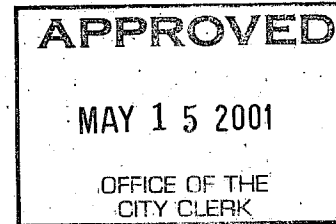
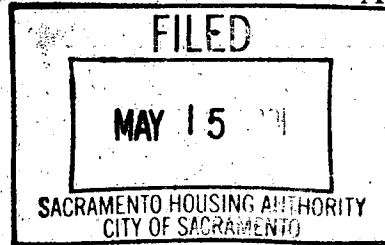




April 18, 2001

1.1



Redevelopment Agency of the City of Sacramento
Sacramento, California

Honorable Members in Session:

**SUBJECT: STOCKTON BOULEVARD EAST AND WEST 9TH/10TH AVENUE
RELOCATION PLANS.**

LOCATION & COUNCIL DISTRICT

East Side: 4722 9th Avenue
West Side: 3434 Stockton Boulevard, 4625 10th Avenue, 4611 10th Avenue, 4565 10th Avenue
Council District 5

RECOMMENDATION

Staff recommends adoption of the attached resolution which authorizes the Executive Director or her designee to:

- a. adopt the relocation plans for the east and west sides of Stockton Boulevard; and
- b. take all actions necessary to relocate the tenants.

CONTACT PERSONS

Lisa Bates, City Community Development Director, (916) 440-1316
Sarah Thomas Hansen, Redevelopment Manager, (916) 440-1399 x1415

FOR COUNCIL MEETING OF

May 15, 2001

SUMMARY

This report recommends the adoption of Relocation Plans for properties on the east and west sides of Stockton Boulevard, which were previously authorized for acquisition and are needed for redevelopment projects within the Oak Park Redevelopment Project Area.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Redevelopment Agency of the City of Sacramento
April 18, 2001
Page 2

PAC ACTION

At its meeting of April 4, 2001, the Oak Park Project Area Committee adopted a motion recommending approval of the attached resolution. The votes were as follows:

AYES: Aungst, Davis, Lampe, Madison, Mendoza, Miller, Williams

NOES: Hoorazar, McCalla

ABSENT: Harris, Parker

ABSTAIN: Johnson, White

COMMISSION ACTION

At its meeting of April 18, 2001, the Sacramento Housing and Redevelopment Commission adopted a motion recommending approval of the attached resolutions. The votes were as follows:

AYES: Amundson, Burns, Castello, Cespedes, Graham, Harland, Hoag,
Holloway, Newsome, Simon

NOES: None

ABSENT: Rotz

BACKGROUND

On July 25, 2000, the Redevelopment Agency of the City of Sacramento approved Resolution Nos. 2000-050 and 2000-051 to negotiate the voluntary purchase of eleven properties on the west side of Stockton Boulevard, and four properties on the east side of Stockton Boulevard, respectively. The acquisition and redevelopment of the parcels will contribute toward eliminating blight on the Stockton Boulevard commercial corridor and achieving other Agency revitalization goals, plans, and policies.

As stated in the past, the Agency must follow state relocation law when displacing residential tenants and commercial businesses. The Relocation Plans for the east and west sides of Stockton Boulevard were prepared to conform with statutes and regulations established by the California Relocation Assistance Law (CRAL) and the California Relocation Assistance and Real Property Acquisition Guidelines (Guidelines) for residential displacements, since the projects involve only an insignificant amount of non-residential displacements. However, in implementing the relocation process, each displaced business (four businesses on the west side, two businesses on

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Redevelopment Agency of the City of Sacramento

April 18, 2001

Page 3

the east side) will be provided all applicable benefits and assistance pursuant to the CRAL and Guidelines.

The attached Relocation Plans (Attachment 1 for the west and Attachment 3 for the east) provides the results of a needs assessment survey, a housing resource study, and details of the proposed relocation program for residential displacements. Relocation benefits include residential moving expenses, rental assistance, and downpayment assistance payment to tenants who purchase a new home. All displaced tenants will receive a 90-day notice to vacate before they are required to move. These notices are expected to be issued on or about May 15, 2001. Relocation is expected to be completed for all households on or about August 15, 2001.

West Side

On the west side of Stockton Boulevard, the relocation of the tenants enables the Agency to proceed with the development of a strategically located site that can subsequently be developed as an administrative headquarters for the Child Abuse Prevention Council. The acquisition of the properties on the west side of Stockton Boulevard for this project includes the displacement of ten residential units, which are comprised of three single-family rental houses, six rental apartments, and one residential unit located at the rear of a business. However, one rental apartment was vacated prior to the start of negotiations, thereby requiring relocation of only nine of the ten residential units. The Relocation Plan for the residential units on the west side of Stockton Boulevard has been provided as Attachment 1. A map of the properties has been provided as Attachment 2. The following table is a summary of the residential units:

Parcel Number	Address	Type of Unit	Comments
014-0222-030	3434 Stockton Blvd.	Residential at rear of business	Business also eligible for relocation benefits.
014-0222-030	3434 Stockton Blvd. #1	Apartment unit	
014-0222-030	3434 Stockton Blvd. #2	Apartment unit	
014-0222-030	3434 Stockton Blvd. #3	Apartment unit	
014-0222-030	3434 Stockton Blvd. #4	Apartment unit	Vacated prior to negotiations. No relocation benefits provided.
014-0222-030	3434 Stockton Blvd. #5	Apartment unit	Vacated after negotiations. Eligible for relocation benefits.
014-0222-030	3434 Stockton Blvd. #6	Apartment unit	
014-0222-034	4625 10 th Avenue	Single-family rental house	
014-0222-036	4611 10 th Avenue	Single-family rental house	
014-0222-038	4565 10 th Avenue	Single-family rental house	

East Side

On the east side of Stockton Boulevard, the relocation of the tenants enables the Agency to proceed with the development of a public parking lot to help ease the parking shortage in the area. As a result of the acquisition of the properties on the east side of Stockton Boulevard, one residential unit will be permanently displaced, a single-family rental unit located at 4722 9th Avenue.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Redevelopment Agency of the City of Sacramento
April 18, 2001
Page 4

The Relocation Plan for the residential unit on the east side of Stockton Boulevard has been provided as Attachment 3. A map of the property has been provided as Attachment 4.

FINANCIAL CONSIDERATIONS

The funding for relocation of residential tenants were previously approved by the Redevelopment Agency of the City of Sacramento on July 25, 2000 as part of the Stockton Boulevard West 9th/10th Avenue Property Acquisition and Development and Disposition Negotiations project, and the Stockton Boulevard East 9th/10th Avenue Property Acquisition project. The source of funds for the projects are the 1999 Oak Park Tax Exempt Capital Improvement Revenue Bonds (CIRBs).

POLICY CONSIDERATIONS

The actions recommended in this report to adopt the relocation plans and take all actions necessary to relocate the residential tenants for the Stockton Boulevard West and Stockton Boulevard East projects are consistent with the prior approvals for the projects, in that the projects cannot proceed without the Agency's relocation of the tenants.

ENVIRONMENTAL REVIEW

Adoption of a relocation plan does not constitute a project under the California Environmental Quality Act (CEQA), per Guidelines sections 15378(b)(3). NEPA does not apply.

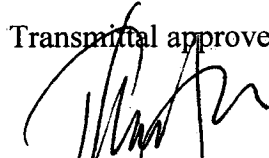
M/WBE CONSIDERATIONS

The items discussed in this report have no M/WBE impact; therefore, M/WBE considerations do not apply.

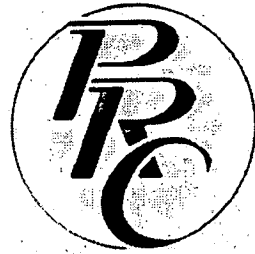
Respectfully submitted,


ANNE M. MOORE
Executive Director

Transmittal approved,


ROBERT P. THOMAS
City Manager

ATTACHMENT 1



RELOCATION PLAN FOR WEST STOCKTON BOULEVARD Sacramento, CA (For 15 Households or Less)

PREPARED FOR

SACRAMENTO HOUSING & REDEVELOPMENT AGENCY
600 I STREET
SACRAMENTO, CA 95814

By

PACIFIC RELOCATION CONSULTANTS
7901 OAKPORT STREET, STE. 4800
OAKLAND, CA 94621-2015
(510) 638-3081

February, 2001

INTRODUCTION

The Sacramento Housing & Redevelopment Agency ("SHRA") has taken action which will result in the purchase and development of property within the Oak Park Redevelopment Project Area ("Project Area"), between 9th and 10th Avenues, in the City of Sacramento, County of Sacramento. As a result, nine (9) residential units and four (4) businesses will have to be permanently displaced for this project to go forward. The properties which are the subject of this plan are located at 3400 to 3454 Stockton Blvd. and 4565 to 4633 10th Avenue ("Project site"), as shown on the Project Site Map shown in **Attachment 1**.

