

Hearing on Urban Renewal Plan for the Emanuel Hospital Project (ORE. R-20)

TIME FOR HEARING FIXED AT 2:30 A. M. JUL 29 1970

Plan Adopted as Amended
JUL 29 1970
PLACED ON FILE

*3 amendments
incorporated
in plan*

#2660

THE COMMISSIONERS VOTED AS FOLLOWS:		YEAS	NAYS
A. DEERSON		<input checked="" type="checkbox"/>	<input type="checkbox"/>
GRAYSON		<input checked="" type="checkbox"/>	<input type="checkbox"/>
IVANCE		<input checked="" type="checkbox"/>	<input type="checkbox"/>
M. GREARY		<input checked="" type="checkbox"/>	<input type="checkbox"/>
SCHRUNK		<input checked="" type="checkbox"/>	<input type="checkbox"/>

Filed JUL 14 1970

RAY SMITH
Auditor of the CITY OF PORTLAND
By *George Yukimura*
Deputy

*P.C. Letter attached
adoption w/ conditions
(acc)
Model cities -
January adoption*

JULY 12

and

JULY 14

1970

NOTICE OF PUBLIC HEARING, Cont'd

south line of North Ivy Street; thence westerly 49.4 feet, more or less, to a point on the west line of North Gantenbein Avenue, said line also being on the southeasterly right-of-way line of the Oregon State Highway proposed Fremont Interchange; thence southwesterly along said Freeway right-of-way line to the east line of North Borthwick Avenue, said point also being on the south line of North Morris Street; thence easterly along the south line of North Morris Street to the west line of North Kerby Avenue; thence southerly along the west line of North Kerby Avenue to a point 90 feet, more or less, south of the north line of North Knott Street, said point being also on the east right-of-way line of the Minnesota Freeway; thence southeasterly along the east right-of-way line of the Minnesota Freeway to the south line of North Russell Street, the point of beginning.

The Council of the City of Portland has set 9:30 A.M. on July 29, 1970 in the Council Chamber at the City Hall as the time and place for public hearing with respect to said project. The purpose of the Hearing is to consider a proposal for the undertaking of said project to include the area above described pursuant to ORS Chapter 457 and Chapter 15 of the Charter of the City of Portland with federal financial assistance under Title I of the Housing Act of 1949, as amended; to acquire land in the project area; to demolish or remove buildings and improvements; to install, construct, or reconstruct streets, utilities and other site improvements; to make land available for development or redevelopment by a Hospital institution and the City of Portland as authorized by law.

The Relocation Plan of the Portland Development Commission for the project is available for examination at the offices of the Portland Development Commission, 1700 S. W. Fourth Avenue, and will be open for discussion at the Hearing.

Any person or organization desiring to be heard concerning the above matters will be afforded an opportunity to be heard.

Published July 15 and July 21, 1970.

RAY SMITH,
Auditor of the
City of Portland

NOTICE OF PUBLIC HEARING ON
EMANUEL HOSPITAL PROJECT
(ORE. R-20)

Notice is hereby given, at the request of the City of Portland, acting by and through the Portland Development Commission as the duly designated Urban Renewal Agency of the City of Portland, Oregon, that the Council of the City of Portland consider and approve the Urban Renewal Plan for the Emanuel Hospital Project, situated in the City of Portland, Oregon, which includes an area bounded generally as follows:

Beginning at the intersection of the extension of the west line of North Commercial Court and the south line of North Russell Street, the point of beginning; thence easterly along the south line of North Russell Street to the east line of North Williams Avenue; thence northerly along the east line of North Williams Avenue to the north line of North Stanton Street; thence westerly 242 feet, more or less, along the north line of North Stanton Street to a point; thence southerly 165 feet to a point; thence easterly 40.8 feet to a point; thence northerly 15 feet to a point; thence easterly 28 feet to the west line of an alley; thence southerly along the west line of the alley to the north line of North Graham Street; thence westerly to the west line of North Vancouver Avenue; thence southerly 195 feet, more or less, along the west line of North Vancouver Avenue to a point; thence westerly 131 feet, more or less, to a point; thence southerly 135 feet, more or less, to the north line of North Knott Street; thence westerly along the north line of North Knott Street to the east line of North Gantenbein Avenue; thence northerly along the east line of North Gantenbein Avenue to the south line of North Graham Street; thence westerly along the north line of North Graham Street to the east line of North Commercial Avenue; thence northerly along the east line of North Commercial Avenue to the north line of North Stanton Street; thence easterly along the south line of North Stanton Street to the east line of North Vancouver Avenue; thence northerly along the east line of North Vancouver Avenue to the north line of North Morris Street; thence westerly along the north line of North Morris Street to the east line of North Gantenbein Avenue; thence northerly along the east line of North Gantenbein Avenue to the south line of North Monroe Street; thence easterly along the south line of North Monroe Street to the east line of North Vancouver Avenue; thence northerly along the east line of North Vancouver Avenue to the north line of North Ivy Street; thence westerly along the north line of North Ivy Street 385 feet, more or less, to a point 5 feet east of an extension of the east line of North Gantenbein Avenue; thence southerly parallel to said line 60 feet to a corner on the south line of North Ivy Street; thence southwesterly 7.07 feet along a lot line to a corner on the east line of North Gantenbein Avenue, said corner lying 5 feet south of the

CITY OF PORTLAND, OREGON
OFFICE OF THE CITY AUDITOR

PROOF OF PUBLICATION AFFIDAVIT

.....JUL 27 1970.....19.....

I hereby certify that, in pursuance of the provisions of the Charter of the City of Portland, the following notice was given by me for publication the full number of times required by law, to "Daily Journal of Commerce," a daily newspaper published in the City of Portland, Multnomah County, State of Oregon, and having a bona fide circulation therein, said paper being the official newspaper of the City of Portland.

Ray Smith

AUDITOR OF THE CITY OF PORTLAND

By.....

James L. Hamilton

Deputy

**PROOF OF PUBLICATION
AFFIDAVIT**

Hearing July 29 '70 - 9:30

A.M. Emanuel Hospital

U.R. plan

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.....

Filed JUL 27 1970 19.....

Ray Smith

AUDITOR OF THE CITY OF PORTLAND

By *Edna Cervora* Deputy.

PORTLAND DEVELOPMENT COMMISSION

1700 S.W. FOURTH AVENUE • PORTLAND, OREGON 97201

224-4800

July 16, 1970

RECEIVED

JUL 17 9 18 AM 1970

RAY SMITH, AUDITOR
CITY OF PORTLAND, ORE.

BY ell

Honorable Terry D. Schrunk
Mayor of the City of Portland
Room 303, City Hall
Portland, Oregon 97204

Dear Mayor Schrunk:

We are finalizing documentation in preparation of a Part II Application for Loan and Grant to the Department of Housing and Urban Development relative to the Emanuel Hospital Project. In this regard we are submitting herewith a copy of the Urban Renewal Plan for the Emanuel Hospital Project along with a summary for Pre-Council meeting review.

We have received preliminary approval from the Department of Housing and Urban Development technicians of this Plan and copies have been submitted to the City Planning Commission for review and approval on July 23rd and to the Model Cities Citizens' Planning Board for their review and approval on July 21st. This Plan was previously reviewed and unofficially approved by the Model Cities Citizens' Planning Board on October 21, 1969 and, since then, as a result of HUD's review, only minor changes have been made to the Plan with no significant effect on plan proposals.

Changes deal mainly with documentation requested by HUD which provides more information on proposed building densities, land coverage, setbacks, height restrictions and sign controls. In addition, documentation has been revised in order to eliminate the need for numerous references in the Plan to the Portland Planning and Zoning Code.

We reviewed this Plan with the Model Cities Special Committee on July 7th, and they have recommended to the Citizens' Planning Board that the Plan be approved at their next meeting on July 21, 1970.

We have contacted Mr. Howard Traver requesting that the official review of the Plan by the City Council and adoption of a resolution approving the Plan be placed on the Council calendar for a Public Hearing on July 29, 1970. We have also arranged for publication of notices in the Daily Journal of Commerce on July 15 and July 21, 1970 in regard to the Hearing on the Emanuel Hospital Urban Renewal Plan.

Mayor Terry D. Schunk

-2-

July 16, 1970

We would be happy to meet with the City Council prior to July 29th to answer any questions that Council members may have if you so desire.

Copies of HUD's Form of Resolution and Certificate of Recording Officer will be submitted to your office under separate cover.

Thank you for your consideration in this matter.

Yours very truly,

John B. Kenward
Executive Director

JBK/ELY:ves
Attachments

cc: Mr. Ray Smith
City Auditor

REPORT CROSS REFERENCE

The following report has been removed from this file. It can be found in:

Series No.: 0462-02

Location: 16-4-1 1/1

Report Title: The Urban Renewal Plan For Emanuel Hospital
Project

Date: 1970

M^c del Cities

Phone 288-7051

Room 210 • 5329 N.E. UNION AVENUE

Portland

OREGON 97211

July 24, 1970

RECEIVED
JUL 26 9 15 AM 1970
RAY SMITH, AUDITOR
CITY OF PORTLAND, ORE.
BY *ell*

The City Council
City of Portland
City Hall
Portland, Oregon

Subject: Urban Renewal Plan for
Emanuel Hospital Project

Gentlemen:

The Portland Model Cities Citizens' Planning Board, having reviewed the final form of Urban Renewal Plan for the Emanuel Hospital Project, adopted a motion at its meeting on July 21, 1970, approving the Plan, copy of which is enclosed. In accord with said motion, you are hereby advised that the Citizens' Planning Board recommends to the City Council that the Urban Renewal Plan for the Emanuel Hospital Project be approved and adopted by the Council.

A representative of the Citizens' Planning Board will be in attendance at the Public Hearing respecting the Plan on July 29, 1970, to indicate the Board's approval of the Program.

Respectfully submitted,

Lee D. Kell

Lee D. Kell, Chairman
Citizens' Planning Board

Enclosure

cc: Charles Jordan
Edward J. Warmoth
John B. Kenward
Paul Hanson

*Copy sent to Mayor & Comm.
7/27/70*

PORTLAND CITY PLANNING COMMISSION

FRANCIS J. IVANCIE, Commissioner, Department of Public Affairs

RECEIVED
JUL 31 11 11 AM 1970
RAY SMITH, AUDITOR
CITY OF PORTLAND, ORE.
BY *[Signature]*

424 S.W. MAIN STREET
PORTLAND, OREGON 97204
228-6141 EXT. 298

HERBERT M. CLARK, JR., Chairman
L. V. WINONAULT, Vice Chairman
DALE R. COWEN
DALE F. GILMAN
HAROLD M. GOWING
HERBERT C. HARDY
NEIL R. KOCHENDOERFER
JAMES K. NEILL
H. LOREN THOMPSON

LLOYD T. KEEFE, Planning Director
DALE D. CANNAOY, Assistant Director

July 30, 1970

Mr. John Kenward, Executive Director
Portland Development Commission
1700 SW Fourth Street
Portland, Oregon

Dear John:

We have received the copy of the Urban Renewal Plan for Emanuel Hospital Project (Ore. R20), dated July 13, 1970, with the amendments recommended by the City Planning Commission and directed by City Council action at the public hearing on Wednesday, July 29, 1970.

We find the revised Plan satisfactory for the purposes of controlling development at this time.

Sincerely,

Lloyd T. Keefe
Planning Director

JH/cs

PORTLAND DEVELOPMENT COMMISSION

1700 S. W. FOURTH AVENUE • PORTLAND, OREGON 97201

235-4000

224-4800

RECEIVED
JUL 14 3 45 PM 1970

July 14, 1970

RAY SMITH, AUDITOR
CITY OF PORTLAND, ORE.

BY EL

Daily Journal of Commerce
2014 N. W. 24th Avenue
Portland, Oregon 97204

Gentlemen:

Enclosed is a copy of a Notice of Public Hearing for publication on Wednesday, July 15, 1970, and on Tuesday, July 21, 1970. The Notice of Public Hearing is entitled as follows:

Notice of Public Hearing on Emanuel Hospital
Project (ORE, R-20)

Upon publication, please transmit an affidavit of publication and your billing for both publications of notice to the City Auditor, City Hall, Portland, Oregon 97204.

Very truly, yours,

Jake W. Bigham
Assistant Director

JNB/EY/c

Encl.

cc: Ray Smith, City Auditor

RELOCATION
PLAN

EMANUEL HOSPITAL
PROJECT
(ORE. R -20)

PORTLAND
DEVELOPMENT
COMMISSION

JUL 13 1970

R 223 RELOCATION REPORT

This Relocation Report has been prepared in accordance with the Urban Renewal Handbook, RHA 7212.1, Chapter 2, Section 1, which sets forth the submission requirements for Part 1 of the Application for Loan and Grant Contract as they relate to the relocation program.

(1) Relocation Report

- (a) The Relocation Program is attached to this report and follows the outline as contained in RHA 7212.1, Chapter 2, Section 1, of the Urban Renewal Handbook.
- (b) Form HUD-6122, Estimated Housing Requirements and Resources of Displaced Families, is included as pages 21 through 30 of the Relocation Program.
- (c) Only 22 of the existing public housing units are to be used as relocation resources for persons displaced from the project area. A copy of a letter from the local Housing Authority is included in the Relocation Program as Exhibit A.
- (d) Proposed Informational Statements for issuance to families and individuals are included in the Relocation Program as Exhibit B; proposed Informational Statement for issuance to business concerns is included in the Relocation Program as Exhibit C.

(2) Cost Estimates for Carrying Out of Relocation Program

Cost estimates for carrying out the Relocation Program, on Form HUD-6220, Project Expenditures Budget, and Form HUD-6121, Data Supporting Expenditures Budget, are included in Code No. R-226, Cost Estimate and Financing Report, of this Application for Loan and Grant Contract - Part 1.

R 223 RELOCATION REPORT, Con't

(3) Estimates of Relocation Payments

Estimates of Relocation Payments, Form HUD-6220, Project Expenditures Budget, and HUD-6121, Data Supporting Project Expenditures Budget, are included in Code No. R-226, Cost Estimate and Financing Report, of this Application for Loan and Grant Contract - Part I.

(4) Rent Assistance Program

No rent assistance program, financed by the municipality or another public body, is proposed for displaced site occupants.

(5) Proposed Notice of Public Hearing

Proposed notice of public hearing on the project is included in Code No. R-231, Legal Data, of this Application for Loan and Grant Contract - Part I.

R 223 RELOCATION REPORT, Cont'd

(1)(a) Relocation Program

A. Administrative Organization

1. Name of Agency which will administer relocation operations:

Relocation operations will be administered by the Portland Development Commission, as the duly authorized Urban Renewal Agency of the City of Portland, Oregon.

2. Description of organization of relocation staff:

The relocation program will be carried out by the relocation staff of the Portland Development Commission with headquarters in a Site Office located in the project area. Three (3) site office staff members will be needed to complete relocation within the estimated time of twenty-four (24) months, and will include a Site Manager, one (1) Relocation Worker, and a Management Aide. The Portland Development Commission's accounting office will administer all relocation payments.

The Site Manager will supervise the work of the Relocation Worker, Management Aide, manage acquired properties, and coordinate the relocation of the 31 business firms and non-profit organizations in the area.

