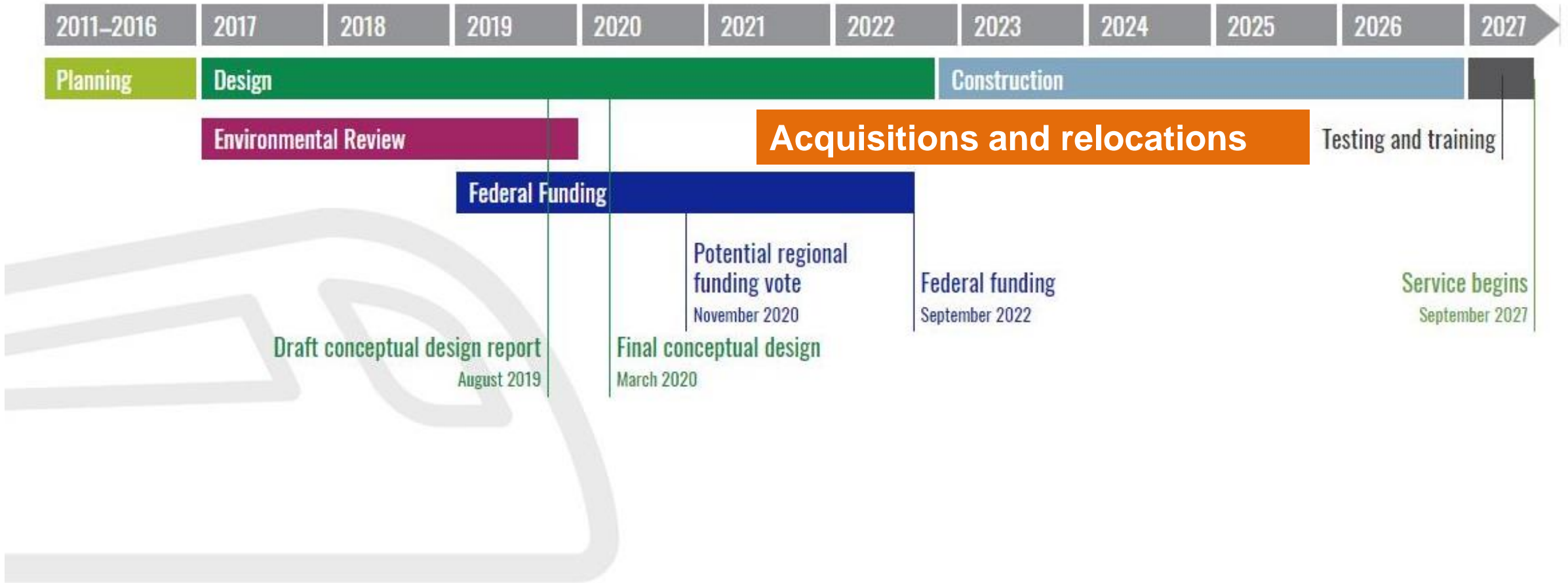


TriMet practices for property acquisition and relocation

Southwest Corridor CAC
March 2019

SW Corridor timeline



Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970

“...uniform policy for fair and equitable treatment of persons displaced as a result of Federal and federally assisted programs in order that such persons shall not suffer disproportionate injuries as a result of programs designed for the benefit of the public as a whole.”

Acquisition and relocation

Acquisition

- Real estate transaction with property owner based on property appraisals
- Just compensation

Relocation

- Prescribed benefits for businesses and residents (owners and tenants)

Property purchases

**Full
Acquisition**



***ENTIRE
PARCEL***

**Partial
Acquisition**



***PORTION
OF PARCEL***

**Temporary
Construction
Easement**



***TEMPORARY USE
OF PARCEL***

Just compensation

Value of:

1. Property needed for project
2. Includes land and improvements (buildings, signs)
3. Damages to remainder

TriMet may offer to purchase entire parcel
if remainder has little economic value

Example: partial acquisition

Purchased
for project



Building on
remainder

Remainder



Parking on
property to
be purchased.
Loss of parking
is “damage”
to remainder.

Steps in acquisitions

1. Official notice
2. Appraisal; review appraisal
3. Federal Transit Administration approval
4. Offer; benefit eligibility letter
5. Accept or negotiate to agreement
6. Closing

*In rare cases of no agreement: court decides on final amount;
meanwhile TriMet deposits offer amount and may file for immediate possession*

Relocations

- Official notice
- Relocation agent: personal representative helps plan, identify needs, potential sites
- Moving costs: commercial move or reimbursement for self-move
- Other benefits: resident or business

Relocation benefits—residents

- Relocation agent helps identify replacement housing that meets “decent, safe and sanitary” standard
- If cost of replacement housing exceeds current, residents may be eligible for:
 - Rent supplement (up to 42 months); potential down payment
 - Closing costs associated with home sale and purchase
- Moving expenses are paid by project

Relocation benefits—businesses

- Relocation agent helps identify replacement sites
- Professional services (architecture, etc.)
- Reimbursement for site search costs (up to \$2,500)
- Replacement personal property (e.g. unmovable or obsolete equipment)
- Reestablishment expenses (up to \$25,000)
- Moving expenses are paid by project
- **OR**– Lump sum in lieu of relocation benefits (based on past two years' earnings, up to \$40,000)

Recent project: **MAX Orange Line**

Acquisitions

- 218 property owners

Relocations

- 18 residences relocated
- 63 businesses relocated (858 employees)
- Four businesses chose not to relocate (28 employees)

Relocation examples

- Warehouse to storefront



Relocation examples

- Equipment upgrades

