

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

ND 507 RELOCATION ACTIVITY REPORT (Eliot)

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 six 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 (Eliot) 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 C.

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	<u> </u>	<u> </u>					<u> </u>
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>
Tenant/Occupants <u>Families</u>							
Number Surveyed	7	7					14
Estimated to Purchase	1	4					5
Estimated to Rent	6	3					9
Tenant/Occupants <u>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

Eliot 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
Families														
Elderly	2		1										3	0
Other	3	7	9	7									12	14
Individuals														
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 - 8999				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	11	0	0	11	0	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						
		0-2R	1-2R	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		1						2		1	1				2
4000 - 4999			1	1								1			1				1
5000 - 5999				1	1							2		1	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	15	0	4	8	2	1	0	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 (Nb. 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 - 8999												0							0
9000 - 9999												0							0
10000 & Over												0							0
Totals			11	10	3	1	0	0	0	0	0	14	0	9	4	1	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						1	1			1				1
6000 - 6999											0	0							0
7000 - 7999							1				1	1					1		1
8000 - 8999											0	0							0
9000 - 9999											0	0							0
10000 & Over											0	0							0
Totals				3	2	0	1	0	0	0	0	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																
	Workhouse-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	
\$ 1000 - 1999												0							0	
2000 - 2999												0							0	
3000 - 3999				1								1		1					1	
4000 - 4999					1							1			1				1	
5000 - 5999												0							0	
6000 - 6999												0							0	
7000 - 7999												0							0	
8000 - 8999												0							0	
9000 - 9999												0							0	
10000 & Over												0							0	
Totals				1	1	0	0	0	0	0	0	2	0	1	1	0	0	0	2	

HOUSING RESOURCES TO BE AVAILABLE PRIOR TO DISPLACEMENT OF FAMILIES AND INDIVIDUALS	DISPLACEMENT PERIOD: <u>12</u> months	LOCALITY <u>Portland, Oregon</u>
	From <u>6/72</u> to <u>6/73</u> (month/year) (month/year)	LOCAL AGENCY <u>Portland Development Commission</u>
		PROJECT NAME AND NUMBER <u>ELIOT ORE. A-5-5</u>

A. HOUSEKEEPING UNITS																								
Type	0 Bedroom				1 Bedroom				2 Bedroom				3 Bedroom 1/				Bedroom				1 Bedroom			
	Number Needed	Available			Number Needed	Available			Number Needed	Available			Number Needed	Available			Number Needed	Available			Number Needed	Ava		
		Total	Existing	New		Total	Existing	New		Total	Existing	New		Total	Existing	New		Total	Existing	New		Total	E	g
LOW-INCOME																								
Rental																								
Public Housing		10	10	0		8	8	0		117	57	60		63	23	40		16	16	0		1	1	0
HUD-assisted	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0
Other-assisted																								
Rent Supplement		135	37	98		312	75	237		281	12	269		153	5	148		8	0	8		0	0	0
HUD-assisted		0	0	0		0	0	0		0	0	0		0	0	0		0	0	0		0	0	0
Local-assisted		0	0	0		0	0	0		0	0	0		0	0	0		0	0	0		0	0	0
Private Rental	N/A	-	-	-		97+	97	*		333	78	255		326	68	258		471	30	441	(for 4 or more b			
Nonassisted																								
Sales	0	0	0	0	Need	One-half of FHA			235	221	1-2	mortgages for 972: 875 total												
HUD-assisted	0	0	0	0																				
Other-assisted	0	0	0	0																				
Nonassisted	0	0	0	0		8+	8	*		294	40	254		300	42	258		469	29	440			6	
MODERATE-INCOME																								
Rental																								
HUD-assisted		0	0	0		0	0	0		0	0	0		0	0	0		0	0	0		0	0	
Other-assisted		0	0	0		0	0	0		0	0	0		0	0	0		0	0	0		0	0	
Nonassisted	N/A	-	-	-		928+	928	*		1109	869	240		1410	246	166		504	60	444	(for 4 or more b			
Sales	0	0	0	0	Need	One-half of FHA			235	221	1-2	mortgages for 972: 875 total												
HUD-assisted	0	0	0	0																				
Nonassisted	0	0	0	0		82+	82	*		434	193	241		387	222	165		438	44	444			14	
ABOVE MODERATE-INCOME																								
Rental (nonassisted)	N/A	-	-	-		502+	1502	*		2872	2748	124		1322	719	603		573	113	460	(for 4 or more b			
Sales (nonassisted)						27+	27	*		299	175	124		1131	529	602		577	218	459			72	

(*) Included in 2-bedroom "new"

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	1/2	
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 From <u>6/72</u> to <u>6/73</u> (month/year) (month/year)		LOCALITY Portland, Oregon		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	±	
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

COMMITMENTS FOR LOW- AND MODERATE-INCOME REPLACEMENT HOUSING		DISPLACEMENT PERIOD: <u>12</u> months From <u>6/72</u> to <u>6/73</u> (month/year) (month/year)		LOCALITY Portland, Oregon 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>1/</u>		
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 Bata 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

COMMENTS FOR LOW- AND MODERATE-INCOME REPLACEMENT HOUSING		DISPLACEMENT PERIOD: 12 months From 6/72 to 6/73 (month/year) (month/year)		LOCALITY Portland, Oregon							
				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 +/	
Sec.235(i) Interest Subsidy Mortgage In Portland area 1,150 total	Avail- able for the Ptd area	Built on indi- vidual 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 moder- ate-income families, 600 total	"	Financed on indi- vidual basis	"	Low-Income Rentals							
				Sales			30	50	30		
				Moderate-Income Rentals							
				Sales			40	200	125	25	
312 Housing Rehab Loans 135 Total	"	Rehabbed on indi- vidual basis	"	Low-Income Rentals							
				Sales							
				Moderate-Income Rentals							
				Sales			25	50	50	10	
115 Housing Rehab Grants 242 Total	"	Rehabbed on indi- vidual 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 From <u>6/72</u> to <u>6/73</u> (month/year) (month/year)		LOCALITY Portland, Oregon		LOCAL AGENCY Portland Development Commission		PROJECT NAME AND NUMBER Eliot - ORE. A-5-5				
				Type	In each column, enter number of units							
Sponsor, Program, and Location	Fund Commitment	Date of Start of Constr. or Rehab.	Completion		Number of Bedrooms							
					0	1	2	3	4	5 +		
HAP Turnkey County	Program Reservation			Low-Income Rentals			60	40				
				Sales								
				Moderate-Income Rentals								
				Sales								
HAP Turnkey	Application in	July '7 est		Low-Income Rentals		500	Total					
				Sales								
				Moderate-Income Rentals								
				Sales								
HAP Leasing	Application in	July '7 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								

B. HOUSEKEEPING 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																
Total-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 & BUSINESSES TO BE DISPLACED</u>		
		<u>Non-Minority Households</u>	<u>Minority Households</u>	<u>Business & Nonprofit Organization</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>	
Good Samaritan	77	102	2	299
Hill Park	20	41	4	86
Buckman	<u>13</u>	<u>32</u>	<u>7</u>	<u>86</u>
TOTALS (801)	<u>110</u>	<u>175</u>	<u>13</u>	<u>471</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 Governmental 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"

<u>PROJECT NAME AND ADDRESS</u>	<u>TOTAL NO. OF UNITS</u>	<u>NUMBER OF BEDROOMS</u>						<u>TYPE OF HOUSING PROGRAM</u>			
		<u>0 B/R</u>	<u>1 D/R</u>	<u>2 D/R</u>	<u>3 B/R</u>	<u>4 B/R</u>	<u>5 & Up</u>	<u>HAP</u>	<u>221 d-3</u>	<u>221 d-4</u>	<u>236</u>
Holgate Plaza	48	8	40						48		
Queen Commons	35			35					35		
Beta II	56	12	32	12					56		
Quina 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
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		LOCALITY
	From _____	to _____	LOCAL AGENCY
	mo/year	mo/year	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

SCHEDULE OF AVERAGE PRICES OF COMPARABLE SALES HOUSING IN LOCALITY	LOCALITY Portland, Oregon	
	AGENCY(IES) Portland Development Commission	PROJECT NUMBER(S) Emanuel & NOP

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]

ND 507
Exhibit "L"

**SCHEDULE OF AVERAGE PRICES OF COMPARABLE
RENTAL HOUSING IN LOCALITY**

LOCALITY

Portland, Oregon

AGENCY(IES)

Portland

Development Commission

PROJECT NUMBER(S)

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				

(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.

ND 507 RELOCATION ACTIVITY REPORTS

R E L O C A T I O N P L A N

for

PORTLAND NEIGHBORHOOD DEVELOPMENT PROGRAM

May 1, 1972

CONTENTS:

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*Read and approved 5-1-72
Glenn Cogswell
PDC Commissioner
(Refer to Page 72-63
PDC MINUTES
MAY 1-1972)*

ND 507 RELOCATION ACTIVITY REPORT (General Relocation Program)

GENERAL RELOCATION PLAN FOR P.L. 91-646

1. INTRODUCTION.

This plan describes the data required to be submitted with an application for HUD assistance for a program, project, or activity involving displacement under the provisions of P.L. 91-646, The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970. The plan also assures that the requirements of Oregon Law ORS. 457 will be met.

2. INFORMATION SUBMITTED.

The plan incorporates the payment benefits and procedures provided for in the Act and through it the Portland Development Commission commits itself to provide relocation housing that is decent, safe, and sanitary according to local and Federal standards, at price levels that relocatees can afford.

3. ASSURANCES.

- a. Sections 210 and 305 of the Act require that assurances be given that the Commission can comply with the applicable provisions of the Act. The required assurances have been given and copies are found at Exhibit A.
- b. Chapter 4, Paragraph 2b, of Circular 1371.1 requires that the Commission either secure the approval of the HUD Area Office to proceed with displacement on the basis of assurances of availability of housing or else identify the specific housing resources which have become available or will become available within 60 days prior to displacement. The required assurances are included in the Project Relocation Plan.

ND 507 RELOCATION ACTIVITY REPORT (General Relocation Program) Cont'd

4. GENERAL RELOCATION PLAN.

a. Name of Relocation Agency:

Relocation operations will be implemented by the Portland Development Commission which is the Central Relocation Agency for the City of Portland.

(1) Organization of the Central Relocation Agency:

The Portland Development Commission is a semi-autonomous department of the City of Portland, composed of a board of five commissioners appointed by the Mayor and approved by the City Council under certain provisions of the City Charter. Relocation is a section of the Department of Operations of the Commission. An organization chart for the Relocation Section is shown at Exhibit B. The size of the relocation staff may vary according to the workload. The present relocation staff is as follows:

<u>Position</u>	<u>No. of Persons in the Position</u>
Chief, Relocation and Property Management	1
Supervisor, Relocation	1
Relocation Advisor II	2
Relocation Advisor I	3
Relocation Specialist I	1
Property Management and Business Relocation Advisor	1
Management Aide II	1
Secretary	1
Maintenance Mechanic	1

ND 507 RELOCATION ACTIVITY REPORT (General Relocation Program) Cont'd

(2) Development of the plan.

This plan has been developed by the Portland Development Commission. In developing the plan, the Commission has considered the problem of coordinating the relocation required under this plan with other relocation activities in the area.

Section 42.125 of the regulations requires that local agencies receiving HUD assistance for a program involving displacement contact other Federal, State, and local governmental agencies to determine the extent of present and proposed governmental actions that may affect the carrying out of their relocation assistance program and the availability of appropriate housing resources.

A schedule of competing displacement and an estimate of the housing resources available to displacees is shown in the Project Plan. The only other relocation agency in the locality is the Oregon State Highway Commission. There has been good liaison between both Commissions, so that an adequate exchange of information with respect to the level of displacement has been possible. However, efforts are now being made to establish the necessary machinery to enable direct coordination of all relocation activities.

(3) Responsibility for the plan.

The Portland Development Commission has prepared this plan and assumes the responsibility for its execution.

(4) Staff qualifications of the operating agency.

The Portland Development Commission has been the central relocation agency for many years. It has a trained staff which is sensitive to human relationships, and competent in a variety of skills to carry out the relocation work. Examples of the duties to be performed by the staff are as follows:

Summary of duties and responsibilities:

The Relocation Staff assists with relocating displacees and serves as representative between the Commission and citizens and organized groups.

Examples of Duties:

- (a) Interviews residents being relocated to determine their housing needs.
- (b) Interprets the project program to citizens and keeps them informed of progress being made.
- (c) Conducts investigations for suitable residential relocation.
- (d) Performs a case work function in assisting relocatees to gain maximum benefit from and through the relocation process and other related Commission undertaking.
- (e) Keeps residents informed of services available from the Commission and other public and private organizations.
- (f) Participates in meetings of citizen groups as appropriate.
- (g) Receives ideas, suggestions, and recommendations from citizens and organizations in the area and serves as a

ND 507 RELOCATION ACTIVITY REPORT (General Relocation Program) Cont'd

two-way communicator between the citizens and the Commission.

- (h) Maintains current listings of available housing inventory.
 - (i) Assists in preparing, receives and checks claims for relocation payments.
 - (j) Completes and verifies relocation and property management records and accounts as required.
 - (k) Assists in the preparation of relocation and property management reports.
 - (l) Analyses and determines extent of business relocation problems.
 - (m) Assists in the development of business relocation plans and resources and in the implementation of such plans to effect relocation of business concerns from project areas.
 - (n) Advises and assists businesses on availability and selection of relocation sites, conventional and Small Business Administration loans, and such other assistance as needed.
 - (o) Assists in carrying out relocation payments program as it applies to business relocation and makes recommendations on payments of claims.
 - (p) Develops property management plans for temporary operation of Commission-owned business properties, etc.
- (5) Relocation assistance to business concerns.

The Commission shall be responsible for supplying relocation assistance to businesses and non-profit organizations. The type of assistance provided is contained in paragraph H. of this plan.

ND 507 RELOCATION ACTIVITY REPORT (General Relocation Program) Cont'd

b. Relocation Standards.

(1) Physical and occupancy standards:

Relocation housing will be provided which is comparable, decent, safe and sanitary and adequate in size to meet the needs of each family and individual being displaced. The dwelling unit inspection sheet used in determining decent, safe and sanitary housing is shown at Exhibit C.

(2) Ability to pay standards:

Relocation housing will be made available to persons displaced which is within the family or individual's ability to pay. Families and individuals shall not be expected to pay more than 25% of their adjusted gross income for housing expense. Relocation benefits will be taken into consideration in determining ability to pay. The definition of adjusted gross income is as follows:

Projected annual income from all sources of each member of the family residing in the household who is at least eighteen years of age, less the following:

- (a) A deduction of five percent of gross income, except that the deduction shall be ten percent in the case of a family whose head or spouse is elderly;
- (b) A deduction for extraordinary medical expenses where not compensated for or covered by insurance, defined for this purpose to mean medical expenses in excess of three percent of gross income;
- (c) A deduction of amounts for unusual occupational

ND 507 RELOCATION ACTIVITY REPORT (General Relocation Program) Cont'd

expenses not compensated for by the employer, such as special tools and equipment, but only to the extent by which such expenses exceed normal and usual expenses incidental to employment;

- (d) A deduction of amounts paid by the family for the care of children or sick or incapacitated family members when determined to be necessary to employment of the head or spouse, provided the amount deducted does not exceed the amount of income received by the family member thus released;
- (e) An exemption of \$300 for each dependent, i.e., each minor (other than the head or spouse) and for each adult (other than the head or spouse) dependent upon the family for support;
- (f) Any non-recurring income, or income of full-time students.

See the schedule of average housing cost in the Project Plan.

(3) Environmental Standards.

No displacee shall be referred to a replacement dwelling unit which is in a location subjected to unreasonable adverse environmental conditions, natural or manmade; or generally less desirable than the location of the acquired dwelling with respect to public utilities and services, schools, churches, recreation, transportation, and other public and commercial facilities; and accessible to the displaced person's present or potential place of employment.

ND 507 RELOCATION ACTIVITY REPORT (General Relocation Program (Cont'd))

(4) Equal Opportunity Standards.

The Commission will not list or refer any property which it knows or has reason to know is not open to all persons without regard to race, color, religion or national origin, in a manner consistent with Title VIII of the Civil Rights Act of 1968, and available without discrimination based on source of income. All cases of unlawful discrimination will be turned over to the Civil Rights Division of the Department of Labor, State of Oregon, and/or filed with HUD on HUD Form 903.

The Commission shall take affirmative actions to provide displaced families and individuals maximum opportunities of selecting replacement housing within the community's total housing supply; lessen racial, ethnic, and economic concentrations; and facilitate desegregation and racially inclusive patterns of occupancy and use of public and private facilities. The following are examples of affirmative actions that the local agency may take:

- (a) Make full use of HUD-acquired properties, multiple listing services, and normal real estate management and brokerage services.
- (b) Inform members of minority groups of housing opportunities in nontraditional neighborhoods and provide services to familiarize them with such neighborhoods.
- (c) Provide escort services to brokers' offices in non-traditional neighborhoods.
- (d) Cooperate fully with fair housing groups, human relations

bodies, and other social, civic, and religious groups
interested in facilitating freedom of residence.

c. Relocation Assistance Advisory Services.

(1) General.

The Commission will establish a relocation assistance advisory services program in order to provide the maximum assistance possible to eligible persons required to relocate, to assist such persons in relocating to decent, safe and sanitary housing that meets their needs. The services will be provided by personal contact whenever possible.

(2) Eligibility.

Relocation assistance advisory service shall be offered to:

- (a) all persons occupying property to be acquired;
- (b) all persons occupying property immediately adjacent to the real property acquired when the Commission determines that such person or persons are caused substantial economic injury because of the acquisition;
- (c) all persons who, because of the acquisition of real property used for a business or farm operation, moves from other real property used for a dwelling, or moves his personal property from such other real property.

(3) Minimum Advisory Service.

The relocation assistance advisory service program shall include as a minimum such measures, facilities or services as may be necessary or appropriate to:

- (a) discuss and explain the services available, relocation

ND 507 RELOCATION ACTIVITY REPORT (General Relocation Program) Cont'd

payments and the eligibility requirements therefor and assist in completing any applications or other forms required;

- (b) determine the need, if any, of displaced persons, for relocation assistance.

(4) Information on Available Housing.

The Commission will:

- (a) provide current and continuing information on the availability, prices and rentals of comparable decent, safe and sanitary sales and rental housing, and of comparable commercial properties and locations for displaced businesses. It will maintain an inventory of available standard housing in the urban area. The inventory will be compiled from all available sources, such as the multiple listing services, newspaper advertisements, private listings, builders, etc.;
- (b) supply information concerning Federal and State housing programs, disaster loan programs, and other Federal or State programs offering assistance to displaced persons.

(5) Assistance to Prospective Homeowners.

The Commission will provide assistance to prospective homeowners in obtaining mortgage financing, including helping in the preparation and submission of purchase offers, obtaining credit reports, verifying employment where this is

ND 507 RELOCATION ACTIVITY REPORT (General Relocation Program) Cont'd

necessary to effect the purchase, and making any other arrangements with lending institutions to facilitate the obtaining of loans, particularly for minority and low-income families and individuals. Families and individuals who wish to become homeowners will be advised of their priority to purchase HUD-acquired properties.

