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, <u>Grievance Procedures</u>, 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.

AMENDMENT TO RELOCATION PLAN for PORTLAND NEIGHBORHOOD DEVELOPMENT PROGRAM September 11, 1972 EXHIBIT 'A'

### Time of Appeal

1

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.

AMENDMENT TO RELOCATION PLAN for PORTLAND NEIGHBORHOOD DEVELOPMENT PROGRAM September 11, 1972 EXHIBIT- "A"

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

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### PROJECT RELOCATION PLAN for FIRST ELIOT URBAN RENEWAL AREA

- a. <u>Estimate of the anticipated displacement of families and individuals</u>, 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 callbacks 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

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Exhibit "B

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 End 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

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.

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- c. <u>Description of the nature and volume of competing demands</u> for standard housing in the locality. (See Exhibits H and I)
- d. <u>Tabular description</u> of available and committed housing resources that may be used for relocation purposes. (Exhibit J)
- e. <u>Statement indicating whether a local rent assistance program may be required</u>. <u>If a rent assistance program will be required, include a full description of</u> <u>the program</u>. 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

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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.
- 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. <u>Relocation Payment Schedules</u> 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	6
	58

TABLE II

### FAMILIES AND INDIVIDUALS TO BE DISPLACED BY RACE

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

### TABLE III

### FAMILIES AND INDIVIDUALS TO BE DISPLACED BY RACE AND AGE

	White	Black	Oriental	Mex.Am.	Amer.Ind.	Other	Total
Families:						с 8 у	
Elderly	2	1					3
Adult	10	16				T.	26
Totals	12	17			ی م		29
Individuals							
Elderly	6	2					8
Elderly Handi capped	-						
Adult	8	7					15
Adult Handi- capped							
Totals	14	9			١D	507	23

EXHIBIT "A"

### TABLE IV

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### ESTIMATED RELOCATION ACTIVITIES BY TENURE

Total Number of Owner Occupants	19
Total Number of Tenant Occupants	33
	52

### TABLE V

### OWNER OCCUPANTS TO BE DISPLACED BY RACE AND AGE

	White	Black	Oriental	Mex.Am.	Amer.Ind.	Other	Total	
Owner/Occupan	ts							
Adult	3	9					12	
Elderly	<u>_4</u>	3					_7	
	7	12					19	

### TABLE VI

### TENANT OCCUPANTS TO BE DISPLACED BY RACE AND AGE

	White	Black	Oriental	Mex.Am.	Amer.Ind.	Other	Total
Tenant/Occupa	ants						
Adult	15	14					29
Elderly	4	0	2				4
	19	14					33

	Families	Individuals	Totals
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

### ESTIMATED RELOCATION ACTIVITY - REHOUSING REQUIREMENTS

TABLE VII

TABLE VIII ESTIMATED RELOCATION ACTIVITY

	White	Black	Oriental	Mex.Am.	Amer.Ind.	Other	Total
Tenant/Occupants Families Number Surveyed	7	7					14
Estimated to Purchase	1	4					5
Estimated to Rent	6	3				8 8 8	9
Tenant/Occupants Individuals							
Number Surveyed	12	7					19
Estimated to Purchase	0	4					4
Estimated to Rent	12	3					15

### TABLE IX

### ESTIMATED RELOCATION ACTIVITY - OWNERS

	White	Black	Oriental	Mex.Am.	Amer.Ind.	Other	Total
Owner/Occupants Families		10					
Number Surveyed	-5	10					15
Estimated to Purchase	5	10					15
Estimated to Rent		л Э					0
Owner/Occupants Individuals							
Number Surveyed	2	2					4
Estimated to Purchase	2	2				is It	4
Estimated to Ren	Ē						0

HOUSING REQUIREMENTS OF DISPLA FAMILIES AND INDIVIDUALS

DISPLACEMENT	PERIOD:	months

(month/year) (nonth/year) Portland, Oregon LOCAL AGENCY Portland Development Commission PROJECT NAME AND NUMBER

LOCALITY

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#### MIMEER CF PAMILIES AND INDIVIDUALS TO BE DISPLACED

	White, Nominority		Neg Ela	gro/ lek		lian		nish- rican	Orie	ental	Oth Mino	er rity	Tot	al
	Owner	Tenant	Owner	Tenant	Owner	Tenant	Owner	Tenant	Owner	Tenant	Owner	Tenant	Omer	Tenan
Parilies Elderly	2		1						İ				3	0
Cther	3	7	9	7									12	14
<u>Individuals</u> Elderly	. 2	· 4	2					-			-		- 4	4
Eandicapped						:						• •	0	0
Other		8		7		1							0	15

#### B. EOUSING PERUHENENTS OF PAMILLES AND INDIVIDUALS TO BE DISPLACED

Subrit 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 // Megro/Black // Oriental // Spanish-American // White, Monminarity // Other

	Indivi	duals.			Families														
Annual Income					By	Fant	lly :	Size	(No.	of	person	3)	1	By	Bada	nooas	s Re	quired	
	Nonhouse -	Housek	esping								9 02				1			5 or	
	kesping -	0-3R	1-B7	-2	3	4	5	6	7	8	more	Total	0	1	2	3	4	nore	Total
Under 31000	1 .									1		0							
\$ 1000 - 1999			4									• 1			TT	1			1
2000 - 2999	1		3	2						1		2			2				2
3000 - 3999	1			2								2			12				2
4000 - 4999				IT	11							2			2				2
5000 - 5999	1	1		1	1.							0				<u> </u>			0
8000 - 6999	1 *		1 1	IT								1							F
7000 - 7999			2	2								2		·	2	1			2
8000 - 9999	1			11								1			I				1
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15000 -24999				1								0							0
25000 & Over												0						•	0
Totals		1	12	110	IT	0	0	0	0	0	n	111	0	Ω	111	In	0	Ω	11

C. EDISING PEQUIPIPENTS OF PAMILIES AND INDIVIDUALS TO BE DISPLACED

Subzit secarate 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.

	Indivi	duals				-		101107			Far	ailies							
Annual Income					Ву	Fan	ily	Size	(110.	of	person	3)		By	Eed:	roon:	s Rec	fuired	
	Nonhouse-	Eousek	eeping								9 or				1	1		5 or	
	keeping .	0-ER	1-2R	2	3	4	5	6	7	8	nore	Total	0	1	2	3	4	nore	Total
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6000 - 6999				1											11	1			1
7000 - 7999					IT	<u> </u>	1					2			11	-	1		2
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10000 -14999		1		12	-	<b>—</b>	<b></b>					2			12	1			2
15000 -22399				-	T	T	1					2			TT	11			2
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Catals	1	1	6	19	3		2	0	0	0	0	15	0	4	18	2	11	n	15

The tabulations in Tables 8 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 landiord or neighbors, thus preventing their inclusion in the above tabulations.

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PAMILIES AND INDIVIDUALS APPARENTLY BLIGIBLE 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.

	Indivi	duals										ailies							
Annual Income					Бу	Fami	ly S	Size	(28.	of	persons	3) -		Ey	Ead		s Red	uired	
	Nonhouse-	Hausek	eeping								9 OF							5 ar	
	keeping	0-37	1-37	2	3	4	5	6	7	8	more	Total	0	1	2	3	4	more	Total
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2000 - 2999		1	13	2		L						2		2			1		2
3000 - 3999				2								4		2	11				.4
1000 - 1999	1	1	12	2	11	[						3		2	11				3
5000 - 5999				1	11	<u> </u>	ļ					2	-	1		-	-		2
6000 - 6999						L		ļ				0							0
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PANILLES 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.

	I Indivi	duals.									Fan	nilies							
innual Income					By	Fami	1y 8	lize	(13.	20	persons	s) ··		Бу	Eed:	10073	s Rec	ruired	
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	Reeping	0-32	1 - BR	2	3	4	5	6	7	8	more	Total	0	1	2	3	4	HOLE	Total
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\$ 1000 - 1999	1										0	0							0
2000 - 2999		1			1						0	0							0
3000 - 3999		1		11										1					1
2000 - 4999	1	1		2	11	1					3	3		2					3
5000 - 5999	1		1		11	-	L			_					1				
6000 - 6999			1	1	1		1	1		_	0	0							0
7000 - 7999			1	1	-	_	1	1		_		. ]		<u> </u>	L				
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Totals	1	1	1	13	12	0	11	10	101	0	0	6	10	13	2	0		10	10

PANTLEES 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.

	Indivi	Iduals								100	Far	nilies				1220		1.01	
Annual Income	1				Бу	Fant	ly S	ize	(Md.	of	persons	s} ·		Бу	Beda	rooms	Red	uired	
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	keeping	0-ER	1-32	2	3	4	5	6	7	8	more	Total	0	1	2	3	4	LOTE	Total
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2000 - 2999												0	1.						0
3000 - 3999		1		1		_				1			-	11					
4000 - 4999		1			1			_							1				
5000 - 5999		-										0	_		_				0
6000 - 6999		1	1									0	-						0
7000 - 7999	1											0	-						0
8000 - 9999		-		-		-						0	1						0
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(\*) Included in 2-bedroom "new"

ND 507 Exhibit "G" Page I

COMPTNENTS FOR LOV- AND MODER INCOME REPLACEMENT HOUSING	172- 1	e 6/72 (aonth/yea		73 Port /rear) PROJ	Port	Dev B AND	elo www.	pmer sa	nt C	ិ០៣៣ រឺ ទ
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and Location	Comitment	Constr. er Rehab.	Completion			Fue	iber o	of Bed	troons	· · ·
Wm. L. Cooley, The Bluffs Phase 2, 12601 SE River Rd. Hilwaukie, Ore.		6/19/71	6/19/72 est.	Low-Income Rentals Sales Moderate-Incom Rentals Sales		49	2	3	<u> </u>	5 1/
River Glen Proper- ties, River Glen, SE Risley,Gladstone	8	6/15/71	6/15/72 est.	Low-Income Reatals Sales Moderate-Incom Rentals Sales	18	15	11	18		
Allen & Menlo,	Feas. letter 10/1/71			Low-Income Rentals Sales Moderate-Incom Rentals Sales		16	17	· 21	3	
	Feas. letter			Low-Income Rentals Sales Moderate-Incom Rentals		12	12	8	•	
Ken Osbon, et al, Country Squire Apts. 72d & Cooper SE Portland		4/15/71	2/2/72 est.	Salas Low-Income Rentals Sales Moderate-Incom Rentals Sales	3	8	16	8		· · ·

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

ND 507 Exhibit "G" Page 2 AS REPORTED IN PORTLAND'S WORKABLE PROGRAM, 1972-1974

0. (1)		ISPLACEMENT P	ERIOD: 12	months	Port	lan				1	
COMITMENTS FOR LOW- AND NOT INCOME REPLICEMENT FOUSIDA		Tom 6/72 (month/yes	to <u>6/7</u> (month	'3 /year)	POIT PROJECT Elio	HAM	S AND	NUNE	27		Comm
Sponser,		Date of							olumo, of ur		19 - 19 17 - 19 19 - 1
Program, and Location	Pund Commitmen	Constr. or Rehab.	Completion	ענד			Mu	aber (	of Bed	Lrooms	en g
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len Gordan, et al			er artike Starik	Low-Inco Rental						 	
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00 SE Walnut, Isboro, Ore.	1		est.	Rental			12	38			
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	letter	No. No.	10.000	Sales	1.51						
odel Cities Apts. E Hississippi &	5/27/7			Moderate Rental		4	P	34	34		
Jersey St.	1			Sales	· . 1						. *
Scott Crest #2	Feas.		·	Low-Inco Rental:				1.	<u> </u>		
SE Powell Blvd.	letter			Sales							
	9/28/71			Moderata Rental:	and the second second		10	12	. 6		· ·
				Sales				ŀ			· .
lest Park Terrace	Feas.	- Second	4. A.	Low-Incor Rental:	I				· ·		. <u>.</u> .
700 Block, Shew St. S.W.	letter	-	interesting of the	Sales Moderate	Transa						
Aloha, Ore.	8/27/7			Rental			6	14	п		
·				Sales	1.74						
idgeview Apts. c. idge View #2 umbull & Decatur	Feas. letter			Low-Incon Rental:			11				
	6/3/7		*	Sales Moderate	-Incone					•	
FUNDER & DECALUE			8	Rental	5						
				Sales				1			1 ·

ND 507 Exhibit "G" AS REPORTED IN PORTLAND'S WORKABLE PROGRAM, 1972-;974

COMPLETE FOR LOW- AND MORERS DECOME REPLACEMENT HOUSING	123-	FPLACEMENT PE			POPET POPET			-		nt C	i mmo
		(month/yea	r) (aonth	/year}	PROJECT						
Sponsor,	× .	Date of	63 - <sup>2</sup>			i.			of ur	, ente	F .
Program, and Location	Pund Comitment	Start of Constr. or Rehab.	Completion	ल्ट?		,	jiun	der d	of Bed	lrooms	
54 T 45	a				·	0	1	2	3	4	5 1
David Mazzocco,		10/28/71	10/28/7	Low-Incos Rentals		8.	40				
olgate Plaza		10720771	est	Sales			- s.,		. 1	20	
E 104th & Boise				Moderate-			-				
		1 4 <sup>2 4</sup> 1		Rentals				·			
2.4				Sales	2						
· · · · ·				Low-Incon	-	57	18		·		
	Feas.			Rentals							
/	letter			Sales							
· · / - ·	/19/71		0 2 30	Moderate- Rentals		1					
lashington			321.4	Retroats							
				Sales					-		
		3 23 1		Low-Incor Rentals	- 1		4	8	2		
urtis McDonald		1/6/71	1/5/70	110 10 000.0							
oing Estates		1/5/71		Sales Moderate-	· Tanana			-			
923 N. Going			est.	Rentals			(34)		ŀ		
				5 <b>2</b>	2.8		÷				-
				Sales Low-Incos	_			-			
r.Walter Reynolds	Firm .	12/10/7	1	Rentals	- 1	12	32	12			
	Commit-			6-3	1					1.	
	ment	15 2		Sales Moderate-	Income	-		-			
·		- 18 T	123 X #	Rentals			1.1			•	
		1000 g	1. A.	Sales	8		6				
	•			Low-Incom	19			25			
lamas P. Wasch,	9/23/71	1.	- 6 S 2	Rentals				35			
t al				Sales							
ueens Commons		11/15/7	1	Moderate-	Income						
65 H.E.Glisan		est		Rentals							
ender see e		1 2 5 3	1.00	Sales		11			12.		