The project area is generally composed of varying residential and commercial uses, including multi-family and single-family residential buildings. The residences to be acquired are located in a multi-ethnic working class neighborhood.

Pacific Relocation Consultants (PRC) has prepared and will administer this Relocation Plan (the "Plan"), under the direction of SHRA. This Plan provides the results of a needs assessment survey, a housing resource study and details of SHRA's proposed residential relocation program. This Plan sets forth policies and procedures necessary to conform with statutes and regulations established by the California Relocation Assistance Law, California Government Code section 7260 et seq. (the "CRAL") and the California Relocation Assistance and Real Property Acquisition Guidelines, Title 25, California Code of Regulations, chapter 6, section 6000 et seq. (the "Guidelines") for residential displacements, since the Project involves only an insignificant amount of non-residential displacements. However, in implementing the relocation process, each displaced business will be provided all applicable benefits and assistance pursuant to the CRAL and Guidelines.

No displacement activities will take place prior to the required reviews and approval of this Plan.

A. ASSESSMENT OF NEEDS

To obtain information for the preparation of this Plan, personal interviews were conducted with the residential occupants and the four business owners.

Some of the household characteristics and income categories of the two households which provided information are indicated in **Attachment 2**. All but two of the residential households fall into the "very low" income category. The table in **Attachment 3** shows the most current income limits for the "very low," "lower," and "moderate" income categories as established by HUD for Sacramento County.

Project occupants generally indicated they prefer to remain in the immediate vicinity upon relocation. Only two (2) households have children in local elementary and middle

schools. There is one elderly household but no handicapped households reported within the Project.

B. REPLACEMENT HOUSING RESOURCES

A rental housing survey was made during the week of January 15, 2001 to identify available comparable, decent, safe and sanitary units available in close proximity to the Project site. Four 1-bedroom units, and five 2-bedroom units will be required to adequately relocate the Project site households. Attached as **Attachment 4** is a copy of the resource survey showing the number and size of the available market-rate residential units found in the survey and rent levels.

Based on the results of the survey, it appears there will be an adequate number of replacement dwelling units available at the time of displacement to meet the decent, safe and sanitary housing requirements of the Project displacees.

C. CONCURRENT RESIDENTIAL DISPLACEMENT

There is no concurrent displacement which may impact upon the ability to relocate the displaced households.

D. TEMPORARY HOUSING

There is no anticipated need for temporary housing. Should such a need arise, the displacing entity will respond appropriately and in conformance with all applicable laws and requirements.

E. PROGRAM ASSURANCES AND STANDARDS

Adequate funds are available to relocate the households and the businesses. Relocation assistance services will be provided to ensure that displacement does not result in different or separate treatment of the household members or businesses owners based on race, nationality, color, religion, national origin, sex, marital status, familial status, disability or any other basis protected by the federal Fair Housing Amendments Act, the Americans with Disabilities Act, Title VI of the Civil Rights Act of 1964, Title VIII of the Civil Rights Act of 1968, the California Fair Employment & Housing Act, and the Unruh Act, as well as any other arbitrary or unlawful discrimination.

No one will be displaced without 90 days advance written notice and unless "comparable" replacement housing can be located for the displaced households. "Comparable" housing includes standards such as: decent, safe, and sanitary (as

defined in § 6008(d) of the Guidelines); comparable as to the number of bedrooms, living space, and type and quality of construction of the acquired unit but not lesser in rooms or living space than necessary to accommodate the displaced household; in an area that does not have unreasonable environmental conditions; not generally less desirable than the acquired unit with respect to location to schools, employment, health and medical facilities, and other public and commercial facilities and services; and within the financial means of the displaced household as defined in section 6008, subdivision (c)(5) of the Guidelines.

The relocation program to be implemented by SHRA conforms with the standards and provisions set forth in Government Code section 7260 et seq., the Guidelines, California Health and Safety Code section 33410 et seq., if applicable, and all other applicable regulations and requirements.

F. RELOCATION ASSISTANCE PROGRAM

PRC staff is available to assist the displaced households and the businesses with questions about relocation and/or assistance in relocating. Relocation staff can be contacted toll-free at (877) 972-8908 from 8:30 a.m. to 5:30 p.m. Monday through Friday. The Relocation Office is located at 7901 Oakport Street, Suite 4800, Oakland, CA. A comprehensive relocation assistance program, with technical and advisory assistance, will be provided to the households being displaced. Close personal contact will be maintained with each household. Specific activities will include:

1. Distribution of informational notices. **Attachment 5** contains a sample of the informational statements that will be given to the displaced households and the businesses.
2. Timely referrals to at least three comparable replacement units as defined above and, if necessary, transportation will be provided to inspect potential replacement housing units.
3. Assistance with completion and filing of relocation claims, rental applications, and appeals forms, if necessary.

G. CITIZEN PARTICIPATION/PLAN REVIEW

This Plan will be provided to each displacee and be made available to the public for the mandatory thirty (30) day review period. Comments to this Plan, if any, will be included as a Plan addendum prior to submission to SHRA for final approval. A copy of the approved Plan will be forwarded to the California Department of Housing and Community Development (HCD).

H. RESIDENTIAL RELOCATION BENEFIT CATEGORIES

Relocation benefits will be provided in accordance with the CRAL, the Guidelines, and all other applicable regulations and requirements. Benefits will be paid upon submission of required claim forms and documentation in accordance with approved procedures. SHRA will provide appropriate benefits for the displaced household as required by the above laws and requirements.

Residential Moving Expense Payments

The subject households will be eligible to receive a payment for moving expenses. Payments will be made based upon either a fixed room count schedule or an invoice for actual reasonable moving expenses from a licensed professional mover.

- 1) Fixed Payment - A fixed payment for moving expenses based on the number of rooms containing furniture or other personal property to be moved. The fixed moving payment will be based upon the most recent Federal Highway Administration schedules maintained by the California Department of Transportation, as indicated in **Attachment 6**.

- OR -

- 2) Actual Reasonable Moving Expense Payments - The displaced households may elect to have a licensed, professional mover perform the move; if so, the displacing entity will pay for the actual cost of the move up to 50 miles and all reasonable charges for packing, unpacking, insurance, and utility connection charges. The payment will be made directly to the mover or as reimbursement to the displaced household.

Rental Assistance/Down Payment Assistance

The residential households which have established residency within the Project site for a minimum of 90 days prior to the initiation of negotiations will be eligible for both Rental Assistance and Moving Expense Payments. "Initiation of Negotiations" is defined as the **later** of the actual date of acquisition **or** the date of any Agreement with SHRA for purposes of acquiring and developing the subject property. In this case, the date of "initiation of negotiations" is September 18, 2000.

Except in the case of Last Resort situations, Rental Assistance Payments will be limited to a maximum of \$5,250 based upon the monthly housing need over a forty-two (42) month period. In addition, the household may opt to apply the amount to which they are entitled toward the purchase of a replacement unit.

Last Resort Housing Payments

There is adequate "comparable replacement housing" according to the attached housing survey (**Attachment 4**). However, a combination of factors, including the income levels of the tenants, Project rents, and the high cost of replacement units, may create the need for last resort housing.

A displaced person is entitled to Last Resort Housing assistance when, in a single residential case, the computed total of rental assistance eligibility exceeds \$5,250. This type of situation is likely to develop among low-income families or in environments where project area rents are particularly low.

Downpayment Assistance Payment to Tenants who Purchase

Residential tenants who are otherwise eligible to receive the Rental Assistance Payment described above may choose to utilize up to the full amount of their rental assistance payment (including Last Resort Housing benefits) to purchase a new home.

I. PAYMENT OF RELOCATION BENEFITS

Relocation benefit payments will be made expeditiously. Claims and supporting documentation for relocation benefits must be filed with SHRA within eighteen (18) months from: (i) the date the claimant moves from the acquired property; -or- (ii) the date on which final payment for the acquisition of real property is made, whichever is later. Procedures for preparing and filing of claims and processing and delivering of payments are attached as **Attachment 7**.

No household will be displaced until "comparable" housing is located as defined above and in section 6008, subdivisions (c) and (d) of the Guidelines. Relocation staff will inspect any replacement units to which referrals are made to verify that they meet all the standards of decent, safe, and sanitary as defined in section 6008, subdivision (d) of the Guidelines. However, households may be denied benefits if they chooses to move to a replacement unit which does not meet the standards of decent, safe, and sanitary housing.

J. EVICTION POLICY

SHRA recognizes that eviction is permissible only as a last resort and that relocation records must be documented to reflect the specific circumstances surrounding any eviction. Eviction will only take place in cases of nonpayment of rent, serious violation of the rental agreement, a dangerous or illegal act in the unit, or if the household refuses all reasonable offers to move. Eviction will not affect the eligibility of a person legally entitled to relocation benefits.

