood Improvement Project (ORE. R-8)

Portland State University Project (ORE. R-16)

Emanuel Hospital Project (ORE. R-20)

Woodlawn Neighborhood Development Project (ORE. A-5-1)

Irvington Neighborhood Development Project (ORE. A-5-2)

Also, see Section A. 1. c. of this Relocation Plan.

3. Techniques

Substantially all of the relocation which will occur in the Model Cities Area during the first year will result from NDP or other urban renewal project activities. These include the following Projects:

Emanuel Hospital Project (ORE. R-20)

Woodlawn Neighborhood Development Project (ORE. A-5-1)

Irvington Neighborhood Development Project (ORE. A-5-2)

Relocation Plans have been prepared by the Portland Development Commission and have been submitted to and approved by HUD. These Relocation Plans include a description of the techniques and resources to be used in carrying out relocation activities in these Projects. The same procedures and techniques as applied to the above NDP and urban renewal activities will be applied in carrying out relocation activities in the Model Cities Area generally. Budget provision is being made to provide relocation benefits to persons displaced by Model Cities activities outside urban renewal areas to the same extent such payments are made available to persons displaced within urban renewal areas.

a. Choice of Housing

To provide maximum opportunity for choice in the community's total housing supply, the Relocation Staff will make information available to displacees on the availability of housing throughout the community generally and urge displacees to apply for any vacant housing in locations they may desire which meets their needs. The Relocation Staff will also do everything possible to assist displacees in securing the housing of their choice. If necessary, the Oregon State Bureau of Labor which administers the Fair Housing Laws will be called upon for assistance or such other action as appears appropriate. For additional details, see

Section ND 507 of the Woodlawn Neighborhood Development Project Application (ORE. A-5-1) and of the Irvington Neighborhood Development Project Application (ORE. A-5-2).

b. Non-Residential Relocation

The Relocation Agency staff includes personnel who are experienced in relocating businesses and nonprofit corporations. If any businesses or nonprofit organizations are displaced, they will be given all the services extended to that category of displacee from an urban renewal project. Facilities of the Chamber of Commerce, Port of Portland, Small Business Administration, the Portland Development Commission and real estate brokers who actively handle the type of property desired will be drawn upon. The Small Business Administration has indicated its willingness and desire to continue to cooperate in assisting and giving priority to those businesses displaced by governmental action. The SBA will furnish both financial and managerial advice and assistance.

c. Social, Health and Economic Needs of Displacees

The CDA will be responsible for coordinating all relocation activities with social services which are available either generally in the community or through Model Cities Program. The coordination of such services available generally in the community will be carried out through the Relocation Agency. Letters of cooperation have been obtained from the major social agencies in the community and are attached as Exhibits C through G to this Plan. The CDA will be directly responsible for keeping the Relocation Agency apprised of available social services through Model Cities Program.

A displacee with economic problems is evaluated on an individual basis. If welfare payments or increased welfare allotments will solve the problem of the displacee, he is encouraged and aided, if necessary, to apply for these benefits. If social security, pension or unemployment compensation is the answer, he is given transportation and other aids and encouragement to obtain the benefits for which he may qualify. If the economic problem is caused by inadequate income, the displacee is counseled in how to prepare himself and to apply for better paying jobs. This may be through programs sponsored by the Model Cities Program or other training, counseling or educational agencies. If the problem is lack of knowledge of budgeting or use of credit, he will be directed to such agencies as the Credit Counseling Service. The relocation agency makes certain that each displacee gets all the relocation benefits possible under the regulations as a means of easing the financial burden of relocation.

Similarly, if there is a health problem, the individual will be assisted in seeking and getting the care he can afford. The services supplied by the following units will be utilized as the displacee's needs and financial abilities are discovered: (1) Multnomah County Hospital; (2) University of Oregon Medical School; (3) University of Oregon Dental School; (4) Oregon State Hospital; (5) Multi-Service Center; (6) UGN Agencies; (7) the many hospitals and clinics in the Portland area. Here, again, the role of the relocation agency will be to aid and encourage the displacee to take advantage of the various services available.