(6) Home Ownership Counseling.

The Commission will provide home ownership counseling to prospective homeowners in accordance with appropriate HUD guidelines.

(7) Other Assistance.

The Commission will provide other assistance in obtaining housing as needed, such as assistance in obtaining priority for admission to public housing and Federally-assisted low- and moderate-income housing.

(8) Housing Discrimination Complaint.

If a family or individual is unable to purchase or rent a replacement dwelling because of discrimination based on race, color, creed, source of income or national origin, the family or individual shall be provided with Form HUD-903 and assistance in completing the form. They will also be provided with assistance in filing the proper complaint with the appropriate local and/or state agencies.

(9) Social Services.

All families and individuals will be provided with access to needed social services and counseling, both prior to

ND 507 RELOCATION ACTIVITY REPORT (General Relocation Program) Cont'd

and subsequent to relocation. Necessary services and counseling shall also be made available to those residents who do not move, whenever the need exists. The Commission will also provide or have provided, necessary job, financial, educational, health, and other services and counseling needed, and will follow up to determine the extent to which the service has been utilized.

(10) Information Statement.

See copies of information statements at Exhibit D.

d. Assistance to Business Concerns and Nonprofit Organizations.

The Commission will provide relocation advisory assistance to all business concerns and nonprofit organizations to be displaced by a project or program. The Commission will also provide advisory services and assistance to any business concern or nonprofit organization occupying property which is immediately adjacent to the project area or real property acquired for purpose of the project or program when the business is determined by the Commission to have suffered substantial economic injury as a result of project activities. Examples of the services to be provided are as follows:

(1) Consultation.

The Commission will consult with the owner or operator of a business to determine the need for relocation assistance.

Among the items to be considered are space, traffic patterns, markets, problems arising because of the number of and minority employees, and any other recognized problems.

ND 507 RELOCATION ACTIVITY REPORT (General Relocation Program) Cont'd

(2) Availability of Relocation Sites.

The Commission will provide current and continuing information on the availability, cost, and square footage of comparable commercial or industrial locations, and make referrals to real estate brokers who may be able to assist in obtaining suitable accommodations.

(3) Economic Information.

The Commission will provide information relative to property values, growth potentials in various areas, zoning ordinances, and other general and economic information which may assist the business in site selection.

(4) Referrals to Small Business Administration.

The Commission will furnish SBA with a complete list of all businesses that will be affected by the project or program. Where appropriate, the Commission will also assist the displacee in securing from the SBA technical and managerial assistance.

(5) Information Statement.

A copy of the business information statement is shown at Exhibit E.

e. Actions to Insure Nondiscrimination in Housing Referrals.

The Commission will take all available legal action to insure that housing listings and referrals will be in keeping with the requirements of Title VIII of the Civil Rights Act of 1968.

The Commission has had good cooperation from members of the Portland area real estate community with regard to compliance with the provisions of the Oregon Civil Rights Laws. The applicable sections of

ND 507 RELOCATION ACTIVITY REPORT (General Relocation Program) Cont'd

the Law are quoted below. The Commission will refer to the Civil Rights Division of the Oregon State Bureau of Labor any complaint of failure to comply with any of the provisions of this or any other applicable law.

659.031. Definitions for ORS. 659.033. As used in ORS. 659.033, unless the context requires otherwise:

- (1) "Person engaged in the business of selling real property includes:
 - (a) A person who, as a business enterprise, sells, leases or rents real property.
 - (b) A person who sells, leases or rents real property in connection with or as an incident to his business enterprise.
- (2) "Purchaser" includes an occupant, prospective occupant, lessee, prospective lessee, buyer or prospective buyer.

PERTINENT PART:

659.033. Discrimination in selling, renting or leasing real property prohibited.

- (1) No person engaged in the business of selling real property shall, solely because of race, color, religion or national origin of any person:
 - (a) Refuse to sell, lease or rent any real property to a purchaser.
 - (b) Expel a purchaser from any real property.
 - (c) Make any distinction, discrimination or restriction against a purchaser in the price, terms, conditions or privileges relating to the sale, rental, lease or occupancy of real property or in the furnishing of any facilities or services in connection therewith.
 - (d) Attempt to discourage the sale, rental or lease of any real property to a purchaser.
- (2) No person shall publish, circulate, issue or display, or cause to be published, circulated, issued or displayed,

any communication, notice, advertisement or sign of any kind relating to the sale, rental or leasing of real property which indicates any preference, limitation, specification or discrimination based on race, color, religion or national origin.

(3) No real estate broker or salesman shall accept or retain a listing of real property for sale, lease or rental with an understanding that a purchaser may be discriminated against with respect to the sale, rental or lease thereof solely because of race, color, religion or national origin.

(4) No person shall assist, induce, incite or coerce another person to commit an act or engage in a practice that violates this section.

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.

How to Appeal

The appeal must be in writing. It must state the reasons for the appeal and 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.

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, in no event may an appeal be accepted after date by which adjustments are prohibited by Federal law.

Answer to an Appeal

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.

Final Appeal

Any person dissatisfied by the decision of the Commission may make a final appeal to the area office of HUD.

Class Appeals

Any person or class of persons may similarly seek review and revision of any schedules with respect to payments under the regulations as published in HUD Relocation Handbook 1371.1.

Assistance in Preparing Appeals

Upon request, the Commission will supply to any appellant, necessary technical or clerical assistance in preparing an appeal to either the Commission or the area office of HUD.

g. Resident Involvement.

The HUD guidelines for the establishment of resident involvement procedures have not been issued. Pending receipt of the guidelines, the following policy will be followed:

Chapter 1, Paragraph 8 of Relocation Handbook 1371.1, sets forth the HUD relocation policy. In part, the paragraph says that

ND 507 RELOCATION ACTIVITY REPORT (General Relocation Program) Cont'd

"it is HUD relocation policy that: . . . Persons to be displaced be afforded the opportunity of participating in the formulation of relocation plans and in establishing procedures for handling relocation grievances, and be provided full information relating to program or project activities which may have an impact on the residents of the project or program area."

It is Commission policy to work with neighborhood organizations in planning and developing the urban renewal plan. If there is a recognized neighborhood organization, the Commission will work with it to see that residents' needs and desires are incorporated into the plan in any case where relocation is likely to occur.

h. Procedure for Making Relocation Payments.

(1) Notification to Persons in Area.

- (a) Information About Relocation Payments. At the earliest possible date, the Commission will notify all persons who may be displaced or otherwise affected by project activities, of the availability of relocation payments, the office where detailed information about the payments may be obtained, and the dates governing the eligibility for the payments.
- (b) Assistance. The Commission will provide all displacees eligible to receive a payment with the proper claim forms, and upon request of a claimant, will provide assistance in the preparation of claims for relocation payments.
- (c) Time Limit for Submission. A claim for a relocation payment (other than a claim for a Replacement Housing Payment

ND 507 RELOCATION ACTIVITY REPORT (General Relocation Program) Cont'd

for Homeowners) shall be submitted to the Commission within a period of six months after displacement of claimant. A claim for a Replacement Housing Payment for Homeowners may be submitted within 18 months following displacement of the claimant.

(2) Payment of Claims.

(a) Payments will be made as promptly as possible after a person's eligibility has been determined. Advance payments may be made in hardship cases if the Commission determines such advances to be appropriate.

(b) Agency Setoff Against Claim.

- 1 The Commission may set off against a relocation payment claim of an otherwise eligible person any financial obligation to the Commission arising out of the use of the real property from which the claimant is displaced, and which are unpaid by the claimant. Whenever the Commission determines the financial obligation could not be met without undue hardship to the claimant, the obligation shall not be set off against the claim. The \$200 dislocation allowance will not be subject to setoff.
- 2 Before taking any setoff action, the Commission will notify the displaced person of its intention to set off the claim and shall advise the person that he may, within 30 days, file a statement denying or disputing the claim. If such statement is filed by the person, the Commission

ND 507 RELOCATION ACTIVITY REPORT (General Relocation Program) Cont'd

may tentatively set off the claim if it institutes within 30 days action to recover under the provisions of Chapter 6 of the Relocation Handbook.

i. Eviction Policy.

Eviction will be used only as a last resort. It shall be undertaken only for one or more of the following reasons:

- (1) The failure to pay rent except in those cases where the failure to pay is based upon the Commission's failure to keep the premises in habitable condition.
- (2) Maintenance of a nuisance or use of the premises for illegal purposes.
- (3) A material breach of the rental agreement.
- (4) Refusal to accept one of a reasonable number of offers of accommodations meeting HUD-approved relocation standards.
- (5) The eviction is required by State or Local law, and cannot be prevented by the Commission.

ASSURANCE WITH RESPECT TO RELOCATION REQUIREMENTS
OF TITLE II OF THE UNIFORM RELOCATION ASSISTANCE AND REAL
PROPERTY ACQUISITION POLICIES ACT OF 1970

The Portland Development Commission (Applicant herein) hereby assures that it has authority under applicable State and local law to comply with Section 210 of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, Public Law 91-646, 91st Cong. S.1, 84 Stat. 1894 (1971), and certifies, assures, and agrees that, notwithstanding any other provision set forth in any application, contract, or agreement with respect to the application identified as NDP ORE. A-5

Third Action Year:

1. Fair and reasonable relocation payments and assistance shall be provided in accordance with Sections 202, 203, and 204 of the Act and applicable HUD regulations, to or for families, individuals, partnerships, corporations or associations displaced as a result of the instant project;
2. Relocation assistance programs offering the services described in Section 205 of the Act shall be provided to such displaced families, individuals, partnerships, corporations or associations in the manner provided under applicable HUD regulations;
3. Within a reasonable time prior to displacement, decent, safe, and sanitary replacement dwellings will be available to such displaced families and individuals in accordance with Section 205(c)(3) of the Act;
4. Affected persons will be adequately informed of the benefits, policies, and procedures provided for under HUD regulations;
5. The relocation process will be carried out in such a manner as to provide displaced persons with uniform and consistent services, and replacement housing will be available in the same range of choices with respect to such housing to all displaced persons regardless of race, color, religion, or national origin;
6. The costs to the Applicant of providing payments and assistance hereunder shall be borne in accordance with Section 211 of the Act; and
7. The Applicant will execute such amendments to applicable contracts and agreements and execute, furnish, and be bound by such additional documents as the Secretary of Housing and Urban Development shall determine necessary to effectuate or implement the assurances provided herein.

This document is hereby made part of and incorporated in any contract or agreement, or any supplements and amendments thereto, relating to the above identified application and shall be deemed to supersede any provisions therein to the extent that such provisions conflict with the assurances or agreements provided herein.

May 8, 1972
(Date)

PORTLAND DEVELOPMENT COMMISSION

(Legal Name of Applicant)

(Signature)

Executive Director

(Title)

ATTEST:

The undersigned chief legal counsel for the Applicant hereby certifies that the Applicant has authority under State and local law to comply with Section 210 of the aforesaid Federal Act and that the foregoing assurances and agreements have been legally and duly given and made by the Applicant.

(Attorney)

ASSURANCE WITH RESPECT TO COMPLIANCE WITH REAL PROPERTY
ACQUISITION REQUIREMENTS OF TITLE III OF THE UNIFORM RELOCATION
ASSISTANCE AND REAL PROPERTY ACQUISITION POLICIES ACT OF 1970

The Portland Development Commission (Applicant herein) hereby assures that it has authority under applicable State and local law to comply with Section 305 of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, Public Law 91-546, 91st Cong. S.1, 84 Stat. 1394 (1971), and certifies, assures, and agrees that, notwithstanding any other provision set forth in any application, contract, or agreement with respect to the application identified as NDP ORE. A-5
Third Action Year :

1. In acquiring real property in connection with the instant project, the Applicant will be guided to the greatest extent practicable under State law, by the real property acquisition policies set out under Section 301 of the Act and the provisions of Section 302 thereof;
2. Property owners will be paid or reimbursed for necessary expenses as specified in Sections 303 and 304 of the Act;
3. Affected persons will be adequately informed of the benefits, policies, and procedures provided for under HUD regulations;
4. The costs to the Applicant of providing payments and assistance hereunder shall be borne in accordance with Section 211 of the Act; and
5. The Applicant will execute such amendments to applicable contracts and agreements and execute, furnish, and be bound by such additional documents as the Secretary of Housing and Urban Development shall determine necessary to effectuate or implement the assurances provided herein.

This document is hereby made part of and incorporated in any contract or agreement, or any supplements and amendments thereto, relating to the above identified application and shall be deemed to supersede any provisions therein to the extent that such provisions conflict with the assurances or agreements provided herein.

May 8, 1972

(Date)

PORTLAND DEVELOPMENT COMMISSION

(Legal Name of Applicant)

By [Signature]

(Signature)

Executive Director

(Title)

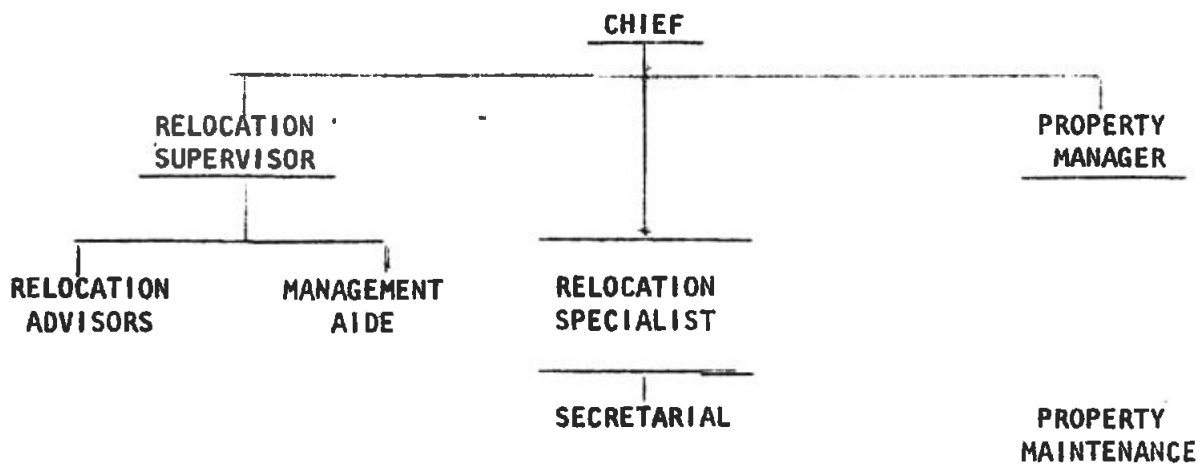
ATTEST:

The undersigned chief legal counsel for the Applicant hereby certifies that the Applicant has authority under State and local law to comply with Section 305 of the aforesaid Federal Act and that the foregoing assurances and agreements have been legally and duly given and made by the Applicant.

[Signature]

(Attorney)

ORGANIZATION CHART
RELOCATION AND PROPERTY MANAGEMENT SECTION
PORTLAND DEVELOPMENT COMMISSION



Note: The title "Relocation Advisor" includes Social Worker

INSPECTED BY _____ DATE _____		MET	NOT MET
NAME _____ PHONE _____			
ADDRESS _____			
HOUSE _____ DUPLEX _____ APT _____ SR _____ HK _____			
NO. OF ROOMS _____ COMP FURN _____ PART FURN _____ UNFURN _____			
NO. OF ROOMS ACCESSIBLE BY STAIRS _____ BY ELEVATOR _____			
MANAGER _____ OWNER _____			
RENT _____, INCL HEAT _____ WATER _____ GAS _____ GAR _____ ELEC _____			
NO. BRS. _____ SIZE #1 _____ #2 _____ #3 _____ #4 _____			

DWELLING UNIT INSPECTION SHEET, PDC R-6, 9/68

GENERAL REQUIREMENTS:

1. House must be weatherproof (29.24.020)
2. Floors, porches, walls, ceilings and stairs must be in sound and good repair. (29.28.010)
3. Doors and hatchways must be in good repair. (29.28.010 (13))
4. Multiple dwellings with more than 50 occupants must have two means of exit. (24.66.020(c))
5. Exits must have direct access to outside or public corridor. (24.66.030 (G))
6. Hallways must be lighted adequately --- at least 2' candle power. (29.20.040(d))
7. Hallway ventilation must be by windows, doors, outside skylights, ventilation ducts, or mechanical ventilation 5x/hr. (29.20.040(d))
8. Premises must be free of vermin, rodents, filth, debris, garbage. (29.28.010 - 29.28.020)
9. Heating equipment must be able to maintain 70° at 3' above floor. (29.24.030)
10. There may be no unvented or open flame gas heaters. (29.24.030)

	MET	NOT MET
11. Habitable rooms must have window area of 12 sq. ft. or 1/8 of floor area. (29.20.040 (a))		
12. Every habitable room must have openable area of not less than 1/2 the required glass area OR mechanical ventilation changing air, 4x/hr. (29.20.040)		
13. Dwelling unit must have at least two habitable rooms, one of which is at least 150 sq. ft. cf. "Efficiency units" (29.20.030)		
14. Electrical equipment, wiring and appliances must be installed and maintained in a safe manner, with two outlets or one light fixture and one outlet per room. (29.24.040)		
15. Water must be heated to not less than 120°F. (29.08.260)		
16. Ceiling height in hotels and apartments must be 8'; in dwelling and service rooms 7½'. (29.20.030)		
17. Habitable rooms must have width of 7' in any dimension; water closets 30" in width and at least 2½' in front of the water closet. (29.20.030(c))		

EFFICIENCY UNITS:

18. Foyer must open from public area. (29.20.030(b) (2)		
19. There must be 220 sq. ft., plus 100 sq. ft. for each person in excess of two. (29.20.030(b) (1)		
20. A kitchenette must be 3x5 or more with doors and fan or window. (29.20.030(b) (4)		
21. A dressing closet must have adequate circulation and storage. (29.20.030(b) (3)		
22. There must be a separate bathroom accessible from foyer or dressing closet only. (29.20.030(b) (5)		

LIVING AREA:

23. There must be two rooms, one of which must be at least 150 sq. ft. (29.20.030)		
24. Rooms for cooking and living, or for living and sleeping, must have at least 150 sq. ft. (29.20.030(b)		

BEDROOMS:

25. Bedrooms must be at least 90 sq. ft. (29.20.030(b)		
--	--	--

	MET	NOT MET
26. There must be 50 sq. ft. additional for each occupant in excess of two. (29.20.030(b)) No. Brs. _____ Size: #1 _____ #2 _____ #3 _____ #4 _____ #5 _____		
KITCHEN:		
27. Plumbing fixtures, including sink, must be of nonabsorbent material with hot and cold running water, properly installed, and in good working condition. (29.20.050(d))		
28. A kitchen must have not less than 35 sq. ft. (29.20.030)		
BATHROOM:		
29. Bathrooms must have at least one electric light fixture. (29.24.040)		
30. Bathrooms must not open directly off the kitchen. (29.20.050(f))		
31. Bathrooms and toilet rooms must afford privacy. (29.20.050(g))		
32. Dwelling unit must contain at least one bathroom with sink, toilet, wash basin, tub or shower properly connected to both hot and cold water lines with air change once every 5 minutes. (29.20.050)		
33. In buildings with sleeping rooms there must be toilet facilities or one toilet, lavatory, tub or shower for every 10 of each sex, accessible from a public hall. (29.20.050(b))		
34. Plumbing fixtures must be of nonabsorbent material, properly installed, and in good working condition. (29.20.050)		
35. Water closet compartments must be of approved nonabsorbent material. (29.20.050(e))		
BASEMENT:		
36. Basement areas more than 50% below grade cannot be used for habitation. (29.20.040 & 29.08 "Definitions")		
37. Basement areas must be dry and well drained. (29.20.040)		
SPACE REQUIREMENTS FOR STANDARD HOUSING		
1. Opposite sex children may not share a bedroom with a child over six (6) years of age.		
2. Husband and wife should not share a bedroom with a child over three (3) years of age.		