K. APPEALS POLICY

The appeals policy will follow the standards described in section 6150 et seq. of the Guidelines. Briefly stated, the displaced person will have the right to ask for review when there is a complaint regarding any of its rights to relocation and relocation assistance, such as a determination as to eligibility, the amount of payment, or the failure to provide a comparable replacement housing referral.

L. PROJECTED DATES OF DISPLACEMENT

All displaced tenants will receive a 90 day notice to vacate before they are required to move. These notices are expected to be issued on or about May 15, 2001.

Relocation is expected to be completed for all households on or about August 15, 2001.

M. ESTIMATED RELOCATION COSTS

Project funding will be provided by SHRA Oak Park Tax Increment Funds.

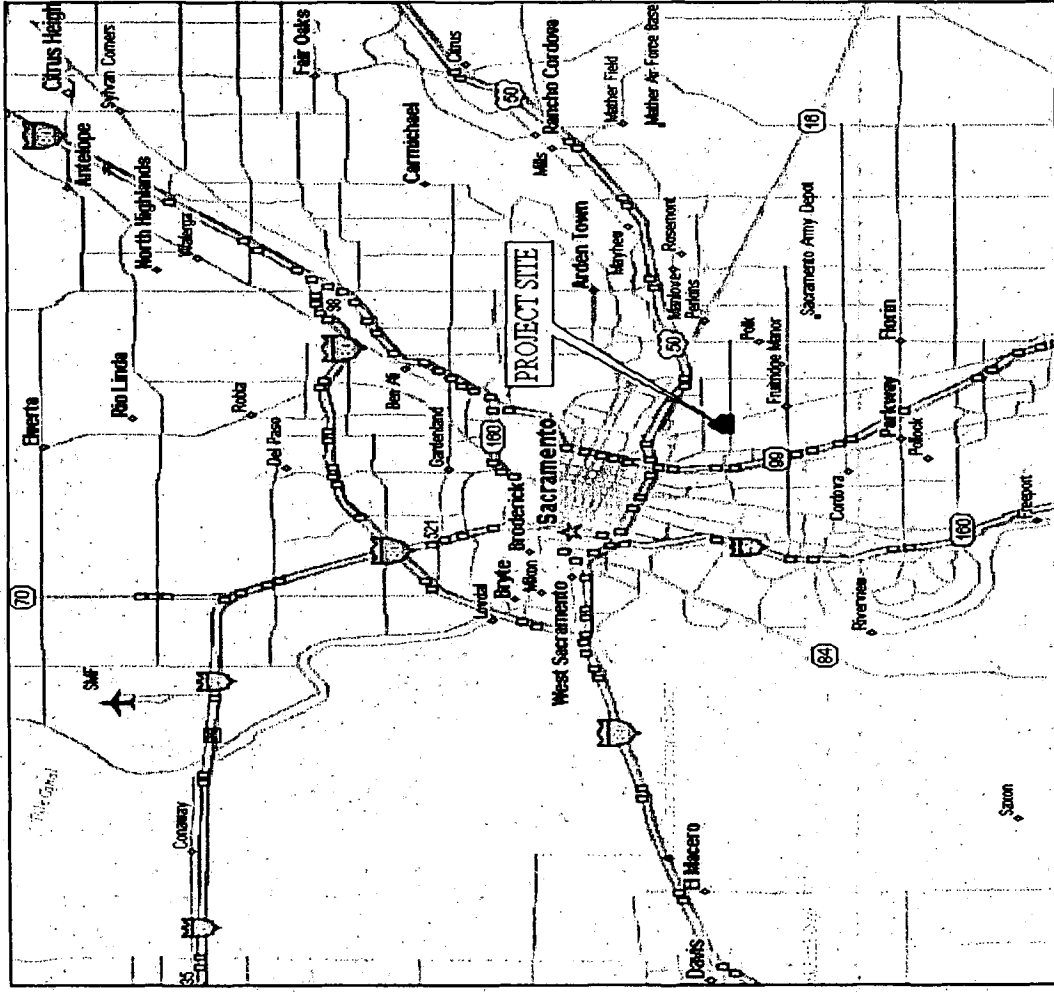
Any and all required financial assistance will be provided. The budget estimate for this Project is:

Nine Residential Households - Base rent differential	
x 42 months plus moving expenses	\$164,500.00
Four Businesses	<u>80,000.00</u>
Total Estimated Relocation Expenses	\$244,500.00

TABLE OF ATTACHMENTS

- Attachment 1:** Project Site Map
- Attachment 2:** Table of Household Characteristics
- Attachment 3:** HUD Income Category Limits for Sacramento County
- Attachment 4:** Housing Resource Survey
- Attachment 5:** Sample Informational Notices
- Attachment 6:** Fixed Payment Moving Schedule
- Attachment 7:** Relocation Payment Policy regarding Procedures for Relocation Payments

ATTACHMENT 1: PROJECT SITE MAP



ATTACHMENT 2: Table of Households Characteristics

Household	Income: Very Low, Low, or Moderate	Renter or Home-owner and Date Moved into Unit	Number of Adults	Number/Ages of Children	Number of Persons with Disabilities
1	Very Low	Renter	1	2/9,6	0
2	Very Low	Renter	1	0	0
3	Very Low	Renter	1	0	0
4	Very Low	Renter	1	1/2	0
5	Very Low	Renter	2	3/3,2,1	0
6	Lower	Renter	2	0	0
7	Moderate	Renter	2	2/14,17	0
8	Very Low	Renter	1	0	0
9	Lower	Renter	1	1/4	0

Household	Number of Elderly Persons	Current Monthly Rent & Utilities	Current Number of Bedrooms	Number of Bedrooms Needed at Replacement	Special Language Needs
1	0	\$409.00	2	2	No
2	0	\$382.00	1	1	No
3	0	\$377.00	1	1	No
4	0	\$407.00	1	1	No
5	0	\$407.00	1	2	No
6	1	\$319.00	2	2	No
7	0	\$664.00	2	2	No
8	0	\$604.00	2	2	No
9	0	\$402.00	1	1	No

ATTACHMENT 3: HUD INCOME LIMITS SACRAMENTO COUNTY

The following figures are approved by the U. S. Department of Housing and Urban Development (H.U.D.) for use in the **County of Sacramento** define and determine housing eligibility by income level

Area Median				
Family Size	Moderate Annual Income	Median Annual Income	Lower Annual Income	Very Low Annual Income
1 Person	44,450	37,050	29,600	18,500
2 Person	50,800	42,300	33,850	21,150
3 Person	57,150	47,600	38,100	23,800
4 Person	63,500	52,900	42,300	26,450
5 Person	68,600	57,150	45,700	28,550
6 Person	73,650	61,350	49,100	30,700
7 Person	78,750	65,600	52,500	32,800
8 Person	83,800	69,850	55,850	34,900

Figures are per the Department of Housing and Community Development, Division of Housing Policy Development, **March 2000**

ATTACHMENT 4: HOUSING RESOURCE SURVEY

1.	Address: City: Contact: Date Available: Comments:	5951 Riverside Blvd Sacramento Manager 1/26/01	Bedrooms: Monthly Rent: Deposit:	1 \$525.00 \$550.00
2.	Address: City: Contact: Date Available: Comments:	5949 Lake Crest Way Sacramento Manager 1/26/01	Bedrooms: Monthly Rent: Deposit:	1 \$550.00 \$400.00
3.	Address: City: Contact: Date Available: Comments:	2025 28 th St. Sacramento Jennifer 2/9/01	Bedrooms: Monthly Rent: Deposit:	1 \$550.00 \$475.00
4.	Address: City: Contact: Date Available: Comments:	1414 f St. Sacramento Javier 2/9/01	Bedrooms: Monthly Rent: Deposit:	1 \$575.00 \$975.00
5.	Address: City: Contact: Date Available: Comments:	410 U St. Sacramento Emma 12/9/01	Bedrooms: Monthly Rent: Deposit:	1 \$585.00 \$325.00
6.	Address: City: Contact: Date Available: Comments:	935 Johnfer Way Sacramento Joella 2/9/01	Bedrooms: Monthly Rent: Deposit:	1 \$645.00 \$320.00
7.	Address: City: Contact: Date Available: Comments:	8795 La Riviera Dr. Sacramento Manager 2/20/01	Bedrooms: Monthly Rent: Deposit:	1 \$650.00 \$350.00
8.	Address: City: Contact: Date Available: Comments:	6205 Riverside Blvd Sacramento Cleo 2/9/01 Apartment	Bedrooms: Monthly Rent: Deposit:	2 \$650.00 \$415.00