LOCALITY DISPLACEMENT PERIOD: 12 months Portland, Oregon Portland Development Commission COMMENSING FOR LOW- AND MODERATE-6/72 to 6/73 (month/year) (month/year) THOOME REPLACEMENT HOUSING Prom PROJECT NAME AND NUMBER Eliot - ORE. A-5-5 Date of In each column, enter . . K Spansor, number of units Start of Program. Type Fund and Location Constr. or Completion Masher of Bedrooms Commitment . . . . Rehab. · • .\* 3 4 5 4 0 1 2 | Low-Income **(**≒) Sec.235(i) Interest Avail-Built During Rentals Subsidy Hortgage able 1972/ on . 50 100 50 In Portland area for the Indivi--1973 Sales Moderate-Income 1,150 total Ptld dual Rentals basis area 250500 190 10 Sales Low-Income 11  $(\Rightarrow)$  221(d)(2) and 221 Financed Rentals 11 on indifortgage Insurance 30 50 3Q Sales for low- and modervidual Moderate-Income ate-income families, basis Rentals 600 total 40200 125 25 Sales Low-Income (\$) 11 11 Rentals 312 Housing Rehab Rehabbed Loans on indi Sales vidual Moderate-Income 135 Total basis Rentals 50 10 25 50 Sales : Low-Income 115 Housing Rehab 11 (\*) 11 Rehabbed Rentals Grants on indi-42100 75 25 Sales vidual Moderate-Income 242 Total basis Rentals 1.1 Sales Low-Income Rentals . Sales Moderate-Income Rentals Sales

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

### (☆) 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.

> ND.507 Exhibit "G"

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

COMMETTERIS FOR LOV- AND MOLES INCOME REPLACEMENT COUSING	1172-		HIDD: 12 to 6/73 (Ronth	(year) PR	CAL A			vel	nd O B		Сопт
Syonsor,	· · · · ·	Date of				•		сл со сл со		, ente ilta	r .
Program, and Location .	Fund Commitment	Start of Constr. or Rehab.	Completion	Type		• •	hai	ber o	f Bed	1.0088	• • •
						0	1	2	3	4	5 1
IAP	Program			Low-Income Rentals		•.		60	40		
	Reserva.			Sales	1		· •		-		
	tion .		1. Alter	Moderate-Inc Rentals	COL	н 5. - А	1			12	
		4 <b>-</b>	5.44 <sup>*</sup>	Sales							
IAP	011-	July '7		Low-Income Rentala	-		500	Tċ	ťal		1.4.4.1
	cation	est		Sales							
	în			Moderate-Inc Rentals	-019						1. 1.
		4		Sales							1
iap	Appli-	July '7	11.12	Low-Income Rentals			1,50	ד · 0	ota		
	cation	est		Sales							
	în			Moderate-Ind	:olae		-	Ì			
	·		1. 19 A.	Sales	4		••••			• •	
		7/1/71	1/1/70	Low-Income Rentals	4.	4	4		•		e Bara
David Mazzocco,		7/1/71	4/1//2 est	Sales					-		
I.Albina &		iktor 1917 - San	. Alt	Moderate-Inc Rentals				Ì			
Shaver			1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1	Sales	<u></u>	123					122
				Low-Income Rentals							
	1 8 <sup>3</sup>			Sales							1 
· • • •				Moderate-Inc Rentals	eme:						
				Sales	1				•		

=< <u>-</u>	Rooming	Eous	e/Hotel Et		Bo	ardin	3 Eouse		Esg. E	lderly,	/Handleap	beg			tional	
	Munber		vailable		Winger	-	vatlable		Number		vailable	-	Number		vailable	
	Needed	Total	Existing	ilew	Needed	Total	Existing	New	Needed	Total	Existing	New	Needed	Total	Existing	New
103-1100KE Public Equains	1.*	2									d ng s					
EUD-assisted (con- gregate or other)							. <u>``</u>	<u> </u>	· ·		(4.5)		1.34	35	· · · · · ·	
Other-assisted							· 11				100	·	. 5	4	· · · · ·	
<u>East Supplement</u> EU-Rassisted	1	• •	•			÷	стан .		- 1966		1.640		10	1.1	inser 1	
Tocal-assisted				2		- 1 5	1210			.*		-	1	•	1.1	
Private Rental Nonassisted		1.25			±	1.84						-			1	-
EXCOLO-ELASECC	2		аđ.	,					1. 1. 1.		·	-				
Other-Assisted		1.12			4.3					1.	- e 2 .		· •	4.	- <sup>2</sup> 2 -	
Tomasisted											1		•		•	ŀ
NOTE NOTERATE-INCOME												-				

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.

ND 507 Exhibit "G" Page 7

TYPE OF GOVERNMENTAL ACTION	TOTAL		IOUSEHOLDS & D BE DISPLAC		ES
		Non- Minority Households	Minority		
SCHOOL DISTRICT #1	35	0	35	0	
DUREAU OF MATER MORKS	7	7	0	0	
MULTNCHAH 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 REMEWAL PROJECT	117	10	80	27	84) 1
NEIGHBORHOOD DEVELOPMENT PROJECT	289	189	100	18	5 B
ALBINA NEIGHBORHOOD IMPROVEMENT PROJECT	2	0	2	0	1 1 1
PORT OF PORTLAND Portland International Airport Portland Hillsboro Airport	20 10	20 6	0 4	0	
OREGON STATE HIGHWAY COMMISSION	<u>435</u> *	<u>435</u>	0	65	
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:

Project		Disp	lacement		
	Business	Fa	milies	Indiv	iduals
		White	Non-White	White	Non-White
Good S <i>a</i> maritan Hill Park	77 20	102 41	2 4,	299 86	8 9
Buckman	13	32	7	86	15
TOTALS (801)	110	175	13	471	32

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

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

DUC INCCC

MD 507

HOUC FURT DC

ESTIMATED CONCURRENT DISPLACEMENT DISPLACEMENT PERIOD: 12 months							LOCALITY Portland, Oregon LOCAL AGENCY Portland Development Commission										
From $\frac{6/72}{(\text{month/year})}$ to $\frac{6/73}{(\text{month/year})}$					PROJECT MAME AND NUMBER							3					
A. ANTICIPATED	DISPL	MENENI	(Numb	per of	Far	mili	les an	d L	ndivid	uals	)			į.	8	× 1	
Type of Govern-		ce,		gro/	A		can	S	oanish merica	- 8	Orien	ital	0the Minor	-	To	Total	
19	F	II	F	I	1	F	II	1	1	I	F	I	F 1	I	F	TI	
EUD-assisted Projects	PLE	ASE S	EE :	CHE	DUL	E , <sub>1,</sub>	Hrs. P	ØR	THE	BES	T ES	TIMAT	ES TO	DATE			
Local Coda Enforcement					T			Τ							19.8	1.	
Highway Construction		·						Τ				-			· .	1	
Other (identify)				- 6		φ.			8							1	
Total					1				1.	120		1. 5			ar.	T	
B. ESTEMATED EC	UNSTNG	NETTS	(Mumba	er of	Fam	i7ie	s and		livi du.	a]s)	L			5.75	10	-	
Instructions: I of families and	the the	extent	that	infor	mat	ion	is av	ail	ıble,	indi	cate t	he est	timated	housi	ıg nə	eds	
	. ۷ جنيدا النياد		COVELE	1	Into			111	-9-			1	Tnd	ividua	13		
Incore	Rance		na 8 8			Num		the second second	droom	3				e of U	And in case of the local division of the loc		
						12	TI		5 05	T			nhouse-	Hou	sekee		
				0	1	12	131	4	more		otal	Kei	gniqe	O-B	1	1-BR	
Low-Incona Rental											-	· · ·		<u> </u>			
Sales																	
Hoderate-Income Rental																	
Sales			*							ŀ							
Above Moderata- Rental	Income	1										-		1.1		12	
				1		1	1 1			1	2+	1	+	1	1		

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.

Sales

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

SCHEDULE SHOWING NUMBER OF NEW UNITS TO BE BUILT UNDER FEDERAL SUBSIDY, BY NUMBER OF BEDROOMS								ND 507 Exhibit"			
PROJECT NAME	TOTAL NO.		. <u>NU</u>	MDER OF	BEDROOM			ΤΥΡΙ	E OF HOUS	SING PROGR	<u>.M1</u> == 10
AND ADDRESS	DF UNITS	0 B/R	<u>1-0/R</u>	2. D/R	3 0/R	4 B/R	5 6 Up	HAP	221 d-3	. 221 d-1	236
Holgate Plaza	48	8	40						- 48	t, d. e.	
Quoen Commons	35			35					35		
Beta II	56	12	32	12					56		
🔿 1º Ina Plaza	8	4	4		e e e				8		
Washington Plaza	75	57	18						75		
Going Estates	14		4	8	2				14		
Bridge View #2	11		11						du (b.		
The Bluffs Phase 2	66	17	49							66	
River Gien	44		15	11	18						44
Conifer #307	62		16	17	21	8			lagi shekiri Kati kasa		62
Country Squire	32		8	16	8						32
Ash Creek	32		12	12	8					·	32
Terrace	50		. 12 ,	38							50
Hodel Citles Apts.	68			34	34				d de la		68
Scott Crest #2	28		10	12	6						• 28
West Park Terr,	31		6	14	(TF)						31
Housing Authority of Portland	<u>100</u>			<u>_60</u> _	_/ <u>+0</u>			<u>100</u>	•		· · · · ·
TOTALS	760 🛤	98	237	269	148	8	0	100	247	66 ·	347

					LUCALI	r	
ESTIMATE OF RELOCATION COSTS	ALLOCATION From	PERIOD		nonths	LOCAL A	GENCY	
AND SETTLEMENT COSTS	mo/ye		mo/yea	эг	PROJECT	NAME AND	NO.
A. PAYMENTS TO FAMILIES AND IND	IVIDUALS				12		
Type of Payment	t F	amilies	Indi	viduals	Ť	otal	
	No.	Amount	No.	Amount	No.	Amount	
Moving Expenses							
1. Actual Moving Expenses	-0-	-0-	-0-	-0-	-0-	-0-	
<ol> <li>Fixed Payment and Disloc tion Allowance</li> </ol>	ca~ 29	14,500	23	11,500	52	26,000	
3. Total	<u>29</u>	14,500		11,500	-	26,000	
J. 100at	27			11,000	. <u>22</u>	_20,000	
Replacement Housing Payments	1.62						
Homeowners				6			
4. Differential Payment	15	225,000	4	60,000	19	285,000	
5. Interest Payment	1	200	-0- /.	-	1	200	
6. Incidental Expense Payme		1,500	4	400 60,400		1,900	
7. Total Tenants and Certain Others	31	226,700	8	_00,400	39	287,100	
8. Rental Assistance	9	36,000	15	60,000	24	96,000	
9. Downpayment Assistance	5	20,000	4	16,000		36,000	
10. Total	14	56,000		76,000		132,000	
11. Total (SUM of lines 3, 1	7,						
and 10)	74	297,200	50	147,900	124	445,100	
		2				2	
DO DAVMENTS TO BUSINESS CONCERN		ORCANIZA:	CIUNC -	AND FORMS			

B PAYMENTS TO BUSINESS CONCERNS, NONPROFIT ORGANIZATIONS, AND FORMS

Type of Paymen	t Bu	. Businesses		Nonprofit Orgs. Farms			Total	
	No.	Amount	No.	Amount	No.	Amount	No.	Amount
Moving Expenses	-57.5-67.0							
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-	19 <b>-</b>	-0-	-	5	500
4. Total	15	4,000	-0-	-	-0-	-	15	4,000
5. Payments in Lieu of Moving		-						
and Related Expenses	1	10,000	-0-	-	-0-	-	1	10,000
6. Total (SUM of Lines 4 and 5)	16	14,000	-0-	-	-0-	-	16	14,000

- C. Total estimate of relocation payments to individuals, families, business conerns, nonprofit organizations, and farms. (Total, Block A, Line II; plus Total, Block B, Line 6)
- 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 acquistion. \$\_ costs subject to funding arrangements under P.L. 91.646.)

1,900.00

20,764.00

469,100.00

\$

\$

LOCALITY

ND 507 Exhibit K

SC	CEREULE OF AVERAGE PRICES ( SALES HOUSTIG IN LOC.		AGENCI(IES) Portland	Developmen	PROJECT NUMBER(S) nt manuel & NDP
etai saline sali	RUCTIONS: Prepare original cy. Prepare an additional il how the amounts shown on ales prices of various siz ed in each unit or the tot ing in the locality. When ling and the cost of the la oved schedule is being use smileted.	copy for each add the schedule wer sumits as determined al square footage. s appropriate, the ot size normally r	itional agenc s derived. The ned either by The prices n schedule price equired for a	y. Attach a : he amounts she the total num must be based ces should re- unit. In loo	statement explaining all reflect the rang mber of bedrooms con on available sales flect the cost of the calities where a EUD
	SCHERIN 2				
	Size of Unit (a)	Total Square Footage (b)	From (c)	Range To (d)	Average Price '((c)+(d)):2 (e)
- [	2 Bedroces or less Small main	under 899	9,950	21,950	14,021
	Media unit	900 - 1100	13,700	26,950	17,202
	Large mit	over 1101	16,500	27,000	22,552
	3 Bedrocas Small unit	under 1000	- 9,950	22,500	17,224
Ì	Medica unit	1000 - 1399	14,500	37,500	23,115
	Large unit	over 1400	15,950	49,500	30,927
	4 Bedrocas S-all unit	under 1199	17,000	29,950	22,722
• •	Median unit	1200 - 1799	16,500	44,950	29,267
	Large mit	over 1800	18,500	49,900	37,248
	5 Bedrocas or more Scall unit	under 1500	16,950	33,950	26,966
- 1				1	A DESCRIPTION OF THE OWNER OWNER OF THE OWNER OWNER OF THE OWNER OWNE
	Hedium unit	1501 - 2000	18,500	26,950	33,898

[form continued on next page]

ND 507 Exhibit "L"

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SCHEDULE OF AVERAGE PRICES OF COMPARABLE	Portland, Oregon	
RENTAL HOUSING IN LOCALITY	AGENCY(IES) Portland Development Commis	PROJECT NUMBER(5) 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

	Total Square	Price		Average Price
Size of Unit (a)	Footage (b)	From (c)	To (d)	((c)+(d))÷2 (e)
l Eadroca or le <b>ss</b> Small unit	under 550	78	148	106 + 15÷121
Mediua unit	551 - 800	80	156	112 + 18=130
Lerge unit	over 800	90	153	117 + 21=138
2 Bedroons 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 Bedrocms or more Small unit				
Medium unit				
Large unit				

former annetices an ense court

ND 507 Exhibit "M" 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

Size	from an unfurnished unit* (Relocatee owns furniture)	from a furnished unit* (Relocatee does not own furniture)
room	\$ 60.00	\$ 15.00
2	100.00	30.00
3	140.00	45.00
<u><u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u></u></u>	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:

Size	Payment
0-200 sg. 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 Exhibit "N"

### ND 507 RELOCATION ACTIVITY REPORTS

11.

### RELOCATION PLAN

### for

### PORTLAND NEIGHBORHOOD DEVELOPMENT PROGRAM

### May 1, 1972

#### **CONTENTS:**

		Page
1.	General Relocation Program and Procedures	1
2.	Relocation Project Plan for Woodlawn Neighborhood Development Project	20
3.	Relocation Project Plan for King-Vernon-Sabin Neighborhood Facility	25
4.	General Project Relocation Plan for Woodlawn	29
5.	General Project Relocation Plan for Invington	31
6.	General Project Relocation Plan for King-Vernon-Sabin	33
7.	General Project Relocation Plan for Boise-Humboldt	35

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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.

### 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 Fortland.

(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:

Position	No. of Persons	in the Position
Chief, Relocation and Property Management	1	
Supervisor, Relocation	1	
Relocation Advisor 11	2	
Relocation Advisor 1	3	
Relocation Specialist 1	1	
Property Management and Business Relocation Advisor	1	
Management Aide II	1	
Secretary	1	
Maintenance Mechanic	1	

(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

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.
- 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 5
- b. <u>Relocation Standards</u>.
  - (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

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 displace 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.

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

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

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

necessary to effect the purchase, and making any other arrangements with lending institutions to facilitate the obtaining of loans, particularly for minority and lowincome 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 lowand 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

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:

(I) 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 Page 12

(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 **a**ssist 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

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:

- "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.

- 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.

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#### 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. <u>Resident Involvement</u>.

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

"it is HUD relocation policy that: . . . <u>Persons to be displaced</u> <u>be afforded the opportunity of participating</u> 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) <u>Information About Relocation Payments</u>. 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) <u>Assistance</u>. 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) <u>Time Limit for Submission</u>. A claim for a relocation payment (other than a claim for a Replacement Housing Payment

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) <u>Payments will be made</u> 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.
    - <u>1</u> 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.
    - <u>2</u> 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

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:

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

ASSURANCE WITH RESPECT TO RELOCATION REQUIRIMENTS OF TITLE II OF THE UNIFORM RELOCATION ASSISTANCE AND REAL PROPERTY ACQUISITION POLICIES ACT OF 1973

The <u>Portland Development Commission</u> (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 31-646, 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 <u>NDP ORE. A-5</u>

- Third Action Year

- 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;
- 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;
- 5. 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;
- 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 Erban 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.

te la ser de la constante	PORTLAND DEVELOPMENT COMMISSION
May 8, 1972	Gegal Name of Applicant)
(Dete)	(Signature)
	Executive Director
	(Sitte)

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.

lever. (Astorney)

ASSURANCE WITH RESPECT TO COMPLIANCE WITH REAL PROPERTY ACQUISITION REQUIREMENTS OF TITLE IT 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 Iaw 91-546, 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 <u>NDP ORE. A-5</u> <u>Third Action Year</u>:

- 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;
- Property owners vill be paid or reinbursed for necessary expenses as specified in Sections 303 and 304 of the Act;
- 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

PORTLAND DEVELOPMENT COMMISSION of Applicant) (Signature) Executive Director (Title)

ATTEST:

PHACE CHARGE AND

The undersigned chief legal counsel for the Applicant hereby certified 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.