3. * Chart of bedrooms needed:

By Bedroom			By Number of Persons		
<u>No. of Bdrms.</u>	<u>No. of Persons:</u>		<u>No. of Persons:</u>	<u>No. of Bdrms:</u>	
	<u>Min.</u>	<u>Max.</u>		<u>Min.</u>	<u>Max.</u>
0	1	2	1	1	1
1	1	3	2	1	2
2	2	4	3	1	2
3	4	6	4	2	3
4	6	8	5	3	3
5	8	10	6	3	4
			7	4	4
			8	4	5
			9	5	5
			10	5	6

* Indicates exceptions regarding efficiency units.

COMMENTS:

INFORMATION STATEMENTS TO FAMILIES AND INDIVIDUALS

The Commission's general relocation information statements consist of a general distribution pamphlet and letters sent to displacees or potential displacees.

With respect to the letters, Exhibit D, Page 2, is sent to occupants of a proposed project area prior to the survey required for the project plan, Exhibit D, Pages 3 and 3a, is an example of the rent and eviction policy letter. Exhibit D, Page 4, is a general information letter which is sent to an occupant when it appears that he will be relocated.

Dear

As you are aware, the _____ has asked the Portland Development Commission to submit an application to the Department of Housing and Urban Development to _____. The proposal is to _____ (see the shaded area on the enclosed map).

In the preparation of the application to the Department of Housing and Urban Development, we are required to interview all occupants whose dwellings may be acquired for the purpose of the Project, to note their rehousing, relocation, and social needs. A member of our staff will soon be calling on you to obtain this information.

Please note THIS IS NOT A NOTICE TO VACATE. You should not consider moving until the Project is approved. You are eligible for certain relocation benefits, including monetary benefits, only if you are in occupancy at the time of purchase by the Portland Development Commission.

You will be notified immediately if the project goes through and will be given ample time to move. You will not have to move until you have found standard, decent, safe and sanitary housing which meets your satisfaction. We will be glad at that time to assist you in locating a new home, in arranging the actual move of your household furnishings, and in filling out the necessary claim forms for benefits to which you are entitled under Federal regulations.

If you have any questions, please call _____ at 224-4800.

Very truly yours,

Title _____

The Portland Development Commission has acquired title to the property you occupy at the above address.

Information received indicates your rent is \$_____ per month and is paid to _____. Your rent will continue for the time being at this rate and is now due and payable to the Portland Development Commission at 1700 S. W. Fourth Avenue.

If you move during a period for which rent has been paid, the unused portion will be refunded to you.

The relocation staff of the Portland Development Commission will contact you soon to offer help in finding a new location and to explain the benefits for which you qualify.

Please keep in close contact with us so we can ensure that your rights under the Federal Relocation Regulations are protected. As required by Federal law a copy of the Commission's eviction policy for this project is attached.

Yours very truly,

Title _____

EVICTON POLICY

Eviction will be used only as a last resort. It shall be undertaken only for one or more of the following reasons:

1. The failure to pay rent except in those cases where the failure to pay is based upon the Commission's failure to keep the premises in habitable condition.
2. Maintenance of a nuisance or use of the premises for illegal purposes.
3. A material breach of the rental agreement.
4. Refusal to accept one of a reasonable number of offers of accommodations meeting HUD-approved relocation standards.
5. The eviction is required by State or local law, and cannot be prevented by the Commission.

Dear

As you no doubt know, the Portland Development Commission has acquired, or intends to acquire, the property which you occupy at the above address for the _____ (name of project) _____ in accordance with the wishes and objectives of the _____ (name of neighborhood organization) _____.

(Description of Project)

The _____ Project is being carried out with assistance from the U. S. Department of Housing and Urban Development (HUD). If you are relocated you will be entitled to receive payments and assistance under the provisions of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970. In general, this Act provides that: Displaced families and individuals may be eligible for either (1) a payment to cover actual reasonable moving expenses; or, (2) a fixed moving expense allowance not to exceed \$300 plus a dislocation allowance of \$200. In addition, a payment not to exceed \$15,000 is available to assist displaced homeowners in the purchase of a replacement dwelling unit and a payment not to exceed \$4,000 is available to displaced tenants and certain homeowners to assist in the rental of a replacement dwelling unit or, in some cases, for use as a downpayment on the purchase of a replacement dwelling unit. Your special attention is called to the fact that the amounts of payments described above are maximum. The actual amount which you will receive will depend upon your individual circumstances.

We will be glad to assist you in locating a new home, in arranging the actual move of your household furnishings, and in filing the necessary claim forms for benefits to which you may be entitled under Federal regulations. Please see the enclosed brochure for more complete information.

If you have any questions please feel free to contact us.

Yours very truly,

Title _____

safe and sanitary. There are Federal restrictions on the amount to be paid depending upon how much the displaced person needs in additional money over the amount he receives for his former house. The Relocation Advisor can explain in detail what is needed to qualify.

If an owner-occupant wants to rent a new home instead of buy, an amount not to go beyond \$4,000 is available under certain conditions to rent a decent, safe and sanitary house.

In addition, a renter-occupant may also qualify for financial assistance in purchasing a replacement dwelling in an amount not to exceed \$4,000. Full details can be provided by the Relocation Advisor.

Before payments for any replacement dwelling benefits can be made, the replacement dwelling must be inspected by Portland Development Commission personnel to ascertain that it meets the decent, safe, and sanitary standards in accordance with the requirements of the Secretary of the Department of Housing and Urban Development.

ELIGIBILITY

Eligibility requirements for relocation payments may vary depending upon the type of activity causing displacement, the length of time the dwelling unit has been occupied by the person displaced, and other factors. To determine eligibility for relocation payments, the Relocation Office of the Portland Development Commission should be contacted.

APPEALS

Any person who is dissatisfied with a determination as to his eligibility, the amount of payments, or service received may have his case reviewed by the Executive Director of the Portland Development Commission. Such person should contact the Supervisor of the Relocation Office for assistance in filing his appeal. A final appeal may be made to the Department of Housing and Urban Development.

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



**PORTLAND
DEVELOPMENT
COMMISSION**

RELOCATION ASSISTANCE BENEFITS

**An outline of
regulations governing
relocation assistance
available if you
move because of
urban renewal or
other Federally-
assisted programs**

EXHIBIT D

On January 2, 1971, the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 was signed into law. It replaces all previous Federal relocation legislation.

Under the provisions of the law, no family or individual will be required to vacate any dwelling until that family or individual has found or been offered reasonable choices of replacement dwellings which are:

- decent, safe, and sanitary
- open to all persons regardless of race, color, religion, sex, national origin, or source of income
- in an area with satisfactory environmental conditions and accessible to public services
- adequate in size, facilities and amenities to accommodate the needs of the family or individual
- available on the market at a price or rental within the financial means of the family or individual

The law further provides that no person lawfully occupying a property will be required to move without receiving at least 90 days written notice of the date by which such move is required.

Relocation legislation, because of its wide scope, is somewhat complicated and difficult to read and interpret. This information Statement is intended as a broad summary of the principal provisions to which a displaced person may be entitled.

PERSONS READING THIS STATEMENT ARE URGED NOT TO FORM ADVANCE OPINIONS AS TO THE BENEFITS AND AMOUNTS TO WHICH THEY MAY BE ENTITLED. CERTAIN CONDITIONS MUST BE MET BEFORE ELIGIBILITY CAN BE ESTABLISHED AND PAYMENT BENEFITS DETERMINED. FULL RELOCATION ASSISTANCE WILL BE GIVEN IN DETERMINING ELIGIBILITY AND BENEFITS.

RELOCATION SERVICES

Displaced persons will be given detailed information regarding their eligibility and possible benefits by representatives of the Portland Development Commission. The Central Relocation Staff is located at 1700 S.W. Fourth Avenue, Telephone 224-4800. In addition, site offices are established in some project areas. Relocation services are available in each of such site offices.

Relocation services for this project are available at:

A boundary map for this project is included.

Displaced persons should personally visit or telephone the Relocation Office for the project when help in relocation is needed. Information available through such office includes current list of replacement dwellings and business locations as well as current data on available financing, including FHA and VA requirements and information. Other information such as locations of schools, parks, playgrounds and shopping areas, and public transportation routes is available. A qualified Relocation Advisor is available to aid displaced persons to the fullest extent.

MOVING EXPENSES

Individuals and Families. Any eligible individual or family displaced by a project financed in whole or in part by Federal funds is entitled to receive either (1) a payment for reasonable expenses of moving personal property and disconnecting and

reconnecting utilities and appliances; *or*, (2) a moving expense allowance not to exceed \$300 as computed by an approved schedule *and* a dislocation allowance of \$200.

Business and Non-Profit Organizations. Eligible displaced businesses and non-profit organizations are entitled to receive actual reasonable moving expenses for moving personal property and for disconnecting, dismantling, removing, reassembling, reconnecting and reinstalling machinery and equipment, including inventory. Also, the actual reasonable cost of searching for a replacement location may be claimed up to \$500.

As an alternate, the displaced business or non-profit organization may accomplish the move itself. In this case, the amount of the payment usually will not exceed the estimated cost of accomplishing the move commercially, as determined by the Portland Development Commission.

Under certain conditions, businesses and non-profit organizations may receive payments for direct losses of tangible personal property resulting from the necessity to relocate.

In most cases moving expenses will be made for moving personal property to a distance of not more than 50 miles.

In lieu of moving expense payments, a displaced or discontinued business may, under certain conditions, elect to receive an amount equal to the average annual net earnings of the business during the two tax years immediately preceding the year in which such business is displaced. The payment will not be less than \$2,500 nor more than \$10,000. Those who choose this payment will not be eligible to receive any other payment.

Storage of Personal Property. Occasionally, unusual circumstances may make the storage of personal property necessary. This expense may qualify for a payment. Generally the payment period will not exceed six months.

REPLACEMENT HOUSING

A displaced owner-occupant who is found qualified may be eligible for a payment which does not exceed \$15,000 so that he can apply this toward the purchase of a comparable home which is decent,

NO 507 RELOCATION ACTIVITY REPORT (Business Payments)

PROVISIONS GOVERNING THE RELOCATION ASSISTANCE AND PAYMENTS DUE TO BUSINESS CONCERNS (INCLUDING NON-PROFIT ORGANIZATIONS AND FARMS).

GENERAL OVERVIEW

The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) was signed into law by the President on January 2, 1971. The Act establishes a uniform policy for the fair and equitable treatment of persons who are displaced by Federal or Federally assisted programs.

In general, "Business concerns displaced on or after January 2, 1971, may be eligible for either:

1. Payments to cover the following, within certain limitations:
 - a. Actual reasonable moving expenses,
 - b. Actual direct loss of tangible personal property, and
 - c. Actual reasonable expenses in searching for a replacement business; or
2. A fixed payment equal to the business concern's average annual net earnings, but not less than \$2,500 nor more than \$10,000, if it is determined that the business cannot be relocated without a substantial loss of its existing patronage and it is not a part of a chain operation."

To qualify for benefits under the Act, you must:

1. Qualify as a business or farm operation. The Act defines a business as any lawful activity, except a farm operation, conducted primarily:
 - a. For the purchase, sale, lease, and rental of personal and real property, and for the manufacture, processing, or marketing of products, commodities or any other personal property;

ND 507 RELOCATION ACTIVITY REPORT (Business Payments), Cont'd

- b. For the sale of services to the public;
- c. By a nonprofit organization; or
- d. Solely for the purpose of qualifying for moving and related expenses, for assisting in the purchase, sale, resale, manufacture, processing or marketing of products, commodities, personal property, or services by the erection and maintenance of an outdoor advertising display or displays. Such displays do not necessarily have to be located on the premises on which any of the cited activities are conducted.

A nonprofit organization is not defined by the Act. A farm operation is defined as ". . . any activity conducted solely or primarily for the production of one or more agricultural products or commodities, including timber for sale, or home use, and customarily producing such products or commodities in sufficient quantity to be capable of contributing materially to the operator's support."

and

2. Qualify as a displaced person. The Act defines a displaced person

as:

"Any person who:

- a. Moves from real property within the project area, or moves his personal property from such real property, on or after the date of the pertinent contract for federal financial assistance for the project; and
- b. Is displaced as a result of:
 - (1) Acquisition of real property for a project.
 - (2) The receipt of a written order from the acquiring agency to vacate property for a project
 - (3) The receipt of a written notice from the acquiring agency that it intends to acquire that property for a project.
 - (4) Code enforcement, rehabilitation, improvement of private property, or demolition."

ND 507 RELOCATION ACTIVITY REPORT (Business Payments), Cont'd

This pamphlet explains the policies and requirements in connection with the making of relocation payments to business concerns, nonprofit organizations, and farm operations. As used in this pamphlet, the term "business" or "business concerns" includes nonprofit organizations and farm operations as well as non-farm, for profit business concerns, unless otherwise noted. In addition, the owner of an outdoor advertising display may also be considered to be a business, but solely for the purpose of determining eligibility for a payment for moving and related expenses.

If your business occupies property within a project with definite project boundaries, a project map is enclosed. Under some circumstances the business may be required to move for purpose of the project, even though the project has no definite boundaries. However, no one lawfully occupying property will be required to move without at least 90 days written notice from the Commission.

You are encouraged to contact or visit the Commission office shown on the face of this pamphlet if you are likely to be displaced. The regular Commission office hours are 8:30 a.m. to 5:00 p.m.; however, by arrangement appointments can be made at other than regular office hours. The Commission is anxious to consult with businesses expected to be displaced, to determine relocation needs. The Commission will also assist in searching for and provide information on various relocation sites. Information such as availability, cost and square footage, property values, growth potentials, zoning ordinances, etc. will be provided. If appropriate, the Commission will also make referrals to the Small Business Administration.

INSTRUCTIONS

The following material has been prepared from the Rules and Regulations under the Urban Renewal Act to assist you in conducting your relocation activities in such a way that any claims you may make will fully comply with all requirements.

BID REQUIREMENTS

General. When moving expenses of a business concern are estimated to exceed \$500, unless unable to do so, the business concern must obtain a bid from three reputable movers and/or other contractors. If the total cost of a move by a general contractor, or of any separately identified category of service involved in a move where there is no general contractor, is estimated to cost \$2,000 or more, the sealed-bid procedure must be followed. Each business concern, including those contemplating a self-move, must meet the sealed-bid requirements. You will be provided with written instructions and with the appropriate guideforms. (SEE ATTACHMENT FOR DETAILED INSTRUCTIONS ON BIDDING PROCEDURES.)

ND 507 RELOCATION ACTIVITY REPORT (Business Payments), Cont'd

A. ACTUAL MOVING EXPENSES - ELIGIBLE EXPENDITURES. A relocation payment for moving expenses of individuals, families, business concerns, nonprofit organizations, and farm operations may include expenditures for the following:

1. The cost of transporting persons or personal property from the acquired site to a replacement site (including to storage).
Transportation costs beyond the first 50 miles from the city limits are not eligible except when the Commission determines that a move of a longer distance is justified and reasonable.
2. Packing and crating personal property.
3. Obtaining (including advertising for) bids or estimates for transportation, packing, and crating.
4. Storage of personal property, for a period generally not to exceed six months, when the Commission determines that storage is necessary.
5. Insurance premiums covering loss and damage of personal property while in storage or transit.
6. Disconnecting, dismantling, removing, reassembling, reconnecting and reinstalling machinery, equipment, or personal property (including goods and inventory kept for sale).
7. Property lost, stolen, or damaged (not caused by the fault or negligence of the displaced person, his agent, or employees) in the process of moving where insurance to cover such loss or damage is not available.

ND 507 RELOCATION ACTIVITY REPORT (Business Payments), Cont'd

B. MOVING EXPENSES - INELIGIBLE EXPENDITURES. A relocation payment for moving expenses may not include expenditures for the following:

1. Cost of moving structures, improvements, or other real property in which the displaced person reserved ownership.
2. Interest on loans to cover moving expenses.
3. Loss of good will.
4. Loss of profits.
5. Loss of trained employees.
6. Personal injury.
7. Cost of preparing the claim for moving and related expenses.
8. Modification of personal property to adapt it to replacement site, except when required by law or as permitted under HUD procedures.

COMPUTATION OF ALLOWABLE MOVING EXPENSE

A. LABOR COSTS. Actual reasonable moving expenses may include supervisory costs and overtime costs, subject to the requirement set forth in the following subparagraphs:

1. Supervisory Costs. If the Commission concurs in a business concern's proposal to use working foremen or group leaders, regularly employed by the business, to provide supervisory services in connection with a move, the amount of their wages covering the time spent in actual supervision of the move may be included as a moving expense. The business concern's request for approval of the use of its employees to provide supervisory services shall be in writing and shall fully explain the need for the services and the justification for the use of the

ND 507 RELOCATION ACTIVITY REPORT (Business Payments), Cont'd

concern's employees. It should be submitted at the same time that the business submits written notification of its intention to move. The applicable bid specifications must identify those serving in a supervisory capacity in carrying out the move, and the extent and nature of the supervision. The amount includable as a moving expense shall be based on the hourly rate paid by commercial movers or contractors in the locality for similar services, or the employees' normal wage rate, whichever is the lesser.

2. Overtime Costs. If, in order to avoid or minimize disruption of normal business activities, a business concern conducts its move at times requiring the payment of overtime rates, these costs may be compensable. At the time that the business concern submits written notification of its intention to move, it shall advise the Commission if it anticipates that the move will involve overtime, and the bids secured must reflect the overtime anticipated to be required. The documentation submitted in support of a claim for overtime must identify the cost attributable to overtime. If unexpected circumstances occur during the move, the Commission may, upon receipt of proper documentation from the business concern, concur in an amount for overtime not previously requested.

- B. LICENSE AND INSPECTION FEES. A relocation payment for moving expenses may include the amount of inspection fees required by local law or ordinance and licenses and permits required to permit the operation of the business at a new location. The amount may not exceed the amount that the business concern would be required to pay annually.

ND 507 RELOCATION ACTIVITY REPORT (Business Payments), Cont'd

C. RELETTERING AND PRINTING. Expenditures for relettering trucks, signs, and similar items used by a displaced business concern in the operation of its business, and the amount paid (less salvage value, where appropriate) for printing a reasonable supply of printed matter to replace that made obsolete as a result of the move may be compensable as a moving expense. The duplication of a tenant's sign painted on a door or window may also be compensable as a moving expense. If a business elects to overprint or overstamp stationery or other printed matter, expenditures for a reasonable supply thereof may be compensable as a moving expense reimbursable through a relocation payment. No payment for property loss may be made on the items for which a relocation payment for moving expense has been made.