9.	Address: City: Contact: Date Available: Comments:	2025 28 th Street Sacramento Jennifer 2/9/01 Apartment	Bedrooms: Monthly Rent: Deposit:	2 \$650.00 \$550.00
10.	Address: City: Contact: Date Available: Comments:	1328 D Street Sacramento Jennifer 2/9/01 Condo/Townhouse	Bedrooms: Monthly Rent: Deposit:	2 \$700.00 \$425.00
11.	Address: City: Contact: Date Available: Comments:	3310 Winter Park Drive Sacramento Yvonne 3/1/01 Apartment	Bedrooms: Monthly Rent: Deposit:	2 \$715.00 \$250.00
12.	Address: City: Contact: Date Available: Comments:	935 Johnfer Way Sacramento Joella 2/9/01 Apartment	Bedrooms: Monthly Rent: Deposit:	2 \$725.00 \$420.00
13.	Address: City: Contact: Date Available: Comments:	3271 Azavedo Drive Sacramento Diane 4/15/01 Apartment	Bedrooms: Monthly Rent: Deposit:	2 \$745.00 \$300.00
14.	Address: City: Contact: Date Available: Comments:	2815 H Street Sacramento Mike 2/9/01 Apartment	Bedrooms: Monthly Rent: Deposit:	2 \$750.00 \$775.00
15	Address: City: Contact: Date Available: Comments:	5209 61 st Street Fruitridge Manager 3/1/01 2 Bedroom House	Bedrooms: Monthly Rent: Deposit:	2 \$765.00 \$790.00
16.	Address: City: Contact: Date Available: Comments:	2801 61 st Street Sacramento x711 3/1/01 2 Bedroom House	Bedrooms: Monthly Rent: Deposit:	2 \$795.00 \$700.00

17.	Address: City: Contact: Date Available: Comments:	3060 65th Street Fruitridge Manager 2/9/01 2 Bedroom House	Bedrooms: Monthly Rent: Deposit:	2 \$795.00 \$795.00
18.	Address: City: Contact: Date Available: Comments:	3624 Bridgeford Dr. Del Paso Manager 3/1/01 2 Bedroom House	Bedrooms: Monthly Rent: Deposit:	2 \$925.00 \$975.00
19.	Address: City: Contact: Date Available: Comments:	3161 Yellowstone Sacramento Jean x133 3/1/01 2 Bedroom House	Bedrooms: Monthly Rent: Deposit:	2 \$950.00 \$1020.00
20.	Address: City: Contact: Date Available: Comments:	1900 51st Street Sacramento Chuck 3/1/01 2 Bedroom House	Bedrooms: Monthly Rent: Deposit:	2 \$950.00 \$950.00
21.	Address: City: Contact: Date Available: Comments:	2018 14th Street Sacramento Manager 3/01/01 2 Bedroom House	Bedrooms: Monthly Rent: Deposit:	2 \$1050.00 \$1050.00

ATTACHMENT 5: INFORMATIONAL NOTICES

INFORMATIONAL STATEMENT FOR FAMILIES AND INDIVIDUALS

- I. GENERAL INFORMATION
- II. ASSISTANCE IN LOCATING A REPLACEMENT DWELLING
- III. MOVING BENEFITS
- IV. REPLACEMENT HOUSING PAYMENT - TENANTS AND CERTAIN OTHERS
- V. QUALIFICATION FOR AND FILING OF RELOCATION CLAIMS
- VI. LAST RESORT HOUSING ASSISTANCE
- VII. RENTAL AGREEMENT
- VIII. APPEAL PROCEDURES - GRIEVANCE
- IX. TAX STATUS OF RELOCATION BENEFITS
- X. ADDITIONAL INFORMATION AND ASSISTANCE AVAILABLE

I. GENERAL INFORMATION

The building in which you now live is in an area to be improved by the Sacramento Housing and Redevelopment Agency ("Agency"). As the project schedule proceeds, it will be necessary for you to move from your dwelling. You will be notified in a timely manner as to the date by which you must move.

Please read this information as it will be helpful to you in determining your eligibility and the amount of your relocation benefits under the federal and/or state law. We suggest you save this informational statement for reference.

The Agency has retained the services of Pacific Relocation Consultants, a qualified professional relocation firm, to assist you. The firm is available to explain the program and benefits. Their address and telephone number is:



Pacific Relocation Consultants
7901 Oakport Street, Suite 4800
Oakland, CA 94621
Telephone: (877) 972-8908

Spanish speaking representatives are available. **Si necesita esta información en Español, por favor llame a su representante.**

PLEASE DO NOT MOVE PREMATURELY. THIS IS NOT A NOTICE TO VACATE YOUR DWELLING. However, if you desire to move sooner than required, you must contact your representative with Pacific Relocation Consultants so you will not jeopardize any benefits. This is a general informational brochure only, and is not intended to give a detailed description of either the law or regulations pertaining to the Agency's relocation assistance program.

II. ASSISTANCE IN LOCATING A REPLACEMENT DWELLING

The Agency, through its representatives, will assist you in locating a comparable replacement dwelling by providing referrals to appropriate and available housing units. You are encouraged to actively seek such housing yourself.

When a suitable replacement dwelling unit has been found, your relocation consultant will carry out an inspection and advise you as to whether the dwelling unit meets decent, safe and sanitary housing requirements. A decent, safe and sanitary housing unit provides adequate space for its occupants, proper weatherproofing and sound heating, electrical and plumbing systems. Your new dwelling must pass inspection before relocation assistance payments can be authorized.

III. MOVING BENEFITS

If you must move as a result of displacement by the Agency, you will receive a payment to assist in moving your personal property. There are two types of moving payments. You have the option of selecting either one of the following types of moving payments:

A. Fixed Moving Payment

A Fixed Moving Payment is based upon the number of rooms you occupy and whether or not you own your own furniture. The payment is based upon a schedule approved by the Agency, and ranges, for example, from \$500.00 for one furnished room to \$1,750.00 for eight rooms in an unfurnished dwelling. (For details see the table below). Your relocation representative will inform you of the amount you are eligible to receive if you choose this type of payment.

FIXED MOVING SCHEDULE (CALIFORNIA)			
Occupant owns furniture		Occupant does NOT own furniture	
1 room	\$500.00	1 room	\$325.00
2 rooms	\$650.00	each additional room	\$50.00
3 rooms	\$800.00		
4 rooms	\$950.00		
5 rooms	\$1,150.00		
6 rooms	\$1,350.00		
7 rooms	\$1,550.00		
8 rooms	\$1,750.00		
each additional room	\$175.00		

If you select a fixed payment, you will be responsible for arranging for your own move and the Agency will assume no liability for any loss or damage of your personal property.

B. Actual Moving Expense (Professional Move)

If you wish to engage the services of a licensed commercial mover and have the Agency pay the bill, you may claim the ACTUAL cost of moving your personal property up to 50 miles. Your relocation representative will inform you of the number of competitive moving bids (if any) which may be required, and assist you in developing a scope of services for Agency approval.

IV. REPLACEMENT HOUSING PAYMENT - TENANTS AND CERTAIN OTHERS

You may be eligible for a payment of up to \$5,250.00 to assist you in renting or purchasing a comparable replacement dwelling. In order to qualify, you must either be a tenant who has occupied your present dwelling for a least 90 days prior to the Agency's first offer to purchase the property or an owner who has occupied your dwelling for between 90 and 180 days prior to the Agency's first offer to purchase the property.

A. **Rental Assistance.** If you qualify, and **wish to rent** your replacement dwelling, your rental assistance benefits will be based upon the difference over a forty-two (42) month period between the rent you must pay for a comparable replacement dwelling and the lesser of your current rent or thirty percent (30%) of your gross monthly household income. You will be required to provide your relocation representative with monthly rent and household income verification prior to the determination of your eligibility for this payment.

- OR -

B. **Down-payment Assistance.** If you qualify, and **wish to purchase** a home as a replacement dwelling, you can apply up to the total amount of your rental assistance payment towards the down-payment and non-recurring incidental expenses. Your relocation representative will clarify procedures necessary to apply for this payment.

V. QUALIFICATION FOR AND FILING OF RELOCATION CLAIMS

To qualify for a Replacement Housing Payment, you must rent or purchase and occupy a comparable replacement unit **within one year from the later of** the following:

1. For a tenant, the date you move from the displacement dwelling
2. For an owner-occupant, the date you receive final payment for the displacement dwelling, or, in the case of condemnation, the date the full amount of estimated just compensation is deposited in court, or
3. The date the Agency fulfills its obligation to make available comparable replacement dwellings.

All claims for relocation benefits must be filed with the Agency **within eighteen (18) months** from the date on which you receive final payment for your property, or the date on which you move, whichever is later.

VI. LAST RESORT HOUSING ASSISTANCE

If comparable replacement dwellings are not available when you are required to move, or if replacement housing is not available within the monetary limits described above, the Agency will provide Last Resort housing assistance to enable you to rent or purchase a replacement dwelling on a timely basis. Last Resort housing assistance is based on the individual circumstances of the displaced person. Your relocation representative will explain the process for determining whether or not you qualify for Last Resort assistance.

If you are a tenant, and you choose to purchase rather than rent a comparable replacement dwelling, the entire amount of your rental assistance and last resort eligibility must be applied toward the down-payment of the home you intend to purchase.