#### ORGANIZATION CHART

#### RELOCATION AND PROPERTY MANAGEMENT SECTION

#### PORTLAND DEVELOPMENT COMMISSION



Note: The title "Relocation Advisor" includes Social Worker

> ND 507 EXHIBIT B

INSPECTED BYDATE	MET	NOT MET
NAMEPHONE	1	
ADDRESS		
HOUSEDUPLEXAPTSRHK		
NO. OF ROOMSCOMP FURNPART FURNUNFURN		
NO. OF ROOMS ACCESSIBLE BY STAIRSBY ELEVATOR		
MANAG EROWN ER		
RENT, INCL HEATWATERGASGARELEC		
NO. BRSSIZE #1#2#3#4		
DWELLING UNIT INSPECTION SHEET, PDC R-6, 9/68		
GENERAL REQUIREMENTS:		
1. House must be weatherproof (29.24.020		
<ol> <li>Floors, porches, walls, ceilings and stairs must be in sound and good repair. (29.28.010</li> </ol>		
3. Doors and hatchways must be in good repair. (29.28.010 (13)		
<ol> <li>Multiple dwellings with more than 50 occupants must have two means of exit. (24.66.020(c))</li> </ol>		
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))		
<ol> <li>Hallway ventilation must be by windows, doors, outside sky- lights, ventilation ducts, or mechanical ventilation 5x/hr. (29.20.040(d))</li> </ol>		
<ol> <li>Premises must be free of vermin, rodents, filth, debris, gar- bage. (29.28.010 - 29.28.020)</li> </ol>		
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)		

11,	Habitable rooms must have window area of 12 sq. ft. or 1/8 of floor area. (29.20.040 (a) )	MET	NOT MET
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)		t
	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 <sup>0</sup> F. (29.08.260)		
16.	Ceiling height in hotels and apartments must be 8'; in dwelling and service rooms $7\frac{1}{2}$ '. (29.20.030)		:
17.	Habitable rooms must have width of 7' in any dimension; water closets $30^{\prime\prime}$ in width and at least $2\frac{1}{2}^{\prime}$ in front of the water closet. (29.20.030(c))		: :
EFF1	CIENCY 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)		1
LIVI	NG AREA:		1
23.	There must be two rooms, one of which must be at least 150 sq. ft. (29.20.030)		1
24.	Rooms for cooking and living, or for living and sleeping, must have at least 150 sq. ft. (29.20.030(b)		1
BEDR	00MS:		1
25.	Bedrooms must be at least 90 sq. ft. (29.20.030(b)		

26.	There must be 50 sq. ft. additional for each occupant in excess of two. (29.20.030(b)	MET	NOT MET
	No. BrsSize: #1#2#3#4#5		
кітс	CHEN:		
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)		
BATH	IROOM:		
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)	İ	
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)		
BASE	MENT:		
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)	L	
	SPACE REQUIREMENTS FOR STANDARD HOUSING		
۱.	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.		

ND 507 EXHIBIT C - Page 3 3. \* Chart of bedrooms needed:

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

\* Indicates exceptions regarding efficiency units.

COMMENTS:

ND 507 EXHIBIT C - Page 4

#### 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, <u>only if</u> 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

ND 507 Exhibit D Page 2 The Portland Development Commission has acquired title to the property you occupy: at the above address.

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.

Plance 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

ND 507 Exhibit D Page 3

D- :

#### 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. <u>Maintenance of a nuisance</u> 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.

ND 507 EXHIBIT D Page 3a

#### 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)

Project is being carried out with assistance The 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 banefits can be made, the replacement dwelling must 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 Federallyassisted programs

FXHIB

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 rquired 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 BENE-FITS AND AMOUNTS TO WHICH THEY MAY BE ENTI-TLED. CERTAIN CONDI-TIONS MUST BE MET BE-FORE ELIGIBILITY CAN BE ESTABLISHED AND PAY-MENT BENEFITS DETER-MINED. FULL RELOCATION ASSISTANCE WILL BE GIVEN IN DETERMINING ELIGIBIL-ITY 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 nonprofit organization may accomplish the move itse' In this case, the amount of the payment usually w not exceed the estimated cost of accomplishing the move commercially, as determined by the Portland Development Commission.

Under certain conditions, businesses and nonprofit 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 <u>either</u>:

- 1. Payments to cover the following, within certain limitations:
  - a. Actual measonable moving expenses,
  - b. Actual direct loss of tangible personal property, and
  - 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 retermined 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:

- Qualify as a business or farm operation. The ict defines a business as any lowful 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 nonfarm, 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 cearching 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 sealedbid 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. <u>ACTUAL HOVING EXPENSES ELIGIBLE EXPENDITURES</u>. A relocation payment for moving expenses of individuals, families, business concerns, nonprofit organizations, and farm operations may include expenditures for the following:
  - <u>The cost of transportating persons or personal property from the acquired site to a replacement site (including to storage)</u>. 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. <u>Packing and crating</u> personal property.
  - Obtaining (including advertising for) bids or estimates for transportation, packing, and crating.
  - 4. <u>Storage of personal property</u>, for a period generally not to exceed six months, when the Commission determines that storage is necessary.
  - 5. <u>Insurance premiums covering loss and damage</u> of personal property while in storage or transit.
  - Disconnecting, dismantling, removing, reassembling, reconnecting and reinstalling machinery, equipment, or personal property (including goods and inventory kept for sale).
  - 7. <u>Property lost. stolen. or demaged</u> (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. <u>MOVING EXPENSES INELIGIBLE EXPENDITURES</u>. A relocation payment for moving expenses may not include expenditures for the following:
  - 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.
  - S. <u>Modification of personal property</u> to adapt it to replacement site, except when required by law or as permitted under HUD procedures.

#### COMPUTATION OF ALLOWABLE MOVING EXPENSE

- A. <u>LABOR COSTS</u>. Actual reasonable moving expenses may include supervisory costs and overtime costs, subject to the requirement set forth in the following subparagraphs:
  - 1. <u>Supervisory Costs</u>. 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

#### 110 507 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 moth. 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. <u>Overtime Costs</u>. 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 pot 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. <u>RELETTERING AND PRINTING</u>. 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

- <u>General</u>. A relocation payment for moving expenses may include actual reasonable storage costs incurred by a business concern that either

   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. <u>Time Limit</u>. 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.
- b. <u>Ineligible Costs</u>. A payment for storage may not include costs related to:
  - Any item(s) stored in or upon property owned or occupied by the claimant unless the Commission determines that such storage is justified.
  - (2) <u>Any item(s) removed from storage</u>, 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.
- 5. 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

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.
- 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 ordina ordinance.
- G. SUBSTITUTE EQUIPMENT
  - 1. A business concern or owner of outdoor advertising displays or signs

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. <u>The actual cost of the substitute equipment delivered and</u> <u>installed</u> 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. <u>No Payment for direct loss of property</u> may be made for the equipment for which a substitute is allowed.

## H. PHYSICAL CHANGES AT NEW LOCATION.

- <u>Policy</u>. 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. <u>The physical changes must be necessary</u> 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. <u>The cost of foundations, concrete pads, or other similar</u> construction required for the reinstallation of relocated or

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. <u>Changes in or to a building or structure</u> 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 component moved from the component moved from the old location or necessary for the component moved from the 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) <u>A detailed description or drawing</u>, or both, of the installation in the former location.
  - (ii) <u>A detailed description or drawing</u>, or both, of the installation as proposed or actually installed.
  - (iii) <u>A copy of all instructional materials or drawings</u> to be provided to contractors or workmen.

- (iv) <u>A statement describing the basis for the estimated</u> or actual cost related to the physical changes.
  - (v) <u>A statement explaining why the changes are necessary</u> to reinstallation of the equipment.
- <u>Notice</u>. 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.
- 1. PERSONAL PROPERTY OF LOJ 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. <u>SELF-NOVES</u>. The emount 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 EXHIB!T E Page !3

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. <u>PAYMENT OF CLAIMS FOR MOVING EXPENSES</u>. 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. <u>General</u>. 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. <u>Amount of Payment</u>. 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.
  ND 507 EXHIBIT E

Page 15

- 3. Eligibility Requirements Business Concern.
  - 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) <u>The business is not part of a commercial enterprise</u> <u>having another establishment</u> which is not being acquired for the project, and which is engaged in the same or similar business.
    - (3) <u>The business contributes materially to the income of</u> the displaced owner.
  - b. <u>Determination of Number of Businesses</u>. 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:

- 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 <u>Public</u>, and to those customarily dealing with such entities, as one business.
- (4) <u>The extent to which the same person</u> or closely related persons own, control, or manage the affairs of the entities.
- 4. <u>Eligibility Requirements Farm Operations</u>. 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. <u>Eligibility requirements Nonprofit Organizations</u>. A displaced non-profit organization may be eligible for a payment in lieu of moving and related expenses if the Commission determines that:
  - a. <u>The nonprofit organization cannot be relocated without a</u> 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. <u>Average annual net earnings include salaries, wages, or other</u> <u>compensation</u> 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 earn-ings, the period used for determining average annual net earn-ings 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

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. <u>Ownership</u>. 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 nonprofit organization.
- L. <u>OUTDOOR ADVERTISING DISPLAYS</u>. 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:

- <u>Dismantling, moving, storing</u> (generally not to exceed six months), and re-erecting the display or sign.
- 2. Insurance to cover the foregoing.
- <u>Relettering</u> the display or sign to change the address or telephone number.
- 4. Direct loss of property.
- 5. <u>Searching for a replacement site.</u> 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.
- <u>Cost for physical changes required by local law or ordinance</u> (for example, the use of metal posts in place of wooden posts used in the old location).
- M. SEARCHING FOR A REPLACEMENT LOCATION.
  - 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. <u>Transportation expenses</u> within a radius of 50 miles from the boundaries of the political jurisdiction in which the

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. <u>An amount to cover the reasonable time spent</u> in searching, based on the hourly wage rate of the business concern's representative, but not to exceed \$10.00 per hour.
- d. <u>Reasonable fees paid to a real estate agent or broker</u> 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. <u>General</u>. 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. <u>Amount of Property Loss Payment</u>. 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. <u>Bona Fide Sale</u>. 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 tradein 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. <u>Net Proceeds</u>. 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. <u>Fair Market Value</u>. 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:

- a. <u>Through consultation with an equipment dealer</u>, 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:
  - 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. <u>Limitations</u>. 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. <u>On any item of personal property</u> for which compensation has otherwise been made.
- 7. <u>Claim for Payment for Direct Loss of Property</u>. A claim for a payment for direct loss of property shall be supported by:
  - a. <u>Written evidence of the loss</u>, which may include appraisals, certified prices, copies of bills of sale, receipts, cancelled

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

- b. <u>A list of the items of machinery</u>, equipment, trade fixtures, inventory, stock-in-trade, or other tangible personal property excluded from the appraisals of the real property.
- c. <u>Documentation of the fair market value of each item</u>, 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. <u>The scope of work covered by each bid or estimate</u> 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. <u>The Portland Development Commission may assist</u> 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:

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

- <u>ND 507 RELOCATION ACTIVITY REPORT</u> (Business Displacement) Cont<sup>1</sup>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. <u>Where compensation will be made for bids or estimates</u>, 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.

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

- 1. <u>Submission of Bids or Estimates</u>. 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. <u>Bid Opening</u>. 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<sup>1</sup>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.

<u>Penalty for False or Fraudulent Statement</u>. 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: <u>That</u>, this estimate is submitted in good faith and without intent to obtain reimbursement to which 1 am not, or will not be entitled; <u>That</u>, 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; <u>That</u>, 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; <u>That</u>, 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.

> ND 507 Exhibit E Page**30**

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:

Address:\_\_\_\_\_

(Signature of officer or agent)

Date:\_\_\_\_

ND 507 Exhibit E Page 31 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)

# $\underline{R} \ \underline{E} \ \underline{C} \ \underline{E} \ \underline{I} \ \underline{P} \ \underline{T}$

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

FTRM:			

BY: \_\_\_\_\_

TITLE:		

DATE:	

# CHECK ONE:

 $/\overline{7}$  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.		

## RELOCATION PROJECT PLAN for the WOODLAWN NEIGHBORHOOD DEVELOPMENT PROJECT

- Estimate of the anticipated displacement of families and individuals, based on a 100 percent survey. A tabulation indicating the minoritygroup 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 bousing, 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 forsee no real problems in securing purchased replacement housing to meet their needs within the 90-day notice-to-move period.

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.

- Description of the nature and volume of competing demands for standard housing in the locality. (See Exhibits D and E)
- 4. <u>Tabular description</u> of available and committed housing resources that may be used for relocation purposes. (See Exhibits F, G and H)
- 5. <u>Statement indicating whether a local rent assistance program may be re-</u> <u>quired. If a rent assistance program will be required, include a full de-</u> scription 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.

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

(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 1 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.

- 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.

 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.

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DUSTNG PEQUTRENTN ibmit separate tal a each table. Sho / American Indian Annual Income Under \$1000 \$ 1000 - 1999 2000 - 2999 3000 - 3999 4000 - 4999 5000 - 5999 6000 - 6999 7000 - 7999 8000 - 9939	ble for each ow size and b n // Negro, Indiv: Nonhouse-	ES AND group o bedroom /Plack iduals Eouse	ILDIVIDU classifi require // Ori keeping 1-33 1-33 1-34 4 4 4 2 1	cation ments ental	n ić , by 	Pami	fied ir ome, of unish-#	(No. c	duals ar W W Fr f perso: 9 or	ti famil nite, M nilies ss) Total 0 0 1 1 1 1 0 1 1 1 0 1 1 1 0 1 1 1 1 1 1 1 1 1 1 1 1 1	ics to	be dis ity / By B	placed / Otr 2 3 1 2 1 1 1 1	ler us Requi	red	otal 0 0 1 3 1 1 1 0	
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DUSTNG PEQUTRENTN ibmit separate tal a each table. Sho / American Indian Annual Income Under \$1000 \$ 1000 - 1999 2000 - 2999 3000 - 3999 4000 - 4999 5000 - 5999 6000 - 6999 7000 - 7999 8000 - 9939	ble for each ow size and b n // Negro, Indiv: Nonhouse-	ES AND group o bedroom /Plack iduals Eouse	ILDIVIDU classifi require // Ori keeping 1-33 1-33 1-34 4 4 4 2 1	cation ments ental	n ić , by 	Pami	fied ir ome, of unish-#	(No. c	duals ar W W Fr f perso: 9 or	ti famil nite, M nilies Solution Total Total Total I I I I I I I I I I I I I	ics to	be dis ity / By B	placed / Otr 2 3 1 2 1 1 1 1	ler us Requi	red	otal 0 1 3 1 1 1 0 3 0 3 0	
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[form continued on next page]

#### B. HOVSING PROVIREMENTS OF PANILIES AND INDIVIDUALS TO BE DISPIACED 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 // Hegro/Black // Oriental // Spanish-American // White, Nonninority // Other\_\_\_\_\_\_

	Indivi	Iduals								_	Fa:	hilies							
Angual Theore	terre and a second		errore and		5y	Fand	Lly S	Size	(No.	of	person	5)	1	£5	Bed2		Re:	uirad	
	Mochouse -	Housek						1	1		9 cr				1			5 or	
	kaeping	0-ER	1-BR	2	3	Ŀ,	5	6	7	8	more	Total	0	1	2	3	4	nore	Total
Under S1000															1				
\$ 1000 - 1009															1				
2000 - 2999																			
3000 - 3999																1			
4000 - 4999																			
5000 - 5999	1				1 -	1									1				
5000 - 6999															1				
7000 - 7999		1												-	1				
8000 - 9999									1.00										
10000 -14999																			
15000 -22999		1									la manel				1				
25000 & Over						1		1-2-22											
Totals			11		learse														

#### B. BOUSING 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 fimilies to be displaced. // American Indian XX Negro/Black // Oriental // Spanish-American // White, Norminority // Other

	Indly	Eduels			_						Fai	milies							
Annual Income	1				Вy	Fani	117 S	Size	(No.	of	person	s )		By	Bada	com	s Re	uired	
	Nonhouse -	Housek	seping								9 or				1	1		5 or	
	keeping	0-BR	1-BR	2	3	Ļ,	5	6	7	8	nore	Total	0	1	2	3	4	nore	Total
Under \$1000												0			1				0
\$ 1000 - 1999												0							0
2000 - 2999												0			ł	1			0
3000 - 3999												0			}				0
4000 - 4999		1.								1									
5000 - 5999		1										0							0
6000 - 6999												0				1			0
7000 - 7999				1								0				1	1		Ó
8000 - 9999															1	11			1
10000 -14999												0				1			0
15000 -24799												0			1	1			0
25000 & Cvar												0							0
Totals										1		2				1 1			2

ND 507 Woodlawn EXHIBIT ABC -----

# C. FARINES AND INDIVIDUALS APPARENTLY RELOTEDE 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 faction 236.

	Indivi	iduals	1		1.040.027						Families .		4		
Annual Income					By	Fani	19 8	lize	(NG.	cŕ	persons	By Fedro	ons Req	uired	
	Monhouse -	Housek	eeping					-			9 07			5 cr	
	keeping	0-33	1-32	2	3	<u>1</u> 4	5	6	7	5	nore   Total	C 1 2 2	3 4	more	Total
Under \$1000			-1			-									
\$ 1000 - 1999		1	2								1	i			
2000 - 2999		1	4				_							_	
3000 - 3999		-		1											
4000 - 4999										1				1	
5000 - 5999		1			1	_									
6000 - 6999											1	1 1			
7000 - 7999				1		-									
8000 - 9999						-			-						
10000 & Over										-					
Totals		1	1 7												

## 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 such other subsidized program, e.g., Section 235 and Section 236.