The Relocation Worker will:

- a. Inspect housing available for referral
- b. Refer those dwelling units that meet the relocation standards.
- c. Assist eligible families and individuals in making application to public housing, rent supplement housing, and Section 221(d) (3) housing.

R 223 RELOCATION REPORT, Cont'd

- d. Certify that the permanent quarters into which each family or individual moves are in compliance with the relocation standards.
- e. Maintain a file of housing available for relocation purposes.
- f. Interview site occupants to determine needs for housing and social services.
- g. Refer those who need help to the social agency which offers the required services, and follow up to see that help is offered.
- h. Act as liaison between residents who wish to purchase, and lending institutions and/or real estate agencies.
- i. Maintain records on the relocation of site occupants; prepare reports on relocation progress.
- j. Assist site occupants in preparing claims for relocation payments, relocation adjustment payments, and small business displacement payments.
- k. See that all eligible site occupants receive all the payments for which they qualify.
- l. Trace all displacees who move without notifying the relocation section; inform them of services available; and verify that they are in, or encourage them to move into, standard housing.
- m. Perform other duties as outlined by the Project Manager.

The Management Aide will make appointments for site occupants to see the Relocation Worker or Site Manager; receive rent payments from the tenants of the acquired buildings; set up and maintain files necessary for the relocation of residents and businesses; handle correspondence with residents and business firms; and perform other duties as outlined by the Project Manager.

R 223 RELOCATION REPORT, Cont'd

The entire site office procedure will be administered by the Chief of Relocation and Property Management.

B. Relocation Standards

1. Physical Standards:

The requirements listed in Exhibit D attached hereto, derived from Portland's Housing Code, will be used in evaluating the physical conditions and suitability of relocation housing for families and individuals.

These standards are also used in the South Auditorium Project (ORE. R-1), Albina Neighborhood Improvement Project (ORE. R-8), and Portland State University Project (ORE. R-16).

2. Standards for Displacee's Ability to Pay:

a. Rent: As a general rule, the displacee will pay 20% of his gross income for rent and utilities. There will be the following exceptions:

- (1) Persons moving into Low-Cost Public Housing. These households will pay "25.35% of the net annual income of families without minor dependents, and not less than 20% of the net annual income of families of less than three minor dependents, and not less than 16-2/3% of the net annual income of families of more than three minors, less an exemption of \$100.00 for each minor member of the family other than the family head and his spouse . . .," as authorized by the Housing Authority of Portland, (See Exhibit A). Welfare recipients will be charged the Housing Authority of Portland's rates for Welfare rentals, also detailed in Exhibit A.

R 223 RELOCATION REPORT, Cont'd

- (2) Families and individuals who relocate in housing under the federal rent supplement program will pay 20% of their income for rent, under the provisions of the Housing and Urban Development Act of 1965; welfare recipients relocating in Rent Supplement Housing will be charged "not less than the rental allowance which is provided by the welfare agency, nor less than 25% of the household income including assistance".
 - (3) Families and individuals who relocate in housing under the Section 23 Leasing Program, administered by the Housing Authority of Portland, will pay the same rates as those relocating into low-cost public housing (see (1) above). This applies to welfare recipients as well as to other low-income families.
 - (4) Welfare recipients will be relocated in standard housing at rents which do not exceed the welfare allocation for housing (see Exhibit E, page 5), except for those covered in paragraphs (1), (2), and (3) above.
- b. Purchase: The criteria of the relocatee's ability to purchase housing will be based on the following FHA guide:
- (1) An estimate of the effective income: the relocatee's dependable, continuing income.
 - (2) An estimate of prospective monthly gross housing expense: what it will cost the relocatee to occupy the property.
 - (3) An estimate of all debts, living costs, and other financial obligations.
 - (4) The monthly housing payment (principal, interest, and taxes) should not exceed 20% of gross monthly income.

R 223 RELOCATION REPORT, Cont'd

3. Location Standards:

The relocation staff will assist displacees in relocating in areas with easy access to their place of employment; and will make referrals to areas whose public utilities and commercial facilities are generally not less desirable than the areas in which they currently reside.

4. Temporary Relocation:

Temporary relocation will be limited to situations in which permanent individual and family relocation cannot be completed immediately, and will be of minimum extent and duration. It may occur when immediate demolition of the structure is necessary, and additional time is required to relocate a family or individual for various reasons: a relocatee may be waiting for a purchase to be completed, or for a low-rent unit of a particular size or location to become available. Housing used for temporary relocation will be in safe and habitable condition, and will not be of less desirable character than the family's or individual's former residence. Temporary relocation of families and individuals will not diminish the obligations of the Urban Renewal Agency to procure suitable relocation housing.

C. Proposals for Obtaining Relocation Housing

1. The following arrangements have been made with sources of existing private and public housing:

a., b. Notification of Vacancies; Information on Size and Rent of Available Dwelling Units:

The LPA will maintain a file of real estate agencies and brokers in and near the project area, who deal in property which may be appropriate as relocation resources, and which is available on a nondiscriminatory basis.

R 223 RELOCATION REPORT, Cont'd

The Site Office will establish a vacancy file before relocation begins. This file will combine listings of available rental vacancies supplied by local real estate offices, the daily newspaper classified section, and rental agencies. This vacancy file will concentrate on living quarters which are of the size and rent ranges needed by displaced families and individuals, and which are located outside areas scheduled for clearance in present or proposed urban renewal or highway project areas.

Additional listings can be expected from information gained through telephone calls and visits from the general public. Experience gained from previous projects indicates that the volume of listings from this source will increase as the project progresses.

Monthly telephone checks of the listings contained in this file will insure that the file is current at all times.

A file of available sales housing from listings supplied by the VA, FHA, Multiple Listing Service, and the daily newspaper classified section will also be maintained. This file will also be geared to the sizes and prices needed by displacees, and will also be kept current.

c. Admission preferences for referred families:

The Housing Authority of Portland indicates that any family or individual displaced by public action will have priority for units in existing and proposed housing projects (see Exhibit A). See Exhibit A for income limits and rent chargeable in housing projects.

R 223 RELOCATION REPORT, Cont'd

2. No newly constructed public or private housing will be required as a relocation resource for families and individuals displaced from the project area. Public housing will be needed for only 22 households.
3. No additional standard housing will be needed for low-income families and individuals displaced by the project area (See HUD-6122). Special attention will be given to rehousing aged displacees and minority groups. Various agencies in the City, such as the Community Council and Public Welfare, have expressed their willingness to cooperate in any way possible, and will be called on for aid in cases involving special rehousing problems.

D. Relations with Site Occupants

1. Informational Program:

The informational program to advise site occupants of relocation assistance, designed to maintain good public relations with owners and tenants, will include the following:

- a. The staff will prepare a brochure on individual and family relocation. This pamphlet will include a description of the services available, an explanation of payments for moving costs, and the availability of relocation adjustment payments. It will encourage people to come into the Site Office with any questions they may have if they feel their relocation will involve any special problems. This brochure will be mailed to all site occupants at the time the Local Governing Body approves the Urban Renewal Plan.
- b. An Informational Statement will be delivered to each owner-occupant and tenant at the time concurrence on purchase price is received.

R 223 RELOCATION REPORT, Cont'd

This statement urges the site occupants not to move until negotiations for acquisition have been completed and the LPA has purchased the property, and outlines the relocation services and payments available following the LPA's acquisition of the property. These letters include the information required by the Urban Renewal Handbook, RHA 7212.1, Chapter 3, Section 1; a copy of proposed Informational Statement is attached (see Exhibit B).

- c. Following acquisition of each property, occupants will receive notice that the Portland Development Commission has acquired the property; that the relocation service and payments outlined in the Informational Statement are now available to him; and that the Commission will expect the property to be vacated by a date at least 90 days hence. A second copy of the Informational Statement, outlined above, will be included with this letter.

2. Interviews with Site Occupants:

As soon as practical after the effective date of the Loan and Grant Contract, all site occupants will be interviewed to determine their relocation requirements, to discover what other assistance they will require, and to inform them of available relocation services. The relocation staff will again contact the site occupants to deliver the letters outlined under "Informational Program", above. Following acquisition of each property, the relocation staff will assist the site occupants with their relocation.

Upon acquisition, each tenant in occupancy will be notified of the expected vacate date, which will be at least ninety (90) days hence.

R 223 RELOCATION REPORT, Cont'd

Tenancy following acquisition of each property will be by lease from the Portland Development Commission on a month-to-month basis. Each tenant will receive information giving the amount of rent, and where and whom it is payable. Upon acquisition, he will receive a full explanation of his rights under federal regulations, and an offer of assistance from the relocation staff in the solution of his problems.

3. Relocation Office:

The Site Office will be located in a structure within the project area and will serve as the office for the relocation staff and property management personnel. This staff will be available to residents during regular office hours of 8:30 a.m. to 5:00 p.m., or after hours by appointment.

4. Referrals:

After interviewing the family or individual to be displaced, the relocation worker will:

- a. Determine their housing needs, and make a careful study of any other problems involved.
- b. Refer residents to the suitable accommodations, after determining the kind of housing (sales, rental, public housing, rent supplement housing, etc.) which best fits their interest, needs, and income.
- c. Make referrals to multiple listing brokers and other real estate firms who are interested in selling under Section 221 or other FHA-insured programs.
- d. Make referrals to VA- or FHA-acquired properties, which are available for sale or rent on an open-occupancy basis.

R 223 RELOCATION REPORT, Cont'd

- e. Establish public housing eligibility for site occupants at the first interview.
- f. Give a full explanation of public housing to eligible site occupants as soon as their eligibility is established, in order to determine their interest. Eligible families and individuals will receive assistance in making application to the local Housing Authority, will have priority on the waiting list, and will be offered the first vacancy which fills their housing needs.

State legislation, passed in 1959, makes it illegal for any person engaged in the business of leasing or selling real property to discriminate on the basis of race, creed, color, or national origin. On January 21, 1965, Mr. Norman O. Nilsen, Commissioner of the Oregon State Bureau of Labor, and Mr. Philip N. Brownstein, Commission of the Federal Housing Administration for the then Housing and Home Finance Agency, signed a Memorandum of Understanding on behalf of the State of Oregon and the Federal Government, pursuant to the Presidential Executive Order of November 20, 1962, and the Oregon Revised Statutes on equal opportunity in housing. This joint action was taken to assure compliance and enforcement of Federal and State laws and regulations prohibiting discrimination in housing. The relocation staff will make referrals only through real estate firms who comply with these provisions, and to properties which are available on a nondiscriminatory basis.

5. Inspection of Relocation Housing:

All referrals given to families and individuals will be inspected in advance to certify them as decent, safe, and sanitary according to the

R 223 RELOCATION REPORT, Cont'd

standards established for relocation housing, with the exception of FHA- and VA-acquired properties and public housing, which need not be so inspected. After a family or individual has moved, a follow-up visit will be made to assure that the new housing meets the needs of the family or individual, and is of standard quality. The experience of the staff from previous local projects suggests that while most families and individuals are open to suggestions, a good proportion of them will find their own quarters, despite staff efforts to show referrals. The staff will obtain the new address before the move, when possible, and will inspect and certify the new quarters. If the quarters are not standard, the relocation worker will try to dissuade the displacee from moving in, and offer to give him further assistance in locating standard housing. In cases where the displacee has already moved into substandard housing, the relocation worker will offer further assistance in locating standard housing. If the displacee then declines this offer, the Portland Development Commission will refer the matter to the appropriate local code enforcement agency, in order that the property may be brought up to local standards.

6. Tracing of Displacees:

All displacees who have moved without notifying the Site Office will be traced through such sources as neighbors, local stores, employers, schools, utility companies, welfare offices and the post office. Every effort will be made to contact them before tracing is abandoned. When a lost displacee is located within the Portland city limits, he will be contacted. The relocation staff will follow the same procedures as described above. If his quarters are found to be substandard, further help in locating stan-

R 223 RELOCATION REPORT, Cont'd

dard housing will be offered. If the displacee refuses further aid, the Urban Renewal Agency will refer the matter to the local code enforcement agency, so that the dwelling unit may be brought into conformity with the relocation standards.

7. Referral to Social Agencies:

During the initial interview on subsequent visits, the relocation worker may find a family or individual with special problems that require professional assistance. The relocation worker will refer these problems to the proper agency for aid. The Portland Development Commission staff has established contact and working relationships with the following agencies and city departments: United Good Neighbors, Urban League, Multnomah County Welfare, Community Council, Family Counselling Service, Multnomah County Health Bureau, Bureau of Buildings (City Building Inspection Department), and others.

8. Assistance in Obtaining Mortgage Financing or Establishing Priority for Admission to Section 221(d)(3) Rental Housing:

The relocation staff will serve as a liaison between the residents and the lending institutions and/or the real estate brokers. Those who are eligible income-wise and who desire to purchase will be encouraged to avail themselves to this service.

The relocation staff will provide copies of FHA Form 3476; Certificate of Eligibility under Section 221 of the National Housing Act, to prospective home buyers and prospective tenants of Section 221(d)(3) rental housing. The relocation worker will assist eligible persons in preparing these forms, help qualify these applications for loan; advise them regarding lending institutions best suited to their needs, and act as a liaison

R 223 RELOCATION REPORT, Cont'd

between the applicant and lending institution to complete the necessary financing. The relocation staff will also assist eligible residents in making application to Section 221(d)(3) housing.

E. Eviction Policy

The LPA will resort to eviction proceedings only as a last resort, after other attempts to relocate the residents have failed, and services outlined under "Interviews with Site Occupants" (page 10 above) have been exhausted.

Eviction will be initiated against site occupants only under one or more of the following circumstances:

1. Failure to pay rent.
2. Maintenance of a nuisance, or the use of the premises for illegal or immoral purposes.
3. A breach of the Rental Agreement (miscellaneous items such as sanitation, sub-letting, etc.)
4. Unreasonable refusal to consider accommodations which, in the judgment of the relocation staff, meet the standards for relocation housing.
5. Refusal to admit employees of the Portland Development Commission to the premises.
6. Complete refusal to cooperate with the Portland Development Commission.

In all instances of eviction proceedings, the relocation records will show the reason for the proceedings, the date the action was taken, and the final disposition of the matter.

F. Relocation Payments

Payments will be made to all site occupants in accordance with regulations governing relocation payments as prescribed by the Urban Renewal Handbook, RHA 7212.1, Chapter 3, Section 1, Appendices 1 and 2.

R 223 RELOCATION REPORT, Cont'd

1. Types of relocation payments:

- a. moving costs.
- b. settlement costs.
- c. direct loss of property.
- d. relocation adjustment payment.
- e. small business displacement payment.

The Housing Act of 1968 stipulated two other payments which will be made when instructions to proceed and funds are available. These payments are as follows:

- a. An additional payment up to \$500.00 per year for two years in place of the relocation adjustment payment.
- b. Replacement housing payment up to \$5,000 which is the difference between the figure paid for a house occupied by the owner and the average cost of standard housing of modest standards adequate for the displacees needs.

2. General eligibility criteria for payment:

- a. Occupant at time of contract with Federal Government (moving costs).
- b. Occupant at time of acquisition of property (moving costs).
- c. Owner of property at time of acquisition (settlement costs).
- d. Loss of personal property by displacee under certain circumstances (direct loss of property).
- e. Displacee who is over 62, handicapped individual, or low-income family who is unable to get public housing (relocation adjustment payment or additional payment).