VII. RENTAL AGREEMENT

As a result of the Agency's action to purchase the property where you live, you may become a tenant of the Agency. If this occurs, you will be asked to sign a rental agreement which will specify the monthly rent to be paid, when rent payments are due, where they are to be paid and other pertinent information.

Except for the causes of eviction set forth below, no person lawfully occupying property to be purchased by the Agency will be required to move without having been provided with at least 90 days written notice from the Agency. Eviction will be undertaken only in the event of one or more of the following infractions:

- A. Failure to pay rent, except in those cases where the failure to pay is due to the lessor's failure to keep the premises in habitable condition, is the result of harassment or retaliatory action or is the result of discontinuation or substantial interruption of services;
- B. Performance of dangerous illegal act in the unit;
- C. Material breach of the rental agreement and failure to correct breach within 30 days of notice;
- D. Maintenance of a nuisance and failure to abate within a reasonable time following notice;
- E. Refusal to accept one of a reasonable number of offers of replacement dwellings; or
- F. The eviction is required by State or local law and cannot be prevented by reasonable efforts on the part of the public entity.

VIII. APPEAL PROCEDURES - GRIEVANCE

Any person aggrieved by a determination as to eligibility for a relocation payment, or the amount of a payment, may have his/her claim reviewed or reconsidered in accordance with the Agency's appeals procedure. Complete details on appeal procedures are available upon request from the Agency.

I. TAX STATUS OF RELOCATION BENEFITS

Relocation benefit payments are not considered as income for the purpose of the Internal Revenue Code of 1986 or the Personal Income Tax Law, Part 10 (commencing with Section 17001) of Division 2 of the Revenue and Taxation Code, or the Bank and Corporation Tax law, Part 11(commencing with Section 23001) of Division 2 of the Revenue and Taxation Code.

X. ADDITIONAL INFORMATION AND ASSISTANCE AVAILABLE

Those responsible for providing you with relocation assistance hope to assist you in every way possible to minimize the hardships involved in relocating to a new home. Your cooperation will be helpful and greatly appreciated. If you have any questions at any time during the process, please do not hesitate to contact your relocation representative.

ATTACHMENT 6: FIXED MOVING SCHEDULE

FIXED MOVING SCHEDULE (CALIFORNIA)			
Occupant owns furniture		Occupant does NOT own furniture	
1 room	\$500.00	1 room	\$325.00
2 rooms	\$650.00	each additional room	\$50.00
3 rooms	\$800.00		
4 rooms	\$950.00		
5 rooms	\$1,150.00		
6 rooms	\$1,350.00		
7 rooms	\$1,550.00		
8 rooms	\$1,750.00		
each additional room	\$175.00		

ATTACHMENT 7: RELOCATION PAYMENT POLICY REGARDING PROCEDURES FOR RELOCATION PAYMENTS AND ASSISTANCE

Claims and supporting documentation for relocation benefits must be filed with SHRA within eighteen (18) months from the date the claimant moves from the acquired property.

The procedure for the preparation and filing of claims and the processing and delivery of payments will be as follows:

1. Claimant(s) will provide all necessary documentation to substantiate eligibility for assistance.
2. Assistance amounts will be determined in accordance with the provisions of California Relocation Law.
3. Required claim forms will be prepared by relocation personnel in conjunction with claimant(s). Signed claims and supporting documentation will be submitted by relocation personnel to SHRA.
4. SHRA will review and approve claims for payment or request additional information.
5. SHRA will issue benefit checks which will be available for pick-up by Claimants, unless circumstances dictate otherwise.
6. Final payments will be issued after confirmation that the Project area premises have been completely vacated and actual residency at replacement unit is verified.
7. Receipts of payment will be obtained and maintained in the relocation case file.

**RELOCATION PLAN FOR THE STOCKTON BOULEVARD WEST PROJECT
SUMMARY OF COMMENTS RECEIVED AT THE OAK PARK PROJECT AREA
COMMITTEE MEETING
April 4, 2001**

1. The Relocation Plan has occupancy information that differs from the information that was previously submitted to the committee. Such as, some people not living in the units anymore and finding new people not previously known to be in occupancy. Can you tell us what methods were used to gather this information and why there seems to be a discrepancy?

R. The initial information regarding the occupants of the project was gathered from the property owners at the time of the initial contact for this project. The information reported in the Relocation Plan was obtained at a later date, when PRC completed a door to door survey of each household. During the door to door survey period, it was discovered that one household had already vacated. It was also discovered that one the businesses along Stockton Boulevard was a dual commercial/residence use.

2. How did you develop the Attachment # 4 Housing Resource Study and how long ago was it completed? I notice that one of these properties is not available anymore.

R. The housing resource study was completed in February of 2001 for the purpose of getting an overview of the availability of comparable replacement units at that time, it is an indicator that the required number of units will, or may not be available at the time of displacement. The resources utilized to gather this information included the Sacramento Bee, Property Management Companies, windshield surveys and the Internet. During the active relocation period, we will continue to identify available units in order to provide the displacees with as many available replacement units as possible.

3. There is a lady on the block who has been a resident for many years, she has family that lives across the street. What are you doing to help her stay on that street. There is a house down the street for sale. Can you help her buy the house so she can remain close to her family?

R. PRC met with this woman and her family to explain the relocation process in full detail. One of the options for this household is to use their rental assistance payment as a down payment on a replacement home. This option was explained to the family. However, the displacee was very much opposed to buying a home. The displacee has expressed a desire to move into one of the duplexes across the street, which are managed by the Housing Authority. PRC is working with the displacee to help her get on the conventional waiting list. Once on this list, the displacee will have a very good chance of getting into the unit across the street or another unit that will be within her financial means.

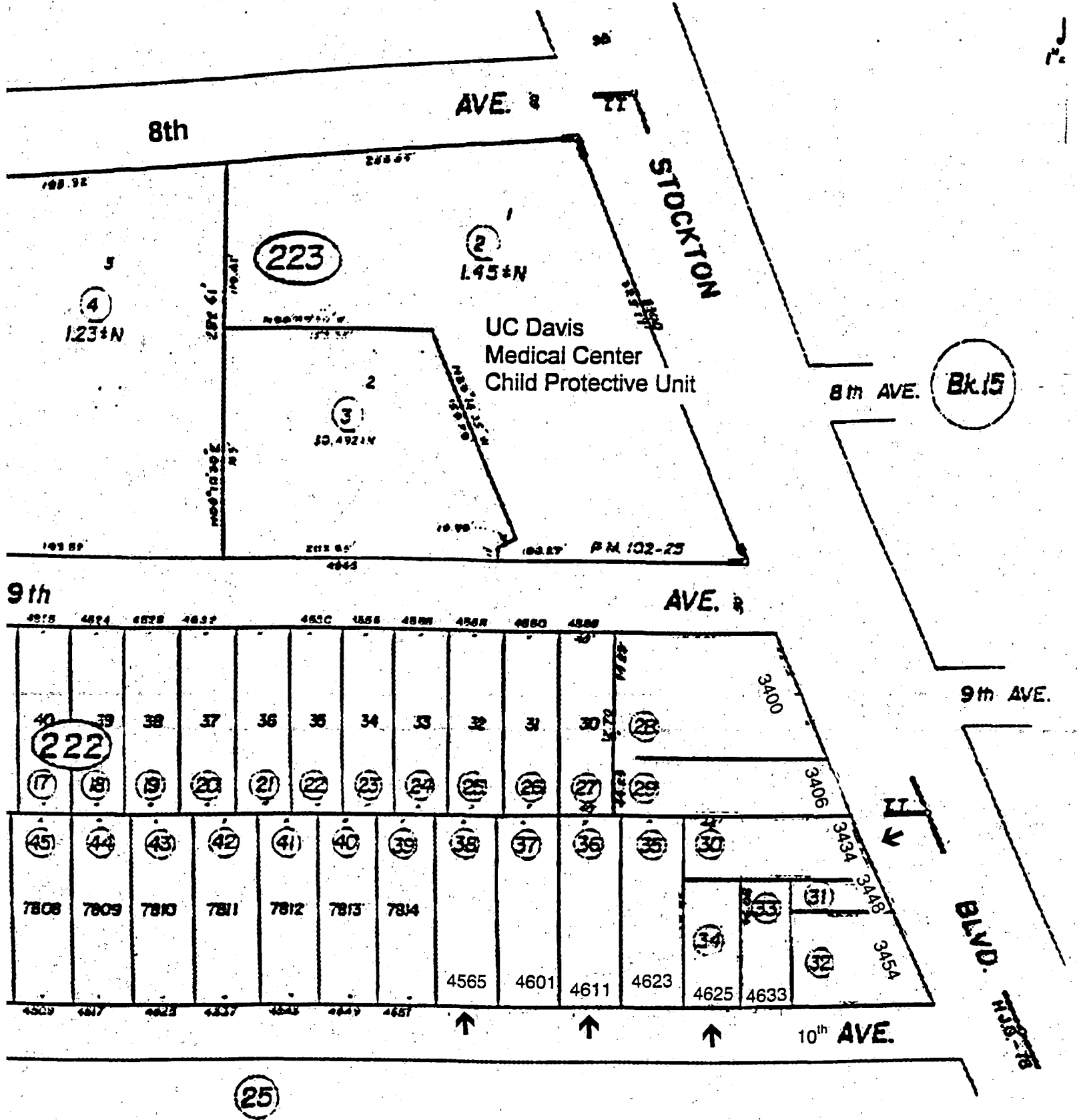
4. **I noticed in the Relocation Plan household #1 will be upgraded from a two-bedroom to a three-bedroom and household #5 will be upgraded from a one-bedroom to a two-bedroom, but household #7, who has the same composition as household #1, is not going to be upgraded from a two-bedroom to a three bedroom. Why is that, shouldn't we be fair and across the board?**

