TriMet practices for property acquisition and relocation

Southwest Corridor CAC
March 2019
SW Corridor timeline

2011–2016: Planning

2017: Draft conceptual design report
   August 2019

2018: Potential regional funding vote
   November 2020

2019: Final conceptual design
   March 2020

2020: Federal funding
   September 2022

2021: Construction

2022: Testing and training

2023–2026: Acquisitions and relocations

2027: Service begins
   September 2027
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

Partial Acquisition

Temporary Construction Easement

1

2

3

ENTIRE PARCEL

PORTION OF PARCEL

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
- Remaining 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