R 223 RELOCATION REPORT, Cont'd

f. A business on site for two years prior to displacement with not more than \$10,000 annual profit nor less than \$1,500 gross receipts with \$500.00 net profit or \$2,500 gross receipts. (Small Business Displacement Payment).

G. Service to Business Concerns and Non-Profit Organizations

1. Prior to survey and planning, each business and non-profit organization was contacted individually or through group meetings. When the Portland Development Commission acquires the property in which the relocatee is doing business, an Informational Statement will be sent to the occupant by certified mail, or personally delivered (See Exhibit C). This statement contains written notice of the requirement for submission of bids, and of the \$3,000 limit for loss of property or combination of loss of property and moving costs.
2. On the initial visit, the Site Manager will advise each businessman of his eligibility for relocation payments; explain the Small Business Displacement Payment eligibility requirements; mention referral service to available business properties; and offer the services of the Small Business Administration. The Site Manager will be responsible for completing the "Business Interview Register", which will include information to determine the space needs and location preferences of the relocatee. He will stress to the businessman the requirements that:
 - a. A business concern must give the Urban Renewal Agency 30 to 90 days' written notice of its intention to move, and must permit the Agency to inspect the property to be moved, in order to be eligible for relocation payments.
 - b. Claims for relocation payments must be supported by three (3) bids on the move from reputable moving firms.

R 223 RELOCATION REPORT, Cont'd

- c. Claims in excess of \$10,000 must have approval of the Department of Housing and Urban Development prior to payment.
3. The business firms to be displaced in the Emanuel Hospital Project with their relocation space requirements, are as follows:

<u>NON-PROFIT ORGANIZATIONS</u>	<u>NUMBER</u>	<u>SQ. FT. NEEDED</u>
Churches	6	6,000
Day Nursery	1	10,000
Teen Club	<u>1</u>	10,000
TOTAL	8	
<u>BUSINESSES</u>	<u>NUMBER</u>	<u>SQ. FT. NEEDED</u>
Apartments	6	14,400
Battery Charger Repair	1	1,600
Bicycle Shop	1	2,000
Body Shop	3	14,800
Clothing Store	1	1,050
Food Store	1	5,000
Garage & Service Station	1	10,000
Glass	1	10,000
Paint Store	1	5,600
Pipe Bender	1	4,800
Plating	1	10,000
Pool Room	1	1,500
Restaurant	1	7,500
Rug Cleaner	1	8,100
Tavern	1	1,000
Trailer Rental	<u>1</u>	10,000
TOTAL	23	

4. In response to the Portland Development Commission's request, the Portland office of the Small Business Administration has indicated that it will consult with displaced businesses from the area and discuss its program of assistance with them (See Exhibit K). Upon approval of the Loan and Grant Application for the Project, the Portland Development Commission will furnish the local Small Business Administration office with a list giving names, addresses, and types of businesses of all the concerns which will be affected.

R 223 RELOCATION REPORT, Cont'd

5. Each business and non-profit organization will be interviewed to determine their relocation space needs and location preference.
6. The businesses to be displaced will be provided with listings of property available and will be referred to real estate agencies and brokers who will be able to supply assistance in obtaining the space needed.

H. Additional Relocation Requirements Required by State Law

Section 1 of ORS Chapter 457.150 contains the following language:

- "(1) No urban renewal agency will initiate any urban renewal project under this chapter until the governing body of each municipality in which any of the area to be covered by the project is situated has approved an urban renewal plan which conforms to the general plan for the municipality as a whole and which provides an outline for the development, redevelopment, clearance, rehabilitation, or conservation of the area of the project and is sufficiently complete to indicate:
- "(d) The method for the temporary or permanent relocation of persons living in such areas.
- "(e) The method of providing, unless already available, decent, safe, and sanitary dwellings substantially equal in number to the number of substandard dwellings to be cleared from the area, at rents within the financial reach of the income groups displaced from such substandard dwellings".

These provisions will be met as indicated by this Relocation Report.

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT URBAN RENEWAL PROGRAM ESTIMATED HOUSING REQUIREMENTS AND RESOURCES FOR DISPLACED FAMILIES		PROJECT LOCALITY PORTLAND, OREGON PROJECT NAME EMANUEL HOSPITAL PROJECT PROJECT NUMBER ORE. R-20				
INSTRUCTIONS: Place original and one copy in Binder No. 1, and one copy each in other binders.		ESTIMATED LENGTH OF DISPLACEMENT PERIOD: <u>24</u> MOS.				
I. NUMBER OF FAMILIES IN PROJECT AREA AND NUMBER TO BE DISPLACED						
FAMILIES	TOTAL	WHITE	NONWHITE			
a. Estimated number of families in project area	124					
b. Estimated number to be displaced from property to be acquired by LPA	111					
c. Estimated number to be displaced from property to be acquired by other public bodies	-0-					
d. Estimated number to be displaced by rehabilitation, conservation, or code enforcement activities, from property not to be acquired	-0-					
II. CHARACTERISTICS OF FAMILIES TO BE DISPLACED FROM PROPERTY TO BE ACQUIRED BY LPA						
ESTIMATED NUMBER OF FAMILIES	WHITE		NONWHITE			
	TOTAL	TENANTS	OWNERS	TOTAL	TENANTS	OWNERS
a. TOTAL	111	34	77			
b. Eligible for federally aided public housing	21	10	11			
c. Eligible for State or locally aided public housing	NA	NA	NA			
d. Ineligible for public housing	90	24	66			
III. CHARACTERISTICS OF FAMILIES TO BE DISPLACED FROM PROPERTY TO BE ACQUIRED BY OTHER PUBLIC BODIES						
ESTIMATED NUMBER OF FAMILIES	WHITE		NONWHITE			
	TOTAL	TENANTS	OWNERS	TOTAL	TENANTS	OWNERS
a. TOTAL	None					
b. Eligible for federally aided public housing						
c. Eligible for State or locally aided public housing						
d. Ineligible for public housing						
IV. CHARACTERISTICS OF FAMILIES TO BE DISPLACED BY REHABILITATION, CONSERVATION, OR CODE ENFORCEMENT ACTIVITIES, FROM PROPERTY NOT TO BE ACQUIRED						
ESTIMATED NUMBER OF FAMILIES	WHITE		NONWHITE			
	TOTAL	TENANTS	OWNERS	TOTAL	TENANTS	OWNERS
a. TOTAL	None					
b. Eligible for federally aided public housing						
c. Eligible for State or locally aided public housing						
d. Ineligible for public housing						
V. PROPOSED REHOUSING OF FAMILIES INCLUDED IN BLOCKS II, III, and IV ABOVE						
PROPOSED REHOUSING	WHITE & Nonwhite			NONWHITE		
	TOTAL	EXISTING UNITS	NEW UNITS	TOTAL	EXISTING UNITS	NEW UNITS
a. TOTAL FAMILIES	111	111	-0-			
b. Private rental housing	14	14	-0-			
c. Private sales housing	84	84	-0-			
d. Federally aided public housing	13	13	-0-			
e. Other public housing	-0-	-0-	-0-			

PROJECT NAME		EMANUEL HOSPITAL PROJECT		PROJECT NUMBER		ORE, R-20			
VI. SIZE AND BEDROOM REQUIREMENTS, BY INCOME, OF FAMILIES TO BE DISPLACED FROM PROJECT AREA (Include all listed under II, III, and IV)									
A. SIZE, BY INCOME, OF WHITE FAMILIES TO BE DISPLACED FROM PROJECT AREA									
MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES	NUMBER OF FAMILIES BY FAMILY SIZE ¹							
		2	3	4	5	6	7	8	9 OR MORE
TOTAL	14	13	1						
\$0 - \$49									
\$50 - \$99	1	1							
\$100 - \$149	6	5	1						
\$150 - \$199	3	3							
\$200 - \$249									
\$250 - \$299	1	1							
\$300 - \$349	1	1							
\$350 - \$399									
\$400 - \$449	1	1							
\$450 - \$499									
\$500 or more	1				1				
B. BEDROOM REQUIREMENTS, BY INCOME, OF WHITE FAMILIES TO BE DISPLACED									
MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES	BEDROOM REQUIREMENTS							
		1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4 BEDROOMS	5 OR MORE			
TOTAL	14	12	1	1					
\$0 - \$49									
\$50 - \$99	1	1							
\$100 - \$149	5	5	1						
\$150 - \$199	3	3							
\$200 - \$249									
\$250 - \$299	1	1							
\$300 - \$349	1	1							
\$350 - \$399									
\$400 - \$449	1	1							
\$450 - \$499									
\$500 or more	1			1					

¹ Draw a sigsag line differentiating eligible from ineligible families, by family size, for admission to public housing.

PROJECT NAME		EMANUEL HOSPITAL PROJECT			PROJECT NUMBER		ORE. R-20		
VI. SIZE AND BEDROOM REQUIREMENTS, BY INCOME, OF FAMILIES TO BE DISPLACED FROM PROJECT AREA—Continued (Include all listed under II, III, and IV)									
C. SIZE, BY INCOME, OF NONWHITE FAMILIES TO BE DISPLACED FROM PROJECT AREA									
MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES	NUMBER OF FAMILIES BY FAMILY SIZE ¹							
		2	3	4	5	6	7	8	9 OR MORE
TOTAL	97	33	17	17	15	8	5		2
\$0 - \$49									
\$50 - \$99	4	2	1		1				
\$100 - \$149	8	4	1	1	2				
\$150 - \$199	18	9	3	2	2	1	1		
\$200 - \$249	9	1	2	2	3	1			
\$250 - \$299	8	1	1	3	2		1		
\$300 - \$349	10	4	2	3		1			
\$350 - \$399	10	4	1	2	1	1			1
\$400 - \$449	6	2	1	1	2				
\$450 - \$499	4	1	1	1		1			
\$500 or more	20	5	4	2	2	3	3		1
D. BEDROOM REQUIREMENTS, BY INCOME, OF NONWHITE FAMILIES TO BE DISPLACED									
MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES	BEDROOM REQUIREMENTS							
		1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4 BEDROOMS	5 OR MORE			
TOTAL	97	32	23	26	13	3			
\$0 - \$49									
\$50 - \$99	4	2	1	1					
\$100 - \$149	8	4	2	2					
\$150 - \$199	18	9	4	3	2				
\$200 - \$249	9	1	2	4	2				
\$250 - \$299	8	1	3	3	1				
\$300 - \$349	10	4	2	2	1				
\$350 - \$399	10	4	1	4	1	1			
\$400 - \$449	6	2	2		2				
\$450 - \$499	4	1	1	1	1				
\$500 or more	20	4	5	4	5	2			

¹ Draw a zigzag line differentiating eligible from ineligible families, by family size, for admission to public housing.

PROJECT NAME						PROJECT NUMBER									
EMANUEL HOSPITAL PROJECT						ORE. R-20									
VII. ESTIMATED REHOUSING REQUIREMENTS AND AVAILABILITY															
A. NUMBER OF UNITS REQUIRED AND EXPECTED TO BE AVAILABLE DURING DISPLACEMENT PERIOD TO WHITE FAMILIES															
TYPE OF HOUSING	1 BEDROOM			2 BEDROOMS			3 BEDROOMS			4 BEDROOMS			5 OR MORE BEDROOMS		
	RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE	
		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW
1. PUBLIC HOUSING															
a. Federally aided	1	838		1	675			451			161			40	
b. State or locally aided															
2. STANDARD PRIVATE RENTAL HOUSING															
TOTAL	2	4803			1355			1011			204			53	
GROSS MONTHLY RENTAL	Under \$40		32												
	\$40 - \$49		258												
	\$50 - \$59	2	496		39										
	\$60 - \$69		860		93			26			13				
	\$70 - \$79		894		364			33			-0-				
	\$80 - \$89		741		463			59			-0-				
	\$90 and over		1522		296			893			191			53	
3. STANDARD SALES HOUSING															
TOTAL		118		9	271		1	230			74			10	
SALES PRICE	Under \$5,000														
	\$5,000 - \$5,999		8												
	\$6,000 - \$6,999		16		8			4			4			2	
	\$7,000 - \$7,999		2		2	18		6			4			2	
	\$8,000 - \$8,999		6		4	25		12			10				
	\$9,000 - \$9,999		4			30		12			4				
	\$10,000 - \$11,999		74		3	48		10							
	\$12,000 and over		8			142		1	186			52			6

PROJECT NAME							PROJECT NUMBER						
EMANUEL HOSPITAL PROJECT							ORE. R-20						
VII. ESTIMATED REHOUSING REQUIREMENTS AND AVAILABILITY—Continued													
B. NUMBER OF UNITS REQUIRED AND EXPECTED TO BE AVAILABLE DURING DISPLACEMENT PERIOD TO NONWHITE FAMILIES													
TYPE OF HOUSING		1 BEDROOM		2 BEDROOMS		3 BEDROOMS		4 BEDROOMS		5 OR MORE BEDROOMS			
		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE	
			EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW
1. PUBLIC HOUSING													
a. Federally aided						4		5		2			
b. State or locally aided													
2. STANDARD PRIVATE RENTAL HOUSING													
TOTAL		4	4803	5	1355	3	1011		204		53		
GROSS MONTHLY RENTAL	Under \$40		32										
	\$40 - \$49		258										
	\$50 - \$59	1	496		39								
	\$60 - \$69	2	860	2	93		26		13				
	\$70 - \$79	1	894	2	364	1	33		-0-				
	\$80 - \$89		741	1	463	2	59		-0-				
	\$90 and over		1522		296		893		191		53		
	3. STANDARD SALES HOUSING	28	118	18	271	19	230	18	74	1	10		
TOTAL													
SALES PRICE	Under \$5,000												
	\$5,000 - \$5,999		8										
	\$6,000 - \$6,999	12	16		8		4		4		2		
	\$7,000 - \$7,999	1	2		18		6		4		2		
	\$8,000 - \$8,999	4	6		25		12		10				
	\$9,000 - \$9,999	3	4	10	30		12	1	4				
	\$10,000 - \$11,999	8	74	6	48	8	10						
	\$12,000 and over		8	2	142	11	186	7	52	1	6		

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT URBAN RENEWAL PROGRAM ESTIMATED HOUSING REQUIREMENTS AND RESOURCES FOR DISPLACED FAMILIES		PROJECT LOCALITY PORTLAND, OREGON PROJECT NAME EMANUEL HOSPITAL PROJECT PROJECT NUMBER ORE. R-20	
INSTRUCTIONS: Place original and one copy in Binder No. 1, and one copy each in other binders.		ESTIMATED LENGTH OF DISPLACEMENT PERIOD: 24 MOS.	DATE OF SUBMISSION

I. NUMBER OF FAMILIES IN PROJECT AREA AND NUMBER TO BE DISPLACED			
PARTIAL INDIVIDUALS	TOTAL	WHITE	NONWHITE
a. Estimated number of families in project area	136		
b. Estimated number to be displaced from property to be acquired by LPA	98		
c. Estimated number to be displaced from property to be acquired by other public bodies	-0-		
d. Estimated number to be displaced by rehabilitation, conservation, or code enforcement activities, from property not to be acquired	-0-		