The relocation agency is prepared to counsel with a displacee regarding his social problems. The agency has the means of contacting any one of

over two hundred agencies in the Portland area which are reported in the Tri-County Community Council Directory. The referral service of the relocation agency will put the displacee in contact with any agency he may need. The follow-up planned will attempt to evaluate the effectiveness of the referral and the services of the agency involved. These agencies include the following:

Albertina Kerr Homes (homes, foster care, and adoption service)

Albina Neighborhood Service Center (Community services, housing counseling and job counseling including placement and vocational guidance)

Alcohol Rehabilitation Association

American Indian Arts and Crafts Center (Referral of jobs and housing, guidance to Indians, promotion of better relations between Indians and non-Indians)

Blanchet House of Hospitality (assistance to homeless men)

The Boys and Girls Aid Society of Oregon

Boys Club of Portland and Tri-County Area

Consumer Credit Counseling Service of Oregon

Counseling Center for Adults, Division of Continuing Education

Family Counseling Service

The relocation agency will, of course, utilize all of the programs available under Model Cities by becoming aware of the programs and coordinating its activities through the CDA.

d. Coordination of Relocation Housing

The CDA will coordinate the Relocation Program to the maximum extent feasible with other activities causing displacement in the City to avoid

competition for the same housing units. The CDA will place primary responsibility for such coordination in the Relocation Agency, which is the central relocation agency for the City of Portland and which presently provides relocation services to all displacing agencies except the State Highway Department with which it coordinates and advises on relocation matters on a regular basis. As a part of such services, a regular check on displacement by any governmental agency is made and current and running records are kept on housing resources.

- (1) The following arrangements have been made to determine available housing resources in terms of their appropriateness (physical and economic) for displaced households:
 - (a) The Housing Authority of Portland grants entrance priority to displacees who qualify for public housing. It also is willing to place under the Section 23 leasing program any housing referred to it which qualifies under the current regulations.
 - (b) The Multiple Listing Service has about 60% of the realtors in the City of Portland as members. The members of MLS handle about 80% of the residential sales. The Development Commission has an affiliate membership which gives it access to all the MLS listings.
 - (c) The Development Commission also has liaison with lending institutions and developers who help to match displacees with available housing, especially the developers who have reservations through FHA for Section 235 housing.

- (2) Surveys and available data indicate that sufficient housing of adequate size will be available to rehouse the anticipated workload. See Exhibit G of Code No. R-223 (Relocation Plan) for the Emanuel Hospital Project (ORE. R-20) for information on low-cost housing available. See also Exhibit A of Code No. ND-507 (Relocation Report) for the Woodlawn ND Project (ORE. A-5-1) which gives relatively current information from the Housing Authority of Portland regarding size of units and availability.
- (3) Pages 19 through 21 of Section 507 of the Woodlawn ND Project Application (ORE. A-5-1) and Exhibit G, explain the housing available and expected to be developed for low-income families.
 - (a) The exact displacement which will take place in the Model Cities Area other than as a result of the NDP or other urban renewal activities is not yet known; therefore, the specific size and price of units needed for potential displacees cannot be determined as yet.
- (4) All persons who are to be displaced will be given an Informational Statement which will indicate their rights including the right to stay on location until they have secured adequate housing. (See Section B. 1. d. of this Plan.) The Informational Statement will advise displacees of the existence of the Relocation Review Committee and indicate their right to obtain hearings before such Committee on any relocation problems.
- (5) It is not anticipated that temporary housing will be required. If temporary housing is used, it will be only for the shortest period possible while a specific structure is being prepared for occupancy.

- (6) A follow-up call will be made to determine that each relocatee has been properly rehoused and has received payments and services for which he is eligible. The methods of tracing those who move before being contacted by the Relocation Staff will include, but not be restricted to, the following: Friends, neighbors, storekeepers, post office, utility companies, police records, schools.

e. Displacees Eligibility for Relocation Payments

- (1) Cause of Displacement. A site occupant shall receive a relocation payment if his displacement is made necessary by a capital project or activity (1) which is financed in whole or in part by supplemental grants under Section 105(c) of the Model Cities statute or is otherwise a material part of the Program, or (2) with respect to displacements inside the Model Neighborhood not covered by (1), which is carried out by a public body or any entity receiving financial assistance from the Federal, State or local government or other public body.

Displacement shall occur only when an occupant is required to move, as opposed to a voluntary move resulting from an arms-length transaction between two private parties. For example, if a businessman purchases property from the owner-occupant of the property, the latter is not entitled to relocation payments even though the buyer may have an SBA loan or some other form of governmental financial assistance.