R. The minimum housing standards require that we use a 2 + 1 rule. Two persons per bedroom and one person in a non-designated sleeping area. Unit #5 has a household size of five (5) and currently occupies a one-bedroom unit. In order to meet the housing requirements, we must provide this household with a two-bedroom unit. There has been some confusion with regards to current number of bedrooms for Unit #1. Unit #1 is classified as a studio or flat. The occupant has added partitions to create sleeping areas for herself and her two children. The Relocation Plan states that the required number of bedrooms is three (3), when in fact, it should say two (2). The Relocation Plan will be changed to reflect the correction.

5. **Getting back to the woman who has lived on the street for the past 32 years, did you advise her that she could obtain legal counsel? Due to the circumstances here, if you live in a house for so many years, and you sell that house, you're not going to have to pay taxes for selling the house. I wonder if the committee is really informing the people of Oak Park what their rights are. What really is going on is, we are losing people, this neighborhood is losing people.**

R. The woman referenced is a tenant occupant not a homeowner. Issues regarding taxes owned for selling a home do not apply to her. Every person required to relocate is informed of their right to relocation benefits under the California State Relocation Law, including their right to appeal if they are unhappy with any determination made by the Agency.

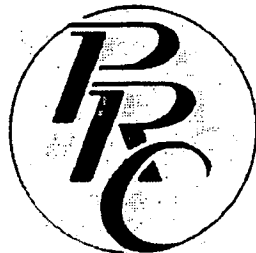
ATTACHMENT 2



CITY OF SACRAMENTO
 Assessor's Map Bk. 14-Pg.22
 County of Sacramento, Calif.

NOTE: Assessor's Block Numbers Shown in Filled

ATTACHMENT 3



RELOCATION PLAN FOR EAST STOCKTON BOULEVARD Sacramento, CA (For 15 Households or Less)

PREPARED FOR

SACRAMENTO HOUSING & REDEVELOPMENT AGENCY
600 I STREET
SACRAMENTO, CA 95814

By

PACIFIC RELOCATION CONSULTANTS
7901 OAKPORT STREET, STE. 4800
OAKLAND, CA 94621-2015
(510) 638-3081

February, 2001

INTRODUCTION

The Sacramento Housing & Redevelopment Agency ("SHRA") has taken action which will result in the purchase and development of property within the Oak Park Redevelopment Project Area ("Project Area"), between 9th and 10th Avenues, in the City of Sacramento, County of Sacramento. As a result, one single family residential unit and two businesses will have to be permanently displaced for this project to go forward. The properties which are the subject of this plan are located at 3401 and 3423 Stockton Boulevard ("Project site"), as shown on the Project Site Map shown in **Attachment 1**.

The project area is generally composed of varying residential and commercial uses, including multi-family and single-family residential buildings. The residence to be acquired is located in a multi-ethnic working class neighborhood.

Pacific Relocation Consultants (PRC) has prepared and will administer this Relocation Plan (the "Plan"), under the direction of SHRA. This Plan provides the results of a needs assessment survey, a housing resource study and details of SHRA's proposed residential relocation program. This Plan sets forth policies and procedures necessary to conform with statutes and regulations established by the California Relocation Assistance Law, California Government Code section 7260 et seq. (the "CRAL") and the California Relocation Assistance and Real Property Acquisition Guidelines, Title 25, California Code of Regulations, Chapter 6, section 6000 et seq. (the "Guidelines") for residential displacements, since the Project involves only an insignificant amount of non-residential displacements. However, in implementing the relocation process, each displaced business will be provided all applicable benefits and assistance pursuant to the CRAL and Guidelines.

No displacement activities will take place prior to the required reviews and approval of this Plan.

A. ASSESSMENT OF NEEDS

To obtain information for the preparation of this Plan, personal interviews were conducted with the residential occupant of the single family residence and the two business owners.

The residential household is comprised of three (3) adults and two (2) very young children. Current rent for the two-bedroom single family residence which they occupy is \$650 per month, excluding utilities. Based on the household composition, a two-bedroom replacement dwelling will meet the replacement housing needs. The household falls into the "very low" income category. The table in **Attachment 2** shows the most current income limits for the "very low," "lower," and "moderate" income categories as established by HUD for Sacramento County. There is no elderly or

handicapped member of the household.

B. REPLACEMENT HOUSING RESOURCES

A rental housing survey was made during the week of January 15, 2001 to identify available comparable, decent, safe and sanitary units available in close proximity to the Project site. A 2-bedroom unit will be required to adequately relocate the displaced household. Attached as **Attachment 3** is a copy of the resource survey showing the location of the available market-rate units found in the survey and rent levels.

C. CONCURRENT RESIDENTIAL DISPLACEMENT

Although SHRA is in the process of displacing approximately eight (8) residential occupants for the West Stockton Boulevard Project, based on the needs of the subject Project, there is no concurrent displacement which may impact upon the ability to relocate the displaced households.

D. TEMPORARY HOUSING

There is no anticipated need for temporary housing. Should such a need arise, the displacing entity will respond appropriately and in conformance with all applicable laws and requirements.

E. PROGRAM ASSURANCES AND STANDARDS

Adequate funds are available to relocate the household and the two businesses. Relocation assistance services will be provided to ensure that displacement does not result in different or separate treatment of the household members or businesses owners based on race, nationality, color, religion, national origin, sex, marital status, familial status, disability or any other basis protected by the federal Fair Housing Amendments Act, the Americans with Disabilities Act, Title VI of the Civil Rights Act of 1964, Title VIII of the Civil Rights Act of 1968, the California Fair Employment & Housing Act, and the Unruh Act, as well as any other arbitrary or unlawful discrimination.

No one will be displaced without 90 days advance written notice and unless "comparable" replacement housing can be located for the displaced household. "Comparable" housing includes standards such as: decent, safe, and sanitary (as defined in § 6008(d) of the Guidelines); comparable as to the number of bedrooms, living space, and type and quality of construction of the acquired unit but not lesser in rooms or living space than necessary to accommodate the displaced household; in an area that does not have unreasonable environmental conditions; not generally less

desirable than the acquired unit with respect to location to schools, employment, health and medical facilities, and other public and commercial facilities and services; and within the financial means of the displaced household as defined in section 6008, subdivision (c)(5) of the Guidelines.

The relocation program to be implemented by SHRA conforms with the standards and provisions set forth in Government Code section 7260 et seq., the Guidelines, California Health and Safety Code section 33410 et seq., if applicable, and all other applicable regulations and requirements.

F. RELOCATION ASSISTANCE PROGRAM

PRC staff is available to assist the displaced household and the businesses with questions about relocation and/or assistance in relocating. Relocation staff can be contacted toll-free at (877) 972-8908 from 8:30 a.m. to 6:00 p.m. Monday through Friday. The Relocation Office is located at 7901 Oakport Street, Suite 4800, Oakland, CA. A comprehensive relocation assistance program, with technical and advisory assistance, will be provided to the households being displaced. Close personal contact will be maintained with each household. Specific activities will include:

1. Distribution of informational notices. **Attachment 4** contains a sample of the informational statement that will be given to the displaced household and the businesses.
2. Timely referrals to at least three comparable replacement units as defined above and, if necessary, transportation will be provided to inspect potential replacement housing units.
3. Assistance with completion and filing of relocation claims, rental applications, and appeals forms, if necessary.

G. CITIZEN PARTICIPATION/PLAN REVIEW

This Plan will be provided to each displacee and be made available to the public for the mandatory thirty (30) day review period. Comments to this Plan, if any, will be included as a Plan addendum prior to submission to SHRA for final approval. A copy of the approved Plan will be forwarded to the California Department of Housing and Community Development (HCD).

H. RELOCATION BENEFIT CATEGORIES

Relocation benefits will be provided in accordance with the CRAL, the Guidelines, and

all other applicable regulations and requirements. Benefits will be paid upon submission of required claim forms and documentation in accordance with approved procedures. SHRA will provide appropriate benefits for the displaced household as required by the above laws and requirements.