II. CHARACTERISTICS OF FAMILIES TO BE DISPLACED FROM PROPERTY TO BE ACQUIRED BY LPA						
ESTIMATED NUMBER OF FAMILIES	WHITE			NONWHITE		
	TOTAL	TENANTS	OWNERS	TOTAL	TENANTS	OWNERS
a. TOTAL	98	68	30			
b. Eligible for federally aided public housing	35	23	12			
c. Eligible for State or locally aided public housing	-0-	-0-	-0-			
d. Ineligible for public housing	30	12	18			

III. CHARACTERISTICS OF FAMILIES TO BE DISPLACED FROM PROPERTY TO BE ACQUIRED BY OTHER PUBLIC BODIES						
ESTIMATED NUMBER OF FAMILIES	WHITE			NONWHITE		
	TOTAL	TENANTS	OWNERS	TOTAL	TENANTS	OWNERS
a. TOTAL	None					
b. Eligible for federally aided public housing						
c. Eligible for State or locally aided public housing						
d. Ineligible for public housing						

IV. CHARACTERISTICS OF FAMILIES TO BE DISPLACED BY REHABILITATION, CONSERVATION, OR CODE ENFORCEMENT ACTIVITIES, FROM PROPERTY NOT TO BE ACQUIRED						
ESTIMATED NUMBER OF FAMILIES	WHITE			NONWHITE		
	TOTAL	TENANTS	OWNERS	TOTAL	TENANTS	OWNERS
a. TOTAL	None					
b. Eligible for federally aided public housing						
c. Eligible for State or locally aided public housing						
d. Ineligible for public housing						

V. PROPOSED REHOUSING OF FAMILIES INCLUDED IN BLOCKS II, III, and IV ABOVE						
PROPOSED REHOUSING	WHITE			NONWHITE		
	TOTAL	EXISTING UNITS	NEW UNITS	TOTAL	EXISTING UNITS	NEW UNITS
a. TOTAL FAMILIES	98	98	-0-			
b. Private rental housing	56	56	-0-			
c. Private sales housing	32	32	-0-			
d. Federally aided public housing	10	10	-0-			
e. Other public housing	-0-	-0-	-0-			

PROJECT NAME		PROJECT NUMBER							
VI. SIZE AND BEDROOM REQUIREMENTS, BY INCOME, OF FAMILIES TO BE DISPLACED FROM PROJECT AREA (Include all listed under II, III, and IV)									
A. SIZE, BY INCOME, OF WHITE FAMILIES TO BE DISPLACED FROM PROJECT AREA									
MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES	NUMBER OF FAMILIES BY FAMILY SIZE ¹							
		<input checked="" type="checkbox"/> 1	3	4	5	6	7	8	9 OR MORE
TOTAL	57	57							
\$0 - \$49	33	33							
\$50 - \$99	6	6							
\$100 - \$149	9	9							
\$150 - \$199	6	6							
\$200 - \$249	3	3							
\$250 - \$299									
\$300 - \$349									
\$350 - \$399									
\$400 - \$449									
\$450 - \$499									
\$500 or more									
B. BEDROOM REQUIREMENTS, BY INCOME, OF WHITE FAMILIES TO BE DISPLACED									
MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES	BEDROOM REQUIREMENTS							
		<input checked="" type="checkbox"/> 1 BEDROOM	<input checked="" type="checkbox"/> 2 BEDROOMS	3 BEDROOMS	4 BEDROOMS	5 OR MORE			
TOTAL	57	43	14						
\$0 - \$49		33							
\$50 - \$99	6	4	2						
\$100 - \$149	9	5	4						
\$150 - \$199	6	1	5						
\$200 - \$249	3		3						
\$250 - \$299									
\$300 - \$349									
\$350 - \$399									
\$400 - \$449									
\$450 - \$499									
\$500 or more									

¹ Draw a zigzag line differentiating eligible from ineligible families, by family size, for admission to public housing.

PROJECT NAME		EMANUEL HOSPITAL PROJECT		PROJECT NUMBER		ORE. R-20				
VI. SIZE AND BEDROOM REQUIREMENTS, BY INCOME, OF FAMILIES TO BE DISPLACED FROM PROJECT AREA—Continued (Include all listed under II, III, and IV)										
C. SIZE, BY INCOME, OF NONWHITE FAMILIES TO BE DISPLACED FROM PROJECT AREA										
MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES	NUMBER OF FAMILIES BY FAMILY SIZE ¹								
		1	2	3	4	5	6	7	8	9 OR MORE
TOTAL	41	41								
\$0 - \$49										
\$50 - \$99	9	9								
\$100 - \$149	18	18								
\$150 - \$199	7	7								
\$200 - \$249	3	3								
\$250 - \$299	2	2								
\$300 - \$349	1	1								
\$350 - \$399										
\$400 - \$449										
\$450 - \$499	1	1								
\$500 or more										
D. BEDROOM REQUIREMENTS, BY INCOME, OF NONWHITE FAMILIES TO BE DISPLACED										
MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES	BEDROOM REQUIREMENTS								
		0 X BEDROOM	1 X BEDROOMS	2 BEDROOMS	3 BEDROOMS	4 BEDROOMS	5 OR MORE			
TOTAL	41	22	19							
\$0 - \$49										
\$50 - \$99	9	5	4							
\$100 - \$149	18	9	9							
\$150 - \$199	7	4	3							
\$200 - \$249	3	2	1							
\$250 - \$299	2	1	1							
\$300 - \$349	1	1								
\$350 - \$399										
\$400 - \$449										
\$450 - \$499										
\$500 or more	1		1							

¹ Draw a zigzag line differentiating eligible from ineligible families, by family size, for admission to public housing.

PROJECT NAME EMANUEL HOSPITAL PROJECT						PROJECT NUMBER ORE. R-20							
VII. ESTIMATED REHOUSING REQUIREMENTS AND AVAILABILITY													
A. NUMBER OF UNITS REQUIRED AND EXPECTED TO BE AVAILABLE DURING DISPLACEMENT PERIOD TO WHITE FAMILIES													
TYPE OF HOUSING		0 X BEDROOM		1 X BEDROOMS		3 BEDROOMS		4 BEDROOMS		5 OR MORE BEDROOMS			
		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE	
			EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW
1. PUBLIC HOUSING													
a. Federally aided		4	545		838								
b. State or locally aided		-0-											
2. STANDARD PRIVATE RENTAL HOUSING													
TOTAL		39	500		4803								
GROSS MONTHLY RENTAL	Under \$40	39	98		32								
	\$40 - \$49		124		258								
	\$50 - \$59		126		496								
	\$60 - \$69		7		860								
	\$70 - \$79		119		894								
	\$80 - \$89		26		741								
	\$90 and over				1522								
3. STANDARD SALES HOUSING													
TOTAL				14	118								
SALES PRICE	Under \$5,000												
	\$5,000 - \$5,999			2	8								
	\$6,000 - \$6,999			8	16								
	\$7,000 - \$7,999			1	2								
	\$8,000 - \$8,999			3	6								
	\$9,000 - \$9,999				4								
	\$10,000 - \$11,999				74								
	\$12,000 and over				8								

PROJECT NAME EMANUEL HOSPITAL PROJECT	PROJECT NUMBER ORE. R-20
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VII. ESTIMATED REHOUSING REQUIREMENTS AND AVAILABILITY—Continued

B. NUMBER OF UNITS REQUIRED AND EXPECTED TO BE AVAILABLE DURING DISPLACEMENT PERIOD TO NONWHITE FAMILIES

TYPE OF HOUSING	0 1/2 BEDROOM			1 1/2 BEDROOMS			3 BEDROOMS			4 BEDROOMS			5 OR MORE BEDROOMS		
	RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE	
		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW
1. PUBLIC HOUSING															
a. Federally aided	6														
b. State or locally aided															
2. STANDARD PRIVATE RENTAL HOUSING															
TOTAL	10	500		7	4803										
GROSS MONTHLY RENTAL	Under \$40		98		32										
	\$40 - \$49	5	124	5	258										
	\$50 - \$59	3	126	2	496										
	\$60 - \$69	1	7		860										
	\$70 - \$79	1	119		894										
	\$80 - \$89		26		741										
	\$90 and over				1522										
3. STANDARD SALES HOUSING															
TOTAL				18	118										
SALES PRICE	Under \$5,000														
	\$5,000 - \$5,999			5	8										
	\$6,000 - \$6,999			6	16										
	\$7,000 - \$7,999			1	2										
	\$8,000 - \$8,999			2	6										
	\$9,000 - \$9,999			3	4										
	\$10,000 - \$11,999				74										
	\$12,000 and over			1	8										

(1)(b) Narrative Statements Supporting Form HUD-6122

(1) Description of basis of estimates and identity of sources from which data on Form HUD-6122 were obtained:

(a) Blocks II, III, IV and V: The number, size, income, tenure, and eligibility of families for private and public housing were determined by a means of a Site Occupancy Survey of the Emanuel Hospital Project Area. Information was obtained from occupants and the City Directory. The Site Occupancy Survey was carried out over a period of three (3) weeks, beginning March 1, 1969, by the staff members of the Urban Renewal Agency. The survey form is included as Exhibit F attached hereto. This survey was undertaken for the purpose of:

1. Determining the number of dwelling units in the area.
2. The number of occupied dwelling units.
3. The number of individuals in units.
4. The number and size of families.
5. The incomes of the occupants.
6. The amount of rent being paid.
7. The type of housing presently occupied and type of housing needed when relocation is begun.
8. Estimates of relocation costs for families and individuals based on their preferences on new housing locations.

A special check was made in the survey to establish probable eligibility for public housing.

(b) Block V: The site occupancy survey showed 209 households in the proposed Emanuel Hospital Project Area, all of which will be displaced.

R 223 RELOCATION REPORT, Cont'd

These households are broken down as 111 families and 98 individuals, of the 98 individuals, 35 are elderly. 33 of the individuals are one-family, occupying buildings which belong to the hospital. These are students who are attending school at the hospital (mostly X ray technician students), and are given room and board as part of the program. If this program is continued during displacement, the hospital will continue to provide housing for students under this program. The 38 individuals and 18 families who will not be relocated are interns who occupy a building owned by the hospital which will be retained for this purpose. Attention will be given to the needs and desires of each individual and family when seeking relocation housing for their use.

- (c) Even though the survey showed there are 20 eligible for public housing, we estimate 12 will take advantage of this housing availability. This is more than we have experienced in former projects, but now that the leased housing program is available, we find more people are partaking of this type of housing than previously would move into the conventional public housing projects.

Those who will relocate into private rentals or private sales properties were determined by interviewing the occupants. If they would not commit themselves to which type they preferred, we assumed that those who now own their homes would again buy.

- (d) Block VII: Several things were taken into consideration in establishing figures entered in Block VII. The vacancy survey conducted by Portland General Electric Company in February, 1969, showed an over all vacancy in single residential units of 2.08% and 7.53% for apartments.

R 223 RELOCATION REPORT, Cont'd

The same survey showed 3.4% vacancy in single units and 14.5% in apartments in an area bounded by Burnside and Weidler on the south, Vancouver Avenue and Willamette River on the west, Columbia River on the north, 37th and 92nd Avenues on the east. This includes the area in which 95% of the displacees will relocate by choice. In this area, they report a total of 15,084 single residential units, with 484 vacant and 1,820 apartment units housing 264 vacant.

The units available for purchase were computed by counting those properties listed for sale through the Multiple Listing Service. No turn over was figured into the total, only those listed on March 25, 1969.

The area in the Portland General Electric Company survey to which reference was made above, contains 10% of all housing in the City of Portland; therefore, we computed the total housing available in Portland for the 24 month period of displacement and divided by 10, which probably underestimates the units available in the area most displacees will relocate, due to the fact that there were more vacancies in this area than in the City at large.

(2) Assumptions and conclusions which have been reached from an analysis of the data:

There are 111 families and 98 individuals, including 35 elderly individuals. The quantity of housing which will be available in the area surrounding the project in the 24 months required for the relocation process appears to be far more than needed.

Even though there is ample housing available, Exhibit G indicates the low-rent housing being built and to be developed in the area. Of those being

R 223 RELOCATION REPORT, Cont'd

displaced from the Emanuel Hospital Project, the non-black are in the minority and will be given every consideration and aid to relocate anyplace they desire.

- (3) The criteria that has been set up to evaluate a family's ability to pay is based on the premise that the gross rent should not exceed 20% of the family's income. This general yardstick will be used in relocating the family. In order to properly evaluate each relocatee's needs and problems, each case will be considered individually.

The 20% ratio for families was established for use in the Emanuel Hospital Project after careful examination of all available information and resources. It is the ratio currently in use by the Urban Renewal Agency in the South Auditorium Project, Area II, the Portland State University Project, and the Albina Neighborhood Improvement Project. The Emanuel Hospital Project site occupancy survey indicated that the majority of the families spend 20% or less of their income for rent. This standard will be used during relocation, except for families who relocate into Low-cost Public Housing, Rent Supplement Housing or Section 23 Leased Housing, and for families who receive welfare assistance.

The 20% rent-to-income ratio for individuals was established on the basis of the project site occupancy survey, and the Urban Renewal Agency's experience with the South Auditorium and Albina Neighborhood Improvement Projects. This ratio will be used in relocating individuals displaced from the Emanuel Hospital Project, except as outlined below:

Exceptions to this ratio will be the following situations as outlined previously in this report:

R 223 RELOCATION REPORT, Cont'd

- (a) Families and individuals who move into Low-cost Public Housing will pay the rates authorized by the Housing Authority of Portland (see Exhibit A, Pages 3 and 5).
- (b) Families and individuals who relocate in Rent Supplement Housing will pay 25% of their income for gross rent; welfare recipients who make use of rent-supplement housing will pay the welfare rental allowance of 25% of their household income, as determined by FHA policies.
- (c) Families and individuals who relocate in Section 23 Leased Housing, will pay the rates authorized by the Housing Authority of Portland (see Exhibit A, Pages 3 and 5).
- (d) Welfare recipients, except those discussed in paragraphs (1) and (2) above, will be relocated in standard housing at gross rents which do not exceed the welfare housing allocation (see Exhibit E, Page 5).

The Multnomah County Welfare Commission and other social agencies will be available for consultation in cases needing additional assistance (see Exhibit H).

- (4) During the relocation phase of the project, there will be competing demands for standard housing for families who will be displaced by action of other governmental agencies, as follows:

*State Highway Department	- 393
County Roads	- 20
Code Enforcement	- 7
Port of Portland	- 24
Health Department	- 20

*The figures which differ from those in the Workable Program are updated to April 1, 1969 by contact with the agencies involved.

R 223 RELOCATION REPORT, Cont'd

Housing Authority - 24

U. R. Project, ORE. R-8 - 10

U. R. Project, ORE. R-16 - 260

It is not anticipated that this displacement will cause any problem in relocating in the Emanuel Hospital Project Area. The State Highway Department being the largest displacer should not create any problem for the following reasons:

- (a) All of the displacement is more than four (4) miles away from the Emanuel Hospital Project Area.
- (b) The experience of the Highway Department as stated by Warren C. Powell, District Relocation Supervisor, shows that people displaced usually do not move more than $1\frac{1}{2}$ miles from the point of displacement. That is our experience also.