D. STORAGE COSTS

1. General. A relocation payment for moving expenses may include actual reasonable storage costs incurred by a business concern that either (1) does not immediately reestablish at a new location; or (2) although reestablishing at a new location, cannot complete its move until the total required space becomes available.

2. Limitations.

a. Time Limit. If the Commission determines that storage costs, including insurance while in storage, are necessary in connection with relocation, such costs shall generally be limited to a period of six months. The six-month period may be extended if the Commission determines that a longer period is necessary.

ND 507 RELOCATION ACTIVITY REPORT (Business Payments), Cont'd

b. Ineligible Costs. A payment for storage may not include costs related to:

- (1) Any item(s) stored in or upon property owned or occupied by the claimant unless the Commission determines that such storage is justified.
- (2) Any item(s) removed from storage, even if replaced by other items. (Storage costs compensable as a moving expense must be reduced accordingly for any item(s) removed.)
- (3) Any item(s) subsequently replaced by substitute equipment.

3. Loss of Property. No payment for direct loss of property may be made for any item(s) placed in storage, except when the move to storage is made because of an emergency and (a) the claimant is not permitted time to determine the items that he wishes to dispose of, and (b) the agency determines that the claimant has moved expeditiously to remove from storage those items on which he intends to file a claim for direct loss of property.

4. UTILITY AND SERVICE LINES. A relocation payment for moving expenses may include the necessary expenditures for reconnecting utility services to relocated, or substitute equipment, machinery, or trade fixtures, to the extent that these services were required in the old location. Utility services may include electrical, water, gas, compressed air, vacuum, vent, sewer, oil, and similar internal service lines. The amount of a relocation payment for moving expenses may not include any expenditures for changes

ND 507 RELOCATION ACTIVITY REPORT (Business Payments), Cont'd

in or to a utility service entrance main panel or main valve system unless required by local code or ordinance, nor any amounts for which compensation was made at the old location. (See paragraph G.1.)

F. CONVERSION COSTS

1. A relocation payment for moving expenses may include expenditures made by a business concern to adapt or convert relocated equipment to the use of a different type of power supply. Expenditures for the following are examples: conversion from direct electric to alternating current; changes in voltage; purchase and installation of motors, transformers, rectifiers, and similar equipment necessary to accomplish the required conversion; and other changes required by local codes or ordinances. Conversion of machines from power shaft and pulley drive to electric motor drive is considered to be a physical change and is therefore subject to prior HUD concurrence in the same manner and to the same extent as provided under paragraph G.1. If a claimant elects to convert or adapt his equipment beyond that necessary to comply with local law or to insure the resumption of his business operation, the excess cost is not compensable.
2. You must provide the Commission with documentation, from reliable sources, attesting to the fact that the proposed method of adaption or conversion is the least expensive, or is required by local code or ordinance.

G. SUBSTITUTE EQUIPMENT

1. A business concern or owner of outdoor advertising displays or signs

ND 507 RELOCATION ACTIVITY REPORT (Business Payments), Cont'd

may elect to replace with a comparable item, any item of personal property currently utilized in its operation but which is not moved. The amount of a relocation payment for moving expenses in this case shall be the lesser of:

- a. The actual cost of the substitute equipment delivered and installed at the new location, less any proceeds received from the sale or trade-in of the old equipment, or, if a bona fide sale cannot be made, less the market value of the old equipment determined by an independent appraisal.
 - b. The estimate cost to relocate the old equipment, as determined by the Commission.
2. No Payment for direct loss of property may be made for the equipment for which a substitute is allowed.

H. PHYSICAL CHANGES AT NEW LOCATION.

1. Policy. The cost of making physical changes in or to a building to which a business concern relocates may be eligible as a moving expense under the following provisions and limitations:
 - a. The physical changes must be necessary to permit the reinstallation of specific items relocated or substituted machinery or equipment necessary to the continued operation of the business, or be required to meet local codes or ordinances related to the installation and use of the machinery or equipment.
 - b. The cost of foundations, concrete pads, or other similar construction required for the reinstallation of relocated or

ND 507 RELOCATION ACTIVITY REPORT (Business Payments) Cont'd

substitute machinery or equipment may be eligible provided that the construction is necessary to the proper operations of the equipment, and compensation for a similar installation was not made to the business concern as part of the price paid to acquire the former property.

- c. Changes in or to a building or structure may not increase the value of the building or structure for general purpose uses, may not increase the structural or mechanical capacity of the building or of its components beyond the requirements of specific types of equipment moved from the old location or replaced with a substitute, nor include building or structural alterations required by local building codes and ordinances, except if required for the installation of specific types of equipment moved from the old location or necessary for the continuation of the business. No relocation payment in connection with a change in or to a building or structure shall be made for items for which compensation was made as an acquisition cost at the old location.
- d. You must submit the following documentation to the Commission:
 - (i) A detailed description or drawing, or both, of the installation in the former location.
 - (ii) A detailed description or drawing, or both, of the installation as proposed or actually installed.
 - (iii) A copy of all instructional materials or drawings to be provided to contractors or workmen.

ND 507 RELOCATION ACTIVITY REPORT (Business Payments) Cont'd

- (iv) A statement describing the basis for the estimated or actual cost related to the physical changes.
- (v) A statement explaining why the changes are necessary to reinstallation of the equipment.

2. Notice. In any case where it appears that physical changes must be made to a building, you should discuss your plans with the Commission before the move so that a determination of acceptability can be made.

I. PERSONAL PROPERTY OF LOW VALUE AND HIGH BULK. In some cases, personal property used in connection with a business may be of low value and high bulk; e.g., items in junkyards and stockpiles, or sand, gravel, minerals, and metals. If the Commission determines that the estimated cost of moving such property would be disproportionate in relation to its value, a relocation payment for moving expenses may be made in an amount not to exceed the difference between the cost of replacing the property with comparable items available on the market, and the amount which probably would have been received for liquidating the property. The Commission's determination will be based on an appraisal and an estimate of the cost of moving.

J. SELF-MOVES. The amount of a relocation payment for a self-move shall not exceed the estimated cost of accomplishing the move if it were performed by a commercial mover or contractor. However, you may present documentation and justify the need for a greater amount. Upon review of the documentation and inspection of the personal property involved, the Commission shall determine whether or not a greater amount is justified and explain to you the basis for the determination in writing.

ND 507 RELOCATION ACTIVITY REPORT (Business Payments) Cont'd

If you wish to move yourself instead of hiring a mover, you should so indicate to the Commission at the time you submit written notification of your intention to move.

A self-move is subject to the three-bid requirements if the cost of the move is estimated to exceed \$500.

Allowable expenses for a self-move may include:

1. Amounts paid for truck and/or equipment hire.
2. If vehicles or equipment owned by the business concern are used.
a reasonable amount to cover gas and oil, and the cost of insurance and depreciation directly allocable to hours and/or days the equipment is used for the move.
3. Wages paid for the labor of persons who physically participate in the move. (The labor may be performed by regular employees of the concern, owners of the concerns, or persons employed for the move).
Labor costs are to be computed on the basis of actual hours worked at the hourly rate paid, but the hourly rate may not exceed that paid by commercial movers or contractors in the locality for each profession or craft involved.
4. Labor cost as provided in paragraph A. above.

You must submit full documentation for all amounts claimed. Generally, the relocation payment may not exceed the estimated cost of the move, or of the low bid obtained for a move estimated to cost in excess of \$500.

However, a larger amount may be paid if the Commission determines that the documentation submitted by the business concerns justifies the larger amount.

- K. PAYMENT OF CLAIMS FOR MOVING EXPENSES. A claim for a payment for actual moving expenses shall be supported by a bill or other evidence of expenses incurred. By prearrangement between the Commission, the displaced person, and the mover (evidenced in writing), you or the mover may present an unpaid moving bill to the Commission, and the Commission may pay the mover directly.

L. PAYMENT IN LIEU OF MOVING AND RELATED EXPENSES

1. General. A payment in lieu of moving and related expenses may be made to a business (except the owner of an outdoor advertising display) that elects to receive such payment and that meets the eligibility requirements for a payment for moving and related expenses and the additional eligibility requirements set forth below.
2. Amount of Payment. A payment in lieu of moving and related expenses shall be equal to the average annual net earnings of the business concern or farm operation, but not less than \$2,500 nor more than \$10,000. For the purposes of this payment, a profit-making business owned by a nonprofit organization shall be treated as a business, not as a nonprofit organization. Payment to a nonprofit organization which does not operate for profit, shall be in the amount of \$2,500.

3. Eligibility Requirements - Business Concern.

- a. A displaced business concern may be eligible for a payment in lieu of moving and related expenses if the Commission determines that:

- (1) The business cannot be relocated without a substantial loss of its existing patronage, based on a consideration of all pertinent circumstances including such factors as the type of business conducted, the nature of the clientele, and the relative importance to the displaced business of its present and proposed location.
- (2) The business is not part of a commercial enterprise having another establishment which is not being acquired for the project, and which is engaged in the same or similar business.
- (3) The business contributes materially to the income of the displaced owner.

- b. Determination of Number of Businesses. Separate legal entities will not each be entitled to a payment under this paragraph, if they actually constitute only one business. Whenever the Commission and the claimant cannot agree on the number of businesses involved, the HUD Area Office will be consulted. In determining whether two or more legal entities constitute a business, the following factors, among others, shall be taken into consideration:

ND 507 RELOCATION ACTIVITY REPORT (Business Payments) Cont'd

- (1) The extent to which the same premises and equipment are shared.
- (2) The extent to which substantially identical or intimately interrelated business functions are pursued and business and financial affairs are comingled.
- (3) The extent to which the entities are held out to the Public, and to those customarily dealing with such entities, as one business.
- (4) The extent to which the same person or closely related persons own, control, or manage the affairs of the entities.

4. Eligibility Requirements - Farm Operations. A displaced farm operation may be eligible for a payment in lieu of moving expenses if the Commission determines that:
 - a. The farm operation customarily produces products in sufficient quantity to be capable of contributing materially to the operator's support.
 - b. The Commission determines that the partial acquisition of the farm operation renders the remaining portion an uneconomic unit.
5. Eligibility requirements - Nonprofit Organizations. A displaced non-profit organization may be eligible for a payment in lieu of moving and related expenses if the Commission determines that:
 - a. The nonprofit organization cannot be relocated without a substantial loss of its existing patronage. The term

"existing patronage" in this case includes the membership, persons, community, and/or clientele served or affected by the activities of the nonprofit organization.

- b. The nonprofit organization is not part of an organization having at least one other establishment which is not being acquired for the project and which is engaged in the same or similar activity.

- 6. Average Annual Net Earnings. Average annual net earnings generally shall be computed on the basis of the net earnings of the business or farm operation, before Federal, State, and local income taxes, during the two taxable years immediately preceding displacement (or if the business or farm was not in operation that long, such other period as may be approved by the Commission.

- a. Average annual net earnings include salaries, wages, or other compensation paid by the business or farm operation to the owner, his spouse, or his dependents.
- b. If the Commission determines that the two-year period immediately preceding displacement is not equitable for establishing earnings, the period used for determining average annual net earnings shall be a substitute period determined by the Commission to be most representative. A "representative" substitute period must be one during which the business conducted its operation at the site in the project area from which it was displaced.
- c. Nonprofit organizations are eligible for a relocation payment

ND 507 RELOCATION ACTIVITY REPORT (Business Payments) Cont'd

moving and related expenses may elect to receive a payment in lieu of moving and related expenses in the amount of \$2,500. For designation of organizations deemed to be nonprofit concerns, exempt from Federal income taxation, see 26 U.S.Code, Sections 501 et seq.

7. Ownership. The term "owner" as used above includes the proprietor in a sole proprietorship, the principal partners in a partnership, and the principal stockholders of a corporation, as determined by the Commission. For the purpose of determining a principal stockholder, stock held by a husband, his wife, and their dependent children shall be treated as one unit.
8. Documentation in Support of a Claim. A claim for a payment in lieu of moving and related expenses shall be supported by such reasonable evidence of earnings as may be approved by HUD. If no other evidence is available, the claim shall be supported by copies of Federal income tax returns. The claimant may provide written authorization to the Internal Revenue Service (IRS), or he must certify that the copy presented for review by the Commission is a true copy of the tax form as filed with IRS. Documentation as to earnings is not required in support of a claim for this payment submitted by a non-profit organization.
- L. OUTDOOR ADVERTISING DISPLAYS. The owner of an outdoor advertising display may be eligible for a relocation payment for actual and reasonable moving and related expenses, but not for a payment in lieu of such expenses,

in connection with the displacement of his display(s) by project or program activities. The display(s) need not have been located on the premises on which the advertised activities were conducted. Compensable expenditures in connection with moving outdoor advertising displays or signs may cover:

1. Dismantling, moving, storing (generally not to exceed six months), and re-erecting the display or sign.
2. Insurance to cover the foregoing.
3. Relettering the display or sign to change the address or telephone number.
4. Direct loss of property.
5. Searching for a replacement site. Compensable search costs are limited to a maximum of \$500 for all displays owned by the claimant within a single project area, except as provided in paragraph 2. page 21.
6. Cost for physical changes required by local law or ordinance (for example, the use of metal posts in place of wooden posts used in the old location).

M. SEARCHING FOR A REPLACEMENT LOCATION.

1. A relocation payment for moving expenses may include actual reasonable expenses incurred by a business in searching for a replacement location. Searching expenses may include:
 - a. Transportation expenses within a radius of 50 miles from the boundaries of the political jurisdiction in which the

ND 507 RELOCATION ACTIVITY REPORT (Business Payments) Cont'd

displacement will occur, at a mileage rate not to exceed the amount normally paid by the Commission for travel of its staff.

- b. Meals and lodging while away from home.
 - c. An amount to cover the reasonable time spent in searching, based on the hourly wage rate of the business concern's representative, but not to exceed \$10.00 per hour.
 - d. Reasonable fees paid to a real estate agent or broker to locate a replacement site or operation.
2. The maximum total amount of compensation for the searching expenses, as identified above, is limited to \$500 unless the Commission determines that a greater amount is justified. Expenses incurred by the business in searching for a replacement location must be supported by receipted invoices, where appropriate.

N. ACTUAL DIRECT LOSS OF PROPERTY

1. General. A business may receive a payment for any actual direct loss for any of its tangible personal property, including inventory or goods held for sale, which it chooses not to relocate. An effort to achieve a bona fide sale to dispose of the personal property is required, and the payment may not exceed the estimated reasonable expense of moving such property. A relocation payment may be made only for items of personal property. A relocation payment for direct loss of property may not be made for an item traded in which has

been compensated through a payment under paragraph G. of page 10.

2. Amount of Property Loss Payment. except as provided under subparagraph a. below, the net proceeds from the bona fide sale of the property shall be deducted from the fair market value for any item of personal property for which a claim is made for a payment for direct loss of property. The remaining amount, if any, shall represent the value not recovered by the sale.
 - a. The amount of the payment for actual direct loss of property is the lower of: (a) the value not recovered by the sale or (b) the estimated moving expenses which would have been incurred had the personal property been moved. If no offer is received for the property after reasonable efforts have been made over a reasonable period of time to accomplish a sale, then the amount of the actual direct loss of property is the lesser of: (a) the fair market value for continued use of (b) the estimated moving expenses, as determined by the Commission.
 - b. If a bonafide sale cannot be effected, the payment for the personal property shall be the fair market value for continued use (less the proceeds from any sale or exchange of the property), or the estimated moving expenses, whichever is the lesser.
3. Bona Fide Sale. A bona fide sale (as determined by the Commission) is a sale at the highest price offered, after reasonable efforts have been made over a reasonable period of time to interest prospective buyers, including secondhand dealers, and, if appropriate,

junkmen, who customarily deal in similar property. An auction held after reasonable public notice is a bona fide sale. A private sale to one's relatives or associates is not a bona fide sale. A trade-in may be considered a bona fide sale, but if the item so traded has been compensated through a payment under paragraph G. Page 10., no property loss payment shall be made.

4. Net Proceeds. The ordinary and reasonable expenses related to the sale of the personal property may be deducted from the amount realized from the sale, to determine the net proceeds, except in the case of a trade-in for which a payment has been made under paragraph G. Pg. 10. Examples of allowable expenses that may be deducted to determine net proceeds are auctioneer fees, sales commissions, and advertising costs. In addition, the actual cost incurred in delivering the property to either (but not both) of the following destinations may be included: (1) an auction house or other place of sale or (2) the purchaser's place of business.
5. Fair Market Value. The fair market value of the property for continued use at its location prior to displacement shall be ascertained by an appraisal secured by either the claimant or the Commission and concurred in by the other. It shall be made by either a qualified appraiser or valuation consultant. If the value of the property to be disposed of is so small that the expense of an appraisal is not warranted, the fair market value of the property for continued use should be ascertained by either of the following methods:

ND 507 RELOCATION ACTIVITY REPORT (Business Payments) Cont'd

- a. Through consultation with an equipment dealer, determine a value which reflects current use market value of the item or its nearest functional equivalent of the same approximate age and condition; or
 - b. Compute the fair market value by multiplying:
 - (1) The original cost of the item to the claimant (exclusive of installation) by
 - (2) The figure obtained by dividing (a) the period of the remaining useful life of the property at the date of removal, by (b) the period of normal useful life of the property on the date of its acquisition by the claimant.
6. Limitations. No payment for direct loss of property shall be made:
- a. For an item of personal property sold or traded in and replaced with a substitute (however, a substitute equipment payment may be made under paragraph G. Page 10.)
 - b. In an amount in excess of the estimated cost of moving the personal property.
 - c. On any item of personal property for which compensation has otherwise been made.
7. Claim for Payment for Direct Loss of Property. A claim for a payment for direct loss of property shall be supported by:
- a. Written evidence of the loss, which may include appraisals, certified prices, copies of bills of sale, receipts, cancelled

ND 507 RELOCATION ACTIVITY REPORT (Business Payments) Cont'd

checks, copies of advertisements, offers to sell, auction documents, and other appropriate records.

- b. A list of the items of machinery, equipment, trade fixtures, inventory, stock-in-trade, or other tangible personal property excluded from the appraisals of the real property.
- c. Documentation of the fair market value of each item, or each lot or group of similar items, for continued use in place, unless an appraisal secured by the Commission has been concurred in by the claimant.

ND 507 RELOCATION ACTIVITY REPORT (Business Displacement)

SPECIAL INSTRUCTIONS

PREPARATION OF BID OR ESTIMATE SPECIFICATIONS

Preparation of Bid or Estimate Specification:

1. The scope of work covered by each bid or estimate obtained by a business concern must be the same. To achieve this uniformity, all contractors must be provided with the same work specifications on each individual move. Where appropriate, the specifications should be subdivided to reflect the specific responsibilities of each trade or craft that will perform a separate category of services in the move.
2. The Portland Development Commission may assist in the preparation of bid or estimate specifications if the business concern wishes, but selection of movers and other contractors who will be requested to bid shall be the sole prerogative of the business concern.