- (2) Time of Displacement. In the case of a capital project or activity financed in whole or in part by Section 105(c) supplemental grant funds, the site occupant shall be deemed displaced if he vacates

on or after the earlier of:

(a) HUD approval of the supplemental grant work program and budget for the capital project or activity which contemplates the acquisition of the property for the purpose of demolition or substantial rehabilitation regardless of when or if such events occur; or

(b) receipt of a notice to vacate from the owner of the property. In all other cases, the site occupant shall be deemed displaced if he vacates:

(c) after the date of the supplemental grant contract for the execution period, or on or after the date on which the City is authorized to incur costs (provided that in the latter case a contract is subsequently executed) and;

(d) after

/1/ receipt of a notice to vacate from the owner of a property which is scheduled for demolition or substantial rehabilitation, or

/2/ an increase or notice of increase in gross rent (contract rent plus utilities but excluding telephone services) of not less than 25 percent in the case of a business or nonprofit organization or 10 percent in the case of an individual or family, provided that in the latter case the increase results in a rent which exceeds the individual's or family's ability-to-pay defined in accordance with this Plan.

(3) Relocation Payments. The payments required for urban renewal relocation shall be made available to all eligible persons displaced

by HUD-assisted programs including the Model Cities Program. The only exception shall occur when displacement is caused by a program that provides for relocation payments larger than those required to be paid under urban renewal relocation.

The CDA shall be responsible for ensuring that all eligible recipients of relocation payments, as defined below, receive no less than the urban renewal relocation payments provided for, at the time such payments are approved, by Section 114 of the Housing Act of 1949 with respect to projects assisted under Title I thereof. If the displacement is caused by a Model Cities project or activity for which there is no specific provision for relocation payments, the CDA shall make relocation payments equal to and not in excess of the level of relocation payments authorized for urban renewal relocation. The amount of the payments shall be determined in accordance with HUD regulations governing such payments and by HUD-approved Schedules for relocation payments currently in effect and used in connection with Title I urban renewal projects in the City of Portland, which Schedules include but are not limited to the following: Fixed Relocation Payments Schedule (HUD-6142); Schedule of Average Annual Gross Rentals for Standard Housing in Locality (HUD-6148); and (3) Schedule of Average Sales Prices for Standard Housing in Locality (HUD-6155). The types of payments available shall be the same as those made in connection with Title I urban renewal projects and, to the extent displacees may be eligible, shall specifically include payment of moving costs, direct loss of property, settlement costs, and special Additional

Relocation Payments, Replacement Housing Payments, and Small Business Displacement Payments, as well as any others which may be available at time of displacement.

If the agency administering the project or activity causing displacement is required by Federal, State or local law to make relocation payments, the agency must provide the funds for such payments up to the full amount authorized. If that agency is not authorized to make relocation payments at least equal to those required for urban renewal relocation, the CDA will include in its budget submission for relocation activities a separate statement of the amount necessary to bring these relocation payments up to but not in excess of urban renewal standards. If that agency is authorized to make larger relocation payments than urban renewal is authorized to make, it must make those larger payments from its own funds.

If an individual or family is temporarily relocated to permit rehabilitation of its dwelling unit, the move into temporary relocation housing and the move back into the dwelling unit shall be deemed to be a single move. The displacee shall receive compensation for both parts of such a move, up to the maximum relocation payment he is authorized to receive for a single move. In all other instances of temporary relocation of individuals and families, the reasonable and necessary moving expenses applicable to the first move shall be included as an element of project costs or, if such inclusion is prohibited by the laws or administrative

requirements of the program causing displacement, shall be financed by Model Cities Supplemental grant funds. Such temporary moves shall be for the convenience of the Program and not solely for the convenience of the displacee.

The CDA shall carry out its responsibilities in administering relocation payments through the Relocation Agency.

4. Budget

The first-year budget is based on estimated relocation activities to be charged to Model Cities Supplemental Funds, as follows:

<u>(a) Code Enforcement:</u>	<u>No. of Units</u>
City Bureau of Buildings	26
City Fire Marshal	<u>1</u>
	<u>27</u>
Eligible for Moving Expenses	<u>27</u>
Eligible for Additional Relocation Payments (est.)	<u>15</u>
<u>(b) All Other Displacement</u>	<u>8</u>
Eligible for all Relocation Benefits	<u>2</u>
Eligible for all Relocation Benefits except Relocation Housing Payments	<u>6</u>

See Sections B. 1. b. and B. 2. of this Relocation Plan for staff and workload ratios.