There will be no concentrated displacement of people by any other agency in the vicinity of the Emanuel Hospital Project. As stated elsewhere in this report, there appears to be more than enough relocation resources for anyone displaced from this Project. The Portland Development Commission is the authorized agency to handle the coordination of the relocation of all agencies of the City of Portland.

- (5) No special problems are anticipated relating to minority groups, low-income families, large families, or handicapped or elderly site occupants. However, every consideration will be given to these persons as they become part of the relocation workload.
- (6) Numerical estimates of individuals to be displaced from the project area are as follows:

R 223 RELOCATION REPORT, Cont'd

14 - elderly white

21 - elderly non-white

43 - non-elderly white

20 - non-elderly non-white

None of these individuals occupy housekeeping rooms or single rooms. They are all housed in single unit homes or apartments.

- (7) The survey made by Portland General Electric Company in February, 1969, indicates there are 484 vacant houses, and 264 vacant apartments in the area most likely to be occupied by those displaced from the Emanuel Hospital Project.
- (8) We expect to displace 8 non-profit organizations, including 6 churches, which occupy vacant store-fronts, 1 day nursery, 1 teen club, as well as 23 businesses (see Exhibit I) for a list of the businesses by type, description, and type of the quantity of commercial space available for relocating these concerns.
- (9) It is anticipated that many of the white and non-white families and individuals will purchase homes when they are displaced from the project. Those wishing to purchase homes will have the following types of financing:
 - (a) Conventional Loans
 - (b) FHA Programs 220, 221, 221(d), and 203
 - (c) Private Mortgages
 - (d) Credit Unions
 - (e) Private Contracts

In most cases the means of financing is dependent upon income qualifications. The urban renewal agency's relocation officer will offer those potential purchasers assistance in determining the most desirable and feasible means in obtaining necessary financing.

R 223 RELOCATION REPORT, Cont'd

- (10) A very pleasant working relationship exists between the Portland Development Commission, Portland Housing Authority, and Federal Housing Administration whereby those displaced by urban renewal projects are given the utmost help and consideration in obtaining housing under the Federal Rent Supplement Programs. For instance, the Housing Authority will use every means possible to place under lease a unit which is selected by one of our displacees.
- (11) Low-rent Public Housing is in existence in the City of Portland, as well as a very well managed leased housing program through both the FHA and the Portland Housing Authority. Both of these agencies give entrance priority to anyone displaced by public action.
- (12) State Law and the enforcement procedures established to create compliance with the Law makes us feel that all housing is available on a nondiscriminatory basis; therefore, any steps taken to locate private housing resources is also a step in locating private rehousing resources available on a non-discriminatory basis.
- (13) It is not anticipated that the various projects will proceed at the same time; therefore, relocation of all displacees will occur at different time intervals.

8920 N. WOOLSEY AVE. • PORTLAND, OREGON 97203 • TELEPHONE 289-5571

June 2, 1969

RECEIVED

JUN 3 1969

PORTLAND DEVELOPMENT COMMISSION

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

Dear John:

Reference is hereby made to your letter of May 23, 1969, regarding an application to the Department of Housing and Urban Development for a loan and grant contract for a project in the Emanuel Hospital area.

It is our understanding that you are interested in the information underlined on the attached sheet and we shall, therefore, answer items one through six inclusive seriatum.

1. As of May 30, 1969, the following units are under management or shall be by December, 1969.

0-Br.	-	545
1-Br.	-	838
2-Br.	-	675
3-Br.	-	451
4-Br.	-	161
5-Br.	-	38
6-Br.	-	2
7-Br.	-	0

This is a total of 2,710 units which shall be under management on or before December, 1969.

Fred M. Rosenbaum, *Chairman*

COMMISSIONERS

Mrs. Florine M. Dahlke, *Vice-Chairman*

Lyndon R. Musolf

Leonard L. Gibson

Gordon Swope

John D. McLeod

James O. Brooks

Verne Dusenbery, *Legal Council*

Gene W. Rossman, *Executive Director*

Mr. John B. Kenward
Page 2
June 2, 1969

Our investigation further indicates that based on a one-year period, the following is the percentage turn-over with regard to each bedroom size:

0-Br.	-	2%
1-Br.	-	2%
2-Br.	-	100%
3-Br.	-	20%
4-Br.	-	20%
5-Br.	-	5%
6-Br.	-	5%
7-Br.	-	0%

The above units are filled by applicants in the chronological order in which they have made application. There is no deviation from the chronological order method and no racial preference is shown.

2. The status of plans for additional units are as follows:

0-Br.	-	75
1-Br.	-	590
2-Br.	-	135
3-Br.	-	130
4-Br.	-	105
5-Br.	-	55
6-Br.	-	7
7-Br.	-	3

This is a total of 1100 units of which 600 shall be ready for occupancy at the rate they are accepted into the Section 23 Leasing Program beginning approximately June 1, 1969. 500 of the above units are earmarked for elderly under the Turnkey Program and shall be available for occupancy as the Turnkey procedure is fully developed. I have no date at this time for that availability of the units, but I suspect they will be available before the end of 1970. The same facts with regard to the chronological order system apply to these units as they do with the units which we presently have or shall have under management.

Mr. John B. Kenward

Page 3

June 2, 1969

3. See attached income limits and continued occupancy
4. \$25.00
5. Tenants shall be selected from the centralized eligible application pool. All applicants shall have freedom of choice regarding the location in which they want to reside. As among eligible applicant families of the size and composition appropriate to available dwelling units, selection shall be made in the following order:
 - (1) First to families who have received a Notice of Displacement by public action or have been so displaced within one year prior to the date of application.
 - (2) Second to families who are actually without housing because of flood, fire, riot or National disaster.
 - (3) All other applicants will be housed in the exact chronological order in which they apply, except if a Veteran or Serviceman applies exactly at the same time as an applicant without military service status, the Veteran or Serviceman shall have priority.

No discrimination because of race, creed, color or national origin shall be made.

In the selection of tenants, there is no discrimination against families otherwise eligible for admission because their incomes are derived in whole or in part from public assistance.

Transfer of a family within a low-rent project or transfer to such a project from any other low-rent project operated by this authority when such family is eligible for continued occupancy in the dwelling to which it is transferred, is not for any purpose deemed to be an admission to the project. When a dwelling unit has been unsuitable to a tenant because of occupancy standards (or in cases of long-term physical disability where the unit occupied would tend to cause an undue health hazard), the tenant shall be required to move to a dwelling of appropriate size when such unit becomes available. Transfers to a larger unit will be made by placing the tenant on the transfer pending list in the chronological order in which he became eligible for the transfer.

Mr. John B. Kenward

Page 4

June 2, 1969


Special transfers on medical report, to smaller sizes, or made by direction of the Director of Tenant and Community Services shall be placed at the top of the waiting list in the chronological order in which they are approved. Two transfer offers shall be made to any family which needs a larger or smaller unit. If neither transfer is accepted, the tenant shall be requested to vacate. They have freedom of location. Special transfers not applicable to the general transfer policy may be made at the discretion of the Director of Tenant and Community Services.

6. Attached please find a copy of the admission requirements.

I believe that the above information answers questions one through six on the sheet which was supplied to us, but should you need additional information with regard to the above matter, please do not hesitate to call our office.

Sincerely,

Gene W. Rossman, Executive Director



Chas. K. Landskroner

Director of Management and Maintenance

CKL:mmm

Attachments

cc: Gene W. Rossman
Executive Director

ATTACHMENTS

SECTION II. CONDITIONS GOVERNING ELIGIBILITY

- A. Eligibility for Admission. There are to be eligible for admission to the HAA-Aided low-rent housing projects operated by this Authority only those applicants:
1. Who qualify as a family;
 2. Whose net family income less
 - a. \$100.00 for each minor member of the family other than the head of the family and his spouse, and
 - b. does not exceed the applicable income limit for admission set forth in Exhibit I;

Resolution 958 (8-13-68)

EXHIBIT I

Schedule of Rents and Income Limits

I. Relation of Rent to Income

The gross rent charged families residing in Columbia Villa shall be 25.53% of the net annual income of families without minor dependents, and not less than 20% of the net annual income of families of less than three minor dependents, and not less than 16-2/3% of the net annual income of families of more than three minors, less an exemption of \$100 for each minor member of the family other than the family head and his spouse with the monthly rent rounded out to the next highest full dollar, except that no family shall pay a rent of less than the established minimum rent set forth in Section IV.

II. Income Limits

- A. The maximum net income limits for admission by family composition shall be:

	<u>Number of Minors</u>							
	<u>0</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>
1 or 2 elderly persons	3500							
2 non elderly persons	3000	3100						
3 or 4 persons	3800	3900	4000	4100				
5 or more persons	4100	4200	4300	4400	4500	4600	4700	4800

ATTACHMENTS, Cont'd

- B. The maximum income limits for eligible continued occupancy by family composition shall be:

	0	1	2	3	4	5	6	7
2 persons	4300	4400						
3 or 4 persons	4675	4775	4875	4975				
5 or more persons	5050	5150	5250	5350	5450	5550	5650	5750

NOTE: "B" above are income limits used for admission as well as continued occupancy in our Leasing Program.

3. Whose net family assets do not exceed \$3,500 for a non-elderly family, or \$5,000 for an elderly family, except elderly families with assets exceeding \$5,000 may be approved on a case basis by the Executive Director;
 4. Who reside within the City of Portland or within 30 miles of the city limits, except this requirement shall not be applicable to elderly families or families of students who are registered to attend school in Portland; and
 5. Who are being displaced (See Section I. F.); being or about to be without housing through no fault of their own; living under substandard, doubled-up or overcrowded conditions; or, paying a gross rent which is 20% or more higher per month than required by the Local Authority Rent Schedule; except these requirements shall not be applicable to elderly families, or families of students, Veterans and Servicemen.
- B. Eligibility for Continued Occupancy. There are to be eligible for continued occupancy in the HAA-Aided low-rent projects operated by this Authority only those occupants
1. Who qualify as a family, or who is the remaining member of a tenant family;
 2. Whose net family income less
 - a. \$100.00 for each minor member of the family other than the head of the family and his spouse, and
 - b. does not exceed the applicable income limit for continued occupancy set forth in Exhibit I; and

ATTACHMENTS, Cont'd

3. Whose net family assets do not exceed \$3,800 for a non-elderly family, or \$5,300 for an elderly family, except elderly families with assets exceeding \$5,300 may be approved on a case basis by the Executive Director.

1/ Eligibility exemptions must be identical to those included in the Income Limit Proposal, used as the basis for the currently approved income limits. If Income Limits are revised some revision may be necessary here.

**PROPOSED INFORMATIONAL STATEMENT FOR
ISSUANCE TO FAMILIES AND INDIVIDUALS**

Dear

The Emanuel Hospital Urban Renewal Project is now underway, following its approval by the City Council and the Federal Government. The purpose of the program is to renew the area by clearance of most structures and redevelopment of a medical complex.

We are writing to you now because the Program will make it necessary for you to move to other living quarters. The house in which you are living has been purchased by the Portland Development Commission, and will be removed to allow redevelopment to take place.

If you are the former owner and the Portland Development Commission has purchased the property where you live, you may continue to live there for up to sixty (60) days rent free while you prepare to move, unless there are reasons to evict you or temporarily relocate you. If you continue to live there more than sixty (60) days after purchase, the Commission will charge you rent beginning on the 60th day.

Rent payments should be made payable to the "Portland Development Commission", and are to be paid at _____, which serves as the Site Office for the Project.

If you have been renting from an owner whose property has been purchased by the Commission, your rent will continue at a figure set by the Commission, and will be prorated to fall due on the first day of the month.

You will not need to move before you have a chance to find other housing, unless one of the two following situations occurs:

1. The Project schedule requires you to move immediately. If this happens, the Project Site Office will help you find temporary space as well as a permanent home.
2. The Project Site Office is forced to evict you for one or more of the following reasons: (a) failure to pay rent; (b) maintaining a nuisance, or using the premises for illegal or immoral purposes; (c) breaking the conditions of the Rental Agreement with the Portland Development Commission; (d) unreasonable refusal to consider housing which the Project Site Office staff considers standard housing; (e) refusal to admit Portland Development Commission staff members into your home at reasonable hours; or, (f) complete refusal to cooperate with the Portland Development Commission.

RELOCATION PROCEDURE

You may find another dwelling without the help of our relocation staff if you prefer to do so, or the Project Site Office staff members are ready to help you find other living quarters which suit your needs and which you can afford.

It is important that you confer with the Project Site Office regularly concerning your property and your future moving arrangements. There are funds available to help you with the expenses of moving; in many situations there will be other funds available for additional help. It will be to your advantage to cooperate with the Project Site Office staff as closely as possible.

In order for you to remain eligible for additional financial help, the housing into which you move must conform to the provisions of Portland's Health, Sanitation and Housing Codes. If you move into "substandard" housing which does not meet these codes, the Portland Health Department will require that the substandard conditions be corrected. For you to remain eligible for additional financial aid, these corrections must be made within sixty (60) days, or you must move into Standard Housing within the same length of time. A copy of the Relocation Standards, which agree with Portland's codes, is enclosed for your use. Please keep it on hand.

There are many sources of housing to meet your needs in the Portland area. Described below are: (1) low-cost Public Housing; (2) private rental housing; and, (3) private housing for sale. If you have problems about any living quarters to which the Project Site Office refers you, let us know immediately.

1. Low-Cost Public Housing

The Housing Authority of Portland maintains low-cost housing for those who meet their qualifications. To be admitted you must be disabled, age 62 or over, or a family, and your income must be below certain limits. In addition, your total assets must be below a figure set by the Housing Authority. If you are interested in low-rent public housing, and found to be eligible, you will be given preference for vacancies which meet your needs. The Project Site Office has the full information available. If you wish, the relocation staff will help you in making application, or you may apply at 4400 N. E. Broadway.

If you are accepted by the Housing Authority of Portland, and move to their housing, your moving expenses will be paid by the Portland Development Commission. However, if you appear to qualify and refuse to apply, or if you are accepted and then choose not to move to public housing, you will not be eligible for further assistance beyond the payment of moving expenses, regardless of the type of housing you do choose.

2. Private Rental Housing

The Project Site Office has a list of apartment houses or hotels which qualify as standard housing, and you may be eligible for additional aid if you move into one of their apartments or rooms large enough for your needs.

The Project Site Office also has a list of available houses for rent which you may examine, or you may prefer to find your own rental housing.

when you find rental living quarters which you like, contact the Project Site Office immediately to be sure a staff member has inspected it for you and certified it as Standard Housing.

The Portland Development Commission has funds to pay your moving expenses if you move into private rental living quarters, and may be able to give you additional financial help if your new home qualifies as Standard Housing for you.

3. Private Housing for Sale

The Project Site Office has a list of houses for sale in the Portland area which you may consult if you wish. The relocation staff will help you contact the Real Estate agent who is handling the property you like, or you may find and buy a house on your own. A list of the Real Estate agents who handle property in which you might be interested is also available at the Site Office. However, when you find a home which interests you, please contact the Project Site Office to be sure that a relocation worker has inspected the property and certified it as Standard Housing.