	Indiv	iduals		L						2 (Sin 43)	73.	tlies							
Annual Income				1	By	Fami	1y 8	Size	(23.	of	person	s) -	T	37	Bed:	com	5 Ret	uired	
	Nonhouse-	Housek	ecping	-					1.10		9 02			1	1			5 or	
	keeping	0-BR	1-BR	2	3	4	5	5	7	3	поге	Total	0	1	2	3	4	more	Total
Under \$1000		1	la companya		1997-0								1	-					
\$ 1000 - 1999			2						1				1		-	-			
2000 - 2999					1								1		T				I
3000 - 3999		1		1								1	1		1	-			1
. 4000 - 4999					-		1						1			1			1
5000 - 5999													1			-			
6000 - 6999		1																	
7000 - 7999	1					1.20							1		L				
£000 - 9999	1						1					1	-		1	1			1
10000 & Over	1												-	1	1	-			
Tetals	1	1	1 2	1	1		2					4	1		2	2			4

#### C. PANILIES 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.

	Indivi	iduals						10000			727	ilies							
Annual Income					By	Faris	17 1	Size	(25)	of	persona	)	T	27	Fed	room	s Rea	uired	
F6 - 8		Inchouse- Housekeeping eeping 0-ER 1-ER 2 3 4 5 6 7 8 more rotal											1			5 or			
	veebing	0-38	1-27.	2	2	4	15	0	7	8	more	Total	0	2	2	3	4	nore	Total
Under \$1000		1							_		1								
\$ 1000 - 1999		1	4					1 i							1	-			
2000 - 2999			4		1				1		1	1	1		1				1
3000 - 3999		1	1	T							1		1		1				
4000 ~ 4999							1			1	1	2				1			2
<u> 5999</u>						1								-					
6000 - 6909											1								
7000 - 7999				1							1		1				-		
8000 - 9999							1				i	1	1			1			1
10000 /: Over		1									1								
Totals			9			1	2			T	1	5	1		2	2			5

# ND 507 Woodlawn EXHIBIT ABC

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

TYPE OF GOVERNMENTAL ACTION	TOTAL		OUSEHOLDS & BE DISPLACED	
	a'.	Non- Minority <u>Households</u>	Ninority Households	Businesses & Nonprofit Organizations
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 PORTLAND HILLSBORD AIRPORT	20 10	20 6	0 4	0 0
OREGON STATE HIGHWAY COMMISSION	<u>435</u> *	435	0	65
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:

Project		Displacement										
		Business	Far	milies	Individuals							
			White	Non-White	White	Non-White						
Good Samaritan Hill Park Buckman		77 20 <u>13</u>	102 41 <u>32</u>	2 4 7	299 86 85	8 9 15						
TOTALS (801)		110	175	13	471	32						

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

EXHIBIT D. ND 507 Woodlawn

ESTIMATED CONCURRENT DISPLACEMENT						Portland, Oregon												
DISPLACEMENT PERIOD: 12 months							LOCAL AGENCY Portland Development Commission											
From	6/72	ear) to	6/	'73				PR	oject i odľav	NAME	AD	NUMBER		100				
D. ANTICIPATED	DISPL	ACEMENT	(Numb	ner o	f Fá	mili	AS 8	nd T	ndivid	ء ( د י	\ \	0						
Type of Govern- mental Action	White, Nonminority		Neg Bla	gro/ ack	A	American Indian		Spanish- American		- Orie	Orie	ntal		Other Minority		To	Total	
HUD-assisted	F	I	F	I		F	I		F	L	5	II	3		I	F	I	
Projects	PI	EASE :	SEE 1	HE	NEY	TP	AGE	FOR	THE	RE	T F	TIMA	TES -	τh	DATE			
Local Code Inforcement						-				DL.						•	+	
Highway Construction								T					1	T				
Other (identify)														T			1	
Total																		
E. ESTIMATED HO Instructions: 5 of families and	To the	extent	that	info	rmat	ion	is a		able, i		cate '	the est			ousin idual	Ļ	eds	
Income Range						of Bedrooms			Type of Unit									
		0	1	2			h more Total			Nonhouse- keeping			Housekeeping					
Low-Income Rental						6		-11	more		pear	Kes	eptug		0-Eat		I-DA	
Sales												1						
Moderate-Income Rental										1								
Sales					-													
Above Moderate- Rental	Income																	
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 RESCURCES TO BE AVAILABLE PRIOR TO DISPLACEMENT OF FAMILIES AND INDIVIDUALS

LOCAL AGENCY From to (month/year) (month/year)

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

PROJECT HAME AND HUMBER

. Y

																				-	5		1	
F. HOWEFKEEPIMG UNITS		0 Beda				1 Redr	2000			2 Bed	100m		1	3 Doub	roem 1/			+ Dodw	ອວາເ		5	tode	007.	
1,750	Number		vailable		Number	tion and is done on	ailable		Rumber	A PROPERTY.	vailable		Number	A	vailable		Earber		ailable		Rumber		atlable	
			Existing	Ec.w.		1 million and the second	Existing	Neu		Transformation and the	Existing	New	Neoded		Existing	New	<u>Nondad</u>	Total 1	Existing	Low	liceded	Fount	Existing	1220
LOW-INCOME Rental Public Housing		10	10	0		8	8	0		117	57	60		63	23	40	-	16	16	0		,	1	0
NUD-assisted		0	0	0	-	0		0		0	0	0		0	0			0	0	0		0	0	0
Rent Supplement EVD-acsisted		135	37	98		312	75	237		281	12	269		153	5	148		8	0	8		0	L	J
local-assisted		0	0	0		0	0	0		0	0	0		0	0	0		0	0	0		0	0	0
International In	N/A	-	-	-		97+	97	*		333	78	255		1326	68	125	8	471	. 30	441	(for	4 or	more	bdrm
Sales NUD-assisted	0	0	0	0	Need:		One-h	alf	of F	HA 2	35 & 2	22-d	-2 mc	rtga	ges fo	<u>r 1</u>	972: 1	75 t	otal					
Other-assisted	0	0	0	0													ļ					<u> </u>		
Perassisted	0	0	0	0		8+	8	*		294	40	254		1300	42	125	8	469	29	440			6	
MODIENTE-INGONE Rental NUD-assisted																				j)				
Other-assisted		0	0	0		0	0	0		0	0	0		0	0	0		0	0	0		0	0	0
CONTRACTOR AND ADDRESS OF A DREAM AND A DREAM AND A DREAM AND A DREAM AND A DREAM AND A DREAM AND A DREAM AND A	N/A	-	-	-		928+	928	*		1109	869	240		1410	246	116	6	504	60	444	(for	4 or	more	bdrm
Sales Rub-mastaled	0	0	00	0	Need:		One-h	alf	of F	HA 2	35 & 2	21-	<u>d-2</u> n	ortg	ages f	or	1972:	875	tota		L			-
Bounderinged	0	0	0	0		82+	82	*		434	193	241		1387	222	116	5	488	44	444			14	
ALVE SOMERATE-INCOME Rental (Longestated)	N/A	-	-	-	- 1	502+	1502	*	2	872	2748	124		1322	719	603		\$73	113	460	(for	4 or	more	bdrm
Sales (nonampisted) 1/ For larger units (4 Dedr						27+	manhattan a fina taken	*		299	175	124		1131	529	602		677	218	459			72	

1/ For larger units (9 Dedroom, 5 Bedroom, etc.), use additional pages and adjust column headings as applicable.

[form continued on next page]

\* Included in 2-bedroom "new"

1000	Roomin	; Hous	e/Hotal Etc.	B	ardin	. Howse		Hag. E	lderly	/Handloop	bed	I	nstitu	tional	
	Number		vailable	Number		vailatle		Batter		vailable		huaber		/ailzble	
	Readed	Total	Existing New	Nesded	Total	Existing	liew	Reeded	Total	Exis Tere	New	Needed	Total	Existing	lifer
2014- <u>201703/2</u> 5	1														
Public Housing	1	1							1		1.81		19.18	1 al	
HUD-assisted (con-	1			1.1						1			2 (C)	1.1.1.1	
gragate or other)															
Other-assisted	1														
Rent Supplement	1							1				- 1			
RID-assisted											-				
Tocal-assisted										1		4 - 4	. 30	-	
Private Rental		1													1
Tomissistei													. Z		
SHORIE-1100HE	1													100	
HUD-assisted			11				1					1.1			
Cther-Issisted	•				-				-						
Tonastistad								4							
GOVE NODERATE-INCOME															1

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.

CONSTRUCTS FOR LOW- AND NODE INCOME REPLACEMENT NOUSING	PATE-	··· 6/72	to <u>6/7</u> (month	3 /year)	Port Port TOOAL A Port Port PROJECT	and GENCE and MARE	Dev	elo Nome	pmen sa		ommiss
Sponsor,		Date of	r						olumn, or un		r .
Program, and Location	Fund Commitment	Start of Constr. or Rehab.	Completion	T) -	÷		<u></u>	ber (	of Bedi	roons	
Wm. L. Cooley, The Bluffs Phase 2,		6/19/	6/19/72 est.	Low-Incc. Rental:		0	1	2	3	<u></u> ţ	5 1/
12601 SE River Rd., Milwaukie				Sales Moderate Rantal:		17	49		•		
River Glen Proper- ties, River Glen, SE Risley, Gladston		6/15/71	6/15/72	Sales Low-Inco Rental	and the second se						
			est.	Sales Moderate Rentals			15	11	18		
Conifer Co.,	Feas.			Sales Low-Inco Rental:							
Conifer #307, Allen & Menlo, Beaverton	letter 10-1-71			Sales Eoderate	-Income		16	17	21	8	
				Rental: Sales			10				
Dale DeMarpp <mark>ort,</mark> Ash Creek, 85th & Locust, Matzger	Feas. letter			Low-Inco: Fental: Sales							
Locust, Netzger	3 2			Moderate Rental: Sales			12	12	8		•
Ken Osbon, et al, Country Squire		4/15/71	2/2/72 est.	Low-Incor Rentals							
Apts., 72nd & Cooper, SE				Sales Moderate Rentals			- 8	16	8		
	L	L		Sales	_						

CONNETWENTS FOR LOW- AND NOD INCOME REPLACEMENT HOUSIN	EBATR-		to <u>6/1</u> (month	months	Port Port Port Port Port	land land	Dev	velo	pme	nt (	Comm i
		(	-	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	Wood					5-1	
Sponsor,		Date of							olumn of u	, ente nits	r
Program, and Location	Fund Commitment	Start of Constr. or Echab.	Completion	Ty;	9					lroors	
		henau.			_	0	1:	2	3	4	5 1/
НАР	Program			Low-Int: Rental				60	40		-
Turnkey County	Reserva	•		Sales							1.
	tion			Moderate Rental							1. A.
				Salos		÷					
HAP Turnkey	Appli- cation	July, 1971		Low-Inco Rental		4	00 .	10	TA	L	
( sinkey	in	est.		Sales							
		at 2		Moderate Rental			. 				
				Sales							
НАР	Appli- cation	July		Low-Inco Rental		1,	500	T	) Т	AL	
Leasing	in	1971 est.		Sales						1	
*C		. X.,		Moliorate Rental							
				Sales	9				-		1
David Mazzocco,		7-1-71	4-1-72	Low-Inco Rental		4	<u>1</u>				
Albina Plaza N. Albina &	1.1	ja (†	est.	Sales							
Shaver	1.1	100.0		Hoderate Rental	and the second se						
				Sales							· .
			1.1	Low-Inco Rental							the a
	1			Sales Moderats	-730.000						
	1	1.1	1.1	Rental							
				Sales							

	ERIOD: 12	nonths	Porti	and,							
OMITRENES FOR LON- AND MODE INCOME REPLACEMENT HOUSING	RATE~	ma 6/72 (month/yes	to 36/		Port 1 Provent	NAME	2:D	NUMUS	11		omm i s
	k	Date of				а. •			lumn,		r.
Sponsor, Program, and Location	Pund Commitment	Start of Constr. or Rehab.	Completion	795	: <b>4</b>				of un		
50 E		Actieo.				0	1	2	3	4	5 1
Glen Gordan, et al		1	6-15-72	Low-Inco Rental			-				
Maple Terrace, 1600 SE Walnut, Hillsboro		71	est.	Sales Moderate	- Income						
HTTSDCTO			- 1 	Rental			12	38			·
Ross B. Hammond Co.	Fast			Sales Low-Inco						-	
Noss B. Hammond Co. Model Cities Apts., NE Mississippi & Jersey St.	letter			Rental	. 5						
	71			Moderate Rantal				34	34		
				Sales							
Scott Crest #2	Feas.			Low-Inco Rental							
SE Powall Blvd.	letter 9-28-			Sales Noderate							
	71			Rental	Contraction of the second second second second second second second second second second second second second s		10	12	6		
West Park Terrace	Feas.			Sales Iow-Inco Rental							
7700 Block, Shaw Street SW,	letter 8-27-	÷		Sales							
Aloha	71			Noderate Rental	Contract Contracts	-	6	14	11		
				Sales		1				1	
Bridgeview Apts.,	Feas. letter			Iou-Inco Rental			11				
Inc., Bridge View #2, Trumbull & Decatur	6-3-71			Sales Moderate	-Tagora						
			2	Rental Sales	5						

		PLACEMENT PI	GHIOD: 12	montha		land					
CARTITMENTS FOR LON- AND MODE INCOME REPLACEMENT HOUSING	RATE- Fre	m 6/72 (month/yea	to 6/7		Port Port Project	7 NAM	2,400	NUMER	57		Comm i :
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	-	Nonao.				0	1 =	2	3	4	51
David Mazzocco,		10-28- 71	10-28- 72	Low-Inter Rentals		8	1-5				
Holgate Plaza, SE 104th & Boise		/1	est.	Sales Noderate:	-Income			_			
				Rental	The second second second second second second second second second second second second second second second se						
				Sales							
Bon Juhr, et al	Feas.			Low-Inco Rentals		57	13				
Washington Plaza, (Rehab), 1129 SW Washington	letter 7-19-			Sales							
	71	2.2		Noderate Rental:					·		
		н.		Sales							
Curtis McDonald,		1-5-71	1-5-72	Low-Encor Rentals			4	8	2		
Going Estates,		10 g	est.								
1923 N. Going		2.0		Sales Moderate	Income						
		4		Kentals							
		_	10 1	Sales							
Dr. Walter Reynolds	Firm	12-10-		Lau-Inces		12	32	12		_1	
Beta 11, NE 7th &	Commit-	71		Rontals		1.2	12	1.6			
Sacramento	ment	est.		Sales Noderate-	700075		l	-			
#				Rentals							
				Sales					-		
James P. Wasch,	Firm	11-15-		Low-Inces	e.			25			
et al,	Commit-			Rentals				35			
Queens Commons,	ment	est.	See al	Sales							
165 NE Glisen	9-23-			Moriarate							
7	71			Rentil							
				Sales						_	1

CONVERSINTS FOR LOW- AND NODE INCOME REPLACEMENT HONGING	RATE-	BPLACEMENT PE <b>6/72</b> (monbh/yea		1 20056 A	oaser ind		omen	t Co	mm i
				Woodla	wn	- ORE.	A-5	-1	
Sponsor.		Pate of				In each c number			
Program, and Location	Fund Commitment	Start of Constr. or Rehab.	Completion	Type		Pinber			
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Section 235(i)		on indi-		Rentals					2a
Interest Subsidy			1972-			10	100		
Mortgage. In Port-		vidual	כזכי	Sales Moderate-Income		1 20	100	50	
land area.	Port-	basis		Hantals					1
1,150 total	land area.					000	-00	190	10
				Sales Low-Income		250	500	190	<u> </u>
221(d)(2)and 221 -	11	Financed	- 11	Rentals					
Mortgage Insurance		on indi-							
or low- and moder- te-income families	- 14 - <sub>1</sub> 8	vidual		Sales		30	50	30	
		basis		Moderate-Encore Pentals					
600 total									
				Sales		40	200	125	25
312 Housing Rehab	н	Re-	11	Low-Income Rentals					
Loan	×	habbad		I/EIIGULS					
		on Indi-		Sales					
135 total		vidual	21	Moderate - Income Rentals					
		basis		Rencals					
	· · · ·			Sales		25	50	50	10
115 Housing Rehab	н	Re-	11	Low-Income		1			
Grant		habbed		Rentals		1			
wr with		on indi-		Sales		42	100	75	25
242 total		vidual	· · ·	Moderate-Income					
		basis		Rentals					
				Sales					÷ +
-	5	1 a a a		Lou-Income					
				Rentals		1			
		9		Sales					
			20 - C	Moderate-Income		1			
				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 and dated November 14, 1971. ND 507 Woodlawn

NET CARE OF FORRESIDENTIAL DISPLACE- ENT (DESCHESS CONCERNS, NONPROFIT CONTRACTORS, AND FRAM OPERATIONS)					6/	72	to	12 6/7 (month	13		Portlai Portlai Portlai Pactor Woodlai	nd nd	Dev	velo nue	<del>pa</del> ent Con
Number to be dis- placed, by minority- group category 1/	Reta Miol sale	le-	Maru turi	ifac - ing	Ser	vice	Nonp Orga	rofit niz.	Fari	າຣ	Other		Tot	21	Total
	02/	73/	0	T	0	T	0	т	0	т	0 2		0	5	4 C
Thise (norminority)	1	1					1				1	T		-	2
Negro/Black					1					1.1					
American Indian					-							1			
Spanish American							1		•			T			
Oriental				1								T	1		
Other												T			i a
TOTAL	1	I						-							2
Number to be dis- placed by concurrent public activities in locality during dis- placement period	61	۱ ۲													61
<pre>1/ Attach statement de tion, or farm, incl respect to concerns 2/ Owner 3/ Tennint</pre>	uding	, when	re ap	plicab	le, de	scrip	tion o	f relo	catio	n pro	oblems that	t wil	цīь	e <b>a</b> dar	

\* 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.