Review of Specifications:

The Portland Development Commission shall review the bid or estimate specifications prepared by the business concern to determine conformance with HUD requirements and with recognized sound bid procedures in conformance with local ordinances or requirements.

Obtaining Bids:

1. Bids are required to be obtained from at least three general contractors, or at least three contractors for each trade or

ND 507 RELOCATION ACTIVITY REPORT (Business Displacement) Cont'd

craft where there is no general contractor. Exceptions may be made under the following circumstances:

- a. If the business concern is unable to obtain three bids for any category of work, a lesser number shall be submitted, together with a written justification from the business concern. The Portland Development Commission shall determine whether or not the reasons stated by the claimant are valid and, if so, shall approve the use of less than three bids.
 - b. If bids for any portion of the work to be performed are prohibited by State law or by regulation, the business concern may submit estimates for that portion of the move, but only to the extent that such portion is subject to State law or regulations.
2. If the Portland Development Commission determines that advertising for bids or estimates is necessary to enable the business concern to comply with the HUD bid requirement, the reasonable costs so incurred may be considered as a moving expense.
 3. Where compensation will be made for bids or estimates, the business concern shall fully document the amount paid or to be paid.

Sealed-Bid Procedure:

If the total cost of move, or of any separately identified category of service involved in the move, is estimated to cost \$2,000 or more, the sealed-bid procedure described in this subparagraph shall be followed.

ND 507 RELOCATION ACTIVITY REPORT (Business Displacement) Cont'd

(For moves estimated to cost between \$500 and \$2,000, see Bid Requirements General, page 4.)

1. Submission of Bids or Estimates. The original and one copy of the completed sealed bid or estimate form must be mailed or otherwise presented by the bidder to the appropriate Portland Development Commission office not less than 15 days prior to commencement of the move. Each form must specify the precise scope of work covered by the bid or estimate. Each bid or estimate must be received in the Portland Development Commission office prior to the bid opening time set by the Commission, in agreement with the business, taking into consideration the aforementioned 15-day minimum period.
2. Bid Opening. The Portland Development Commission shall open the sealed bids or estimates at the established time (which should be not less than 15 days prior to the commencement of the move) and place. A duly authorized representative of the business concern must be present at the bid opening unless the business has notified the local agency of its inability to be represented and has requested that the bid opening proceed without its representation. Those who have submitted sealed bids or estimates may also be present. The business concern shall be promptly provided with a copy of each bid submitted.

Contract Award:

When the Portland Development Commission has determined the lowest bid submitted by a responsible bidder, the business concern shall be

ND 507 RELOCATION ACTIVITY REPORT (Business Displacement) Cont'd

advised to award the contract to that bidder, unless the business will undertake a self-move. Where estimates rather than bids have been submitted, the amount to be compensated as a moving expense shall not be determined until invoices and other required documentation of actual costs have been submitted and reviewed by the Commission.

Verification of Reasonableness of Bids:

The Portland Development Commission may obtain an independent analysis or estimate of the cost of the move, if deemed desirable.

ESTIMATE FOR MOVING BUSINESS CONCERNS
AND NONPROFIT ORGANIZATIONS

Name: _____
(Name of business concern requesting estimate)

(Present Address)

(Relocation Address)

Estimate Requested by: _____
(Officer or Agent of Business Concern)

INSTRUCTIONS: If State law or regulations prohibit the submission of a firm bid, this estimate form must be used. This estimate (original and one copy) must be mailed or otherwise presented to the Portland Development Commission for the bid opening time set by the Commission in consultation with the above-named business concern or nonprofit organization. The amount of the lowest proposal shall establish and become the maximum amount of allowable compensation through relocation payments by the Portland Development Commission. The business concern is advised to award the contract to the low bidder; however, the business concern may award the contract(s) to any qualified contractor(s) it selects, but the maximum amount of allowable compensation by the Portland Development Commission shall not be changed.

Penalty for False or Fraudulent Statement. U.S.C. Title 18, Sec. 1001, provides: "Whoever, in any matter within the jurisdiction of any department or agency of the United States, knowingly and willfully falsifies...or makes any false, fictitious or fraudulent statements or representations, or makes or uses any false writing or document knowing the same to contain any false, fictitious or fraudulent statement or entry, shall be fined not more than \$10,000 or imprisoned not more than five years, or both."

STATEMENT OF OFFICIAL OF ESTIMATING CONTRACTOR:

I, the undersigned having been selected by the party above named to submit an estimate for certain services specified below as the Scope of Work of this estimate, do declare: That, this estimate is submitted in good faith and without intent to obtain reimbursement to which I am not, or will not be entitled; That, I have not been a party to any agreement whatever, with any other person to fix the price, or any part of the price, or to submit a sham or collusive proposal or estimate; That, if this estimate is accepted, the Scope of Work hereinafter described will be performed in an expeditious and thorough manner and the amount charged shall be reasonable, true and accurate; That, all statements contained in this estimate are true to the best of my knowledge and belief and no portion of this agreement has been willfully falsified, altered, or omitted.

SCOPE OF WORK TO BE PERFORMED: (Please attach continuation sheets detailing work to be performed and/or inventory of all items to be moved; identify each sheet with information in upper left hand block of this form.)

CARPENTRY: _____

CARTING: _____

ELECTRICAL: _____

MECHANICAL: _____

OTHER (Specify): _____

CERTIFICATION:

I, the undersigned, agree to perform the work described above for an amount not to exceed \$_____. I understand that this amount does not include the cost of new materials, for installation of new equipment or fixtures, or for the making of any alterations or additions to personal or real property, except as approved by the Agency and concurred in by the U. S. Department of Housing and Urban Development. I further understand that the total for moving expenses may not exceed the estimate. I certify under the penalties and provisions of U.S.C. Title 18, Section 1001, and any other applicable law, that the information submitted herewith has been examined by me and is true and correct.

Name of bidding contractor:

(Signature of officer or agent)

Address: _____

Date: _____

NOTE: Must be submitted 30 to 90 days before move.

(date)

Portland Development Commission

Portland, Oregon 972____

Gentlemen:

This is to inform you that I intend to move and/or liquidate from my present location at _____, on or about _____. The location to which I intend to move is _____.

It is our understanding that prior to any issuances of invitations for bidding that we will provide the Portland Development Commission with:

1. Statement setting forth the proposed scope of work;
2. Inventory of the tangible personal property to be relocated;
3. List of the contractors who will be invited to bid; and
4. Advice of expected dates for beginning and completion of the move.

At this time we are attaching an estimate and explanation of what the move may approximately cost.

We are also attaching a list of items we may offer for sale and/or which may be the basis for a claim for direct loss of property.

Very truly yours,

(name)

(firm)

(phone)

R E C E I P T

I hereby acknowledge receipt of a copy of the Portland
Development Commission INFORMATION STATEMENT explaining
provisions governing relocation assistance and payments
for business concerns.

FIRM: _____

BY: _____

TITLE: _____

DATE: _____

CHECK ONE:

☒ No, we do not intend to make a self-move.

☐ Yes, we do intend to make a self-move and our employees will perform the following portions or categories of work in the move:

1. _____
2. _____
3. _____

ND 507 RELOCATION ACTIVITY REPORT (Woodlawn)

RELOCATION PROJECT PLAN
for the
WOODLAWN NEIGHBORHOOD DEVELOPMENT PROJECT

1. Estimate of the anticipated displacement of families and individuals, based on a 100 percent survey. A tabulation indicating the minority-group distribution and the income-group distribution is included in Exhibits A and B. Where the survey yielded information regarding the eligibility of families and individuals for subsidized housing, information is shown in Exhibit C.
2. 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 by survey and/or interviews. Problems of minority groups, large families, nonelderly single individuals, or others are specifically identified and described. This information is also shown in tabular form in Exhibits A, B, and C.

The projected displacement in the Woodlawn Pilot Housing Extension area is thirteen families and fifteen individuals. Ten families wish to purchase replacement housing, two wish to rent, and one family requires public housing. Four individuals wish to purchase housing, six wish to rent, and five individuals are eligible for public housing.

For the six families and the three individuals who are now owner-occupants, we foresee no real problems in securing purchased replacement housing to meet their needs within the 90-day notice-to-move period.

ND 507 RELOCATION ACTIVITY REPORT (Woodlawn) Cont'd

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.

The survey did not reveal any unusual or unreasonable needs or desires on behalf of the displacees. Only four people specially indicated a preference to relocate within Woodlawn. As many as five households may move out of the urban Portland area. Two households listed unemployment as a financial problem; they will be referred to several agencies and training programs in the area.

3. Description of the nature and volume of competing demands for standard housing in the locality. (See Exhibits D and E)
4. Tabular description of available and committed housing resources that may be used for relocation purposes. (See Exhibits F, G and H)
5. 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.

6. Detailed explanation of procedures to be followed in those rare cases where temporary moves can be anticipated and planned for at the application stage.

ND 507 RELOCATION ACTIVITY REPORT (Woodlawn) Cont'd

Family counseling services shall be made available to all persons relocated before the move, during the move, and following the move. Counseling services shall be provided in the following areas: home purchasing, home maintenance, money management (debt management), consumer problems (credit assistance), and lawn and yard care. These services will be especially emphasized to those four families and one individual who are now tenants but wish to purchase replacement housing.

Types of counseling services to be provided include: individual counseling sessions, group counseling sessions, and referral service to social service programs available in areas such as personal problems, marital conflicts, family tensions, health services, educational concerns, inter and intragroup problems, child care, employment upgrading, and training and opportunities.

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

For those families and individuals who will rent replacement housing, it is anticipated that the rental assistance payment will compensate any increased housing costs. It is expected that the current high vacancy rate

ND 507 RELOCATION ACTIVITY REPORT (Woodlawn) Cont'd

(Normally an approvable relocation plan will not include temporary moves.)

There are no temporary moves anticipated at this stage. 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.

7. Estimate of the anticipated number of business concerns, nonprofit organizations, and farm operations to be displaced. To the extent that the information is available, it is submitted in the detail and form suggested in Exhibits I and J.

There are two businesses to be displaced. One business is an apartment building; the owner will have equipment to move and may have searching expenses in finding another similar investment.

The other business is located in this same apartment building. A large room is used for storage or as a warehouse facility for a manufacturer of aluminum products. The business is new but may be eligible for an "in-lieu" payment.

8. Estimates of the costs of relocation payments and assistance, by type of payment, and settlement costs are found in Exhibit K.
9. Detailed explanation of how the coordination of relocation activities with

other project activities and concurrent governmental activities with displacement has been, and will be carried out. The City of Portland is currently establishing 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.

10. Relocation Payment Schedules for use in making a Replacement Housing Payment for Homeowners or Tenants and Certain Others can be found in Exhibits L and M. These HUD-approved schedules are currently being revised in accordance with the HUD Relocation Handbook 1371.1, Chapter 6, Appendices 10 and 14. These revised schedules will be submitted to HUD before July 1, 1972.

Payments are now being made on a comparative basis as described in HUD's Relocation Handbook when the approved schedule does not appear to reflect the market situation.

HOUSING REQUIREMENTS OF DISPLACED FAMILIES AND INDIVIDUALS	DISPLACEMENT PERIOD: <u>12</u> months	LOCALITY Portland, Oregon
	From <u>6/72</u> to <u>6/73</u> (month/year) (month/year)	LOCAL AGENCY Portland Development Commission
		PROJECT NAME AND NUMBER Woodlawn NDP-ORE. A-5-1

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
Families														
Elderly	2												2	
Other	3	6	1	1									4	7
Individuals														
Elderly	2	4											2	4
Handicapped									1					1
Other	1	7											1	7

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			1									0							0	
\$ 1000 - 1999			4									0							0	
2000 - 2999					1							1			1				1	
3000 - 3999			4	1	1	1						3			2		1		3	
4000 - 4999			2				1					1			1				1	
5000 - 5999			1	1								1			1				1	
6000 - 6999			2		1							1			1				1	
7000 - 7999						1						1			1				1	
8000 - 9999												0							0	
10000 -14999				2	1							3			2	1			3	
15000 -24999												0							0	
25000 & over												0							0	
Totals			14	4	4	2	1					11			4	6	1	1	11	

[form continued on next page]

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																			
\$ 1000 - 1999																			
2000 - 2999																			
3000 - 3999																			
4000 - 4999			1																
5000 - 5999																			
6000 - 6999																			
7000 - 7999																			
8000 - 8999																			
10000 -14999																			
15000 -24999																			
25000 & Over																			
Totals		1																	

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							0
\$ 1000 - 1999												0							0
2000 - 2999												0							0
3000 - 3999												0							0
4000 - 4999										1		1					1		1
5000 - 5999												0							0
6000 - 6999												0							0
7000 - 7999												0							0
8000 - 9999							1					1				1			1
10000 -14999												0							0
15000 -24999												0							0
25000 & Over												0							0
Totals							1			1		2				1		1	2

C. 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-ER	1-ER	2	3	4	5	6	7	8	9 or more	Total	0	1	2	3	4	5 or more	Total
Under \$1000			1																
\$ 1000 - 1999			2																
2000 - 2999			4																
3000 - 3999																			
4000 - 4999										1		1						1	1
5000 - 5999																			
6000 - 6999																			
7000 - 7999																			
8000 - 9999																			
10000 & Over																			
Totals			7							1		1						1	1

C. 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						
		0-2R	1-2R	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																
2000 - 2999					1							1			1				1
3000 - 3999				1								1			1				1
4000 - 4999							1					1				1			1
5000 - 5999																			
6000 - 6999																			
7000 - 7999																			
8000 - 9999							1					1				1			1
10000 & Over																			
Totals			2	1	1		2					4			2	2			4

C. 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-ER	1-ER	2	3	4	5	6	7	8	9 or more	Total	0	1	2	3	4	5 or more	Total
Under \$1000			1																
\$ 1000 - 1999			4																
2000 - 2999			4		1							1			1				1
3000 - 3999					1							1							1
4000 - 4999							1			1		2				1		1	2
5000 - 5999																			
6000 - 6999																			
7000 - 7999																			
8000 - 9999							1					1				1			1
10000 & Over																			
Totals			9	1	1		2			1		5			2	2		1	5

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 & BUSINESSES TO BE DISPLACED</u>		
		<u>Non-Minority Households</u>	<u>Minority Households</u>	<u>Businesses & 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>Business</u>	<u>Displacement</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 Woodlawn NDP ORE. A-5-1	

D. ANTICIPATED DISPLACEMENT (Number of Families and Individuals)

Type of Governmental 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 THE NEXT PAGE FOR THE BEST ESTIMATES TO DATE.													
Local Code Enforcement														
Highway Construction														
Other (identify)														
Total														

E. 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	
Low-Income Rental										O-ER	I-ER
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.

HOUSING RESOURCES TO BE AVAILABLE PRIOR TO
DISPLACEMENT OF FAMILIES AND INDIVIDUALS

DISPLACEMENT PERIOD: _____ months

From _____ to _____
(month/year) (month/year)

LOCAL AGENCY

PROJECT NAME AND NUMBER

F. HOUSING UNITS

Type	0 Bedroom				1 Bedroom				2 Bedroom				3 Bedroom 1/				4 Bedroom				5 Bedroom			
	Number Needed	Available		New	Number Needed	Available		New	Number Needed	Available		New	Number Needed	Available		New	Number Needed	Available		New	Number Needed	Available		New
		Total	Existing			Total	Existing			Total	Existing			Total	Existing			Total	Existing			Total	Existing	
LOW-INCOME																								
Rental																								
Public Housing HUD-assisted		10	10	0		8	8	0		117	57	60		63	23	40		16	16	0		1	1	0
Other-assisted	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0
Rent Supplement HUD-assisted		135	37	98		312	75	237		281	12	269		153	51	48		8	0	8		0	0	0
Local-assisted		0	0	0		0	0	0		0	0	0		0	0	0		0	0	0		0	0	0
Private Rental Nonassisted	N/A	-	-	-		97+	97	*		333	78	255		1326	681	258		471	30	441	(for 4 or more bdrms)			
Sales HUD-assisted	0	0	0	0	Need:	One-half of FHA 235 & 22-d-2 mortgages for 1972: 875 total																		
Other-assisted	0	0	0	0																				
Nonassisted	0	0	0	0		8+	8	*		294	40	254		1300	42	1258		469	29	440			6	
MIDDLE-INCOME																								
Rental																								
HUD-assisted																								
Other-assisted		0	0	0		0	0	0		0	0	0		0	0	0		0	0	0		0	0	0
Nonassisted	N/A	-	-	-		928+	928	*		1109	869	240		1410	246	1166		504	60	444	(for 4 or more bdrms)			
Sales HUD-assisted	0	0	0	0	Need:	One-half of FHA 235 & 221-d-2 mortgages for 1972: 875 total																		
Nonassisted	0	0	0	0		82+	82	*		434	193	241		1387	222	1165		488	44	444			14	
ABOVE MIDDLE-INCOME																								
Rental (nonassisted)	N/A	-	-	-		1502+	1502	*		2872	2748	124		1322	719	603		573	113	460	(for 4 or more bdrms)			
Sales (nonassisted)						27+	27	*		299	175	124		1131	529	602		677	218	459			72	

1/ For larger units (4 Bedroom, 5 Bedroom, etc.), use additional pages and adjust column headings as applicable.

[Form continued on next page]

* Included in 2-bedroom "new"

G. NONHOUSEKEEPING UNITS (Rental Only)																
Type	Rooming House/Motel Etc.				Boarding House				Hsg. Elderly/Handicapped				Institutional			
	Number Needed	Available			Number Needed	Available			Number Needed	Available			Number Needed	Available		
		Total	Existing	New		Total	Existing	New		Total	Existing	New		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.

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> to <u>6/73</u> (month/year) (month/year)		LOCAL AGENCY Portland Development Commission								
				PROJECT NAME AND NUMBER Woodlawn - ORE. A-5-1								
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/}		
Wm. L. Cooley, The Bluffs Phase 2, 12601 SE River Rd., Milwaukie		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	Feas. letter 10-1-71	- -	- -	Low-Income Rentals								
				Sales								
				Moderate-Income Rentals		16	17	21	8			
				Sales								
Dale DeMarppport, Ash Creek, 85th & Locust, Matzger	Feas. letter	- -	- -	Low-Income Rentals								
				Sales								
				Moderate-Income Rentals		12	12	8				
				Sales								
Ken Osbon, et al, Country Squire Apts., 72nd & Cooper, SE		4/15/71	2/2/72 est.	Low-Income Rentals								
				Sales								
				Moderate-Income Rentals		8	16	8				
				Sales								

Use additional sheets as necessary.
^{1/} In this column, enter number of units containing 5 or more bedrooms.

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

COMMITMENTS FOR LOW- AND MODERATE- INCOME REPLACEMENT HOUSING		DISPLACEMENT PERIOD: <u>12</u> months From <u>6/72</u> to <u>6/73</u> (month/year) (month/year)		LOCALITY Portland, Oregon LOCAL AGENCY Portland Development Commission PROJECT NAME AND NUMBER Woodlawn - ORE. A-5-1								
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/}		
HAP Turnkey County	Program Reserva- tion	--	--	Low-Income Rentals			60	40				
				Sales								
				Moderate-Income Rentals								
				Sales								
HAP Turnkey	Appli- cation in	July, 1971 est.		Low-Income Rentals	500 T O T A L							
				Sales								
				Moderate-Income Rentals								
				Sales								
HAP Leasing	Appli- cation in	July 1971 est.		Low-Income Rentals	1,500 T O T A L							
				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								

Use additional sheets as necessary.
 1/ In this column, enter number of units containing 5 or more bedrooms.