The Portland Development Commission also has funds to pay your moving expenses if you purchase a home, and may be able to give you additional financial help if your new home qualifies as Standard Housing for you.

FINANCIAL AID

The Portland Development Commission has funds available to help people who are displaced by Urban Renewal Projects. These funds are of four types: (1) Relocation Payments; (2) Additional Relocation Payments; (3) Settlement Costs; and, (4) Replacement Housing Payments.

1. Relocation Payments

Persons or families displaced by Urban Renewal Projects will have their moving expenses paid up to \$200. If you choose to have a commercial moving company move your belongings, the Portland Development Commission will pay the actual moving bill within the above limit. If you prefer to move yourself by renting a truck or trailer, or by using your own vehicle, the Portland Development Commission will pay your expenses from a fixed scale based on the number of rooms in your present dwelling within the project area. If your expenses include storage charges, loss on property that you cannot use in your new quarters, or costs incidental to transferring your property to the Commission, the Commission can repay you for these expenses within certain limits.

To receive this payment, you must apply for it within six (6) months after you have moved. Application forms (No. 6140) are available at the Project Site Office.

2. Additional Relocation Payments

Since you are being displaced by an Urban Renewal Project, you may be eligible for an Additional Relocation Payment to repay you for expenses and inconvenience beyond your actual moving expenses.

To receive this additional payment, you will need to meet the following qualifications: you are a family or an elderly individual (age 62 or over); your total income is below certain limits; you are unable to secure housing in the Housing

Authority of Portland's facilities within a reasonable length of time; you are living in "standard" housing when you apply for payment; and, you submit the claim within sixty (60) days after you move.

To apply for this additional financial help, please make an appointment with a relocation worker at the Project Site Office. He will help you fill out the application forms necessary (Nos. 6141.1, 6141.2, 6141.3). Please bring with you to the Project Site Office the following information:

- a. Copies of the latest Income Tax returns filed by you and other members of your family, together with any other personal records which relate to your family's income from wages and salaries, business, annuities, pensions, social security, welfare payments, and investments.
- b. The date you moved into your present dwelling.
- c. If you are an elderly individual (age 62 or over), bring your birth certificate or other proof of age.

3. Settlement Costs

The Portland Development Commission is authorized to reimburse property owners for their expenses incidental to transferring property ownership to the Commission. Thus, property owners may be eligible to apply for reimbursement for the following types of expenses:

- a. Fees for recording releases of mortgages and other liens against the property (not the cost of paying off such liens).
- b. Penalties for prepaying mortgages or other encumbrances if the note or mortgage contains a legally enforceable penalty clause, or no provision for prepayment, and if the mortgage holder demands in writing the payment of the penalty.

Claim forms for reimbursement for these expenses are available at the Project Site Office.

4. Replacement Housing Payment

This payment may be available to those displacees who owned the home they occupied for at least one year prior to commencement of negotiations to sell to the Portland Development Commission. The displacee must relocate into housing which is standard for him and which he is buying. The payment is based on the difference between the price paid for his home in the project, and the average cost of standard housing adequate for his needs in the Portland area with a limit of \$5,000.

You are welcome to come to the Project Site Office at any time for further information. If, for any reason, you have problems concerning your move to other living quarters, let us know immediately. We wish to keep in close touch with you to help you as much as possible as you find other housing, and to help you receive all the financial assistance for which you are eligible. Remember, we are here to help you.

Very truly yours,

E. R. Wiley
Chief of Relocation &
Property Management

PROPOSED INFORMATIONAL STATEMENT
FOR BUSINESS CONCERNS

Dear

The Emanuel Hospital Urban Renewal Project, approved by both the City Council and the Federal Government, is now underway with the primary objective of renewing the area by clearance of most structures, and redevelopment as a medical complex.

The Portland Development Commission has acquired the property that you now occupy. Along with most of the other buildings in the project area, it will be demolished in order that redevelopment may take place. This means that it will be necessary for you to move to another location, and we will ask you to notify us in writing 30 to 90 days in advance of the proposed move. If you need help in planning such a location, we invite you to consult with our relocation staff. We want to be of all possible assistance to you.

The Portland Development Commission is authorized to offer several types of financial compensation to pay for the reasonable and necessary expenses of property transfer and relocation. Each business concern is expected to keep the expenses to a minimum, just as if it were paying them out of its own funds.

(a) Moving Expenses

Moving expenses include the cost of dismantling, crating, storing (for a period of one (1) year or less), transporting, insuring, reassembling, reconnecting, and reinstalling of property (including goods or other inventory kept for sale). The cost of any additions, improvements, alterations, or other physical changes in or to any structure in connection with affecting such reassembly, reconnection, or reinstallation cannot be paid by the Commission. Losses sustained as a result of property damaged during the move cannot be paid by the Commission.

If your firm's move to a new site will necessitate storing equipment, furnishings, or goods and inventory, the Portland Development Commission is authorized to pay the storage costs for up to one (1) year. If your move will involve storage charges, the Commission will ask you to notify us in writing of your intention to move between thirty (30) to ninety (90) days before the projected date; and to obtain three (3) bids on storage costs and insurance (stated as \$_____ per month or other period), submitting one (1) copy of each bid to the Commission at least fifteen (15) days before the moving date. The Commission is authorized to pay up to the amount of the low bid in payment or reimbursement of the actual storage expenses, depending upon which is the lesser.

Three (3) reliable transfer companies, experienced in the type of move you contemplate, should inspect the equipment and supplies which you intend to move to your new location. We ask that you obtain bids in duplicate, and submit a copy of each bid to the Commission at least fifteen (15) days before your moving date. Moving costs estimated at less than \$500.00 do not require bids; under these circumstances, however, payment cannot be made in excess of \$500.00 for moving expenses.

If you wish to pay your own moving costs, subject to reimbursement, you may engage any moving firm desired, but the Commission will pay only up to the lowest of the three bids.

If you wish the Portland Development Commission to pay the moving expense directly, the Commission will select the lowest bidder, and will authorize in writing the move and the method of payment. The winning bidder will send the bill for this move to your firm and then you will mail it to the Commission for payment.

(b) Actual Direct Loss of Property

Actual direct loss of property applies only to fixtures and equipment which cannot be used at the new location. It does not apply to stock kept for sale. Loss of property also occurs when a concern goes out of business, or when equipment has to be physically altered in order to be used at a new location, provided that the alteration results in decreased value.

To determine the actual direct loss of property, you must first establish the fair market value of the property for continued use at its present location by obtaining an appraisal from a qualified appraiser of your firm's type of equipment. Each item should be appraised individually. The Development Commission is not authorized to include the cost of this appraisal as part of the claim. To substantiate the appraisal for the fair market value for continued use, please have the appraiser furnish a copy of the appraisal to the Commission.

You must then dispose of the property through a bonafide sale. If the amount realized from the sale, after deducting ordinary and reasonable expense of the sale (auctioneer's fees, commissions, and advertising costs), is less than the appraised fair market value for continued use, the difference represents the amount of direct loss of property. A bonafide sale is a sale of the highest price offered after reasonable efforts have been made over a reasonable period of time to interested prospective buyers. An auction held after reasonable public notice is a bonafide sale. Full verification of every transaction must be presented in order to justify payment of property loss claim.

(c) Limitations of Expenses for Moving and Direct Loss of Property

There are certain limitations upon the moving and direct loss of property expenses that may be reimbursed:

1. Actual moving expenses may be paid up to \$25,000. For any expenses over \$10,000, the Portland Development Commission must receive prior approval of the Department of Housing and Urban Development.
2. Any combination of direct loss of payment and moving expenses may not exceed \$3,000; however, if moving expenses alone exceed \$3,000, the actual cost may be paid, but no additional direct loss will be

allowed. For example, the business concern may find that its estimated cost of moving would be \$4,000 and the direct loss suffered would be \$2,000. The Development Commission's maximum payment would be the \$4,000 moving costs.

(d) Settlement Costs

The Portland Development Commission is authorized to reimburse property owners for their expenses incidental to transferring the property ownership to the Commission. Thus, property owners may be eligible to apply for reimbursement for the following types of expenses:

1. Fees for recording releases of mortgages and other liens against the property (not the cost of paying off these liens).
2. Penalties for prepaying mortgages or other encumbrances, if the mortgage or note contains a legally enforceable penalty clause, or no provision for prepayment; and if the mortgage holder demands in writing the payment of the penalty.

Claim forms for reimbursement for these expenses will be available at the Site Office.

(e) Small Business Displacement Payment

The Portland Development Commission is also authorized to make a Small Business Displacement Payment of \$2,500 to certain business concerns that move because of urban renewal activities. The payment is in addition to reimbursement for other expenses detailed above. A Small Business Displacement Payment may be made to a business concern if the following eligibility requirements are met:

1. The concern was doing business in the urban renewal area on _____, when the City Council approved the Emanuel Hospital Urban Renewal Plan, and on _____, when the Federal Government signed the Contract for Loan and Grant.
2. The concern has completed its move from the site.
3. The concern is not part of an enterprise having two or more establishments outside the urban renewal area.
4. The concern has either (a) average annual gross receipts of over \$1,500, together with average annual net earnings before income taxes of over \$500; or, (b) average annual gross receipts during the two years preceding displacement (or during a representative two-year period if the two years before displacement are not indicative of the average business activity) of over \$2,500.
5. The concern has filed an income tax return with the Internal Revenue Service for the two years preceding displacement if legally required to do so.
6. The concern had average annual net earnings before income taxes of less than \$10,000, including salaries, wages, or other compen-

sation received by an owner of the concern or any member of his household related to him. In this definition, "owner" includes the sole proprietor in an individual business; the principal partners who own 15% or more of the concern in a partnership; or the principal stockholders owning 15% or more of the capital stock in a corporation.

The enclosed copy of Schedule C of Form HUD-6141, Claim for Relocation Payment, indicates the extent and type of information required as a basis for determining eligibility for a Small Business Displacement Payment. Note that Schedule C calls for the same information reported on Federal Income Tax returns. The enclosed copy of Schedule C is for your own information only. You will be furnished another copy on which to complete your claim.

Claims for any applicable payments must be filed within a six (6) month period of time after the expense is incurred. All claim papers become the permanent records of the Portland Development Commission, and will be subject to audit by the Federal Government. In certain cases, payments for moving expenses, storage, settlement costs, and any direct loss of property may be made before the property you vacate has been acquired by the Commission.

The Small Business Administration is also able to assist small businesses affected by urban renewal projects. We therefore suggest that you call this office or the local office of the Small Business Administration (phone 226-3361) to inquire about your rights and privileges.

In order to avoid misunderstandings as to procedure or any other problem, we strongly urge that you visit the Project Site Office at _____, or call _____ at least thirty (30) days before you move, and discuss your plans with us. At that time we can resolve any questions you may have and explain more fully the procedures for obtaining the various types of relocation payments. The Project Site Office is open from 8:30 a.m. to 5:00 p.m., Monday through Friday, and special appointments can be made at other times, if necessary.

We remain eager to help you relocate your business with the least possible inconvenience. Please contact us any time we can be of assistance to you.

Yours very truly,

E. R. Wiley
Chief of Relocation &
Property Management
Portland Development Commission

INSPECTED BY _____ DATE _____

NAME _____ PHONE _____

ADDRESS _____

HOUSE _____ DUPLEX _____ APT _____ SR _____ HK _____

NO. OF ROOMS _____ COMP FURN _____ PART FURN _____ UNFURN _____

NO. OF ROOMS ACCESSIBLE BY STAIRS _____ BY ELEVATOR _____

MANAGER _____ OWNER _____

RENT _____, INCL HEAT _____ WATER _____ GAS _____ GAR _____ ELEC _____

NO. BRS _____ SIZE #1 _____ #2 _____ #3 _____ #4 _____

MET NOT
MET MET

DWELLING UNIT INSPECTION SHEET, PDC R-6, 9/66

GENERAL REQUIREMENTS:

1. House must be weatherproof. (8-601.6)
2. Floors, porches, walls, ceilings and stairs must be in sound and good repair. (8-1001a)
3. Doors and hatchways must be in good repair. (18-816)
4. Multiple dwellings with more than 50 occupants must have two means of exit. (7.3302c)
5. Exits must have direct access to outside or public corridor. (7-3303g)
6. Hallways must be lighted adequately -- at least 2' candle power. (8-504d)
7. Hallway ventilation must be by windows, doors, outside skylights, ventilation ducts, or mechanical ventilation 5x/hr. (8-504d)
8. Premises must be free of vermin, rodents, filth, debris, garbage. (8-1001a)
9. Heating equipment must be able to maintain 70° at 3' above floor. (8-701a)
10. There may be no unvented or open flame gas heaters. (8-701a)
11. Habitable rooms must have window area of 12 sq.ft. or 1/8th of floor area. (8-504a)
12. Every habitable room must have openable area of 6 sq.ft. or 1/16th of floor area OR mechanical ventilation changing air, 4x/hr. (8-504e)
13. Dwelling unit must have at least 220 sq.ft. (8-503b)

	MET	NOT MET
14. Electrical equipment, wiring and appliances must be installed and maintained in a safe manner, with two outlets or one light fixture and one outlet per room. (8-701b)		
15. Water must be heated to not less than 120°F. (8-401y)		
16. Ceiling height in hotels and apartments must be 8'; in dwelling and service rooms 7½'. (8-503a)		
17. Habitable rooms must have width of 7' in any dimension; water closets 30" in width and at least 2½' in front of the water closet. (8-503c)		
EFFICIENCY UNITS:		
18. Foyer must open from public area. (8-503b.2)		
19. There must be 220 sq.ft., plus 100 sq.ft. for each person in excess of two. (8-503b.5)		
20. A kitchenette must be 3x5 or more with doors and fan or window. (8-503b.4)		
21. A dressing closet must afford privacy with adequate circulation and storage. (8-503b.3)		
22. There must be a separate bathroom accessible from foyer or dressing closet only. (8-503b.5)		
LIVING AREA:		
23. There must be two rooms, one of which must be at least 150 sq.ft. (8-503b)*		
24. Rooms for cooking and living, or for living and sleeping, must have at least 150 sq.ft. (8-503b)*		
BEDROOMS:		
25. Bedrooms must be at least 90 sq.ft. (8-503b)*		
26. There must be 50 sq.ft. additional for each occupant in excess of two (8-503b)* No.brs. _____ Size: #1 _____ #2 _____ #3 _____ #4 _____ #5 _____		
KITCHEN:		
27. Plumbing fixtures, including sink, must be of nonabsorbent material with hot and cold running water, properly installed, and in good working condition. (8-505d,c)		
28. A kitchen must have not less than 35 sq.ft. (8-503b)		

BATHROOM:

29. Bathrooms must have at least one electric light fixture. (8-701b)
30. Bathrooms must not open directly off the kitchen. (8-505f)
31. Bathrooms and toilet rooms must afford privacy. (8-505g)
32. Dwelling unit must contain at least one bathroom with sink, toilet, wash basin, tub or shower properly connected to both hot and cold waterlines with air change once every 5 minutes (8-505a) OR
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.
34. Plumbing fixtures must be of nonabsorbent material, properly installed, and in good working condition. (8-505d,c)
35. Water closet compartments must be of approved nonabsorbent material. (8-505e)

BASEMENT:

36. Basement areas more than 50% below grade cannot be used for habitation. (8-401,L) and (8-504a)
37. Basement areas must be dry and well drained.