Residential Moving Expense Payments

The subject household will be eligible to receive a payment for moving expenses. Payments will be made based upon either a fixed room count schedule or an invoice for actual reasonable moving expenses from a licensed professional mover.

- 1) **Fixed Payment** - A fixed payment for moving expenses based on the number of rooms containing furniture or other personal property to be moved. The fixed moving payment will be based upon the most recent Federal Highway Administration schedules maintained by the California Department of Transportation, as indicated in **Attachment 5**.

- OR -

- 2) **Actual Reasonable Moving Expense Payments** - The displaced household may elect to have a licensed, professional mover perform the move; if so, the displacing entity will pay for the actual cost of the move up to 50 miles and all reasonable charges for packing, unpacking, insurance, and utility connection charges. The payment will be made directly to the mover or as reimbursement to the displaced household.

Rental Assistance/Down Payment Assistance

The residential household, if it has established residency within the Project site for a minimum of 90 days prior to the initiation of negotiations, will be eligible for both Rental Assistance and Moving Expense Payments. "Initiation of Negotiations" is defined as the later of the actual date of acquisition or the date of the Agreement between SHRA and the City of Oakland for purposes of acquiring and developing the subject property. In this case, the estimated date of "initiation of negotiations" is September 18, 2000.

Except in the case of Last Resort situations, Rental Assistance Payments will be limited to a maximum of \$5,250 based upon the monthly housing need over a forty-two (42) month period. In addition, the household may opt to apply the amount to which they are entitled toward the purchase of a replacement unit.

Last Resort Housing Payment

There is adequate "comparable replacement housing" according to the attached

housing survey (**Attachment 3**). However, a combination of factors, including the income levels of the tenants, Project rent, and the high cost of replacement units, may create the need for last resort housing.

A displaced person is entitled to Last Resort Housing assistance when, in a single residential case, the computed total of rental assistance eligibility exceeds \$5,250. This type of situation is likely to develop among low-income families or in environments where project area rents are particularly low.

Downpayment Assistance Payment to Tenants who Purchase

Residential tenants who are otherwise eligible to receive the Rental Assistance Payment described above may choose to utilize up to the full amount of their rental assistance payment (including Last Resort Housing benefits) to purchase a new home.

I. PAYMENT OF RELOCATION BENEFITS

Relocation benefit payments will be made expeditiously. Claims and supporting documentation for relocation benefits must be filed with SHRA within eighteen (18) months from: (i) the date the claimant moves from the acquired property; **-or-** (ii) the date on which final payment for the acquisition of real property is made, whichever is later. Procedures for preparing and filing of claims and processing and delivering of payments are attached as **Attachment 6**.

The household will not be displaced until "comparable" housing is located as defined above and in section 6008, subdivisions (c) and (d) of the Guidelines. Relocation staff will inspect any replacement units to which referrals are made to verify that they meet all the standards of decent, safe, and sanitary as defined in section 6008, subdivision (d) of the Guidelines. However, the household may be denied benefits if it chooses to move to a replacement unit which does not meet the standards of decent, safe, and sanitary housing.

J. EVICTION POLICY

SHRA recognizes that eviction is permissible only as a last resort and that relocation records must be documented to reflect the specific circumstances surrounding any eviction. Eviction will only take place in cases of nonpayment of rent, serious violation of the rental agreement, a dangerous or illegal act in the unit, or if the household refuses all reasonable offers to move. Eviction will not affect the eligibility of a person legally entitled to relocation benefits.

K. APPEALS POLICY

The appeals policy will follow the standards described in section 6150 et seq. of the

Guidelines. Briefly stated, the displaced household will have the right to ask for review when there is a complaint regarding any of its rights to relocation and relocation assistance, such as a determination as to eligibility, the amount of payment, or the failure to provide a comparable replacement housing referral.

L. PROJECTED DATES OF DISPLACEMENT

All displaced tenants will receive a 90 day notice to vacate before they are required to move. These notices are expected to be issued on or about May 15, 2001.

Relocation is expected to be completed for all households on or about August 15, 2001.

M. ESTIMATED RELOCATION COSTS

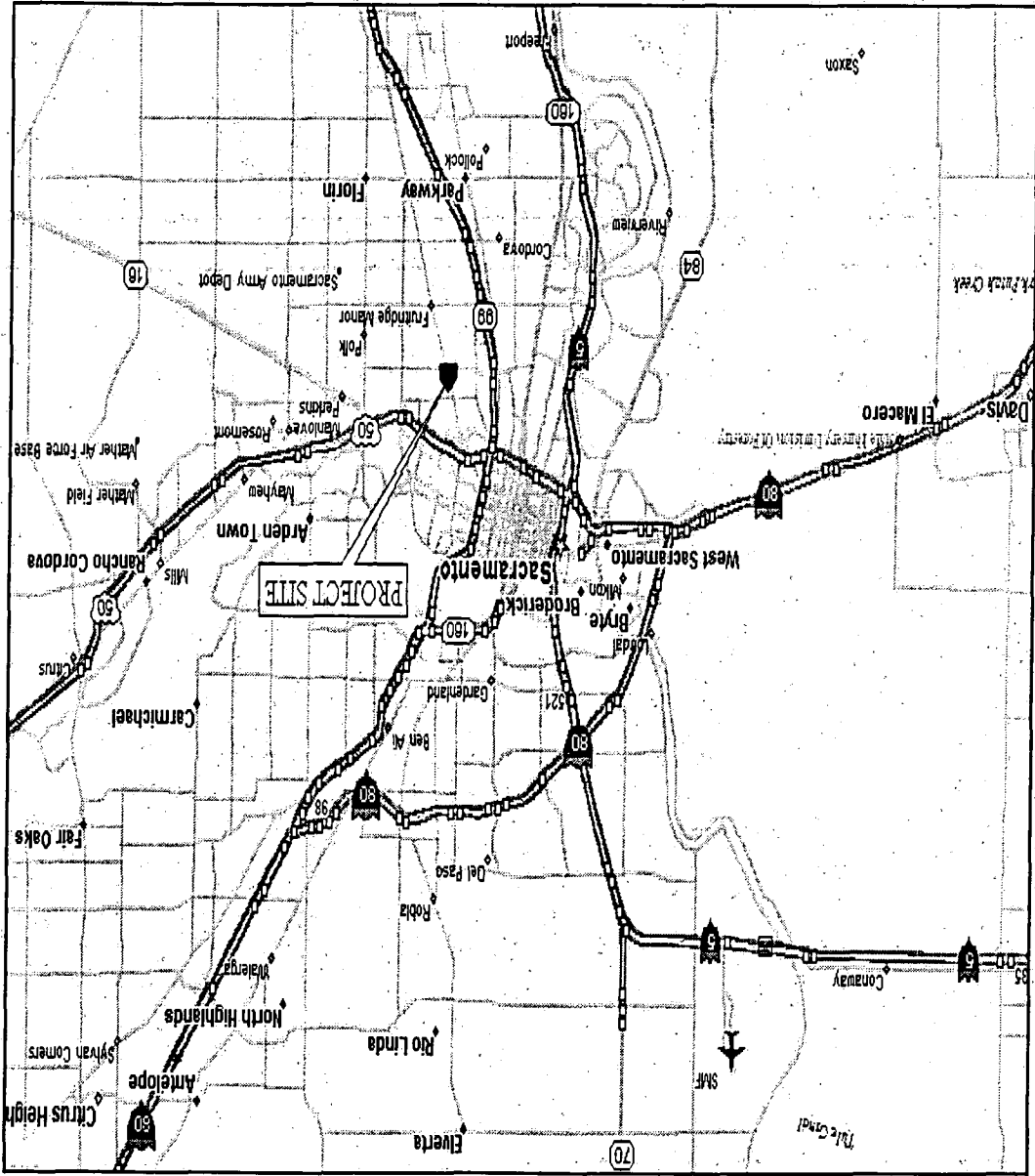
Project funding will be provided by Oak Park Tax Increment Funds.