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

COMMITMENTS FOR LOW- AND MODERATE-INCOME REPLACEMENT HOUSING		DISPLACEMENT PERIOD: <u>12</u> months From <u>6/72</u> to <u>6/73</u> (month/year) (month/year)		LOCALITY <u>Portland, Oregon</u> LOCAL AGENCY <u>Portland Development Commission</u> PROJECT NAME AND NUMBER <u>Woodlawn - ORE. A-5-1</u>							
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/}	
Glen Gordan, et al Maple Terrace, 1600 SE Walnut, Hillsboro	--	6-15- 71	6-15-72 est.	<u>Low-Income</u>							
				Rentals							
				<u>Sales</u>							
				<u>Moderate-Income</u>							
Ross B. Hammond Co. Modal Cities Apts., NE Mississippi & Jersey St.	Feas. letter 5-27- 71	--	--	<u>Rentals</u>							
				<u>Sales</u>							
				<u>Moderate-Income</u>							
				<u>Rentals</u>			34	34			
Scott Crest #2 SE Powell Blvd.	Feas. letter 9-28- 71	--	--	<u>Low-Income</u>							
				<u>Rentals</u>							
				<u>Sales</u>							
				<u>Moderate-Income</u>							
West Park Terrace 7700 Block, Shaw Street SW, Aloha	Feas. letter 8-27- 71	--	--	<u>Rentals</u>							
				<u>Sales</u>							
				<u>Moderate-Income</u>							
				<u>Rentals</u>			6	14	11		
Bridgeview Apts., Inc., Bridge View #2, Trumbull & Decatur	Feas. letter 6-3-71	--	--	<u>Low-Income</u>							
				<u>Rentals</u>							
				<u>Sales</u>							
				<u>Moderate-Income</u>							
Use additional sheets as necessary. ^{1/} In this column, enter number of units containing 5 or more bedrooms.											

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> to <u>6/73</u> (month/year) (month/year)		LOCAL AGENCY Portland Development Commission	
				PROJECT NAME AND NUMBER Woodlawn - ORE. A-5-1	

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/}		
David Mazzocco, Holgate Plaza, SE 104th & Boise	--	10-28-71	10-28-72 est.	Low-Income Rentals	8	10						
				Sales								
				Moderate-Income Rentals								
				Sales								
Don Juhr, et al Washington Plaza, (Rehab), 1129 SW Washington	Feas. letter 7-19-71	--	--	Low-Income Rentals	57	13						
				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 NE Glisan	Firm Commit- ment 9-23-71	11-15-71 est.	--	Low-Income Rentals			35					
				Sales								
				Moderate-Income Rentals								
				Sales								

Use additional sheets as necessary.

^{1/} In this column, enter number of units containing 5 or more bedrooms.

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

COMMITMENTS FOR LOW- AND MODERATE-INCOME REPLACEMENT HOUSING		DISPLACEMENT PERIOD: <u>12</u> months From <u>6/72</u> to <u>6/73</u> (month/year) (month/year)		LOCALITY Portland, Oregon LOCAL AGENCY Portland Development Commission PROJECT NAME AND NUMBER Woodlawn - ORE. A-5-1								
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/}		
* Section 235(i) Interest Subsidy Mortgage. In Portland area. 1,150 total	Available for the Portland 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 Loan 135 total	"	Rehabbed on individual basis	"	Low-Income Rentals								
				Sales								
				Moderate-Income Rentals								
				Sales			25	50	50	10		
* 115 Housing Rehab Grant 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								

Use additional sheets as necessary.
1/ In this column, enter number of units containing 5 or more bedrooms.

* 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 and dated November 14, 1971.

ND 507 Woodlawn

EXHIBIT H.

BUREAU OF NONRESIDENTIAL DISPLACEMENT (BUSINESS CONCERNS, NONPROFIT ORGANIZATIONS, AND FARM OPERATIONS)			DISPLACEMENT PERIOD: <u>12</u> months From <u>6/72</u> to <u>6/73</u> (month/year) (month/year)						LOCALITY <u>Portland, Oregon</u> LOCAL AGENCY <u>Portland Development Commission</u> PROJECT NAME AND NUMBER <u>Woodlawn - CRE. A-5-1</u>						
Number to be displaced, by minority-group category 1/	Retail, Whole-sale		Manufacturing		Service		Nonprofit Organiz.		Firms		Other		Total		Total
	O2/	T2/	O	T	O	T	O	T	O	T	O	T	O	T	
White (nonminority)	1	1													2
Negro/Black															
American Indian															
Spanish American															
Oriental															
Other															
TOTAL	1	1													2
Number to be displaced by concurrent public activities in locality during displacement period	61*														61
1/ Attach statement describing basis for determining minority-group category of the concern, nonprofit organization, or farm, including, where applicable, description of relocation problems that will be addressed with respect to concerns (and others) that employ significant numbers of minority-group persons. 2/ Owner 3/ Tenant															

* Information not available as to type of business being displaced. This figure includes all of the businesses to be displaced by the Emanuel Project as reported in Exhibit D., and half of those to be displaced by the Highway, as the 65 represents two years of activity.

[illegible]

ESTIMATE OF RELOCATION COSTS AND SETTLEMENT COSTS	ALLOCATION PERIOD: <u>12</u> months From <u>6/72</u> to <u>6/73</u> (month/year) (month/year)	LOCALITY Portland, Oregon LOCAL AGENCY Portland Development Commission PROJECT NAME AND NUMBER Woodlawn NDP-ORE.A-54
--	---	---

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	13	5700	15	4585	28	10285
3. Total	13	5700	15	4585	28	10285
<u>Replacement Housing Payments</u>						
<u>Homeowners</u>						
4. Differential Payment	6	78000	3	33000	9	111000
5. Interest Payment	0	-	0	-	0	-
6. Incidental Expense Payment	3	300	3	300	6	600
7. Total	9	78300	6	33300	15	111600
<u>Tenants and Certain Others</u>						
8. Rental Assistance	2	6000	11	21500	13	27500
9. Downpayment Assistance	4	12500	1	2500	5	15000
10. Total	6	18500	12	24000	18	42500
11. Total (Sum of Lines 3, 7, and 10)	18	102500	33	61885	61	164385

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	1	\$ 500	3	1		\$		\$
2. Actual Loss of Property	0	-						
3. Searching Expenses	1	500						
4. Total	2	1,000						
5. Payments in Lieu of Moving and Related Expenses	1	4,000						
6. Total (Sum of Lines 4 and 5)	4	5,000						

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) \$ 169,385.00

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. \$ _____

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.) \$ 2070.00

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

**SCHEDULE OF AVERAGE ANNUAL GROSS RENTALS
FOR STANDARD HOUSING IN LOCALITY**

LOCALITY

PORTLAND, OREGON

AGENCY(IES)

SOUTH AUDITORIUM PROJECT
ALBINA NBRHD IMP. PROJECT
PORTLAND STATE COLLEGE
EMANUEL HOSP. PROJECT
NBRHD. DEV. PROJECTS

PROJECT NUMBER(S)

ORE. R-1
ORE. R-8
ORE. R-16
ORE. R-20
ORE. A-5-1 & 2

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. In localities where a HUD-approved schedule is being used and an agency proposes to adopt that schedule, only Blocks A and D need be completed.

A. TYPE OF SUBMISSION AND APPLICABILITY OF SCHEDULE

- ☐ This is the original schedule proposed to apply to all HUD-assisted projects, as identified above.
- ☒ This is an amended schedule (amending the one approved by HUD on Feb. 16, 1966) for the purpose of:
- ☒ Revising the amounts of the average annual gross rentals.
- ☒ Adding additional project(s) to those covered by the previous schedule. Such new project(s) is (are)
EMANUEL HOSP. PROJECT & NBRHD. DEV. PROJECTS
- ☐ This is an adoption of a schedule previously approved by HUD.

B. REQUEST

Approval is requested of the following schedule of average gross rentals, including utilities, for a decent, safe, and sanitary dwelling of modest standards in the locality. The schedule will be used in determining the amount of the Additional Relocation Payment to be made to families and elderly or handicapped individuals who are eligible for the payment, in accordance with HUD regulations.

SCHEDULE

	0 BEDROOMS (Housekeeping Unit)	1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4 BEDROOMS	5 OR MORE BEDROOMS
Yr. \$	748.80	\$ 1,173.00	\$ 1,540.20	\$ 1,952.40	\$ 1,975.63	\$ 1,980.00
Mo. \$	62.40	\$ 97.75	\$ 128.35	\$ 162.70	\$ 164.64	\$ 165.00

C. SUBMITTED BY:

PORTLAND DEVELOPMENT COMMISSION

Displacing Agency

April 20, 1970

Date

Signature of Authorized Officer

Executive Director

Title

D. ADOPTION OF SCHEDULE PREVIOUSLY APPROVED BY HUD

The _____ agrees to adopt the schedule in Block B. above.
Displacing Agency

Signature of Authorized Officer

Date

Title

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

LOCALITY

SCHEDULE OF AVERAGE SALES PRICES FOR
STANDARD HOUSING IN LOCALITY

AGENCY(IES)

Port. Development
Commission

City of Portland, HAP

PROJECT NUMBER(S)

R-3, R-16, R-20, R-21
A-5-1, A-5-2, OSA 48

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. In localities where a HUD-approved schedule is being used and an agency proposes to adopt that schedule, only Blocks A and D need be completed.

A. TYPE OF SUBMISSION AND APPLICABILITY OF SCHEDULE

- ☐ This is the original schedule proposed to apply to all HUD-assisted projects, as identified above.
- ☒ This is an amended schedule (amending the one approved by HUD on July 15, 1970) for the purpose of:
- ☒ Revising the amounts of the average sales prices.
- ☐ Adding additional project(s) to those covered by the previous schedule. Such new project(s) is (are): _____
- ☐ This is an adoption of a schedule previously approved by HUD.

B. Approval is requested of the following schedule of average sales prices for standard housing in the locality. The schedule will be used in determining the amount of the Replacement Housing Payment to be made to families and individuals who are eligible for the payment, in accordance with HUD regulations.

SCHEDULE

1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4 BEDROOMS	5 OR MORE BEDROOMS
\$	\$ 14,639	\$ 17,887	\$ 21,940	\$ 25,205

C. SUBMITTED BY:

PORTLAND DEVELOPMENT COMMISSION

Displacing Agency

Signature of Authorized Officer

May 14, 1971

Date

Executive Director

Title

D. ADOPTION OF SCHEDULE PREVIOUSLY APPROVED BY HUD

The _____ agrees to adopt the schedule in Block B above.

Displacing Agency

Date

Signature of Authorized Officer

Title

ND 507 RELOCATION ACTIVITY REPORT (KING-VERNON-SABIN)

RELOCATION PROJECT PLAN
for the
KING-VERNON-SABIN NEIGHBORHOOD FACILITY
May 1, 1972

1. Estimate of the anticipated displacement of families and individuals,
based on a 100 percent survey. A tabulation indicating the minority-group distribution and the income-group distribution is included in Exhibits A and B. Where the survey yielded information regarding the eligibility of families and individuals for subsidized housing, information is shown in Exhibit C.

2. 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 by survey and/or interviews. Problems of minority groups, large families, non-elderly single individuals, or others are specifically identified and described. This information is also shown in tabular form in Exhibits A, B, C.

In a 100% survey, it was found that there could be as many as eleven families but no single individuals to be displaced by the K-V-S Neighborhood Facility Project.

There are two incidents in which a daughter or a son and his or her child are living with their parents; that is, there are two houses with two families each. These families may or may not move as one household. Another house was vacant at the time of the survey but was expected to be rented within a month.

ND 507 RELOCATION ACTIVITY REPORT (KING-VERNON-SABIN) (Cont'd.)

Of the eleven families, four are owner-occupants who wish to purchase replacement housing. Of the seven tenants, two wish to purchase and five wish to rent replacement housing. Three of the renters will require public housing.

The one elderly family (he is just recently 65 years old and is still working) are owners of a duplex and are one of the four owner-occupants. They will want to purchase another duplex, and there are no anticipated problems.

Two of the families were unemployed or "in between" jobs at the time of the survey. They will be referred to employment and career-training agencies during relocation.

3. Description of the nature and volume of competing demands for standard housing in the locality. (See Exhibits D and E.)
4. Tabular description of available and committed housing resources that may be used for relocation purposes. (See Exhibits F, G and H.)
5. 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 and public housing programs, in combination with relocation payments, will meet the housing needs of the lowest income displacees.

6. Detailed explanation of procedures to be followed in those rare cases where temporary moves can be anticipated and planned for at the application stage. (Normally an approvable relocation plan will not include temporary moves.) There are no temporary moves anticipated at this stage. 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.
7. Estimate of the anticipated number of business concerns, nonprofit organizations, and farm operations to be displaced. There is a possibility that the owner of one duplex may be able to make a business relocation claim. The owner lives on the other side of the duplex but was advertising for his first tenant at the time of the survey. There are no other businesses or nonprofit organizations in the Project.
8. Estimates of the costs of relocation payments and assistance, by type of payment, and settlement costs are found in Exhibit K.
9. Detailed explanation of how the coordination of relocation activities with other project activities and concurrent governmental activities with displacement has been, and will be carried out. The City of Portland is currently establishing 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.

10. Relocation Payment Schedules for use in making a Replacement Housing Payment for Homeowners or Tenants and Certain Others can be found in Exhibits L and M. These HUD-approved schedules are currently being revised in accordance with the HUD Relocation Handbook 1371.1, Chapter 6, Appendices 10 and 14. These revised schedules will be submitted to HUD before July 1, 1972.

Payments are now being made on a comparative basis as described in the Relocation Handbook when the approved schedule does not appear to reflect the market situation.

HOUSING REQUIREMENTS OF DISPLACED FAMILIES AND INDIVIDUALS	DISPLACEMENT PERIOD: <u>12</u> months	LOCALITY Portland, Oregon
	From <u>7/72</u> to <u>7/73</u> (month/year) (month/year)	LOCAL AGENCY Model Cities
		PROJECT NAME AND NUMBER K-V-S Neighborhood Facility Site

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
Families														
Elderly			1										1	0
Other		2	3	5									3	7
Individuals														
Elderly													0	0
Handicapped													0	0
Other													0	0

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							0	
\$ 1000 - 1999				1							1		1					1	
2000 - 2999											0							0	
3000 - 3999				1		1					2			1	1			2	
4000 - 4999					1						1			1				1	
5000 - 5999					1	1					2				2			2	
6000 - 6999				1							1						1	1	
7000 - 7999				1							1				1			1	
8000 - 9999											0							0	
10000 - 14999								1			1						1	1	
15000 - 24999											0							0	
25000 & Over											0							0	
Totals				4	2	2	0	1	0	0	9	0	1	2	4	2		9	

[form continued on next page]

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							0
\$ 1000 - 1999												0							0
2000 - 2999												0							0
3000 - 3999								1				1					1		1
4000 - 4999												0							0
5000 - 5999												0							0
6000 - 6999							1					1					1		1
7000 - 7999												0							0
8000 - 8999												0							0
10000 -14999												0							0
15000 -24999												0							0
25000 & Over												0							0
Totals							1	1				2					1	1	2

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																			
\$ 1000 - 1999																			
2000 - 2999																			
3000 - 3999																			
4000 - 4999																			
5000 - 5999																			
6000 - 6999																			
7000 - 7999																			
8000 - 9999																			
10000 -14999																			
15000 -24999																			
25000 & Over																			
Totals																			

- C. **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
\$ 1000 - 1999				1								1		1					1
2000 - 2999												0							0
3000 - 3999						1		1				2				1	1		2
4000 - 4999												0							0
5000 - 5999												0							0
6000 - 6999												0							0
7000 - 7999												0							0
8000 - 9999												0							0
10000 & Over												0							0
Totals				1		1		1				3		1		1	1		3

- C. **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.

FHA 235

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
\$ 1000 - 1999												0							0
2000 - 2999												0							0
3000 - 3999					1							1			1				1
4000 - 4999						1						1			1				1
5000 - 5999						1		1				2			1		1		2
6000 - 6999								1				1				1			1
7000 - 7999												0							0
8000 - 8999												0							0
9000 - 9999												0							0
10000 & Over												0							0
Totals					1	2		1	1			5			3	2	1		5

- C. **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.

FHA 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
Under \$1000											0							0
\$ 1000 - 1999				1							1		1					1
2000 - 2999											0							0
3000 - 3999				1		1		1			3			1	1	1		3
4000 - 4999					1						1			1				1
5000 - 5999						1					1				1			1
6000 - 6999							1				1				1			1
7000 - 7999											0							0
8000 - 9999											0							0
10000 & over											0							0
Totals				2	1	2	1	1	0	0	7	0	1	2	3	1	0	7

ESTIMATED CONCURRENT DISPLACEMENT		LOCALITY Portland, Oregon	
DISPLACEMENT PERIOD: <u>12</u> months		LOCAL AGENCY Model Cities	
From <u>7/72</u> to <u>7/73</u> (month/year) (month/year)		PROJECT NAME AND NUMBER King-Vernon-Sabin Neighborhood Facility	

D. 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 THE NEXT PAGE FOR THE BEST ESTIMATES TO DATE.													
Local Code Enforcement														
Highway Construction														
Other (identify)														
Total														

E. 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.

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

<u>TYPE OF GOVERNMENTAL ACTION</u>	<u>TOTAL</u>	<u>NUMBER OF HOUSEHOLDS & BUSINESSES TO BE DISPLACED</u>		
		<u>Non-Minority Households</u>	<u>Minority Households</u>	<u>Businesses & 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>Business</u>	<u>Displacement</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.

F. HOUSEKEEPING: INTER

Type	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom ^{1/}
------	-----------	-----------	-----------	-------------------------

1/ For larger units (4 Bedroom, 5 Bedroom, etc.), use additional pages and adjust column headings as applicable.

* Included in 2-bedroom "new"

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G. NONHOUSEKEEPING UNITS (Rental Only)																
Type	Rooming House/Hotel Etc.				Boarding House				Hq. 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																
Part 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.

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>7/72</u> to <u>7/73</u> (month/year) (month/year)		LOCAL AGENCY Model Cities	
				PROJECT NAME AND NUMBER K-V-S Neighborhood Facility	

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/}	
Wm. L. Cooley, The Bluffs Phase 2, 12601 SE River Rd., Milwaukie		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	Feas. letter 10-1-71	- -	- -	Low-Income Rentals							
				Sales							
				Moderate-Income Rentals		16	17	21	8		
				Sales							
Dale DeMarpport, 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., 72nd & Cooper, SE		4/15/71	2/2/72 est.	Low-Income Rentals							
				Sales							
				Moderate-Income Rentals		8	16	8			
				Sales							

Use additional sheets as necessary.
^{1/} In this column, enter number of units containing 5 or more bedrooms.