SPACE REQUIREMENTS FOR STANDARD HOUSING

1. Opposite sex children may not share a bedroom if over six (6) years of age.
2. Husband and wife should not share a bedroom with a child over three (3) years of age.
3. *Chart of bedrooms needed:

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

* Indicates exceptions regarding efficiency units.

MULTNOMAH COUNTY PUBLIC WELFARE COMMISSION

506 S. W. MILL STREET
POST OFFICE BOX 349
PORTLAND, OREGON 97207

MRS. RUTH C. HOCKS, CHAIRMAN
BOOKER T. LEWIS, JR., D.D.S.
THE REV. C. T. ABBOTT
WAYNE F. WILSON
DAVID ECCLES
LAWRENCE W. AYLSWORTH
DONALD E. CLARK

RECEIVED
APR 7 1969
PORTLAND DEVELOPMENT COMMISSION

April 4, 1969

Mr. E. R. Wiley
Chief of Relocation and
Property Management
Portland Development Commission
1700 S.W. 4th Avenue
Portland, Oregon 97204

Dear Mr. Wiley:

The Multnomah County Public Welfare Commission will cooperate in any way that it can in the relocation of public assistance recipients presently residing in the Emanuel Hospital area being considered by your agency for redevelopment.

Sincerely,



Gordon Gilbertson
Administrator

GG:SG

STANDARD ALLOWANCES

1. Combined Allowances for food, clothing, and personal incidentals for OAA, AB, AD, and ADC in housekeeping or family situations.

No. of Persons in HH	Alone	2-3	4	5-6	7-9	10 or more
AB (child or adult)	\$51.00	\$51.00	\$51.00	\$51.00	\$51.00	\$51.00
OAA recipient	44.75	44.75	44.75	44.75	44.75	44.75
Adult in OAA HH, not recipient		40.00	40.00	40.00	40.00	40.00
ADC, AD--						
1 adult in HH	44.75	40.75	38.25	35.75	35.25	34.25
2 or more adults in HH, each		40.00	37.50	35.00	34.50	33.50
*CHILDREN						
13-20 years		40.00	37.50	34.75	34.25	33.50
10-12 years		33.75	31.50	29.25	28.75	28.25
7-9 years		29.75	28.00	26.00	25.75	25.25
4-6 years		23.75	22.25	20.75	20.25	19.75
Thru 3 years		21.50	20.25	18.75	18.50	18.25

2. Detailed Standard Allowances - OAA, AB, AD, and ADC in housekeeping or family Situations.

<u>Food</u>							
No. of Persons in HH	Alone	2-3	4	5-6	7-9	10 or more	
AB (child or adult)	\$36.00	\$36.00	\$36.00	\$36.00	\$36.00	\$36.00	
OAA recipient	32.00	32.00	32.00	32.00	32.00	32.00	
Adult in OAA HH, not recipient	28.00	28.00	28.00	28.00	28.00	28.00	
<u>Adult</u> (ADC, AD)	32.00	28.00	25.50	23.00	22.50	21.50	
*CHILDREN							
13-20 years		29.75	27.25	24.50	24.00	23.25	
10-12 years		24.75	22.50	20.25	19.75	19.25	
7-9 years		20.75	19.00	17.00	16.75	16.25	
4-6 years		17.50	16.00	14.50	14.00	13.50	
Thru 3 years		15.25	14.00	12.50	12.25	12.00	
<hr/>							
<u>Clothing</u>		<u>Personal Incidentals</u>					
<u>Adult</u>	\$6.00	AB					\$7.00
AB	8.00	OAA recipient or 1 adult in HH					6.75
		OAA other adult or					
		2 or more adults in HH, each					6.00
*CHILDREN							
13-20 years	6.75	*CHILDREN					
10-12 years	5.75	13-20 years					3.50
7-9 years	5.75	10-12 years					3.25
4-6 years	4.00	7-9 years					3.25
Thru 3 years	4.00	4-6 years					2.25
		Thru 3 years					2.25

3. Detailed Employment Allowances for OAA, AD, ADC, and persons other than blind or aged recipient whose needs are included in an AB or OAA grant unless earnings are under the Economic Opportunity Act.

Allowances to be increased	Amount of Monthly Earnings				
	\$1-\$25	\$26-\$50	\$51-\$75	\$76-\$100	\$100 & UP
Food	4.00	5.00	6.00	7.00	9.00
Clothing	3.00	4.00	4.00	5.00	6.00
Personal Incidentals	8.00	9.00	12.00	14.00	15.00
TOTAL	\$15.00	\$18.00	\$22.00	\$26.00	\$30.00

Plus allowances for necessary expenses; e.g., 1) tools, equipment, union dues; 2) child care for working mothers; 3) transportation to and from work.

4. Household Supplies and Replacements

(Provided when the A/R is maintaining or sharing in the maintenance of household, when he lives in furnished housekeeping room or is required to furnish own household linen).

AB----- \$5.00
 Each adult in grant \$2.50
 Each child in grant \$.75

5. AB Transportation unless in home for the aged or nursing home, \$5.00.
6. Clothing and Personal Incidental Allowances for persons in boarding care, homes for the aged, and nursing homes. OAA, AB, AD, ADC, and GA.

Type of Home	Assist. Category	Clo.	Pers. Inc.	Total
Boarding Care	OAA, AD, ADC	\$6.00	\$6.00	\$12.00
	AB	8.00	7.00	15.00
	GA	As needed, see Section 2201.2		
Homes for the Aged	OAA, AB, AD	6.00	6.00	12.00
	GA	As needed, see Section 2201.2		
Nursing Homes	OAA, AB, AD, GA			
Class A		1.00	1.00	2.00
Class B		1.00	3.00	4.00
Class C		3.00	1.00	4.00
Class D		3.00	4.00	7.00

GENERAL ASSISTANCE ALLOWANCES

1. FOOD (Based on 85% of ADC Standards, calculated to nearest 5¢)

	NUMBER OF PERSONS IN HOUSEHOLD									
	ALONE			2-3			4			Mo
	Month	Week	Day	Month	Week	Day	Month	Week	Day	
Adult	\$27.20	\$6.30	\$.90	\$23.80	\$5.50	\$.80	\$21.70	\$5.00	\$.70	\$19
Children										
13-20 years				25.30	5.85	.85	23.15	5.35	.75	20
10-12 years				21.05	4.85	.70	19.10	4.40	.65	17
7-9 years				17.65	4.05	.60	16.15	3.70	.55	14
4-6 years				14.85	3.45	.50	13.60	3.15	.45	12
Thru 3 years				12.95	3.00	.45	11.90	2.75	.40	10

2. The statewide shelter standards shall be used when determining eligibility for GA and in continuing GA cash grants.
3. In GA cases other than continuing cash grants, current rent or house payments shall be provided as required up to the CPWC maximum. When practical, payment will be delayed until the end of the month before issuing a requisition or special payment for rent.
4. *Fuel is needed in GA cases other than continuing cash grants.
5. *Current utilities as needed in GA cases other than continuing cash grants. This includes only the most recent month's bill at the time the family is found eligible for GA; delinquent charges will be paid only under exceptional circumstances.
6. Emergency clothing when essential for employment, health, or school attendance; other special requirements only in rare emergencies.

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*NOTE: For purposes of determining need in GA and payment in GA cash grant cas
utilities standards for OAA, ADC, and AD as described on PA-428C dated

SPWC-Oregon
PA-428C
7/65

SPWC STATEWIDE SHELTER ALLOWANCES

These allowances will be used in OAA, AB, AD, ADC, GA continuing cash grants, and to determine eligibility in all GA cases, unless an exception has been approved as indicated in Section 2204.3. General upkeep allowances are in addition to the above standards. See form PA-403B instructions.

OAA, ADC, AD, GA (Eligibility and Continuing Cash Grants)

Persons	1 or 2	3	4	5 thru 7	8 or more
Allowance #1 Allowance #2	\$65.00	\$70.00	\$75.00	\$80.00	\$85.00
Allowance #3	\$25.00	\$25.00	\$30.00	\$35.00	\$35.00

Allowance #1 is intended to cover all housing costs except major home repairs and delinquent taxes and for the following situations:

- (1) Buying or renting house or apartment and paying for one or more utilities separately.
- (2) Buying or renting trailer or houseboat and paying for parking or moorage, whether or not paying for utilities.

Allowance #2 is intended primarily to cover costs of house or trailer payments and rental but not utilities or trailer space in the following situations:

- (1) Buying or renting house or apartment and not paying for any utilities separately or not paying for utilities at all.
- (2) Buying or renting trailer or houseboat but not paying for parking or moorage, whether or not paying for utilities.
- (3) Owning trailer or houseboat but paying for parking or moorage, whether or not paying for utilities.

Allowance #3 is intended to provide fuel, utilities, and water in the following situations:

- (1) Provide with free shelter, has life estate, or owns home and pays for utilities.
- (2) Owns trailer or houseboat but does not pay for parking or moorage and pays for utilities.

SPWC Statewide Shelter Allowances, Cont'd

No Monthly Allowance: (For this group, current taxes, insurance, and special assessments may be paid but will not exceed Allowance #1 on an annual basis).

- (1) Has life estate or owns home and does not pay for utilities.
- (2) Owns trailer or houseboat but does not pay for parking or moorage or for utilities.

NOTE: See form PA-403B instructions in the Appendix to Vol. 11. Major home repairs and delinquent taxes are not included in the standard shelter allowances.

See Manual Vol. 11, Section 2204, for Shelter Standards.

ADDRESS _____ APT. _____ PHONE _____ DATE INITIAL INTERVIEW _____

FAMILY COMPOSITION: U.S. Citizen _____ Alien _____ Veteran _____ Serviceman _____

NAME	Relationship	Age	Income	Name and Address of Employer or Other Source of Income

RENT ON SITE _____ Garbage _____ Former Owner _____ Name of Case Worker _____
 Contract rent _____ Heat _____ Tenant _____ Notify in case of accident: _____
 Utilities _____ Gas _____ Sub-tenant _____ (Name) _____
 Gross Rent _____ Elect. _____ (Address) _____
 Furnished _____ (Phone) _____
 Unfurnished _____
 No. Bdrms. _____
 Electricity supplied by _____ Garbage Service by _____

221 CERTIFICATE OF ELIGIBILITY: Date Delivered _____ By _____

ELIGIBILITY FOR PUBLIC HOUSING Yes No
 Over age 62 if single _____
 Disabled by Soc. Security definition _____
 Income below limits _____
 Total assets below limits _____

ELIGIBLE _____ NOT ELIGIBLE _____ Date Eligibility Determined _____
 Date Applied _____
 Date Unit Assigned _____ No unit available _____

RELOCATION REQUESTS BY RELOCATEE:

Public Housing _____ Furnished _____ Unfurnished _____
 Purchase _____ No. Bdrms. _____
 Rent _____ Max. monthly rent or payment \$ _____
 Undecided _____ Location preferred _____
 Special requirements: _____

PROPERTY MANAGEMENT FACTORS:

Information Statement and Notice to Move given to _____ on _____ by _____
 Extended on _____ by _____ to _____
 Extended on _____ by _____ to _____
 Extended on _____ by _____ to _____

Notice to Terminate Tenancy served on (name) _____
 at _____ Time _____ Date _____ By _____ Effective _____
 Confirming copies mailed to _____ and _____
 at _____ Time _____ Date _____ By _____ Where mailed _____

PROPERTY MANAGEMENT FACTORS: (Cont'd)

Family's planned moving date _____
 Revised to _____
 Revised to _____

ELIGIBLE FOR PAYMENTS:

Relocation: Amount \$ _____ Date paid _____
 Moved by self _____ Company _____
 Settlement costs \$ _____ Date paid _____

Relocation Adjustment:

Eligible for public housing: Yes _____ No _____ Applied _____ Accepted _____
 (If yes, not eligible for relocation adjustment payment)
 Purchasing home: Yes _____ No _____ Income \$ _____
 (If yes, relocation adjustment payment will be paid in lump sum)
 Average annual gross rental for adequate housing: \$ _____
 Average annual gross rental for adequate housing exceeds 20% of income: Yes _____ No _____
 Housing standard: Yes _____ No _____ (If no, not eligible for relo. adj. payment)
 Federal rental allowance: Yes _____ No _____ (If yes, not elig. for relo. adj. payment)
 Amount of relocation adjustment payment: \$ _____ Date paid _____

Fam _____ Ind _____ Wh _____ Non _____ Gipsy _____
 Elig. LRPH _____ Not Elig. LRPH _____

REMOVED FROM WORKLOAD:

(Date) _____
 File to Central Office _____
 Index card checked _____
 Relocated in: _____
 Low-rent public housing _____
 Other perm. public housing _____

Family refused additional assistance:
 Date _____ Worker _____
 (Give details in interview record)

Standard priv. rent. housing _____
 Sub-stand. priv. rent. hsing. _____
 with refusal of further aid _____
 Standard sales housing _____
 Sub-standard sales housing _____
 Out-of-town too far _____
 Address unknown, tracing _____
 abandoned _____
 Evicted, no further assistance _____
 Other (explain) _____

REMAINING IN WORKLOAD: (Date) _____
 Address unknown, tracing _____
 Evicted, further assist- _____
 ance contemplated _____
 Temporarily relocated by LPA _____
 Within project _____ (Address) _____
 Outside project _____ (Address) _____

RELOCATION REFERRALS:

Address	Inspection Certified By	Date

NEW ADDRESS: _____
 (Number) (Street) (City) (State) (Zip) (Phone)

OTHER INFORMATION: _____

FEDERAL HOUSING ADMINISTRATION PROGRAMS
IN AND AROUND THE CITY OF PORTLAND

RENT SUPPLEMENT PROJECTS

<u>COMPLETED</u>	<u>0</u> <u>BR</u>	<u>1</u> <u>BR</u>	<u>2</u> <u>BR</u>	<u>3</u> <u>BR</u>	<u>4</u> <u>BR</u>
Powell Plaza #1	24	42			
Powell Plaza #2					
13320 S. E. Powell Blvd.					
Alpha King Terrace	0	18	9	1	
N. Fremont & Vancouver					
Avenue Plaza	4	18			
N. E. 8th & Alberta					
Minerva Plaza	2	13			
6633 N. Oberlin Street					
Brandt Terrace	0	56	8		
1510 Brandt Road					
Vancouver, Washington					
<u>UNDER CONSTRUCTION</u>					
Alpha King Phase #2	0	7	7	4	
Albina, Fremont, Haight & Shaver					
Rollins House	0	9	1		
N. E. 46th near Sandy Blvd.					
<u>COMMITMENTS ISSUED</u>					
Estates Apartment Court	0	5	4		
N. E. Killingsworth & 14th					
Powell Court Villa	0	36	4		
12540 S. E. Powell Blvd.					
<u>UNDER DISCUSSION</u>					
Healy & Whitely Apartments	0	19	6		
S. E. 148th & Stark Street					
Powell Court Villa	0	36	4		
12540 S. E. Powell Blvd.					
Bridgeview Apartments	0	14			
6210 N. Edison Street					
Marwood Plaza	8	32			
S. E. 72nd & Woodstock					