CHARACTERISTICS OF BUS HONPROFIT ORCANIZATION OPERATIONS TO BE DISPL	S, AND FARM		From _		b): 12 mo to <u>6/73</u> (month/y		PC LOC PC PRO	AL AC	and and	Devel AND NUMBE	opment Co
Name and Address	Type of Business		k One Tenant	Minority Group Class. 1/	Area (Sq. Ft./ Acres)	Averag Number Employ	e of	Plan	s to cate	Moving C	
B.J.Tidball(Apt: 1081-83-87 N.E.	Apt. Bldg.	X		White	2500 sq.ft.	Sel		x	,10	\$1000	
Dekum										-	-
Aluminum Dis- counts	Retail		x	White	200 sq. ft.	Fou	ır	x			\$4,000
1083 N.E.Dekum											
1								1			
				1			51				•
							18				
				1							
							2				
						1					

FS	TINATE OF RELOCATION COSTS AND SETTIEMENT COSTS	ALLOCATION PERI From 6/72 (month/yea		SS 1997 B. 183	TOCAL ACTIVE Portland							
A. PA	YMENTS TO FAMILIES AND INDIVIDU	JALS										
	Type of Payment	1			73	tilies	Indi	vifuals	7	otal		
					No.	Anount	<u>Ro</u> .	i <u>i</u> ount	No.	Amount		
Mo	wing Expenses									24		
	1. Actual Moving Expense	5			0	s 0		± 0	0	<u> </u>		
	2. Fixed Payment and Dis	location Allowand	e		13	5,700	15	4585	28	10285		
	3. Total				13	1 5700	15	4585	28	10285		
Re	placement Housing Payments	5										
	Homeowners				6	78000	2	33000	q	111000		
	4. Differential Payment 5. Interest Payment				0	10000	Ó	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	0			
	6. Incidental Expense Pa	umant			3	300	3	300	6	600		
	7. Total	Marchio			a	1 78300		33300	15	111600		
	Tenants and Certain Others		1.000	~~~~~	1-2	170,000	1	1,100	1.7	11,000		
	8. Sental Assistance				2	6000	111	21500	13	27500		
	<ol> <li>Downpayment Assistance</li> </ol>	A.			4	12500	T	21,500 2500 24000	15	15000		
	10. Total				6	18500	12	24000	18	42500		
	The second second second second second second second second second second second second second second second se				10		1	61885		All an and the set of the		
B. PA	AYMENTS TO EUSINESS CONCERNS, NO Type of Payment			sinesses	1	ofit Orgs.	F	aras	7	otal		
			No.	Amount	No.	Amount	No.	Amount	No.	Anoune		
Mo	ving Expenses 1. Actual Moving Expense	and the second sec	1	\$ 500		3 1		3		\$		
	2. Actual Loss of Proper	ety	0		-		-	1	-			
	3. Searching Expenses		1	500					-			
	4. Total		2	1,000					-			
5.	Payments in Lieu of Noving and Related Expenses	s _ 11	1	4,000					•			
6.	. Total (Sum of Lines 4 and 5)	)	4	5,000					19			
n	otal estimate of relocation pay conprofit organizations, and far sine 6)							s 169,3	85.	00		
e	ssistance Costs. Estimate of a numerated above, to be included contribution or loan for the pro-	I in computing the			-		ľ	\$				
۲ ت	Stimate of total settlement cos be acquired for the project. (T wayments," but are acquisition c D-646.)	mese are not "rel	ocat:	ion costs"	or "r	elocation		\$ 207C	0.0	0		

		HUD-6148 (2-69)
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT	PORTLAND, OREGON	
		JECT NUMBER(S)
<u>n</u>	SOUTH AUDITORIUM PROJECT	ORE. R-1
SCHEDULE OF AVERAGE ANNUAL GROSS RENTALS	ALBINA NORHD INP.PROJECT	ORE. R-8
FOR STANDARD HOUSING IN LOCALITY	PORTLAND STATE COLLEGE	ORE. R-16
2	EMANUEL HOSP.PROJECT	ORE. R-20
	NBRHD, DEV, PROJECTS	ORE. A-5-1 & 2
A. TYPE OF SUBMISSION AND APPLICABILITY OF SCHEDULE		· · ·
A. TYPE OF SUBMISSION AND APPLICABILITY OF SCHEDULE		
This is the original schedule proposed to apply to all HUD-assi	sted projects, as identified above.	
This is an amended schedule (amending the one approved by [X] Revising the amounts of the average annual gross rentals.	HUD on Feb. 16, 1966 ) for the	≥ purpose of:
[X] Adding additional project(s) to those covered by the previou EMANUEL HOSP.PROJECT & NBRHD.DEV.P		
	7 S., 2	
This is an adoption of a schedule previously approved by HUD.		
B. REQUEST		
Approval is requested of the following schedule of avarage gross re modest standards in the locality. The schedule will be used in det to families and elderly or handicapped individuals who are eligible	ermining the amount of the Additional Reloca	tion Payment to be made

		SCHED	ULE		
0 BEDROOMS (Housekeeping U		2 BEDROOMS	3 BEDROOMS	4 BEDROOMS	S OR MORE BEDROOMS
Yr. \$ 748.80	\$ 1,173.00	\$ 1,540.20	\$ 1,952.40	\$ 1,975.63	\$1,980.00
Mo. 5 62.40	\$ 97.75	\$ 128.35	\$ 162.70	\$ 164.64	\$ 165.00
	EVELOPHENT COMMIS	5510N	Signature of A	whorized Officer	1
April 20 Da		2 0 Te	Executive Di	rector Tüle	
D. ADOPTION OF SC	CHEDULE PREVIOUSLY A	PPROVED BY HUD			
The	Displacing Agency	agree	es to adopt the schedule	in Block B. chove.	
					2.5
	76		Signature of -	lichorized Officer	- 0
-	Date		Tit	le	
<u></u>					507 - Woodlawn IBIT L.

				Tiile		
	Date		90 90 90 90 90 90 90 90 90 90 90 90 90 9	الديان وفقور در ون ال هديد	an officer	
	Date		Sico	sture of Authoriz	es Gilicer	
ii N						
The	Displacing Agency		agrees to adopt th	e schedule in Bloc	k Bisbove.	
D. ADOPTION OF SC	HEDULE PREVIOUSLY APF	ROVED BY	HUD			
	Date	_		Title		
M	ay 14, 1971		Ε×	ecutive Dir	ector	
encoded and descent the second to be	placing Agency		Signo	uwe of Authorize	ed Officer	
PORTLAND D	EVELOPMENT COMMISSIO		Ver	SV		4
	s 14,639	s 1	7,887 s	21,940	5	25,205
1 BEDROOM	2 BEDROOMS	3 86	EDROOMS	4 BEDROOM	s	S OR MORE BEDROOMS
		SCHEI	DULE			T OD NORE
	of the fallowing schedule of avent of the Replacement Housing P regulations.					
— This is an adopti	on of a schedule previously appr	oved by HUD.				
X Revising the	amounts of the average sales pr ional project(s) to those covered		us schedule. Such n	ew project(s) is (a	re)	
	ed schedule (amending the one of			15. 1970	;	
	N AND APPLICABILITY OF SC al schedule proposed to apply to		sted projects, as ide	ntifies above.	84	
n localities where a H ) need be completed.	il agency. Attach a statemer UD-approved schedule is bei	ng used and				
	ure original and 2 copies for					
	AVERAGE SALES PRICE D HOUSING IN LOCALIT		AGENCY(125) Port. Deve Commissie City of Po		R-E, R- A-5-1,	NUMDER(S) 16, R-20, R-2 A-5-2, OSA 4
U.S. DEPARTMENT O	F HOUSING AND URBAN DEVE	LOPMENT				

#### 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 minoritygroup 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.

- Description of the nature and volume of competing demands for standard housing in the locality. (See Exhibits D and E.)
- 4. <u>Tabular description</u> of available and committed housing resources that may be used for relocation purposes. (See Exhibits F, G and H.)
- 5. <u>Statement indicating whether a local rent assistance program may be</u> required. If a rent assistance program will be required, include a <u>full description of the program</u>. 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.

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

- 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

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

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. <u>Relocation Payment Schedules</u> 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.

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	EOUSING REQUIREMENT Submit separate tal in each table. Sho // American Indian Annual Income Under \$1000 \$ 1000 - 1999 2000 - 2999 3000 - 3999 4000 - 4999	ole for each ow size and h M / Negro/ Indivi Nonhouse-	group ( bedroom /Plack Iduals Housek	classifi require // Ori	catio ments ental	n ić , b <u>j</u>  By	lent1. / inco / Spi Famil	fied ome, anish	in Bl of ind -Amer: ze (N	livid ican	uels ar // Wr Fa persor 9 cr	1 famil 1 famil 1 families 1 fotal 0 - 1 0 2 1 1	ies to onminor	be dis ity / Ev I	edr	ced. Cthe	Require	ication ed	covered tal 0
	BOUSING REQUIREMENT           Submit separate tal           in each table. Sho           // American Indian           Annual Income           Under \$1000           § 1000 - 1999           2000 - 2999           3000 - 3999           4000 - 7999           5000 - 5999           7000 - 7999	ole for each ow size and h M / Negro/ Indivi Nonhouse-	group ( bedroom /Plack Iduals Housek	classifi require // Ori	catio ments ental	n ić , b <u>j</u>  By	lent1. / inco / Spi Famil	fied ome, anish	in Bl of ind -Amer: ze (N	livid ican	uels ar // Wr Fa persor 9 cr	ti famil aite, No millies is) Total 0 - 1 0 2 1 2 1 1 1	ies to onminor	be dis ity / Ev I	edr	ooms	Require	ication ed	covered tal 0
	BOUSING REQUIREMENT           Submit separate tal           in each table. Sho           // American Indian           Annual Income           Under \$1000           \$ 1000 - 1999           2000 - 2999           3000 - 3999           4000 - 7999           5000 - 6999           5000 - 7999           5000 - 7999           5000 - 7999           5000 - 7999           5000 - 7999	ole for each ow size and h M / Negro/ Indivi Nonhouse-	group ( bedroom /Plack Iduals Housek	classifi require // Ori	catio ments ental	n ić , b <u>j</u>  By	lent1. / inco / Spi Famil	fied ome, anish	in Bl of ind -Amer: ze (N	livid ican	uels ar // Wr Fa persor 9 cr	1 famil 1 famil 1 families 1 fotal 0 - 1 0 2 1 1	ies to onminor	be dis ity / Ev I	edr	ced. Cthe	Require	ication ed	covered tal 0
	BOUSING REQUIREMENT           Submit separate tal           in each table. Sho           // American Indian           Annual Income           Under \$1000           \$ 1000 - 1999           2000 - 2999           3000 - 3999           4000 - 4999           5000 - 5999           5000 - 6999           5000 - 7999           5000 - 7999           5000 - 7999           10000 - 7999           3000 - 7999           3000 - 7999	ole for each ow size and h M / Negro/ Indivi Nonhouse-	group ( bedroom /Plack Iduals Housek	classifi require // Ori	catio ments ental	n ić , b <u>j</u>  By	lent1. / inco / Spi Famil	fied ome, anish	in Bl of ind -Amer: ze (N	livid ican	uels ar // Wr Fa persor 9 cr	td famil dite, No millies is) Total 0 -1 -1 0 -1 -1 -1 -1 -1 -1 -1 -1 -1 -1	ies to onminor	be dis ity / Ev I	edr	ced. Cthe	Require	ication ed	covered tal 0 1 0 2 1 2 1 1 2 1 1 0 2 1 1 2 1 1 1 0 1 1 1 1
	BOUSING REQUIREMENT Submit separate tai in each table. Sho // American Indian Under \$1000 \$ 1000 - 1999 2000 - 2999 3000 - 3999 4000 - 4999 5000 - 5999 5000 - 5999 5000 - 5999 5000 - 7999 3000 - 7999 3000 - 9990 10000 - 14999 13000 - 24939	ole for each ow size and h M / Negro/ Indivi Nonhouse-	group ( bedroom /Plack Iduals Housek	classifi require // Ori	catio ments ental	n ić , b <u>j</u>  By	lent1. / inco / Spi Famil	fied ome, anish	in Bl of ind -Amer: ze (N	livid ican	uels ar // Wr Fa persor 9 cr	td famil dite, No millies ss) Total 0 -1 0 -2 1 2 1 0 -1 -1 0 -1 -1 -1 -1 -1 -1 -1 -1 -1 -1	ies to onminor	be dis ity / Ev I	edr	ced. Cthe	Require	ication ed	covered tal 0 1 0 2 1 2 1 1 2 1 1 0 2 1 1 0
	BOUSING REQUIREMENT           Submit separate tal           in each table. Sho           // American Indian           Annual Income           Under \$1000           \$ 1000 - 1999           2000 - 2999           3000 - 3999           4000 - 4999           5000 - 5999           5000 - 6999           5000 - 7999           5000 - 7999           5000 - 7999           10000 - 7999           3000 - 7999           3000 - 7999	ole for each ow size and h M / Negro/ Indivi Nonhouse-	group ( bedroom /Plack Iduals Housek	classifi require // Ori	catio ments ental	n ić , b <u>j</u>  By	lent1. / inco / Spi Famil	fied ome, anish	in Bl of ind -Amer: ze (N	livid ican	uels ar // Wr Fa persor 9 cr	td famil dite, No millies is) Total 0 -1 -1 0 -1 -1 -1 -1 -1 -1 -1 -1 -1 -1	ies to onminor	be dis ity / Ev I	edr	ced. Cthe	Require	ication ed	covered tal 0 1 0 2 1 2 1 1 2 1 1 0 2 1 1 2 1 1 1 0 1 1 1 1

[form continued on next page]

#### B. HOUSING REQUIPEDENTS 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.

	Indivi	iduals.		l					100		Fai	allies	an ann		*				
Annual Income					Ву	Faci	lly S	Size	(No.	. of	person	s}	ļ	27	Beda	room	s Rea	juired	0.000
	Konhouse -	Housek	eeping								9 or				1			5 or	1.14
	keeping	0-3R	1-B?	2	3	4	5	6	7	8	nore	Total	0	1	2	3	4	more	Total
Under 31000												0			1			Service and	0
\$ 1000 - 2099				1								0						•	0
2000 - 2999											le manend	0							. 0
3000 - 3999								1											1
4000 - 4999												0							0
5000 - 5999												0							0
6000 - 6999							1											4	
7000 - 7999												0						lan anna an st	0
8000 - 9999												0							0
10000 -14999												0				1			0
15000 -24999										1		0							0
25000 & Cver	-							-				0							0
Totals											land Lord	2		la second				merez and	2

B. HOUSING REQUIEENENTS 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 [] Wegro/Black [] Oriental [] Spanish-American [] White, Norminority [] Other

	Indiv	iduals	1								Far	tilies							
Annual Income					Dy	Fam	ily	Size	(No.	. of	persons	s)		By	Bedt	rcoa	Rea	juired	
	Nonhouse-	Housek	eaping								9 or		1		1			5 or	
	keeping	0-32	1-BR	2	3	4	5	6	7	8	Lore	Total	0	1	12	3	4	more	Total
Under \$1000		1			1							1	1.		1	1			1
\$ 1000 - 1999													1			1			1.1
2000 - 2999		1 .					L								1	1			
3000 - 3999																			
r000 - r668																			
5000 - 5999													1			I			
6000 - 6999					1											1			
7000 - 7999	1							1							1	E			
6000 - 9999																i			
10000 -14999				_															
15000 -24999				1.0000000											i	1			
25000 & Cver									20100						1	1			
Totals												1			1	1			-

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FANILITS AND INDIVIDUALS APPARENTLY ELIGIBLE FOR SUBSIDIZED HOUSING

Complete the following table to show number of families and individuals apparently sligible for low-rent public housing. Complete similar tables for each other subsidized program, c.g., Section 235 and Section 256.