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>7/72</u> to <u>7/73</u> (month/year) (month/year)	LOCAL AGENCY Model Cities		PROJECT NAME AND NUMBER K-V-S Neighborhood Facility							
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/}		
* Section 235(i) Interest Subsidy Mortgage. In Port- land area. 1,150 total	Avail- able for the Port- land area.	Built on indi- vidual 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 moder- ate-income families. 600 total	"	Financed on indi- vidual basis	"	Low-Income Rentals								
				Sales			30	50	30			
				Moderate-Income Rentals								
				Sales			40	200	125	25		
* 312 Housing Rehab Loan 135 total	"	Re- habbed on indi- vidual basis	"	Low-Income Rentals								
				Sales								
				Moderate-Income Rentals								
				Sales			25	50	50	10		
* 115 Housing Rehab Grant 242 total	"	Re- habbed on indi- vidual basis	"	Low-Income Rentals								
				Sales			42	100	75	25		
				Moderate-Income Rentals								
				Sales								
				Low-Income Rentals								
				Sales								
				Moderate-Income Rentals								
				Sales								

Use additional sheets as necessary.
1/ In this column, enter number of units containing 5 or more bedrooms.

* 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 and 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 <u>Portland, Oregon</u>							
		From <u>7/72</u> to <u>7/73</u> (month/year) (month/year)		LOCAL AGENCY <u>Model Cities</u>							
				PROJECT NAME AND NUMBER <u>K-V-S</u> <u>Neighborhood Facility</u>							
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/}	
David Mazzocco, Holgate Plaza, SE 104th & Boise	--	10-28- 71	10-28- 72 est.	Low-Income Rentals	8	43					
				Sales							
				Moderate-Income Rentals							
				Sales							
Don Juhr, et al Washington Plaza, (Rehab), 1129 SW Washington	Feas. letter 7-19- 71	--	--	Low-Income Rentals	57	13					
				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 NE Glisan	Firm Commit- ment 9-23- 71	11-15- 71 est.	--	Low-Income Rentals		35					
				Sales							
				Moderate-Income Rentals							
				Sales							

Use additional sheets as necessary.
1/ In this column, enter number of units containing 5 or more bedrooms.

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>7/72</u> to <u>7/73</u> (month/year) (month/year)	LOCAL AGENCY Model Cities		PROJECT NAME AND NUMBER K-V-S Neighborhood Facility

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/}	
Glen Gordan, et al Maple Terrace, 1600 SE Walnut, Hillsboro	--	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 Street SW, Aloha	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							

Use additional sheets as necessary.
^{1/} In this column, enter number of units containing 5 or more bedrooms.

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>7/72</u> to <u>7/73</u> (month/year) (month/year)		LOCAL AGENCY Model Cities								
				PROJECT NAME AND NUMBER K-V-S Neighborhood Facility								
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/}		
HAP Turnkey County	Program Reserva- tion	--	--	<u>Low-Income Rentals</u>			60	40				
				<u>Sales</u>								
				<u>Moderate-Income Rentals</u>								
				<u>Sales</u>								
HAP Turnkey	Appli- cation in	July, 1971 est.		<u>Low-Income Rentals</u>	500	T	O	T	A	L		
				<u>Sales</u>								
				<u>Moderate-Income Rentals</u>								
				<u>Sales</u>								
HAP Leasing	Appli- cation in	July 1971 est.		<u>Low-Income Rentals</u>	1,500	T	O	T	A	L		
				<u>Sales</u>								
				<u>Moderate-Income Rentals</u>								
				<u>Sales</u>								
David Mazzocco, Albina Plaza N. Albina & Shaver		7-1-71	4-1-72 est.	<u>Low-Income Rentals</u>	4	4						
				<u>Sales</u>								
				<u>Moderate-Income Rentals</u>								
				<u>Sales</u>								
				<u>Low-Income Rentals</u>								
				<u>Sales</u>								
				<u>Moderate-Income Rentals</u>								
				<u>Sales</u>								

Use additional sheets as necessary.
^{1/} In this column, enter number of units containing 5 or more bedrooms.

ESTIMATE OF NONRESIDENTIAL DISPLACEMENT (BUSINESS CONCERNS, NONPROFIT ORGANIZATIONS, AND FARM OPERATIONS)				DISPLACEMENT PERIOD: <u>12</u> months				LOCALITY Portland, Oregon			
				From <u>7/72</u> to <u>7/73</u> (month/year) (month/year)				LOCAL AGENCY Portland Development Commission			
								PROJECT NAME AND NUMBER K-V-S Neighborhood Facility			

Number to be displaced, by minority-group category 1/	Retail, whole-sale		Manufacturing		Service		Nonprofit Organiz.		Farms		Other		Total		Total
	O2/	T2/	O	T	O	T	O	T	O	T	O	T	O	T	
White (nonminority)															
Negro/Black	1														1
American Indian															
Spanish American															
Oriental															
Other															
TOTAL	1														1
Number to be displaced by concurrent public activities in locality during displacement period	61*														61

1/ Attach statement describing basis for determining minority-group category of the concern, nonprofit organization, or farm, including, where applicable, description of relocation problems that will be addressed with respect to concerns (and others) that employ significant numbers of minority-group persons.

2/ Owner

3/ Tenant

* Information not available as to type of business being displaced. This figure includes all of the businesses to be displaced by the Emanuel Project as reported in Exhibit D., and half of those to be displaced by the Highway, as the 65 represents two years of activity.

[illegible]

ESTIMATE OF RELOCATION COSTS AND SETTLEMENT COSTS	ALLOCATION PERIOD: <u>12</u> months		LOCALITY Portland, Oregon			
	From <u>7/72</u> to <u>7/73</u> <small>(month/year) (month/year)</small>		LOCAL AGENCY Model Cities			
			PROJECT NAME AND NUMBER K-V-S Neighborhood			
			Facility Site			
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	\$ -
2. Fixed Payment and Dislocation Allowance	11	4610	0	-	11	4610
3. Total	11	4610	0	-	11	4610
<u>Replacement Housing Payments</u>						
<u>Homeowners</u>						
4. Differential Payment	4	52000	0	-	4	52000
5. Interest Payment	0	-	0	-	0	-
6. Incidental Expense Payment	2	200	0	-	2	200
7. Total	6	52200	0	-	6	52200
<u>Tenants and Certain Others</u>						
8. Rental Assistance	5	19000	0	-	5	19000
9. Downpayment Assistance	2	4000	0	-	2	4000
10. Total	7	23000	0	-	7	23000
11. Total (Sum of Lines 3, 7, and 10)	24	79810	0	-	24	79810
B. PAYMENTS TO BUSINESS CONCERNS, NONPROFIT ORGANIZATIONS, AND FARMS						
Type of Payment	Businesses		Nonprofit Orgs.		Farms	
	No.	Amount	No.	Amount	No.	Amount
<u>Moving Expenses</u>						
1. Actual Moving Expenses		\$		\$		\$
2. Actual Loss of Property						
3. Searching Expenses						
4. Total						
5. Payments in Lieu of Moving and Related Expenses	1	2,500				
6. Total (Sum of Lines 4 and 5)	1	2,500				
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)						\$82,310*
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.						\$ *
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.)						\$ *

* Budgeted from Neighborhood Facility Grant

ESTIMATE OF RELOCATION COSTS AND SETTLEMENT COSTS	ALLOCATION PERIOD: <u>12</u> months From <u>7/72</u> to <u>7/73</u> (month/year) (month/year)	LOCALITY Portland, Oregon LOCAL AGENCY Portland Development Commission PROJECT NAME AND NUMBER King-Vernon-Sabin NDP ORE. A-5-3
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K. 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		\$		\$		\$
2. Fixed Payment and Dislocation Allowance	16	8000	2	1000	18	9000
3. Total	16	8000	2	1000	18	9000
<u>Replacement Housing Payments</u>						
<u>Homeowners</u>						
4. Differential Payment	6	65400	1	11000	7	76400
5. Interest Payment						
6. Incidental Expense Payment	6	600			6	600
7. Total	12	66000	1	11000	13	77000
<u>Tenants and Certain Others</u>						
8. Rental Assistance	6	18000	1	3000	7	21000
9. Downpayment Assistance	4	12000			4	12000
10. Total	10	30000	1	3000	11	33000
11. Total (Sum of Lines 3, 7, and 10)	38	104000	4	15000	42	119000

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		\$		\$		\$		\$
2. Actual Loss of Property								
3. Searching Expenses								
4. Total								
5. Payments in Lieu of Moving and Related Expenses	1	5,000						
6. Total (Sum of Lines 4 and 5)	1	5,000						

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) \$ 124,000

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. \$ _____

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.) \$ 1,495

<p>U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT</p> <p>SCHEDULE OF AVERAGE ANNUAL GROSS RENTALS FOR STANDARD HOUSING IN LOCALITY</p>	<p>LOCALITY PORTLAND, OREGON</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 60%;">AGENCY(IES)</th> <th style="width: 40%;">PROJECT NUMBER(S)</th> </tr> <tr> <td>SOUTH AUDITORIUM PROJECT</td> <td>ORE. R-1</td> </tr> <tr> <td>ALBINA NBRHD IMP. PROJECT</td> <td>ORE. R-8</td> </tr> <tr> <td>PORTLAND STATE COLLEGE</td> <td>ORE. R-16</td> </tr> <tr> <td>EMANUEL HOSP. PROJECT</td> <td>ORE. R-20</td> </tr> <tr> <td>NBRHD. DEV. PROJECTS</td> <td>ORE. A-5-1 & 2</td> </tr> </table>	AGENCY(IES)	PROJECT NUMBER(S)	SOUTH AUDITORIUM PROJECT	ORE. R-1	ALBINA NBRHD IMP. PROJECT	ORE. R-8	PORTLAND STATE COLLEGE	ORE. R-16	EMANUEL HOSP. PROJECT	ORE. R-20	NBRHD. DEV. PROJECTS	ORE. A-5-1 & 2
AGENCY(IES)	PROJECT NUMBER(S)												
SOUTH AUDITORIUM PROJECT	ORE. R-1												
ALBINA NBRHD IMP. PROJECT	ORE. R-8												
PORTLAND STATE COLLEGE	ORE. R-16												
EMANUEL HOSP. PROJECT	ORE. R-20												
NBRHD. DEV. PROJECTS	ORE. A-5-1 & 2												

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. In localities where a HUD-approved schedule is being used and an agency proposes to adopt that schedule, only Blocks A and D need be completed.

A. TYPE OF SUBMISSION AND APPLICABILITY OF SCHEDULE

- ☐ This is the original schedule proposed to apply to all HUD-assisted projects, as identified above.
- ☒ This is an amended schedule (amending the one approved by HUD on Feb. 16, 1966) for the purpose of:
- ☒ Revising the amounts of the average annual gross rentals.
- ☒ Adding additional project(s) to those covered by the previous schedule. Such new project(s) is (are)
EMANUEL HOSP. PROJECT & NBRHD. DEV. PROJECTS
- ☐ This is an adoption of a schedule previously approved by HUD.

B. REQUEST

Approval is requested of the following schedule of average gross rentals, including utilities, for a decent, safe, and sanitary dwelling of modest standards in the locality. The schedule will be used in determining the amount of the Additional Relocation Payment to be made to families and elderly or handicapped individuals who are eligible for the payment, in accordance with HUD regulations.

SCHEDULE

	0 BEDROOMS (Housekeeping Unit)	1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4 BEDROOMS	5 OR MORE BEDROOMS
Yr. \$	748.80	1,173.00	1,540.20	1,952.40	1,975.63	1,980.00
Mo. \$	62.40	97.75	128.35	162.70	164.64	165.00

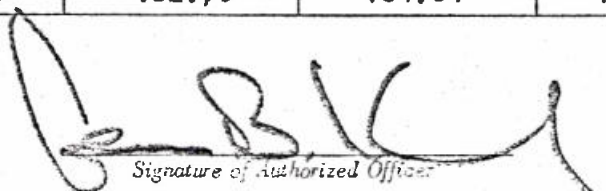
C. SUBMITTED BY:

PORTLAND DEVELOPMENT COMMISSION

Displacing Agency

April 20, 1970

Date



Signature of Authorized Officer

Executive Director

Title

D. ADOPTION OF SCHEDULE PREVIOUSLY APPROVED BY HUD

The _____ agrees to adopt the schedule in Block B. above.
Displacing Agency

Signature of Authorized Officer

Date

Title

**ND 507 - K-V-S
EXHIBIT L.**

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

LOCALITY

SCHEDULE OF AVERAGE SALES PRICES FOR
STANDARD HOUSING IN LOCALITYAGENCY(IES)
Port. Development
Commission
City of Portland, HAPPROJECT NUMBER(S)
R-8, R-16, R-20, R-21,
A-5-1, A-5-2, OSA 48

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. In localities where a HUD-approved schedule is being used and an agency proposes to adopt that schedule, only Blocks A and D need be completed.

A. TYPE OF SUBMISSION AND APPLICABILITY OF SCHEDULE

- ☐ This is the original schedule proposed to apply to all HUD-assisted projects, as identified above.
- ☒ This is an amended schedule (amending the one approved by HUD on July 15, 1970)
for the purpose of:
- ☒ Revising the amounts of the average sales prices.
- ☐ Adding additional project(s) to those covered by the previous schedule. Such new project(s) is (are)

- ☐ This is an adoption of a schedule previously approved by HUD.


B. Approval is requested of the following schedule of average sales prices for standard housing in the locality. The schedule will be used in determining the amount of the Replacement Housing Payment to be made to families and individuals who are eligible for the payment, in accordance with HUD regulations.

SCHEDULE

1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4 BEDROOMS	5 OR MORE BEDROOMS
\$	\$ 14,639	\$ 17,887	\$ 21,940	\$ 25,205

C. SUBMITTED BY:

PORTLAND DEVELOPMENT COMMISSION
Displacing Agency


Signature of Authorized Officer

May 14, 1971
Date

Executive Director
Title

D. ADOPTION OF SCHEDULE PREVIOUSLY APPROVED BY HUD

The _____ agrees to adopt the schedule in Block B above.
Displacing Agency

Date

Signature of Authorized Officer

Title

ND 507 - K-V-S
EXHIBIT M.

ND 507 RELOCATION ACTIVITY REPORT (WOODLAWN)

GENERAL PROJECT RELOCATION PLAN
FOR THE WOODLAWN NEIGHBORHOOD DEVELOPMENT PROJECT

Displacement in the Woodlawn NDP area will only occur through the spot clearance and other clearance activity where existing conditions do not permit rehabilitation of the structure, and it is determined to acquire and demolish the dwelling to remove the substandard conditions. It is projected that 10 parcels will be identified for clearance during the Action Year.

It is, therefore, not possible to determine the makeup of those to be displaced until such time as each parcel is identified or acquired. However, from the ratio of tenants to homeowners, and of individuals to families in the Second Action Year scattered-site acquisition, we have estimated the relocation costs per Exhibit K.

It is anticipated that many of the homeowners will have moderate incomes and will be able to purchase adequate replacement housing with relocation payments. As was the case in the Second Action Year, up to 40% of the homeowners may be eligible for an FHA 235 loan.

Most of the tenants are expected to rent replacement housing rather than purchase. As many as 75% of the tenant population may be eligible for subsidized housing, either purchased or rental housing. It is expected that the resources available in the community can handle these needs per Exhibit F.

The character of the displacement is not expected to vary significantly from the previous Action Year. Approximately 10% may be unemployed, 10% may be elderly, and 50% of the displacees may be from minority groups. The Relocation Staff is prepared to offer needed assistance to all of the above groups, to enable their relocation to be accomplished smoothly and with the least amount of hardship to the client.

ND 507 RELOCATION ACTIVITY REPORT (WOODLAWN), Cont'd

It is expected that most of the displacees will choose to relocate within a one and one-half mile radius of the NDP area. As many as 20% may relocate to the suburbs, and one or two may move out of the urban Portland area.

While it is not anticipated that any businesses will be displaced, an absentee landlord may qualify for actual moving expenses or an in-lieu payment under HUD regulations. Interviews will be conducted as the situation arises to determine eligibility.

HOUSING RESOURCES TO BE AVAILABLE PRIOR TO
DISPLACEMENT OF FAMILIES AND INDIVIDUALS

DISPLACEMENT PERIOD: _____ months

From _____ to _____
(month/year) (month/year)

LOCAL AGENCY

PROJECT NAME AND NUMBER

F. HOUSEKEEPING UNITS

Type	0 Bedroom				1 Bedroom				2 Bedroom				3 Bedroom 1/				4 Bedroom				5 Bedroom			
	Number Needed	Available			Number Needed	Available			Number Needed	Available			Number Needed	Available			Number Needed	Available			Number Needed	Available		
		Total	Existing	New		Total	Existing	New		Total	Existing	New		Total	Existing	New		Total	Existing	New		Total	Existing	New
LOW-INCOME																								
Rental																								
Public Housing HUD-assisted		10	10	0		0	0	0		117	57	60		63	23	40		16	16	0		1	1	0
Other-assisted	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0
Rent Supplement HUD-assisted		135	37	98		312	75	237		281	12	269		153	51	148		8	0	8		0	0	0
Local-assisted		0	0	0		0	0	0		0	0	0		0	0	0		0	0	0		0	0	
Private Rental Nonassisted	N/A	-	-	-		97+	97	*		333	78	255		1326	68	1258		471	30	441	(for 4 or more bdrms)			
Sales																								
HUD-assisted	0	0	0	0	Need:	One-half of FHA 235 & 22-d-2 mortgages for 1972: 875 total																		
Other-assisted	0	0	0	0																				
Nonassisted	0	0	0	0		8+	8	*		294	40	254		1300	42	1258		469	29	440			6	
MODERATE-INCOME																								
Rental																								
HUD-assisted																								
Other-assisted		0	0	0		0	0	0		0	0	0		0	0	0		0	0	0		0	0	
Nonassisted	N/A	-	-	-		928+	928	*		1109	869	240		1410	246	1166		504	60	444	(for 4 or more bdrms)			
Sales																								
HUD-assisted	0	0	0	0	Need:	One-half of FHA 235 & 221-d-2 mortgages for 1972: 875 total																		
Nonassisted	0	0	0	0		82+	82	*		434	193	241		1387	222	1165		488	44	444			14	
ADJLV. MODERATE-INCOME																								
Rental (nonassisted)	N/A	-	-	-		1502+	1502	*		2872	2748	124		1322	719	603		573	113	460	(for 4 or more bdrms)			
Sales (nonassisted)						27+	27	*		299	175	124		1131	529	602		677	218	459			72	

1/ For larger units (4 Bedroom, 5 Bedroom, etc.), use additional pages and adjust column headings as applicable.