FHA SECTION 221 LOW- OR MODERATE-INCOME FAMILY HOUSING

<u>Apartment Name and Location</u>	<u>Total Units</u>	<u>Approximate Rental Rates</u>	
<u>PORTLAND</u>			
The Tamaracks 9209 N. Chautauqua Blvd.	120	48 one-bedroom:	\$103 per month
		60 two-bedroom:	\$121 per month
		12 three-bedroom:	\$137 per month
Ace Court Apartments 9333 N. Lombard Street	29	21 one-bedroom:	\$ 87 per month
		8 two-bedroom:	\$110 per month
Multnomah Manor 1010 N. E. 91st Avenue	54	24 one-bedroom:	\$ 87 per month
		18 two-bedroom:	\$ 97 per month
		12 three-bedroom:	\$110 per month
The Galaxy 5300 N. E. Cully Blvd.	88	34 one-bedroom:	\$ 87 per month
		54 two-bedroom:	\$ 97 per month
Satellite Apartments 10612 N. E. Wygant Street	94	9 efficiencies:	\$ 83 per month
		32 one-bedroom:	\$ 97 per month
		37 two-bedroom:	\$115 per month
		16 three-bedroom:	\$132 per month
Alexandra Court 125 N. W. 20th Place	75	53 efficiencies:	\$ 85 per month
		22 one-bedroom:	\$100 per month
MacCleay Park 1905 N. W. 29th Avenue	43	23 one-bedroom:	\$ 95 per month
		20 two-bedroom:	\$110 per month
Lark Plaza 4916 S. W. 56th Avenue	44	22 one-bedroom:	\$ 93 per month
		22 two-bedroom:	\$110 per month
Hillsdale Apartments 6416 S. W. 30th Avenue	61	2 efficiencies:	\$ 95 per month
		22 one-bedroom:	\$115 per month
		31 two-bedroom:	\$140 per month
		6 three-bedroom:	\$160 per month
Raleigh Scholls 5100 S. W. Scholls Ferry Road	155	10 efficiencies:	\$107 per month
		66 one-bedroom:	\$145 per month
		59 two-bedroom:	\$175 per month
		20 three-bedroom:	\$210 per month
(Rents include heat and all utilities)			

MILWAUKIE

The Bluffs 12601 S. E. River Road	68	15 one-bedroom:	\$115 per month
		47 two-bedroom:	\$137 to 152 per month
		6 three-bedroom:	\$170 to 185 per month

FHA SECTION 221 LOW- OR MODERATE-INCOME FAMILY HOUSING, Cont'd

<u>Apartment Name and Location</u>	<u>Total Units</u>	<u>Approximate Rental Rates</u>				
<u>TIGARD</u>						
Plaza Garden Apartments 11624 S. W. Lomita Street	38	13 one-bedroom:	\$100	per month		
		12 two-bedroom:	\$120	per month		
		13 three-bedroom:	\$140	per month		
Lujon Park 9685 S. W. Johnson Street	38	8 one-bedroom:	\$ 90	per month		
		21 two-bedroom:	\$115	per month		
		10 three-bedroom:	\$135	per month		
<u>VANCOUVER, WASHINGTON</u>						
The Lamplighter 300 Garden Street	47	8 one-bedroom:	\$ 83	per month		
		29 two-bedroom:	\$ 93	per month		
		10 three-bedroom:	\$113	per month		
The Highlands 7401 Delaware Lane	41	5 one-bedroom:	\$ 83	per month		
		28 two-bedroom:	\$ 93	per month		
		8 three-bedroom:	\$113	per month		
The Highlands North 7401 Delaware Lane	58	42 two-bedroom:	\$ 87	per month		
		16 three-bedroom:	\$102	per month		
Maple Court E. Eighth and "X" Streets	24	16 one-bedroom:	\$ 88	per month		
		8 two-bedroom:	\$ 98	per month		
<u>UNDER CONSTRUCTION</u>			0 <u>BR</u>	1 <u>BR</u>	2 <u>BR</u>	3 <u>BR</u>
			4 <u>BR</u>			
Tenino Terrace S. E. 23rd Avenue & Umatilla Street			0	23	71	
Taylor Street Apartments 1330 S. E. Taylor Street			0	4	6	

SECTION 221-H - LOW INCOME REHABILITATION HOUSING

This program provides for a non-profit group to buy and rehabilitate four or more houses, and to sell to low-income families with special low interest rate and small down payments.

LAURELHURST ACTION PROGRAM

(Laurelhurst United Presbyterian Church)
337 N. E. 47th Avenue
Portland, Oregon

Houses in Process	6
-------------------	---

EASTER DAWN PROPERTIES

1533 N. E. Alberta Street
Portland, Oregon

Houses Completed	5
Houses in Process	8

EAST CENTRAL CHURCH - Non-profit

(Centenary Wilber Methodist Church)
215 S. E. 9th Avenue
Portland, Oregon

Houses Completed	6
Houses in Process	7

HOTELS KNOWN TO HAVE STANDARD ACCOMMODATIONS

\$35-45

NAME	ADDRESS	MONTHLY RENTAL	PHONE
Wiltshire Apartments	2155 N. W. Everett	\$30-40	
Stratford Agency	2169 N. W. Everett	\$25-32	228-7747
Gallagher's	320 N. W. 17th Avenue	\$40	227-0357
Dean's Apartments	115 N. W. 22nd Place	\$30-35-45	227-5046
Finney Apartments	2155 N. W. Everett	\$35	
Happer's Apartments	1723 S. W. Taylor	\$35-65	223-4708
Daniel's	0235 S. W. Whitaker	\$36	228-5633
Carius	1402 S. W. 12th Avenue	\$43-80	246-1856 227-5984
George Apartments	823 S. W. 14th Avenue	\$40-47.50	227-8055
Maxwell Apartments	919 S. W. 14th Avenue	\$25-45	227-8730
Lincoln Apartments	925 S. W. 14th Avenue	\$45-64	228-4091
Arbor Court	1329 S. W. 14th Avenue	\$36.50-50	227-9051
Brown Apartments	428 N. Alberta	\$40	228-2935
Farrell Apartments	843 N. Knott	\$45	
Webster Court	837 N. E. Grand	\$34.50	
Muura Apartments	2135 N. E. Pacific	\$45-75	
Lufkin Apartments	2170 N. W. Northrup	\$40-50	227-6976
Marwill Apartments	1315 S. W. Tenth	\$40	223-1343

TRI-COUNTY COMMUNITY COUNCIL

718 WEST BURNSIDE STREET, PORTLAND, OREGON 97209, TELEPHONE 228-9131

JOHN A. MILLS
President

FREDERIC G. WESSINGER
First Vice-President

HENRY S. BLAUER
Second Vice-President

WILLIAM W. WYSE
Treasurer

MRS. KARL F. NEUPERT
Secretary

CARL V. SANDOZ
Executive Director

April 8, 1969 RECEIVED

APR 9 1969

PORTLAND DEVELOPMENT COMMISSION

John B. Kenward, Executive Director
Portland Development Commission
2000 S. W. 1st Avenue
Portland, Oregon 97201

Dear John:

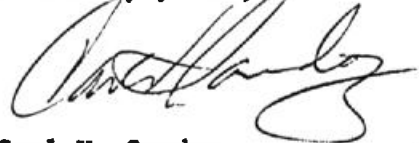
In response to your request as to the extent to which community organizations are prepared to assist people with special problems who are displaced by renewal programs, you may be assured that the health and welfare agencies in Portland can be counted on to cooperate to the best of their ability. The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

There are some new organizations that can be helpful in situations having to do with the Albina area. These are the Albina Citizens War on Poverty Committee and the Model Cities Planning Board. Both of these organizations have staff who are concerned with housing and other problems that might be faced by families who are having to move.

The Community Council staff would be happy to discuss any particularly difficult situations that come to your attention when you get into the actual relocation of people from the Emanuel Hospital area. We would be prepared to make some preliminary inquiries to agencies about such cases to determine which are in the best position to help. We can also assist in making actual referrals when this is necessary.

Please feel free to call on us at any time.

Sincerely yours,



Carl V. Sandoz
Executive Director

CVS/dgs



SERVING CLACKAMAS, MULTNOMAH AND WASHINGTON COUNTIES

R 223
EXHIBIT H

Square Foot Areas available in Portland vicinity per category listed below.

	<u>OFFICE SPACE</u>	<u>RETAIL STORES</u>	<u>SHOPS</u>	<u>SERVICES COMMERCIAL & WAREHOUSES</u>	<u>GARAGE</u>
Bullier & Bullier Realtors	40,000	30,000	20,000	100,000	-0-
Commerce Investment Co.	-0-	-0-	-0-	-0-	-0-
The Simms Co.	6,000	5,000	-0-	-0-	5,000
Norris Beggs & Simpson	85,000	30,000	-0-	200,000	-0-
Metzger Parker Co.	11,400	-0-	1,400	-0-	-0-
Dudley Jones Co.	100,000	-0-	100,000	150,000	-0-
Norris & Stevens	55,000	27,000	14,500	152,000	49,000
Pittock Block	50,000	12,000	-0-	-0-	-0-
Oregonian Building	1,200	-0-	-0-	-0-	-0-
	<u>348,600</u>	<u>104,000</u>	<u>135,900</u>	<u>602,000</u>	<u>54,000</u>

BUSINESS FIRMS TO BE DISPLACED IN THE EMANUEL HOSPITAL PROJECT
WITH RELOCATION SPACE REQUIREMENTS

<u>NON-PROFIT ORGANIZATIONS</u>	<u>NUMBER</u>	<u>SQ. FT. NEEDED</u>
Churches	6	6,000
Day Nursery	1	10,000
Teen Club	<u>1</u>	10,000
	8	
 <u>BUSINESSES</u>	 <u>NUMBER</u>	 <u>SQ. FT. NEEDED</u>
Apartments	6	14,400
Battery Charger Repair	1	1,600
Bicycle Shop	1	2,000
Body Shop	3	14,800
Clothing Store	1	1,050
Food Store	1	5,000
Garage & Service Station	1	10,000
Glass	1	10,000
Paint Store	1	5,600
Pipe Bender	1	4,800
Plating	1	10,000
Pool Room	1	1,500
Restaurant	1	7,500
Rug Cleaner	1	8,100
Tavern	1	1,000
Trailer Rental	<u>1</u>	10,000
TOTAL	23	

U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FIXED RELOCATION PAYMENTS SCHEDULE	PROJECT LOCALITY PORTLAND, OREGON	
	PROJECT NAME(S) South Auditorium Albina Neighborhood Improvement Project Portland State College Emanuel Hospital NDP - Woodlawn Area NDP - Irvington Area	PROJECT NUMBER(S) ORE. R-1 ORE. R-8 ORE. R-16 ORE. R-20 ORE. A-5-1 ORE. A-5-2

INSTRUCTIONS: Prepare original and 3 copies for HUD if the Schedule is proposed for only one project. Prepare an additional copy for each additional project.

A. TYPE OF SUBMISSION AND APPLICABILITY OF SCHEDULE

☐ This is the original Schedule and is proposed to apply to the project(s) identified above.

☒ This is an amended Schedule (amending the one approved by HUD on April 10, 1969) for the purpose of:

(Date)

☐ Revising the fixed amounts of relocation payments.

☒ Adding additional project(s) to those covered by the previous Schedule. Such new project(s) is (are) numbered

☐ Other (Explain)

B. REQUEST AND SCHEDULE

Approval is requested to pay to eligible individuals and families the fixed amounts of relocation payments indicated in the Schedule below. The amounts indicated in the Schedule have been developed, and the payments will be made, in accordance with the Regulations Governing Relocation Payments. Eligible individuals and families will be given the option to claim the applicable approved fixed amounts or reimbursement for actual moving expense and any direct loss of property.

SCHEDULE

ITEM	INDIVIDUALS AND FAMILIES OWNING FURNITURE AND OCCUPYING:							INDIVIDUALS NOT OWNING FURNITURE	FAMILIES NOT OWNING FURNITURE
	1 ROOM	2 ROOMS	3 ROOMS	4 ROOMS	5 ROOMS	6 ROOMS	7 ROOMS ¹		
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)
1. Proposed fixed amount of relocation payment	\$ 30.00	\$ 50.00	\$ 64.00	\$ 80.00	\$ 104.00	\$ 122.00	\$ 142.00	\$ 5.00	\$ 10.00
2. Lowest normally available moving cost per hour	\$ 20.10	\$ 20.10	\$ 20.10	\$ 20.10	\$ 20.10	\$ 20.10	\$ 20.10		
3. Average (i.e., median) number of hours required	1.5	2.5	3.2	4	5.2	6.1	7.1		

¹ Attach separate sheet and continue Schedule if provision is to be made for individuals and families occupying more than 7 rooms.

ORE. A-5-2

C. BASIS FOR PROPOSED FIXED PAYMENTS (Explain in sufficient detail to justify how the amounts proposed in the Schedule were determined, including the source of the amounts for lowest normally available moving cost per hour and the basis for the estimated average number of hours required. Use additional sheets if needed.)

Fixed payments were arrived at by applying the new tariff schedule of \$20.10 per hour which was granted by the Public Utility Commissioner of the State of Oregon on January 15, 1969 to the previously established average time required to move from each size residential unit.

You will note item 1 does not always equal the average time required multiplied by the rate; this is because we rounded off the amount of the payment to the next lower dollar as previously instructed.

Submitted by:

February 26, 1970
(Date)

(Date)

/s/ JOHN B. KENWARD

(Signature of authorized officer)

PORTLAND DEVELOPMENT COMMISSION

(Local Agency)

Executive Director

(Title)

SPACE BELOW FOR USE OF HUD

D. APPROVAL

Approval is granted to the local agency identified above to pay, in accordance with the Regulations Governing Relocation Payments and on the basis indicated in Block B, the fixed amounts of relocation payments indicated in Line 1 of the Schedule for expenses and losses incurred on or after the date of this approval for the project(s) identified above, except as provided for below:

SECRETARY OF HOUSING AND URBAN DEVELOPMENT

By

(Date)

_____, Region
Title of official authorized to sign



UNITED STATES GOVERNMENT
SMALL BUSINESS ADMINISTRATION
PITTOCK BLOCK
921 S.W. WASHINGTON STREET
PORTLAND, OREGON 97205

RECEIVED

APR 7 1969

PORTLAND DEVELOPMENT COMMISSION

April 4, 1969

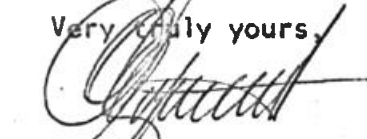
Mr. John Kenward, Executive Director
Attn: Mr. Wiley
Portland Development Commission
2130 S. W. 5th
Portland, Oregon 97201

Dear Mr. Kenward:

The Small Business Administration is very much interested in cooperating with you. If the additional urban renewal project for the Emanuel Hospital Project is approved this office will cooperate fully with your agency in providing any assistance possible under the Displaced Business Loan Program.

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

Very truly yours,


A. E. LOFSTRAND
Regional Director

R 223
EXHIBIT K