	Indiv.	iduals									Far	11165		_					
Annual Income					By	Fami	ly S	ize	(Ed.	of	persona	1 .	-	-2	Bed:	2007.	s Field	uired	
Millight discourse	Konhouse -	Housek	eeping	. t.							9 02 1			1		l		5 or	
	keeping	0-32	1-53	2	3	4	5	6	7	8	more ;	Total	0	1 2	2	3	4	TOLE	Total
Undor \$1000			· · ·	-	-	-	-			-				1 7		-			0
\$ 1000 - 1999					-			-	-	-		0					-		Ó
2000 - 2999							-	1				2		-	-	T	T		2
3000 - 3999				-			-			-		2	-	-			-	· · · · ·	Õ
4000 - 4999					-	-		-		-		0	-	-		-			1 0
5000 - 5999					-	-		-		-		0		-	-				0
6000 - 6999				-	-	-	-			-		0		-	1		-		1 Ö
1000 - 7999				1	-	-	-	-	-			0	1-	-	-	-	-		0
8000 - 9999	_				-	-		-		-				-		-	-		1 0
10000 & Over	_			1		-		1	-	-		2		T		T	T		3
Totals			1		_		1	11	1	1		5	-	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.

#### FHA 235

	Indivi	iduals	30 <sup>201</sup>	Incore		120-0-0				10-0204	Fai	nilies	112112-002	- 222.22					
Annual Income	-				E7	Fami	ily f	Size	( אַש.	of	persons	s) ·		Sy.	Bedi	rooms	Rec	juired	
	Norhouse -	Housek	eeping								9 or							5 or	
	keeping	0-ER	1-22	2	3	4	5	6	7	8	nore	Total	0	1	2	3	4	nore	Total
Under \$1000		1					-					0							0
\$ 1000 - 1999		1				-		_				0	-						0
2000 - 2999		-	1			-			_	-		0	-						0
3000 - 3999					_				_	_					1				
4000 - 4999					1		-	_	-	_			-						1
5000 - 5999	1		-				1					2			1				2
6000 - 6999		1		-		1	11	-	1			-			1				
7000 - 7999			-				-		1			0	-		1				0
8000 - 9999			1				1	-	-		_ ·	0		1					<u>Q</u> .
10000 & Ovar		-			-	L .	-	-	-	_		0	1	-	-		-		0
Totals		1	1		2				1			15	1		13	2			1 5

FAMILIES AND INDIVIDUALS APPAPENTLY ELIGIBLE FOR SUBSIDIZED HOUSING C.

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

	Indivi	iduals									750	lies					11000000000	
Annual Income			and the second		By	Fart	17 5	Size	( 20.	10	persons	]		By Bed	rcom	s Rec	quired	
· ·	Korhouse-	Housek	eeping								9 or 1		100	1	1	1	5 or	
	keeping	0-BR	1-22	2	3	Ц.	5	6	7	8	more	Total	0	2 2	3	4	more	Total
Under \$1000												0	1					0
\$ 1000 - 1999		1						-				1		1				1
2000 - 2999		1										0	1	:				0
3100 - 3999		1		1		1		1				3		11				3
2000 - 2999		1			1						1	1	i	11	1			
5000 - 5999		1				11					1		L L	1				
6000 - 6909			1				1				- 1	1		1	T			
7000 - 7999											1	0		1				0
Scop - 9999						1						0						0
10000 & over				_		-					1	0		1				0
Totals		1	1	2		12	11	11	0	0	0 1	7	0	1 12	13	11	0	17

ESTILIAT	ED CONC	URRENT	DISPI	LACEA	ENTT		******		CALITY	90	ortlar	nd, 0	regon				
DISPLAC	7/72	to	7	/73		1				MC NAC	del ( 2 AD		ліад		ernoi	n-Sa	abin
	onth/ye			th/ye				1			borhe	od F	92111	τy			
D. ANTICIPATED Type of Govern- mental Action	Whit Nonmin		Neg Bla	gro/ ack	A	meri Indi	can an		panish merica	-	s)   Crie	ntal	Othe Minor		y	Tot	al
HTD-acsisted	F	I	F*	I	-	F'	I		F	I	1 3	I	3		I	F	I
Projects	PL	ASE	EE T	на н	IEXT	F P	AGE	FOR	THE	82	ST ES	TIMA	TES T	Ь	DATE		1.2
Local Code Inforcement											1	1 1					
Highway Construction																	
Other (identify)																	
Total																11	
E. ESTIMATED H	To the	extent	that	info.	mat.	ion	is av	d In vail	dividu able,	als ind	) icete f	the est	timeteo	l h	ousing	; nee	ds
of families and	indivi	duals	covere	ed in	BTO	ck A		nili	oP			1	Tay	-1-1-1-2-	idaals		
. Income	Range					Nuti			edroom	S		+			of Uni	-	
				0	11	2	3	4	5 or more		Total		nhouse eping		House 0-ER		ning -6R
Lou-Income Rental																	
Sales	н. 1		2									-	18 B				
Moderate-Income	,			1	1	T				T				1			
Rental						-				+				-			
Sales																	
Above Moderate- Rental	Tucome										1						-
Sales	1																

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 then 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 DISPLA MENT: As reported in Portland "Workable Program, 1972-1974" for the coming two years.

TYPE OF GOVERNMENTAL ACTION	TOTAL		NOUSEHOLDS & BE DISPLACED	
		Non- Minority <u>Households</u>	Minority Households	Businesses & Nonprofit Organizations
SCHOOL DISTRICT #1	35 🔹	0	35	C
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 PORTLAND HILLSBORO AIRPORT	20 10	20 6	0 4	0 0
OREGON STATE HIGHWAY COMMISSION	<u>435</u> *	435		65
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:

Project		Diso	lacement		
	Business	Fan	nilies	Indiv	duals
		<u>White</u>	Non-White	White	Non-White
Good Samaritan Hill Park Buckman	77 20 <u>13</u>	102 41 <u>32</u>	2 4 7	299 86 86	8 9 <u>15</u>
TOTALS (801)	110	<u>. 175</u>	13	471	32

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

 $\mathbf{I}_{\mathbf{i}}$  :  $\mathbf{i}_{\mathbf{i}}$ DISPLACEMENT PERIOD: \_\_\_\_\_ months LOCAL AGENCY HOUSING RESOURCES TO BE AVAILABLE PRICE TO From to (month/year) DISPLACEMENT OF FAMILIES AND INDIVIDUALS PROJECT NAME AND NUMBER F. HOUSEKEEPING UNITS 4 Bedroom 5 Dedroot 3 Bedroom 1/ 0 Bedroom 1 Bedroom 2 Bedroom Type Available Available Luaber Renber Available Number Available Number Available Rumber Available Number Needed Total Existing New Needed Woyal Existing New Needed Total Existing New Needed Total Existing New Needed Total Existing New LOW-INCOME Rental Public Housing 16 16 0 1 1 0 10 10 0 8 8 0 117 57 60 63 23 40 HUD-assisted 0 0 0 0 0 a 0 0 0 0 0 0 0 -0 α -0 0 0 --Other-assisted Pent Supplement 8 0 8 0 0 153 5148 0 75 237 98 281 12 269 135 37 312 HUD-assisted 0 0 0 0 0 al 0 0 0 0 0 - 01 0 0 0 0 0 0 Local-assisted Private Rental 681258 78 255 1326 97 30 441 (for 4 or more bdrm 97+ \* 333 471 N/A ---Menassisted Sales One-half of FHA 235 & 22-d-2 mortgages for 1972: 875 total 0 0 0 0 Need: HUD-assisted 0 0 0 0 Other-assisted 42 1258 8+ 6 40 254 1300 29 440 0 8 \* 294 469 0 0 0 Nonassisted MODERATE - INCOME Rental

NUD-assisted 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 Other-assisted 246 1166 928 869 240 141d 1109 928+ × 504 60 444(for 4 or more bdrm N/A --Mennssisted -Sales One-half of FHA 235 & 221-d-2 mortgages for 1972: 875 total 0 0 0 D Need: HUD-assisted 193 241 1387 222 1165 44 444 14 82+ 82 434 488 0 0 \* 0 0 Monassisted. ADGAR MODERATE-INCOME 2748 124 1322 719 603 N/A 2872 1502+ 1502 × 113 460 (for 4 or more bdrm 573 --Rental (Hounssisted) 529 602 175 124 299 1131 218 459 72 27 ÷ 27+ 677 Sales (nonassisted) 1/ For larger units (4 Dedroom, 5 Bedroom, etc.), use additional pages and adjust column headings as applicable.

[form continued on next page]

\* Included in 2-bedroom "new"

0

570e	Rooain	Eous	e/Hotel E:	tc.	·B	pardin	g House		237. E	Iderly,	/Handioto	ped	I	nstibu	ULonal	est/R
	Number		vailable		Number		vailable		15 maar		elfilav		Hunbor		vailable	
	Needed	Total	Existing	New	Needed	Total	Existing	New	Desiad	Total	Emisting	i New	Needed	20521	Existing	Ne
FSA-THOOPE																
Public Nousing						1							1			
HUD-assisted (con-							1					-		1.1		
gregate or other)						ļ						-				1
Cther-assisted																
Pert Supplement						1						1				
HTD-assisted																
Local-assisted																
Private Rental												1				
Tonessisted													1			
EDDERATE-ILCOME																
HUD-assisted																
Cther-assisted	· .															
Nonassisted									17							
ABOVE MODERATE-INCOME	1.172							1				1				

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.

CONNECTION FOR LOW- AND NODE INCOME REPLACEMENT HOUSING	RATE-	a 7/72	12 to 7/7 (month	3	LOCALIT Porti LOCAL A Model PROJECT Neig	and CENC CI	ties 1 AND	NUMB	sr K.		
Sponsor,		Date of		i	norg		In ee	ch c	-	ente	
Frogram, and Location	Fund Commitment	Stert of Constr. or Rahab.	Completion	Type:					of Bod		
L. Caster			(1)0/70	Low-Incor	3	0	:	2	3	4	5 1
Wm. L. Cooley, The Bluffs Phase 2,		6/19/ 71	6/19/72 est.	Rentals		_		1			-
12501 SE River Rd., Nilwaukie	э.			Sales Noderate-		17	49		-		
				Rentals Sales							
River Glen Proper-		6/15/71	6/15/72	Low-Incon Rentals				1			-
ties, River Glen, SE Risley, Gladston			est.	Sales Noderate-	Income		1.5		10		
3				Reptals Sales			15	11	18		
Conifer Co.,	Feas.			Low-Incom Rentals	_						
Conifer #307, Allen & Menlo,	letter 10-1-71			Sales Noderate-	Theope						
Baaverton	1.2		2.	Rentals			16	17	21	8	
Dale DeMarpport,	Feas.			Sales Low-Incer				- - -			
Ash Creek, 85th &	letter			Rentals	*						
Locust, Metzger				Hoderate- Rentals		19. AN	12	12	8		
			· · · · · · · ·	Sales							
Ken Osbon, et al, Country Squire		4/15/71	2/2/72 est.	<u>Low-Incor</u> Rentals				-			
Apts., 72nd & Cooper, SE				Sales Moderate- Rentals			- 8	16	8		
a na				Sales				i.			

Use additional sheets as necessary.

1/ In this column, enter number of units containing 5 or more bedroess:

. :

CONSTRUCTS FOR LON- AND MODEL INCOME REPLACEMENT HOUSING	2022-1	PLACENENT PL			and, O	: NIMBI	<sup>ER</sup> K	-V-S ity	;
Sponsor,		Late of				zch co		ente: its	r
Program, and Location	Fund Commitment	Start of Constr. or Rebab.	Completion	<u>Cir⊃</u> e	37-	ther o	of Bed	rooms	
Section 235(i)	Avail-		During	Low-Income Rentals	0	: 2	3	<u>1</u>	5 =
Interest Subsidy Mortgage. In Port-	for the	on indi- vidual	1972- 1973	Sales Noderate-Income		50	100	50	
land area. 1,150 total	Port- land area.	basis		Rentals		000	500	190	
221 (d) (2) and 221 -	11	Financed		Sales Low-Incipe Rentals		250		190	
Mortgage Insurance for low- and moder- ate-income families.		on indi- vidual basis		Sales Moderate-Income		30	50	30	
600 total		00313		Pentals Sales	-	40	200	125	2
312 Housing Rehab Loan	33	Re- habbed	11	Lou-Income Rentals	<u>                                      </u>	<u> </u>			
135 total		on indi- vidual		Soles Moderate-Income Pentals					
a. **		basis		Sales Lou-Incore		25	50	50	10
115 Housing Rehab Grant	11	Re- habbed	<b>11</b> g	Rentals		12	100	75	25
242 total		on indi- vidual		Sales Moderate-Income Rentals			100	15	
		basis		Sales Low-Income					
			a = 2	Rentals Sales Moderate-Income					
			78	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 and dated November 14, 1971.

CONVITUENTS FOR LCN- AND RODE INCOME DEPLACEMENT HOUSING	RATE-		to <u>7/7</u> (nonth	1	Port i Logal & Mode i Project	and ICENT	: itie: z 200	S NUTRE	E K		+
					Neigh	nbo	rhoo	d Fa	i i o	ity	
Sponsor,		Date of	×					ich co mber		, ente	r
Program, and Location	Fund Commitment	Start of Constr. or Rehab.	Completion	219	2				5-1250	lrooms	,
			1			0	1 :	2	3	4	1 5 1/
David Mazzocco,		10-28-	10-28-	Iow-Inco Rental:		8	40	-			
Holgate Plaza, SE 104th & Boise	1.15	71	72 est.	Sales Moderate		0					-
- 21 R				Rentals	5						
Don Juhr, et al Washington Plaza,	Feas. letter			Low-Incor Rentals		57	13				1. 
(Rehab), 1129 SW Washington	7-19- 71			Sales <u>Moderate</u> Rental:					•		
5 M.				Sales		1					1 A.S.
Curtis McDonald,		1-5-71	1-5-72	Low-Incor Rentals			· 4	8	2		
Going Estates, 1923 N. Going			est.	Sales Noderate	Tacome						-
				Kentala							
Dr. Walter Reynolds	Firm	12-10-		Sales Lou-Inces		10		10			
Beta II, NE 7th &	Commit-	71		Rentals	•	12	32	12			-
Sacramento	ment	est.		Sales Moderate Rentals							<u> </u>
	·			Sales			-				
James P. Wasch, et al,	Firm Commit-	<u>11-15-</u> 71		Low-Incor Rentals				35			
Queens Commons,	ment	est.		Sales Nodovate:	Ілеале						
165 NE Glisan	9-23- 71			Rentals	a state of particular			-			
		l		Sales					-	1	

1972-1974 ANDIS JURKARIE PROCRAM

shoots as necessary!

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

CONMITMENTS FOR LOW- AND MODE INCOME REPLACEMENT HOUSING	HATE-		ERIOD: 12 to 7/7 (month	1 const.	and lost l Ci	ties aso	NUMBE	R K-		
Sponsor,		Inte of	· · · · · · · · · · · · · · · · · · ·			In sa		olumn,		۲
Program, and Location	Fund Commitment	Start of Constr. or Rehab.	Completion	∑%⊅e		<u>د ۲</u>	ber c	of Eed	rooms	
Glen Gordan, et al Maple Terrace,		6-15- 71	6-15-72 est.	Low-Income Rentals	0	1	2	3	lş.	5 1/
1600 SE Walnut, Hillsboro			<b>531.</b>	Sales Moderate-Income Rentals		12	38			
Ross B. Hammond Co.				Sales Low-Incore Rentels						
Model Cities Apts., NE Mississippi & Jersey St.	letter 5-27- 71			Sales <u>Noderate-Income</u> Rentals			34	34		
Scott Crest #2	Feas.			Sales <u>Low-Income</u> - Rentala						
SE Powell Blvd.	letter 9-28- 71			Sales Moderate-Encome Pentals		10	12	6		
West Park Terrace	Feas,			Sales Low-Incone Rentals						
7700 Block, Shaw Streat SW, Aloha	letter 8-27- 71			Sales Moderata-Income Rentals		6	14	11		
Bridgeview Apts.,	Feas.			Sales Low-Incore Rentals	-	11				
Inc., Bridge View #2, Trumbull & Decatur	letter 6-3-71		÷	Sales Moderats-Indone Rentals						
				Sales						

Ups additional sheets as necessary.

