Right of Way Program

**PMLR alignment at 30 percent design**
- 129 acquisitions (49 full and 80 partial acquisitions)
  - Includes donations from OHSU and ZRZ
- 5 permanent easements
- 61 business and 12 residential relocations
- $196.5 million budget

**Ruby Junction expansion**
- 14 acquisitions (13 full and 1 partial)
- 9 business and 8 residential relocations
- $9.3 million budget (shared by CRC and PMLR)

**Acquisition process (9 to 36 months)**
1. Environmental reviews
2. Appraisal and third-party appraisal review
3. FTA approval of appraisal
4. TriMet Board approval (if required)
5. Purchase and relocation assistance offer to property owner
6. Negotiation
   - Fair market value is expected
   - Professional negotiators facilitate negotiation
   - Very willing to work with property owners to get price right
   - Process designed to encourage agreed upon settlement
7. Final settlement approved by FTA, if necessary
8. Purchase
9. Condemnation, if necessary

**Federal requirements for acquisition and relocation support**
- Market value of all purchased real estate and business property
- Business relocation costs
  - New location search, up to $2,500
  - Costs of move to the new location
- Business advisory assistance
  - Example: Advertising regarding business relocation
- Business reestablishment
  - Services up to $10,000 maximum
  - Example: New stationary with new address
  - Supplementary utility connections, if necessary
  - Permitting for operation at new location, if necessary
• Residential-owner occupant relocation costs
  - Moving expenses
  - Replacement housing identified
  - Financial assistance with new purchase
• Residential tenants relocation costs
  - Moving expenses
  - Replacement housing identified
  - Rental subsidy
  - Advisory services

**Universal Field Services contract**
• Assists TriMet with acquisitions (residential, business and tenant)
• Assists impacted businesses, property owners, tenants with all required services
• Includes technical specialist to assist with:
  - Selection of new location
  - Moving plan
  - Upgrading of equipment to current permitting standards (e.g. emissions)
  - Equipment layout and installation at new location

**Expanded TriMet support for business acquisitions and relocations**
• PSU coordinates program to link businesses with available services at the City of Portland, City of Milwaukie, Portland Development Commission, Clackamas County, State of Oregon, Portland Community College and Clackamas Community College. Services include:
  - Marketing assistance
  - Business plan development
  - New location search
  - Move planning
  - Planning for the new space
  - Workforce training

**Timing**
Many ROW acquisitions are on the critical path to completing project on time.
• For traditional acquisitions, appraisals begin after Record of Decision (July 2010)
• For hardship acquisitions, appraisal process begins after FTA hardship approval

**Board actions required**
• Board authority required for condemnation
• TriMet's Board of Directors approves all transactions of more than $500,000
• FTA must approve all appraisals more than $500,000
• The PMLR and Ruby Junction projects have more than 50 properties combined which will require FTA concurrence and Board approval