

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. The payment period will not exceed one year.

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 Staff of the PDC 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 PDC. Such person should contact a Relocation Advisor for assistance in filing his appeal.



**City of Portland
Development Commission
1500 S.W. First Avenue
Portland, Oregon 97201
248-4800**

RELOCATION ASSISTANCE BENEFITS

**An outline of
relocation assistance
available if you
move because of a
publicly financed
project**

**CITY OF PORTLAND
DEVELOPMENT COMMISSION**

Relocation benefits are provided by the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) and by Oregon State Law.

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

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

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

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

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

RELOCATION SERVICES

Displaced persons will be given detailed information regarding their eligibility and possible benefits by representatives of the City of Portland Development Commission (PDC). The Central Relocation Staff is located at 1500 S.W. First Avenue, Telephone 248-4800. In addition, site offices are established in some project areas.

Displaced persons should personally visit or telephone the Relocation Staff project when help in relocation is needed. Information available 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 shopping areas, and public transportation is available. A qualified Relocation Advisor is available to aid displaced persons to the fullest extent.

FAMILIES & INDIVIDUALS

Moving Expenses. 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.

Replacement Housing. A displaced owner-occupant who is found qualified may be eligible for a payment which does not exceed \$15,000 to apply toward the purchase of a comparable home which is decent, safe and sanitary. There are restrictions on the amount to be paid depending on 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 renting or 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 can be made, the replacement dwelling must be inspected by PDC personnel to ascertain that it meets the decent, safe, and sanitary standards in accordance with the requirements of the City.

BUSINESS AND NON-PROFIT ORGANIZATIONS

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

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

Under certain conditions, businesses and non-profit organizations may receive payments for direct losses of tangible personal property which cannot be moved to a new location.

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