CONTINUETS FOR LOW- AND NOT	DERATE-		IRIOD: 12	months	LOCALIT Port 1 EOGAL A	and	5 <b>4</b> .		ón		
INCOME REPLACEMENT HOUSE	VG Pro	m 7/72 (month/yea	to 7/	73	Model	C i	itie:	5 Numei	ER K	-V-S	5
2					Neigh	ьот	hoo	d Fa	acil	ity	
Sponsor,		Date of	5. J. S						olumn of ur	, ente nits	r
Frogram, and Location	Fund Commitment	Start of Constr. or	Completion	Type						lrooms	
		Fehab.		10		0	1:	2	3	4	5 :
нар	Program			Low-Incon Rentals	2			60	40		
Turnkey County	Reserva tion			Sales Noderate-			<u> </u>	_		L	1
				Rentals	indome		ļ				
				Sales	e .						
HAP Turnkey		July, 1971		Rentals		-	00	TO	TA	L	-
	in	est.		Salea Moderate-	Income			-			-
M			1.0	Rentals Soles		-					
НАР	Appli-	July		Lou-Incom Rentals	<u>e</u>	1,	500	T	Т	AL	
Leasing	cation	1971 est.		Sales							
		2		Moderate- Rentals	Income				. 1.1		
5				Sales						-	
David Mazzocco,		7-1-71	4-1-72	Lou-Incons Rentals	<u>•</u>	4	4			-	
Albina Plaza N. Albina &			est.	Sales							
Shaver			· .	Moderate-1 Rentals	Income						
				Sales		-					Ľ
			· · · ·	Lou-Incore Rentals	<u>•</u>				-		
		2		Sales Moderate-	Incone			;	-		
	1.1	31		Rentals							-
				Sales			1				

ESTIMATE OF NONRESIDEN MENT (BUSINESS CONCERN ORGANIZATIONS, AND FAR	S, NO1	PROF1	TT I		a 7/	72	to	12 7/7 (mont	3		100AL Port 250J3	AGENO	De E ANI	velo	on <u>opment Comm</u> is <sup>ER</sup> K-V-S acility
Number to be dis- placed, by minority- group category 1/	Reta Whol	le-	Manu turi	ifac- ing	Ser	vice	1 7	rofit niz.	Far	m.s	oth	er	Tot	:2]	Total .
	02/	T <u>3</u> /	0	T	0	T	0	T	0	т	0	T	0	2	
White (nourinority)															
Negro/Black	1														ī
Maerican Indian															
Spanish American											T				
Oriental								1	-			1		1	
Other									1						
Total,	1														1
Number to be dis- placed by concurrent public activities in locality during dis- placement period	61	k		- 								ļ		L	61

5/ 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.

CHARACTERISTICS OF BU NONPROFIT ORCANIZATIO OPERATIONS TO BE DISP	NS, AND FARM	1			D: <u>12</u> mo to <u>7/73</u> (month/y	nths Po Loc Mo PRO	del C	d, Orego YY Itles ME AND NUMB rhood F	ER K-V-S
Name and Address	Type of Business	Check Owner	: One Tenant	Minority Group Class. 1/	Area (Sq. Ft./ Ácres)	Average Number of Employees	Reloca	to Moving te Alterna No Moving	Cost or te Payment 2/ Alternate
James T. Park 4853 N.E. 6th	Duplex	x		Black	1,000 sq. ft.	Self	x		\$2,500
				-17					
				a. 19					
				-					
10 1				2					
									5 8
								:	
1 - e									a finishi
								4	
14	1.1					· · · · · · .			
	-								
									ч. -

	ESTIMATE OF PELOCATION COSTS AND SETTLEMENT COSTS	ALLOCATION PER: From <u>7/72</u> (month/yea				K-V-	lan AGEN el C CT NA	ities ME AND NU eighbo	MBER Thoo	od
۵	PAYNENTS TO FAMILIES AND INDIVID	UALS				Faci	ilit	y Site		
			-		1				1	
	Type of Payment					Anount	Indi No.	Amount	No.	otal Amount
	Noving Expenses 1. Actual Moving Expense 2. Fixed Payment and Di- 3. Total		ce		0	3 - 4610 4610		3 -	0	<u>*</u> - 4610 4610
	Replacement Housing Payments Homeowners 4. Differential Payment				4	52,000		-	4	52,000
	5. Interest Payment 6. Incidental Expense P 7. Total Tenants and Certain Others	ayment			6	200 52200	00	-	020	200 52200
	<ol> <li>Rental Assistance</li> <li>Downpayment Assistan</li> <li>Total</li> </ol>	ce			5 2 7	19000 4000 23000	0	-	5 2 7	19000 4000 23000
	PAYMENTS TO BUSTNESS CONCERNS, N Type of Payment	DNPROFIT ORGANIZA		sinesses	Honpr	ofit Orgs.	F No.	ares Acount	No.	otal Anount
	Moving Expenses 1. Actual Moving Expens 2. Actual Loss of Prope			\$		4		\$		\$
	<ol> <li>Searching Expenses</li> <li>4. Total</li> </ol>									
	5. Payments in Lieu of Moving and Related Expenses		1	2,500						
c.	<ol> <li>Total (Sum of Lines 4 and 5 Total estimate of relocation pay nonprofit organizations, and fay Line 6)</li> </ol>	ments to individu						\$82,31	0*	<u> </u>
D.	Assistance Costs. Estimate of a enumerated above, to be included contribution or loan for the pro-	i in computing the						\$	*	
E.	Estimate of total settlement co. be acquired for the project. [" payments," but are acquisition 91-646.]	These are not "rel	locat	ion costs"	or "r	ltestion	1	\$	*	

\* Budgeted from Neighborhood Facility Grant

ESTIMATE OF RELOCATION COSTS AND SETTLEMENT COSTS K. PAMIENTS TO FAMILIES AND INDIVID	ALLOCATION PERIO From 7/72 (month/yea)				LOCAL	AGEN AGEN LOP OT NA	d, Oregory Port ment Comercial rnon-Sa 5-3	:lan	
Type of Payment					milies	-	viduals		otal
Noving Expenses 1. Actual Noving Expense 2. Fixed Payment and Di-		e		No.	\$ 8000	No.	* 1000	No.	\$ 9000
3. Total Replacement Housing Payments Homeosmers 4. Differential Payment				6	8000 65400	2	1000 11000	18	9000 76400
5. Interest Payment 6. Incidental Expense P 7. Total Tenants and Certain Others 8. Rental Assistance	ayment			12 12 6	600 66000 18000	1	11000		600 77000 21000
9. Downpayment Assistan 10. Total	¢9	_		4	12000 30000	1	3000	14	12000 33000
B. FARMENTS TO BUSINESS CONCERNS, N Type of Payment	ONPROFIT ORCANIZAT		AND FARMS		ofit Orgs.	F	21745	T	otal
Moving Expenses 1. Actual Moving Expens 2. Actual Loss of Prope 3. Searching Expenses 4. Total	and the second	No.	Anount \$	NO.	Amount	No.	Amount	No.	Arount \$
<ol> <li>Payments in Lieu of Moving and Related Expenses</li> </ol>		1	5,000						
<ul> <li>6. Total (Sum of Lines 4 and 5)</li> <li>C. Total estimate of relocation pay nonprofit organizations, and far Line 6)</li> <li>D. Assistance Costs. Estimate of a enumerated above, to be included contribution or loan for the pro-</li> </ul>	yments to individua rms. (Total, Bloc) all relocation cost d in computing the	с А, ts, с	Line 11; p	lus To the pa	otal, Block		\$	00	
E. Estimate of total settlement combe acquired for the project. (* payments,* but are acquisition 91-646.)	These are not "relo	ocati	lon costs"	or "re	location		\$_1,4	95	

HUD-6148 (2-69)

			(2-69)
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT	PORTLAND, OREGON	51.6	
	AGENCY(IES) PRO SOUTH AUDITORIUM PROJECT	ORE. R-1	5
SCHEDULE OF AVERAGE ANNUAL GROSS RENTALS	ALBINA NBRHD IMP.PROJECT	ORE. R-8	
FOR STANDARD HOUSING IN LOCALITY	PORTLAND STATE COLLEGE EMANUEL HOSP.PROJECT	ORE. R-16 ORE. R-20 ORE. A-5-1	
	NBRHD, DEV, PROJECTS		
ties where a HUD-approved schedule is being used and an agend completed. A. TYPE OF SUBMISSION AND APPLICABILITY OF SCHEDULE			
This is the original schedule proposed to apply to all HUD-assi	sted projects, as identified above.	2 A.	а С
This is an amended schedule (amending the one approved by X Revising the amounts of the average annual gross rentals.	HUD on Feb. 16, 1966 ) for +	e purpose of:	
X Adding additional project(s) to those covered by the previo		· · · · · · · · · · · · · · · · · · ·	
EMANUEL HOSP.PROJECT & NORHD.DEV.P	ROJECTS		
This is an adoption of a schedule previously approved by HUD.			1.1

#### 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.

			SCHEDI	ULE		
	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
10. S	62.40	\$ 97.75	\$ 128.35	\$ 162.70	\$ 164.64	\$ 165.00
	PORTLAND DEVEL Displacing Ag <u>April 20, 19</u> Date		NOI	Signature of Au Executive Di		
D. A	DOPTION OF SCHEDU	JLE PREVIOUSLY APP	ROVED BY HUD			
T	he	7 . 4	agree.	s to adopt the schedule	in Block B. above.	
	Di.	splacing Agency		· · · · · · · · · · · · · · · · · · ·		
				Signature of A	uthorized Officer	-
-		Date		Tizl	e	ND 507 - K-V-S
						EXHIBIT L.

		LIACULT		····*
U.S. DEPARTMENT OF	HOUSING AND URBAN DEVELOPM	ENT		
		AGENCY		ROJECT NUMBER(S)
	VERAGE SALES PRICES FO	R Port. Dev Commiss		-8, R-16, R-20, R-2 -5-1, A-5-2, OSA 48
STANDARD	HOUSING IN LOCALITY		Portland, HAP	- <b>)-1,</b> A-)-2, USA 40
opy for each cluitional	e original and 2 copies for HUD agency. Attach a statement exp D-approved schedule is being use	laining in detail how th	ie amounts shown on t	he schedule were derived.
. TYPE OF SUBMISSION	AND APPLICABILITY OF SCHEDU	 LE		
	schedule proposed to apply to all Hi		identified above.	
	schedule (amending the one approve		y 15, 1970	
for the purpose of:	Schadula foreitering (nie nie oppion			
	nounts of the average sales prices.	8		
Adding addition	nal project(s) to those covered by the	e previous schedule. Suc	h new project(s) is (are)	
This is an adaption	of a schedule previously approved b	y HUD.		
	in a contract of broad of the state of b			Street 189
	f the following schedule of average s	A the second second	L	The actual will be used in
5				
		SCHEDULZ		
1 BEDROOM	2 BEDROOMS	SCHEDULZ 3 BEDROOMS	4 BEDROOMS	5 OR MORE BEDROOMS
1 BEDROOM	2 BEDROOMS s 14,639 s		4 bedrooms \$ 21,940	1
		3 BEDROOMS		BEDROOMS
1 BEDROOM		3 BEDROOMS		BEDROOMS
		3 BEDROOMS		BEDROOMS
		3 BEDROOMS		BEDROOMS
. SUBMITTED BY:		3 BEDROOMS		BEDROOMS
. SUBMITTED BY: PORTLAND DEV	s 14,639 s	3 BEDROOMS 17,887		BEDROOMS s 25,205
C. SUBMITTED BY:	s 14,639 s	3 BEDROOMS 17,887	s 21,940	BEDROOMS s 25,205
C. SUBMITTED BY: <u> PORTLAND DEN</u> Displa	s 14,639 s <u>VELOPMENT COMMISSION</u> <u>being Agency</u>	3 BEDROOMS 17,887	s 21,940	BEDROOMS s 25,205
C. SUBMITTED BY: <u> PORTLAND DEN</u> Displa	s 14,639 s	3 BEDROOMS 17,887	s 21,940	BEDROOMS s 25,205
C. SUBMITTED BY: <u>PORTLAND DEV</u> <i>Displa</i> May	s 14,639 s <u>VELOPMENT COMMISSION</u> <u>Decing Agency</u> v 14, 1971 <u>Date</u>	3 BEDROOMS 17,887	s 21,940	BEDROOMS s 25,205
:. SUBMITTED BY: <u>PORTLAND DEV</u> <i>Displa</i> May	s 14,639 s <u>/ELOPMENT COMMISSION</u> <u>weing Agency</u> y 14, 1971	3 BEDROOMS 17,887	s 21,940	BEDROOMS s 25,205
PORTLAND DEV <u>PORTLAND DEV</u> Displa May	s 14,639 s <u>VELOPMENT COMMISSION</u> <u>Decing Agency</u> v 14, 1971 <u>Date</u>	3 BEDROOMS 17,887	s 21,940 Sphere of Authorized of Executive Direct Title	BEDROOMS s 25,205
. SUBMITTED BY: <u>PORTLAND DEV</u> <i>Displa</i> May	s 14,639 s <u>VELOPMENT COMMISSION</u> <u>Decing Agency</u> v 14, 1971 <u>Date</u>	3 BEDROOMS 17,887	s 21,940	BEDROOMS s 25,205
PORTLAND DEV <u>PORTLAND DEV</u> Displa May	s 14,639 s <u>VELOPMENT COMMISSION</u> <u>tecing Agency</u> v 14, 1971 <u>Date</u> EDULE PREVIOUSLY APPROVE	3 BEDROOMS 17,887	s 21,940 Sphere of Authorized of Executive Direct Title	BEDROOMS s 25,205
PORTLAND DEV <u>PORTLAND DEV</u> Displa May	s 14,639 s <u>VELOPMENT COMMISSION</u> <u>tecing Agency</u> v 14, 1971 <u>Date</u> EDULE PREVIOUSLY APPROVE	3 BEDROOMS 17,887	s 21,940 Sphere of Authorized of Executive Direct Title	BEDROOMS s 25,205
PORTLAND DEV <u>PORTLAND DEV</u> Displa May	s 14,639 s <u>VELOPMENT COMMISSION</u> <u>tecing Agency</u> v 14, 1971 <u>Date</u> EDULE PREVIOUSLY APPROVE	3 BEDROOMS 17,887	s 21,940 Sphere of Authorized of Executive Direct Title	BEDROOMS s 25,205
D. ADOPTION OF SCH	s 14,639 s <u>VELOPMENT COMMISSION</u> <u>tecing Agency</u> v 14, 1971 <u>Date</u> EDULE PREVIOUSLY APPROVE	3 BEDROOMS 17,887 Si, ED BY HUD agrees to adop	s 21,940 Sphere of Authorized of Executive Direct Title	s 25,205 s 25,205 Dificer tor
D. ADOPTION OF SCH	s 14,639 s <u>VELOPMENT COMMISSION</u> <u>being Agency</u> v 14, 1971 <u>Date</u> EDULE PREVIOUSLY APPROVE Displacing Agency	3 BEDROOMS 17,887 Si, ED BY HUD agrees to adop	s 21,940 gnature of Authorized of Executive Direct Title	BEDROOMS s 25,205
D. ADOPTION OF SCH	s 14,639 s <u>VELOPMENT COMMISSION</u> <u>being Agency</u> v 14, 1971 <u>Date</u> EDULE PREVIOUSLY APPROVE Displacing Agency	3 BEDROOMS 17,887 Si, ED BY HUD agrees to adop	s 21,940 gnature of Authorized of Executive Direct Title	s 25,205 s 25,205 Dificer tor

#### 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 Page 29

### NO 507 RELOCATION ACTIVITY REPORT (MOODLAWN), 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. Froia

(month/year)

(month/year)

LOCAL AGENCY PROJECT NAME AND NUMBER

F. HOUSEKEEPING UNITS 4 Indroom 5 3 Dedroom 1/ Dedroor. Type 0 Bedroom 1 Bedroom 2 Bedroom Available Lusber Available Available Number Available Available Available Number Munber Number Number Reeded Wotal Wristing New Needed Total Existing New LOW-INCOME Rental Public Housing 16 0 1 0 ł 8 8 16 10 10 0 117 0 57 60 63 23 40 HUD-nasiated .... 00 0 0 0 0 0 0 0 -0 0 0 0 0 0 0 0 -0 ---Other-apsished Rent Supplement 5148 8 0 8 0 0 0 281 153 75 237 12 269 98 312 37 35 "UD-assisted 0 0 0 0 0 0 0 O 0 0 0 0 0 0 0 0 ſ Ideal-assisted Private Rental 681258 78 255 1326 471 97 30 441 (for 4 or more bdrm 97+ × 333 N/A ---Remassisted Sales One-half of FHA 235 & 22-d-2 mortgages for 1972: 875 total 0 0 0 0 Need: HUD-assisted 0 0 0 0 Other-assisted 40 254 42 1258 29 440 6 8+ 8 294 1300 469 ٥ \* 0 0 0 Nonassisted MODERATE-INCOME Rental HUD-assisted 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 Other-assisted 141d 246 1166 869 240 928  $\mathbf{x}$ 1109 928+ 60 444(for 4 or more bdrh 504 NZA ---Neoass Isted Sales of FHA 235 & 221-d-2 mortgages for 1972: 875 total 0 0 0 Need: One-half 0 WD-appinghed 1387 14 193 241 222 1165 44 444 82+ 82 434 +88 0 Ö 0 0 \* manufated APOVI HODERATE-INCOME 2748 124 1322 719 603 2872 1502+ 1502 \* 573 113 460 (for 4 or more bdr N/A --. Rental (nonapsisted) 529 602 175 124 1131 299 218 459 72 de. 677 27+ 27

[form continued on next page]

Sales (neunstisted)

\* Included in 2-bedroom "new"

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

ND 507 Woodlawn EXHIBIT F.