FIRST-YEAR BUDGET

<u>ADMINISTRATIVE COSTS</u>	<u>ANNUAL RATE</u>	<u>NO. OF MONTHS</u>	<u>TOTAL</u>
Executive Director	\$24,588	1/10	\$ 205
Director of Operations	14,412	1/10	120
Chief of Relocation and Property Management	12,876	1/4	268
Relocation Advisor	7,728	1	644
Stenographer	6,132	1/3	<u>170</u>
			1,407
Add 13-1/2% - Vacation, Sickleave & Holidays, etc.			<u>190</u>
			1,597
Add 12% - Payroll Taxes, etc.			<u>192</u>
			1,789
<u>OTHER EXPENSES</u>	<u>AMOUNT</u>		
Legal	\$ 300		
Travel - 400 mi. @ \$.09	36		
Office Supplies	25		
Moving Expenses - 25 @ \$200	7,000		
Replacement Housing Payments - 2 @ \$5,000	10,000		
Additional Relocation Payments - 15 @ \$1,000	<u>15,000</u>		<u>32,361</u>
			34,150
<u>GENERAL OVERHEAD</u> - Add 10%			<u>3,415</u>
			37,565
<u>MONITORING & EVALUATION</u> - Add 3%			<u>1,127</u>
	TOTAL FIRST-YEAR BUDGET		<u>\$38,692</u>

The above estimate is based on experience of the Relocation and Property Management Department of the Portland Development Commission in relocating displaced families and individuals in urban renewal projects in the Portland Area.

PHYSICAL RELOCATION STANDARDS

A. SANITATION

1. A water closet, lavatory and bath shall be provided for every dwelling unit. Where private water closets, lavatories and baths are not provided, there shall be provided on each floor for each sex at least one water closet, one lavatory and one bath accessible from a public hallway. Additional closets, lavatories and baths shall be provided on each floor for each sex at the rate of one for each additional ten guests or fractional number thereof in excess of ten. Such facilities shall be clearly marked for "men" or "women".
2. All plumbing fixtures shall be connected to a sanitary sewer or to an approved private sewage disposal service. 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.
3. Water closet compartments: Water closet compartments shall be furnished with approved nonabsorbent materials (all sanitary facilities shall be installed and maintained in a safe and sanitary condition.)
4. 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

1. Every dwelling unit shall be provided with heating facilities capable of maintaining a room temperature of 70° fahrenheit at a point 3 feet above the floor in any habitable room. Such facilities shall be installed and maintained in a safe condition. No unvented or open flamed gas heater

PHYSICAL RELOCATION STANDARDS, Cont'd.

shall be permitted. All electrical equipment, wiring, and appliances shall be installed and maintained in a safe manner in compliance with Codes of the City of Portland. All electrical equipment shall be of an approved type.

C. LIGHT AND VENTILATION

1. Every habitable room shall have an average window area of not less than $\frac{1}{8}$ of the floor area, nor 12 square feet which ever is greater.
2. Ventilation shall be by any 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 opening or combination thereof.
3. Ventilation for a public corridor shall be provided by means of windows, doors, ventilating skylights, ventilating ducts, or mechanical ventilation.
4. All public hallways, stairs and other exit ways shall be provided with an artificial lighting system which will produce at least 2-foot candles at any and all parts.
5. Water closet compartments in bathrooms shall be provided with artificial light.

D. STRUCTURAL REQUIREMENTS

1. Roofs, floors, walls, foundations and all other structural components of the building shall be capable of resisting any and all forces and loads to which they may be subjected.
2. Every building shall be weather protected, so as to provide shelter for the occupants against elements.

E. ROOM DIMENSIONS

1. Ceiling height: Habitable rooms in hotels and apartments will have a ceiling height of not less than 8 feet for at least 90% of the required

PHYSICAL RELOCATION STANDARDS, Cont'd.

floor area.

2. Every room used for sleeping purposes shall not have less than 90 clear feet of superficial floor area.

F. EXITS

1. Every unit shall have access directly to the outside or to a public corridor. All buildings or portions thereof shall be provided with exits, exit ways, and appurtenances as required by the Building Code.

G. FIRE PROTECTION

1. All buildings or portions thereof shall be provided with a degree of fire resistance construction as required by the Building Code for the appropriate occupancy type of construction and location of property or in fire zone and shall be provided with appropriate fire extinguishing systems or equipment required by the Code Ordinances of the City.

OCCUPANCY RELOCATION STANDARDS

By Bedroom		
No. of Bdrms.	No. of Persons	
	Min.	Max.
0	1	2
1	1	3
2	2	4
3	4	6
4	6	8
5	8	10

By Number of Persons		
No. of Persons	No. of Bdrms.	
	Min.	Max.
1	1	1
2	1	2
3	1	2
4	2	3
5	3	3
6	3	4
7	4	4
8	4	5
9	5	5
10	5	6

Opposite sex children may not share a bedroom if over six (6) years of age.