[form continued on next page]

* Included in 2-bedroom "new"

ESTIMATE OF RELOCATION COSTS AND SETTLEMENT COSTS	ALLOCATION PERIOD: <u>12</u> months From <u>7/72</u> to <u>7/73</u> (month/year) (month/year)	LOCALITY Portland, Oregon LOCAL AGENCY Portland Development Commission PROJECT NAME AND NUMBER Woodlawn NDP ORE, A-5-1
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K. 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		\$		\$		\$
2. Fixed Payment and Dislocation Allowance	13	6500	2	1000	15	7500
3. Total	13	6500	2	1000	15	7500
<u>Replacement Housing Payments</u>						
<u>Homeowners</u>						
4. Differential Payment	6	65400	1	11000	7	76400
5. Interest Payment						
6. Incidental Expense Payment	6	600			6	600
7. Total	12	66000	1	11000	13	77000
<u>Tenants and Certain Others</u>						
8. Rental Assistance	4	12000	1	3000	5	15000
9. Downpayment Assistance	3	9000			3	9000
10. Total	7	21000	1	3000	8	24000
11. Total (Sum of Lines 3, 7, and 10)	32	93500	4	15000	36	108500

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		\$		\$		\$		\$
2. Actual Loss of Property								
3. Searching Expenses								
4. Total								
5. Payments in Lieu of Moving and Related Expenses	2	10,000						
6. Total (Sum of Lines 4 and 5)	2	10,000						

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) \$ 118,500

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. \$ _____

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.) \$ 1,150

ND 507 RELOCATION ACTIVITY REPORT (IRVINGTON)

GENERAL PROJECT RELOCATION PLAN
FOR THE IRVINGTON NEIGHBORHOOD DEVELOPMENT PROJECT

Displacement in the Irvington NDP area will only occur through the spot clearance and other clearance activity where existing conditions do not permit rehabilitation of the structure, and it is determined to acquire and demolish the dwelling to remove the substandard conditions. It is projected that 5 parcels will be identified for clearance during the Action Year.

It is, therefore, not possible to determine the makeup of those to be displaced until such time as each parcel is identified or acquired. However, from the ratio of tenants to homeowners, and of individuals to families in the Second Action Year acquisition, we have estimated the relocation costs per Exhibit K.

It is anticipated that many of the homeowners will have moderate incomes and will be able to purchase adequate replacement housing with relocation payments. As was the case in the Second Action Year, up to 40% of the homeowners may be eligible for an FHA 235 loan.

Most of the tenants are expected to rent replacement housing rather than purchase. As many as 75% of the tenant population may be eligible for subsidized housing, either purchased or rental housing. It is expected that the resources available in the community can handle these needs per Exhibit F.

The character of the displacement is not expected to vary significantly from the previous Action Year. Approximately 10% may be unemployed, 10% may be elderly, and 50% of the displacees may be from minority groups. The Relocation Staff is prepared to offer needed assistance to all of the above groups, to enable their relocation to be accomplished smoothly and with the least amount of hardship to the client.

ND 507 RELOCATION ACTIVITY REPORT (IRVINGTON), Cont'd

It is expected that most of the displacees will choose to relocate within a one and one-half mile radius of the NDP area. As many as 20% may relocate to the suburbs, and one or two may move out of the urban Portland area.

While it is not anticipated that any businesses will be displaced, an absentee landlord may qualify for actual moving expenses or an in-lieu payment under HUD regulations. Interviews will be conducted as the situation arises to determine eligibility.

HOUSING RESOURCES TO BE AVAILABLE PRIOR TO
DISPLACEMENT OF FAMILIES AND INDIVIDUALS

DISPLACEMENT PERIOD: _____ months

From _____ to _____
(month/year) (month/year)

LOCAL AGENCY

PROJECT NAME AND NUMBER

F. HOUSEKEEPING UNITS

Type	0 Bedroom				1 Bedroom				2 Bedroom				3 Bedroom 1/				4 Bedroom				5 Bedroom			
	Number Needed	Available			Number Needed	Available			Number Needed	Available			Number Needed	Available			Number Needed	Available			Number Needed	Available		
		Total	Existing	New		Total	Existing	New		Total	Existing	New		Total	Existing	New		Total	Existing	New		Total	Existing	New
LOW-INCOME																								
Rental																								
Public Housing HUD-assisted		10	10	0		8	8	0		117	57	60		63	23	40		16	16	0		1	1	0
Other-assisted	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0
Rent Supplement HUD-assisted		135	37	98		312	75	237		281	12	269		153	51	148		8	0	8		0	0	0
Local-assisted		0	0	0		0	0	0		0	0	0		0	0	0		0	0	0		0	0	0
Private Rental Nonassisted	N/A	-	-	-		97+	97	*		333	78	255		1326	68	1258		471	30	441	(for 4 or more bdrms)			
Sales																								
HUD-assisted	0	0	0	0	Need:	One-half of FHA 235 & 22-d-2 mortgages for 1972: 875 total																		
Other-assisted	0	0	0	0																				
Nonassisted	0	0	0	0		8+	8	*		294	40	254		1300	42	1258		469	29	440		6		
MODERATE-INCOME																								
Rental																								
HUD-assisted																								
Other-assisted		0	0	0		0	0	0		0	0	0		0	0	0		0	0	0		0	0	0
Nonassisted	N/A	-	-	-		928+	928	*		1109	869	240		1410	246	1166		504	60	444	(for 4 or more bdrms)			
Sales																								
HUD-assisted	0	0	0	0	Need:	One-half of FHA 235 & 221-d-2 mortgages for 1972: 875 total																		
Nonassisted	0	0	0	0		82+	82	*		434	193	241		1387	222	1165		488	44	444		14		
ACTIVE MODERATE-INCOME																								
Rental (nonassisted)	N/A	-	-	-		1502+	1502	*		2872	2748	124		1322	719	603		573	113	460	(for 4 or more bdrms)			
Sales (nonassisted)						27+	27	*		299	175	124		1131	529	602		677	218	459		72		

1/ For larger units (4 Bedroom, 5 Bedroom, etc.), use additional pages and adjust column headings as applicable.

[form continued on next page]

* Included in 2-bedroom "new"

ESTIMATE OF RELOCATION COSTS AND SETTLEMENT COSTS	ALLOCATION PERIOD: <u>12</u> months From <u>7/72</u> to <u>7/73</u> (month/year) (month/year)	LOCALITY Portland, Oregon LOCAL AGENCY Portland Development Commission PROJECT NAME AND NUMBER Irvington NDP ORE. A-5-2
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K. 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		\$		\$		\$
2. Fixed Payment and Dislocation Allowance	9	4500	1	500	10	5,000
3. Total	9	4500	1	500	10	5,000
<u>Replacement Housing Payments</u>						
<u>Homeowners</u>						
4. Differential Payment	3	32700	0		3	32,700
5. Interest Payment						
6. Incidental Expense Payment	3	300			3	300
7. Total	6	33000			6	33,000
<u>Tenants and Certain Others</u>						
8. Rental Assistance	3	9000	1	3000	4	12,000
9. Downpayment Assistance	3	9000			3	9,000
10. Total	6	18000	1	3000	7	21,000
11. Total (Sum of Lines 3, 7, and 10)	21	55500	2	3500	23	59,000

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		\$		\$		\$		\$
2. Actual Loss of Property								
3. Searching Expenses								
4. Total								
5. Payments in Lieu of Moving and Related Expenses								
6. Total (Sum of Lines 4 and 5)	0							

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) **\$ 59,000.00**

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. \$ _____

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.) **\$ 575.00**

ND 507 RELOCATION ACTIVITY REPORT - King-Vernon-Sabin

GENERAL PROJECT RELOCATION PLAN
FOR THE KING-VERNON-SABIN NEIGHBORHOOD DEVELOPMENT PROJECT

May 1, 1972

Displacement in the King-Vernon-Sabin NDP area will only occur through the spot clearance and other clearance activity where existing conditions do not permit rehabilitation of the structure, and it is determined to acquire and demolish the dwelling to remove the substandard conditions. It is projected that 13 parcels will be identified for clearance during the Action Year.

It is, therefore, not possible to determine the makeup of those to be displaced until such time as each parcel is identified or acquired. However, from the ratio of tenants to homeowners, and of individuals to families in the Second Action Year NDP scattered-site acquisition, we have estimated the relocation costs per Exhibit K.

It is anticipated that many of the homeowners will be able to purchase adequate replacement housing with relocation payments. As was the case in the Second Action Year, up to 40% of the homeowners may be eligible for an FHA 235 loan.

Most of the tenants are expected to rent replacement housing rather than purchase. As many as 75% of the tenant population may be eligible for subsidized housing, either purchased or rental housing. It is expected that the resources available in the community can handle these needs per Exhibit F.

The character of the displacement is not expected to vary significantly from the previous NDP Action Year. Approximately 10% may be unemployed, 10% may be elderly, and 50% of the displacees may be from minority groups. The

ND 507 RELOCATION ACTIVITY REPORT - King-Vernon-Sabin, Cont'd

Relocation Staff is prepared to offer needed assistance to all of the above groups, to enable their relocation to be accomplished smoothly and with the least amount of hardship to the client.

It is expected that most of the displacees will choose to relocate within a one and one-half mile radius of the NDP area. As many as 20% may relocate to the suburbs, and one or two may move out of the urban Portland area.

While it is not anticipated that any businesses will be displaced, an absentee landlord may qualify for actual moving expenses or an in-lieu payment under HUD regulations. Interviews will be conducted as the situation arises to determine eligibility.

HOUSING RESOURCES TO BE AVAILABLE PRIOR TO
DISPLACEMENT OF FAMILIES AND INDIVIDUALS

DISPLACEMENT PERIOD: _____ months

From _____ to _____
(month/year) (month/year)

LOCAL AGENCY

PROJECT NAME AND NUMBER

F. HOUSEKEEPING UNITS

Type	0 Bedroom				1 Bedroom				2 Bedroom				3 Bedroom 1/				4 Bedroom				5 Bedroom			
	Number Needed	Available			Number Needed	Available			Number Needed	Available			Number Needed	Available			Number Needed	Available			Number Needed	Available		
		Total	Existing	New		Total	Existing	New		Total	Existing	New		Total	Existing	New		Total	Existing	New		Total	Existing	New
LOW-INCOME																								
Rental																								
Public Housing HUD-assisted		10	10	0		8	8	0		117	57	60		63	23	40		16	16	0		1	1	0
Other-assisted	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0
Rent Supplement D-assisted		135	37	98		312	75	237		281	12	269		153	51	148		8	0	8		0	0	0
Local-assisted		0	0	0		0	0	0		0	0	0		0	0	0		0	0	0		0	0	0
Private Rental Nonassisted	N/A	-	-	-		97+	97	*		333	78	255		1326	681	258		471	30	441	(for 4 or more bdrms)			
Sales																								
HUD-assisted	0	0	0	0	Need:	One-half of FHA 235 & 22-d-2 mortgages for 1972: 875 total																		
Other-assisted	0	0	0	0																				
Nonassisted	0	0	0	0		8+	8	*		294	40	254		1300	42	1258		469	29	440			6	
MID-LEVEL INCOME																								
Rental																								
HUD-assisted																								
Other-assisted		0	0	0		0	0	0		0	0	0		0	0	0		0	0	0		0	0	0
Nonassisted	N/A	-	-	-		928+	928	*		1109	869	240		1410	246	1166		504	60	444	(for 4 or more bdrms)			
Sales																								
HUD-assisted	0	0	0	0	Need:	One-half of FHA 235 & 221-d-2 mortgages for 1972: 875 total																		
assisted	0	0	0	0		82+	82	*		434	193	241		1387	222	1165		488	44	444			14	
HIGH-MID-LEVEL INCOME																								
Rental (nonassisted)	N/A	-	-	-		1502+	1502	*		2872	2748	124		1322	719	603		573	113	460	(for 4 or more bdrms)			
Sales (nonassisted)						27+	27	*		299	175	124		1131	529	602		677	218	459			72	

/ For larger units (4 Bedroom, 5 Bedroom, etc.), use additional pages and adjust column headings as applicable.

[form continued on next page]

* Included in 2-bedroom "new"

ESTIMATE OF RELOCATION COSTS AND SETTLEMENT COSTS	ALLOCATION PERIOD: <u>12</u> months From <u>7/72</u> to <u>7/73</u> (month/year) (month/year)	LOCALITY Portland, Oregon LOCAL AGENCY Portland Development Commission PROJECT NAME AND NUMBER King-Vernon-Sabin NDP ORE. A-5-3
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K. 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		\$		\$		\$
2. Fixed Payment and Dislocation Allowance	16	8000	2	1000	18	9000
3. Total	16	8000	2	1000	18	9000
<u>Replacement Housing Payments</u>						
<u>Homeowners</u>						
4. Differential Payment	6	65400	1	11000	7	76400
5. Interest Payment						
6. Incidental Expense Payment	6	600			6	600
7. Total	12	66000	1	11000	13	77000
<u>Tenants and Certain Others</u>						
8. Rental Assistance	6	18000	1	3000	7	21000
9. Downpayment Assistance	4	12000			4	12000
10. Total	10	30000	1	3000	11	33000
11. Total (Sum of Lines 3, 7, and 10)	38	104000	4	15000	42	119000

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		\$		\$		\$		\$
2. Actual Loss of Property								
3. Searching Expenses								
4. Total								
5. Payments in Lieu of Moving and Related Expenses	1	5,000						
6. Total (Sum of Lines 4 and 5)	1	5,000						

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) \$ 124,000

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. \$ _____

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.) \$ 1,495

ND 507 RELOCATION ACTIVITY REPORT (Boise-Humboldt)

GENERAL PROJECT RELOCATION PLAN
FOR THE BOISE-HUMBOLDT NEIGHBORHOOD DEVELOPMENT PROJECT

May 1, 1972

Displacement in the Boise-Humboldt NDP area will occur through spot clearance for housing redevelopment where existing conditions do not permit rehabilitation of the structure, and any other clearance activity authorized under the Urban Renewal Plan. It is projected that 25 parcels will be identified for clearance during the Action Year.

It is, therefore, not possible to determine the makeup of those to be displaced until such time as each parcel is acquired. However, from the ratio of tenants to homeowners, and of individuals to families in previous LPA scattered-site acquisition, we have estimated the relocation costs per Exhibit K.

It is anticipated that many of the homeowners in the clearance sites will have low incomes, but will be able to purchase adequate replacement housing with replacement housing payments. As was the case in previous NDP displacement, up to 40% of the homeowners may be eligible for an FHA 235 loan.

Most of the tenants are expected to rent replacement housing rather than purchase. As many as 75% of the tenant population may be eligible for subsidized housing, either purchased or rental housing. It is expected that the resources available in the community can handle these needs per Exhibit F.

The character of the displacement is not expected to vary significantly from previous NDP activity. Past experience indicates that approximately 10% may be unemployed, 10% may be elderly, and 50% of the displacees may be from

ND 507 RELOCATION ACTIVITY REPORT (Boise-Humboldt) Cont'd

minority groups. The Relocation Staff is prepared to offer needed assistance to all of the above groups, to enable their relocation to be accomplished smoothly and with the least amount of hardship to the client.

Displacees may relocate to any area of their choice, in or out of the City. Past experience by the LPA has shown that most of the displacees chose to relocate within a one and one-half mile radius of the NDP area. LPA experience also indicates that as many as 20% may relocate to the suburbs, and one or two may move out of the urban Portland area.

While it is not anticipated that any businesses will be displaced, an absentee landlord may qualify for actual moving expenses or an in-lieu payment under HUD regulations. Interviews will be conducted as the situation arises to determine eligibility.

HOUSING RESOURCES TO BE AVAILABLE PRIOR TO
DISPLACEMENT OF FAMILIES AND INDIVIDUALS

DISPLACEMENT PERIOD: _____ months

From _____ to _____
(month/year) (month/year)

LOCAL AGENCY

PROJECT NAME AND NUMBER

F. HOUSING UNITS

Type	0 Bedroom				1 Bedroom				2 Bedroom				3 Bedroom 1/				4 Bedroom				5 Bedroom			
	Number Needed	Available			Number Needed	Available			Number Needed	Available			Number Needed	Available			Number Needed	Available			Number Needed	Available		
		Total	Existing	New		Total	Existing	New		Total	Existing	New		Total	Existing	New		Total	Existing	New		Total	Existing	New
LOW-INCOME																								
Rental																								
Public Housing		10	10	0		8	8	0		117	57	60		63	23	40		16	16	0		1	1	0
HUD-assisted																								
Other-assisted	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0
Wash. Supplement																								
HUD-assisted		135	37	98		312	75	237		281	12	269		153	51	148		8	0	8		0	0	0
Local-assisted		0	0	0		0	0	0		0	0	0		0	0	0		0	0	0		0	0	0
Private Rental																								
HUD-assisted	N/A	-	-	-		97+	97	*		333	78	255		1326	68	1258		471	30	441	(for 4 or more bdrms)			
Sales																								
HUD-assisted	0	0	0	0	Need:	One-half of FHA 235 & 22-d-2 mortgages for 1972: 875 total																		
Other-assisted	0	0	0	0																				
Nonassisted	0	0	0	0		8+	8	*		294	40	254		1300	42	1258		469	29	440			6	
MIDDLE-INCOME																								
Rental																								
HUD-assisted																								
Other-assisted		0	0	0		0	0	0		0	0	0		0	0	0		0	0	0		0	0	0
Nonassisted	N/A	-	-	-		928+	928	*		1109	869	240		1410	246	1166		504	60	444	(for 4 or more bdrms)			
Sales																								
HUD-assisted	0	0	0	0	Need:	One-half of FHA 235 & 221-d-2 mortgages for 1972: 875 total																		
Nonassisted	0	0	0	0		82+	82	*		434	193	241		1387	222	1165		488	44	444			14	
HIGHER-LEVEL-INCOME																								
Rental (nonassisted)	N/A	-	-	-		1502+	1502	*		2872	2748	124		1322	719	603		573	113	460	(for 4 or more bdrms)			
Sales (nonassisted)						27+	27	*		299	175	124		1131	529	602		677	218	459			72	

1/ For larger units (4 Bedroom, 5 Bedroom, etc.), use additional pages and adjust column headings as applicable.

[form continued on next page]

* Included in 2-bedroom "new"

ESTIMATE OF RELOCATION COSTS AND SETTLEMENT COSTS	ALLOCATION PERIOD: <u>12</u> months	LOCALITY Portland, Oregon
	From <u>7/72</u> to <u>7/73</u>	LOCAL AGENCY Portland
	(month/year) (month/year)	DEVELOPMENT COMMISSION Development Commission
		PROJECT NAME AND NUMBER Boise-Humboldt NDP ORE. A-5-4

K. 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		\$		\$		\$
2. Fixed Payment and Dislocation Allowance	25	12500	7	3500	32	16000
3. Total	25	12500	7	3500	32	16000
<u>Replacement Housing Payments</u>						
<u>Homeowners</u>						
4. Differential Payment	10	109000	2	22000	12	131000
5. Interest Payment						
6. Incidental Expense Payment	10	1000			10	1000
7. Total	20	110000	2	22000	22	132000
<u>Tenants and Certain Others</u>						
8. Rental Assistance	9	27000	4	12000	13	39000
9. Downpayment Assistance	6	18000	1	3000	7	21000
10. Total	15	45000	5	15000	20	60000
11. Total (Sum of Lines 3, 7, and 10)	60	167500	14	40500	74	208000

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		\$		\$		\$		\$
2. Actual Loss of Property								
3. Searching Expenses								
4. Total								
5. Payments in Lieu of Moving and Related Expenses	1	5,000						
6. Total (Sum of Lines 4 and 5)	1	5,000						

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)

\$ **213,000**

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.

\$ _____

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.)

\$ **2,875**