;	ESTIMATE OF RELOCATION COSTS. AND SETTLEMENT COSTS	ALLOCATION PERI From <u>7/72</u> (month/yea			LOCAL AGENCY Portland										
<b>(</b> .	PAYMENTS TO PAMILIES AND INDIVID	UALS													
	Type of Payment				Fa	nilies	Indi	viduels.	2	otal					
_					No.	AT CLASS	No.	Anount	No.	Amount					
									ŝ.						
8	Noving Expenses I. Actual Noving Expense	94				\$		\$		¢.					
	2. Fixed Payment and Di.		e		13	6500	2	1000	15	7500					
	3. Total				13	6500	2	1000		7500					
- C.,	Replacement Housing Payments									1 a 2					
	Homeowners				1	1000		11000	-	76400					
	4. Differential Payment				6	65400	1	11000	7	76400					
	5. Interest Payment				1	1700			-	100					
	6. Incidental Expense P	ayment			12	6600	-	11000	6	600					
	7. Total				14	00000	-	11000	12	77000					
	Tenants and Certain Others				4	12000	1	3000	5	15000					
	8. Rental Assistance	4.5			3	9000		5000	12	9000					
	9. Downpayment Assistan 10. Total	de			17	21000	1	3000	8	24000					
	10. 10.01					21000	-								
	11. Total (Sum of Lines 3, 7, a	nd 101			32	93500	4	15000	36	108500					
2,	PAYMENTS TO BUSINESS CONCERNS, N Type of Payment					ofit Crrs.   Amount	F No.	arms Amount	No.	otal Anount					
	Moving Expenses 1. Actual Moving Expens	es		\$		\$		\$		\$					
	2. Actual Loss of Prope	rty	-												
	<ol><li>Searching Expenses</li></ol>		-												
	4. Total						-		-						
	<ol> <li>Payments in Lieu of Moving and Related Expenses</li> </ol>		2	10,000						•					
	6. Total (Sum of Lines 4 and 5	)	2	10,000		-									
c.	Total estimate of relocation pay nonprofit organizations, and fay Line 6)							\$ <u>118.</u>	5 <b>0</b> 0						
D.	Assistance Costs. Estimate of a enumerated above, to be include contribution or loan for the pr	d in computing the						\$							
E.	Estimate of total settlement co be acquired for the project. ( payments," but use acquisition 91-646.)	These are not "rel	ocati	ion costs"	or "r	elocation	1	\$ <b>1</b> ,	150						

ND 507 Woodlawn EXHIBIT K.

#### 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 no 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 fromminority 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 RELOCATICH 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.

		DISPLACEMENT PERIOD:	onths				
	TO BE AVAILABLE PRIOR TO AMILIES AND INDIVIDUALS	From to	LOCAL	AGENCY			
	a Ja	(month/ycar) (month/	ycar) PROJE	T NAME AND NUMBE	R		
F, HOUSTKEEPING UNI	T5	<del></del>					
Type	0 Bedroom	1 Bedroom	2 Bedroor		3 Bedroom 1/	4 Tedroom	5 Dedroom
	Number Available Needed Total Existin		Number Avai Needed Total Ex	the second second second second second second second second second second second second second second second s	r Availablo d Total Existing New	Number Available Needed Total Existing New	Reaber Available Heeded Fousi Existing Nov
TOU TROOM			+			1	

	Needed	Toear	TIVED PTIC	LIC W	Neducu	Toyat	TYTACTUS	NOW .	MEGICO	+ TOVEL	EXTRETUT	new	necabu	Total	CALSCINE	RCW	4			(man-)-				A CONTRACTOR OF
<u>LOW-INCOMS</u> <u>Rental</u> <u>Public Housing</u> HCP-assisted		10	10	0	17	8	В	0	*	117	57	60	ж. Д	63	23	3 40		16	16	0		1	1	0
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Rent Supplement HUD-assisted		135	37	98		312	75	237	1	281	12	269		153	5	5148	-	8	0	8	1	0	0	1-1-
local-assisted		0	0	0	1. M.	0	0	C	1	0	0	0		0	O	d		0	0	0		0	0	0
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Other-assisted		0	0	0		0	0	0		0	0	0		0	0	0		0	0	C		0	0	0
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Sales NVD-outlated	0	0	0	0	Need:		One-h	half	of	FHA 2	235 & 2	221-	d-2 n	ortg	ages f	for	1972:	875						
Housesisted	0	0	0	0		82+	82	*	-	434	193	241		1387	222	116	5	+88	44	444	ł		14	
ALIVE RODERATE-INCOME Restal (nonascisted)	N/A	-	-	-	1	1502+	1502	*		2872	2748	124		1322	719	603	·	573	113	460	)(for	4 or	more	bdrms
Sales (nonassisted)				[		27+	27	7°C		299	175	124		1131	529	602		677	218	459	Ę		72	
1/ For larger units (4 Bed	room. 5	Pedroc	am. ote.)	1. US/	c additi/	onal pr	ires and	ndius	t colur	in head	ings as r	on71er	thle.					ALC: 21.1.1.1				24 0 TELEVISION		

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"

ENTITIER OF PELOCATION COSTS AND SATTLEMENT COSTS	ALLOCATION PERC Prom 7/72 (month/yea	to	12 mor 7/73 (month/ye	LOCAL ACENCY Portland									
· PANIFUTS TO PANILLES AND INDIV	TDUALS		<u> </u>			-							
Type of Payment				Fa:	ailies Amount	Indi No.	viduals Amount	. oli	Total Anount				
Noving Expenses													
1. Actual Noving Expe	enses				\$		\$		\$				
2. Fixed Payment and	Dislocation Allowan	50		9	4500	Ļ	500	10	5.000				
3. Total				9	4500	1	500	10	5,000				
D. Jacobski Kaustan Proventa									· · ·				
Replacement Housing Payments Homeowners								1					
4. Differential Payme	ent			3	32700	0		3	32,700				
5. Interest Payment													
6. Incidental Expense	e Payment			3	300			3	300				
7. Total				6	33000			6	33,000				
Tenants and Certain Other:	3				0000		2000	1.	10 000				
8. Bental Assistance				3	9000	-	3000	4	12,000				
9. Downpayment Assist	tance			3	9000		2000	3	9,000				
10. Total				10	10000	-	3000	-1	21,000				
11. Total (Sum of Lines 3, 7	and 101			21	55500	2	3500	23	59,000				
Type of Payment Moving Expenses 1. Actual Moving Exp 2. Actual Loss of Pr		Bus No.	inesses Anount	Nonpr No.	ofit Orgs.   Amount \$	Ко.	arms Amount	No.	Fotal Amount				
<ol><li>Searching Expense:</li></ol>	5												
4. Total							-						
<ol> <li>Payments in Lieu of Novin and Related Expenses</li> </ol>	ng								1 ki				
		0		1	1		1						
6. Total (Sum of Lines 4 and	d 5)	10	1	1	1								
C. Total estimate of relocation nonprofit organizations, and Line 6)			-			-	\$ 59,0	00.	00				
D. Assistance Costs. Estimate o enumerated above, to be inclu contribution or loan for the	ided in computing the						\$						
E. Estimate of total settlement be acquired for the project. payments." but are acquisition 91-646.)	(These are not "rel	losati	on costs"	or "r	elocation		\$ <u>5</u>	75.	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 PANILIES AND INDIVIDUALS DISFIACEMENT PERIOD: \_\_\_\_\_ months LOCAL AGENCY From to (month/year) (month/year) PROJECT NAME

PROJECT NAME AND NUMBER

F . HOUSTKEEPING UNITS		0 Eed	room			1 Bedr	oom			2 Beds	יססיי			3 Bodr			<u> </u>	. Dedre			5	Betr		
white a	Number	Automatic residence	vailable		Number		ailable		Number		ailable	~~~~	Number		ailable		Number		lilable		Ruaber		ailable	
	Needed	Total	Existing	Hew	Needed	Total	Existing	New	Needed	Total	Existing	New	Necded	Total	Existing	New	licedad	Total I	Existing	liew	Reciert	Total	Fristing	1.24
<u>Rental</u> <u>Null to Nouting</u> NUL-nestated	-	10	10	0		8	8	0	1	117	57	60		63	23	40		16	16	0		1	1	0
Other-assisted	-	0	0	0	-	0	0	0		0	0	0	<b>1</b> 0	0	0	0	-	0	0	0		0	0	0
Bont Supplement D-assisted		135	37	98	-	312	75	237		281	12	269		153	5	148		8	0	8		0	0	0
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Other-assisted	0	0	0	0																				
Nonassisted	0	0	0	0		8+	8	*		294	40	254		1300	42	125	88	469	29	440			6	
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Other-assisted		0	0	0		0	0	0		0	0	0		0	0	0		0	0	0		0	0	0
and some of the second s	N/A	-		-		928+	928	*		1109	869	240		1410	246	116	6	504	60	444	(for	4 or	more	bdrm
Soles HUD-assisted	0	0	0	0	Need:		One-h	alf	of F	HA 2	35 & 2	21-	d+2 m	ortg	ages f	or	1972:	875	total			ļ		<u> </u>
nssisted	0	0	0	0		82+	82	*		434	193	241		1387	222	116	5	488	44	4/44			14	
Rental (commistered)	N/A	-	-	-	1	502+	1502	*	2	872	2748	124		1322	719	603		573	113	460	(for	4 or	more	bdrm
Sales (nonassisted)						27+	27	7'0		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"

ESTINATE OF RELOCATION COSTS AND SETTIEMENT COSTS	ALLOCATION PERI From 7/72 (month/yea				Port Local Deve TROJE King	LOGALITY Portland, Oregon LOGAL AGENCY Portland Development Commission PROJECT MAKE AND STATER King-Vernon-Sabin NDP ORE, A-5-3							
K. PAVPENTS TO FAMILIES AND INDIVID	UALS							7					
Type of Payment				Fa: No.	ailies Amount		viduals Amount	No.	Total Amount				
Noving Expenses 1. Actual Moving Expense 2. Fixed Payment and Dis 3. Total		e		16 16	\$ 8000 8000	2	\$ 1000 1000		\$ 9000 9000				
Replacement Housing Payments Homeowners 4. Differential Payment				6	65400	1	11000		76400				
5. Interest Payment 6. Incidental Expense Payment 7. Total Tenants and Certain Others	ayment			6 12 6	600 66000 18000	1	11000		600 77000 21000				
8. Rental Assistance 9. Downpayment Assistance 10. Total	Cê			4	12000 30000	1	3000	4	12000				
B. PAYMENTS TO BUSINESS CONCERNS, NO Type of Payment	ONPROFIT ORGANIZAT		AND FARMS		ofit Orgs.	P.	artis Alount	No.	otal Amount				
Moving Expenses 1. Actual Moving Expense 2. Actual Loss of Prope 3. Searching Expenses 4. Total	and the second se		\$		\$		\$	NO.	\$				
<ol> <li>Payments in Lieu of Noving and Related Expenses</li> </ol>		1	5,000						19 I.				
<ul> <li>6. Total (Sum of Lines 4 and 5</li> <li>C. Total estimate of relocation pay nonprofit organizations, and far Line 6)</li> </ul>	ments to individu						\$ 124.0	00					
D. Assistance Costs. Estimate of a enumerated above, to be included contribution or loan for the pro-	i in computing the				-		\$						
E. Estimate of total settlement cos be acquired for the project. (1 payments," but are acquisition of 91-646.)	These are not "rel	ocati	ion costs"	or "re	location	1.00	. 1,4	95					

### ND 507 RELOCATION ACTIVITY REPORT (Boise-Humboidt)

## 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.

DISFLACEMENT FERIOD: \_\_\_\_\_ months

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

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

PROJECT NAME AND NUMBER

20 11 48

LOCAL AGENCY

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F. ROUCEREEPING UNITS							÷									'				y				
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Sales NUT-assisted	0	0	0	0	Need:			nalf	f of f	FHA 2	35 & 7	22-d	4-2 mr	ortga	ges fo	or 1	1972: 8	875 +	otal					
Other-assisted	0		0	0			(	(			(		(		(	$\square$			(	$\square$				
Nonassisted	0		0	0		8+	8	*		294	40	254	4	1300	42	125	8	469	29	440	'ا	(	6	
NODER, TE-INDOKE Pental NVD-assisted								$\square$					-											
obver-assisted	1	0	0	0		0	0	0		0	0	0		0	0	0	1	0	0	C	)	0	0	0
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[form continued on next page]

\* included in 2-bedroom "new"

	ESTIMATE OF PRIOCATION COSTS AND SETTLEMENT COSTS	ALLOCATION PERI Prom 7/72 (month/yea			AGEN IOP CT NA	and, Oregon GENCY Portland opment Commission MAME AND MCMABR -Humboldt NDP A-5-4						
•	PAYOTENTS TO FAMILIES AND INDIVID	UALS .		æ.,	-							
	Type of Payment			- <sup></sup>	Fai	nilies	Indi	viduals	3	Total		
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8	<u>Foring Expenses</u> 1. Actual Moving Expense			8	1.1	¢ I	· .	¢ I		\$		
-	2. Fixed Payment and Di		e		25	12500	7	3500	32	16000		
	3. Total				25	12500	7	3500	32	16000		
ā	Reclacement Housing Payments								-			
	Homeowners				10	100000	2	22000	12	131000		
	4. Differential Payment				10	109000	2	22000	12	131000		
	5. Interest Payment				10	1000			10	1000		
	6. Incidental Expense P	ayment				110000	2		10	1000		
	7. Total				20	110000	6	22000	44	132000		
	Tenants and Certain Others 8. Rental Assistance				a	27000	4	12000	12	39000		
	9. Downpayment Assistan	<b>7</b> 0			9	18000		3000	7			
	10. Total					45000	5	15000	20	60000		
	101 10941				-							
	11. Total (Sum of Lines 3, 7, a	nd 10)	1201-001-00		60	167500	14	40500	74	208000		
	PAYMENTS TO BUSINESS CONCERNS, N Type of Payment					ofit Orgs. Amount	F No.	arms Amount	j No.	fotal Amount		
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-	2. Actual Loss of Prope					9		φ	1	9		
-	3. Searching Expenses							1	-	1		
-	4. Total					1						
	<ol> <li>Payments in Lieu of Moving and Related Expenses</li> </ol>	а. — А	1	5,000								
	6. Total (Sum of Lines 4 and 5	)	1	5,000								
с.	Total estimate of relocation pa- nonprofit organizations, and fa- Line 6)							\$ 213,0	0 <b>00</b>			
D.	Assistance Costs. Estimate of enumerated above, to be include contribution or lean for the pr	d in computing the						\$				
Ε.	Estimate of total settlement co be acquired for the project. ( payments," but are acquisition 91-646.)	These are not "rel	ocati	on dosts"	or "re	elocation	1	\$ <u>2</u> ,	875			

ND 507 Boise-Humboldt EXHIBIT K.