Husband and wife should not share a bedroom with a child over three (3) years of age.

HOUSING AUTHORITY OF PORTLAND, OREGON

4400 N. E. Broadway
Portland, Oregon 97213

Telephone 288-7111

Mr. John B. Kenward
Executive Director
Portland Development Commission
1700 S. W. Fourth Avenue
Portland, Oregon 97201

Dear John:

This letter is intended to serve as an expression of our desire to cooperate with the Portland Development Commission, consistent with our rules and regulations involving relocation to take place in the Model Cities Neighborhood.

As you know, the Housing Authority of Portland is experiencing for the first time, the largest waiting list we have had in the history of this agency. Nevertheless, we stand ready to cooperate with you in every way for the benefit of the citizens in the Model Neighborhood.

Please feel free to call upon me or members of my staff when we can be of assistance to you.

Sincerely,

/s/ Gene

Gene W. Rossman
Executive Director

CKL:lsr

MULTNOMAH COUNTY OREGON
Department of Medical Services

12240 N. E. Glisan Street
Portland, Oregon 97230

July 28, 1970

Mr. Spence Benfield
Portland Development Commission
1700 S. W. Fourth Avenue
Portland, Oregon 97201

Subject: Relocation Plan for
Model Cities

Dear Mr. Benfield:

The Department of Medical Services will cooperate in any way possible in the improvement of the housing situation in the Model Cities area. If we can assist in the relocation of tenants from substandard housing, please call us. In like manner, if a tenant is responsible for a health problem, we would gladly assist in having the problem abated.

Yours very truly,

/s/ John H. Donnelly, M.D.

John H. Donnelly, M.D., M.P.H.
Multnomah County Health Officer and
Director, Dept. of Medical Services

JHD/JJMCA:gg

MULTNOMAH COUNTY PUBLIC WELFARE COMMISSION

506 S. W. Mill Street
Post Office Box 349
Portland, Oregon 97207

July 27, 1970

Mr. John B. Kenward
Executive Director
Portland Development Commission
1700 S. W. 4th Avenue
Portland, Oregon 97201

Dear Mr. Kenward:

The Multnomah County Public Welfare Commission will cooperate in any way that it can in the relocation of public assistance recipients presently residing within the bounds of the Model Cities Area being considered by your agency for redevelopment.

Sincerely,

/s/ Gordon Gilbertson

Gordon Gilbertson
Administrator

GG:SG

U.S. GOVERNMENT
SMALL BUSINESS ADMINISTRATION
Pittock Block
921 S.W. Washington Street
Portland, Oregon 97205

July 28, 1970

Mr. John Kenward, Executive Director
Portland Development Commission
1700 S. W. 4th St.
Portland, Oregon 97201

Dear Mr. Kenward:

The Small Business Administration is very interested in cooperating with you. If the Model Cities Program is approved, this office will cooperate fully with your Agency in providing any assistance possible under the Displaced Business Loan Program.

It would be greatly appreciated if you would keep this office advised of the progress of the project.

Sincerely,

/s/ A. E. Lofstrand

A. E. LOFSTRAND
District Director

EXHIBIT F

TRI-COUNTY COMMUNITY COUNCIL

718 West Burnside Street
Portland, Oregon 97209

Telephone 228-9131

July 28, 1970

John B. Kenward, Executive Director
Portland Development Commission
1700 S. W. 4th Avenue
Portland, Oregon 97201

Dear John:

In response to your request as to the extent to which community organizations are prepared to assist people with special problems who are displaced by renewal programs, you may be assured that the health and welfare agencies in Portland can be counted on to cooperate to the best of their ability. The Tri-County Community Council, with which most of these agencies are affiliated, stands ready to assist and to encourage our members to provide this help within the limits of their budgets and personnel.

There are several organizations located in the Model Cities area that are particularly concerned with housing. The Albina Citizens War on Poverty Committee and the Model Cities Planning Board have staff who are continually working with housing and other problems that might be faced by families who are having to relocate.

Mrs. Helen Catlin, director of the Community Council's Information Service, would be happy to discuss with you any particularly difficult situations that come to your attention when you get into the actual relocation of families living in the Model Cities area. She will be prepared to make preliminary inquiries to appropriate agencies about specific cases to determine which are in the best position to help and could assist in making actual referrals when this is necessary.

Please feel free to contact us at any time.

Sincerely yours,

/s/ Bill Thompson

Willis L. (Bill) Thompson
Research Director

WLT/dgs

EXHIBIT G