Any and all required financial assistance will be provided. The budget estimate for this Project is:

One Residential Household - Base rent differential	
x 42 months plus moving expenses	\$ 20,000
Two Businesses - Maximum Fixed Payment @ \$20,000 each	<u>\$ 40,000</u>
Total Estimated Relocation Expenses	\$ 60,000

TABLE OF ATTACHMENTS

- Attachment 1:** Project Site Map
- Attachment 2:** HUD Income Category Limits for Sacramento County
- Attachment 3:** Housing Resource Survey
- Attachment 4:** Sample Informational Notices
- Attachment 5:** Fixed Payment Moving Schedule
- Attachment 6:** Relocation Payment Policy regarding Procedures for Relocation Payments and Assistance



ATTACHMENT 1: PROJECT SITE MAP

ATTACHMENT 2: HUD INCOME LIMITS SACRAMENTO COUNTY

The following figures are approved by the U. S. Department of Housing and Urban Development (H.U.D.) for use in the **County of Sacramento** define and determine housing eligibility by income level:

Area Median				
Family Size	Moderate Annual Income	Median Annual Income	Lower Annual Income	Very Low Annual Income
1 Person	44,450	37,050	29,600	18,500
2 Person	50,800	42,300	33,850	21,150
3 Person	57,150	47,600	38,100	23,800
4 Person	63,500	52,900	42,300	26,450
5 Person	68,600	57,150	45,700	28,550
6 Person	73,650	61,350	49,100	30,700
7 Person	78,750	65,600	52,500	32,800
8 Person	83,800	69,850	55,850	34,900

Figures are per the Department of Housing and Community Development, Division of Housing Policy Development, **March 2000**

ATTACHMENT 3: HOUSING RESOURCE SURVEY

1.	Address: 5209 61 st Street City: Fruitridge Contact: Manager Date Available: 3/1/01 Comments: 2 Bedroom House	Bedrooms: 2 Monthly Rent: \$765.00 Deposit: \$790.00
2.	Address: 2801 61 st Street City: Sacramento Contact: x711 Date Available: 3/1/01 Comments: 2 Bedroom House	Bedrooms: 2 Monthly Rent: \$795.00 Deposit: \$700.00
3.	Address: 3060 65 th Street City: Fruitridge Contact: Manager Date Available: 2/9/01 Comments: 2 Bedroom House	Bedrooms: 2 Monthly Rent: \$795.00 Deposit: \$795.00
4.	Address: 3624 Bridgeford Dr. City: Del Paso Contact: Manager Date Available: 3/1/01 Comments: 2 Bedroom House	Bedrooms: 2 Monthly Rent: \$925.00 Deposit: \$975.00
5.	Address: 3161 Yellowstone City: Sacramento Contact: Jean x133 Date Available: 3/1/01 Comments: 2 Bedroom House	Bedrooms: 2 Monthly Rent: \$950.00 Deposit: \$1020.00
6.	Address: 1900 51 st Street City: Sacramento Contact: Chuck Date Available: 3/1/01 Comments: 2 Bedroom House	Bedrooms: 2 Monthly Rent: \$950.00 Deposit: \$950.00

ATTACHMENT 4: INFORMATIONAL NOTICE

INFORMATIONAL STATEMENT FOR FAMILIES AND INDIVIDUALS

- I. GENERAL INFORMATION
- II. ASSISTANCE IN LOCATING A REPLACEMENT DWELLING
- III. MOVING BENEFITS
- IV. REPLACEMENT HOUSING PAYMENT - TENANTS AND CERTAIN OTHERS
- V. REPLACEMENT HOUSING PAYMENT - HOMEOWNERS
- VI. QUALIFICATION FOR AND FILING OF RELOCATION CLAIMS
- VII. LAST RESORT HOUSING ASSISTANCE
- VIII. RENTAL AGREEMENT
- IX. APPEAL PROCEDURES - GRIEVANCE
- X. TAX STATUS OF RELOCATION BENEFITS
- XI. ADDITIONAL INFORMATION AND ASSISTANCE AVAILABLE

I. GENERAL INFORMATION

The building in which you now live is in an area to be improved by the Sacramento Housing and Redevelopment Agency ("Displacing Agency"). As the project schedule proceeds, it will be necessary for you to move from your dwelling. You will be notified in a timely manner as to the date by which you must move.

Please read this information as it will be helpful to you in determining your eligibility and the amount of your relocation benefits under the federal and/or state law. We suggest you save this informational statement for reference.

The Agency has retained the services of Pacific Relocation Consultants, a qualified professional relocation firm, to assist you. The firm is available to explain the program and benefits. Their address and telephone number is:



Pacific Relocation Consultants
7901 Oakport Street, Suite, 4800
Oakland, California 94621
Telephone: (877) 972-8908

Spanish speaking representatives are available. **Si necesita esta información en Español, por favor llame a su representante.**

PLEASE DO NOT MOVE PREMATURELY. THIS IS NOT A NOTICE TO VACATE YOUR DWELLING. However, if you desire to move sooner than required, you must contact your representative with Pacific Relocation Consultants so you will not jeopardize any benefits. This is a general informational brochure only, and is not intended to give a detailed description of either the law or regulations pertaining to the Agency's relocation assistance program.

II. ASSISTANCE IN LOCATING A REPLACEMENT DWELLING

The Agency, through its representatives, will assist you in locating a comparable replacement dwelling by providing referrals to appropriate and available housing units. You are encouraged to actively seek such housing yourself.

When a suitable replacement dwelling unit has been found, your relocation consultant will carry out an inspection and advise you as to whether the dwelling unit meets decent, safe and sanitary housing requirements. A decent, safe and sanitary housing unit provides adequate space for its occupants, proper weatherproofing and sound heating, electrical and plumbing systems. Your new dwelling must pass inspection before relocation assistance payments can be authorized.

III. MOVING BENEFITS

If you must move as a result of displacement by the Agency, you will receive a payment to assist in moving your personal property. There are two types of moving payments. You have the option of selecting either one of the following types of moving payments:

A. Fixed Moving Payment

A Fixed Moving Payment is based upon the number of rooms you occupy and whether or not you own your own furniture. The payment is based upon a schedule approved by the Agency, and ranges, for example, from \$300.00 for one furnished room to \$1,750.00 for eight rooms in an unfurnished dwelling. (For details see the table below). Your relocation representative will inform you of the amount you are eligible to receive if you choose this type of payment.

FIXED MOVING SCHEDULE (CALIFORNIA)			
Occupant owns furniture		Occupant does NOT own furniture	
1 room	\$500.00	1 room	\$325.00
2 rooms	\$650.00	each additional room	\$50.00
3 rooms	\$800.00		
4 rooms	\$950.00		
5 rooms	\$1,150.00		
6 rooms	\$1,350.00		
7 rooms	\$1,550.00		
8 rooms	\$1,750.00		
each additional room	\$175.00		

If you select a fixed payment, you will be responsible for arranging for your own move and the Agency will assume no liability for any loss or damage of your personal property.

B. Actual Moving Expense (Professional Move)

If you wish to engage the services of a licensed commercial mover and have the Agency pay the bill, you may claim the ACTUAL cost of moving your personal property up to 50 miles. Your relocation representative will inform you of the number of competitive moving bids (if any) which may be required, and assist you in developing a scope of services for Agency approval.

IV. REPLACEMENT HOUSING PAYMENT - TENANTS AND CERTAIN OTHERS

You may be eligible for a payment of up to \$5,250.00 to assist you in renting or purchasing a comparable replacement dwelling. In order to qualify, you must either be a tenant who has occupied your present dwelling for a least 90 days prior to the Agency's first offer to purchase the property or an owner who has occupied your dwelling for between 90 and 180 days prior to the Agency's first offer to purchase the property.

A. **Rental Assistance.** If you qualify, and **wish to rent** your replacement dwelling, your rental assistance benefits will be based upon the difference over a forty-two (42) month period between the rent you must pay for a comparable replacement dwelling and the lesser of your current rent or thirty percent (30%) of your gross monthly household income. You will be required to provide your relocation representative with monthly rent and household income verification prior to the determination of your eligibility for this payment.

- OR -

B. **Down-payment Assistance.** If you qualify, and **wish to purchase** a home as a replacement dwelling, you can apply up to the total amount of your rental assistance payment towards the down-payment and non-recurring incidental expenses. Your relocation representative will clarify procedures necessary to apply for this payment.

V. REPLACEMENT HOUSING PAYMENT - HOMEOWNERS

A. If you owned and occupied a dwelling purchased by the Agency for **at least 180 days** prior to the first offer to purchase, you may be eligible to receive a payment of up to \$22,500.00 to assist you in purchasing a comparable replacement unit. If you owned and occupied the displacement dwelling for **at least 90 days but not more than 180 days** immediately prior to the date of the Agency's offer to purchase, you may be eligible for a payment of up to \$5,250.00. This payment is intended to cover the following items:

1. **Purchase Price Differential** - An amount which, when added to the amount for which the Agency purchased your property, equals the lesser of the actual cost of your replacement dwelling; or the amount determined by the Agency as necessary to purchase a comparable replacement dwelling. Your relocation representative will explain both methods to you.
2. **Mortgage Interest Differential** - The amount which covers the increased interest costs, if any, required to finance a replacement dwelling. Your relocation representative will explain limiting conditions.
3. **Incidental Expenses** - Those one time costs incidental to purchasing a replacement unit, such as escrow fees, recording fees, and credit report fees. Recurring expenses such as prepaid taxes and insurance premiums are not compensable.

- B. Rental Assistance Option** - If you are an owner-occupant and choose to rent rather than purchase a replacement dwelling, you may be eligible for a rental assistance payment of up to \$5,250.00. The payment will be based on the difference between the fair market rent of the dwelling you occupy and the rent you must pay for a comparable replacement dwelling.

If you receive a rental assistance payment, as described above, and later decide to purchase a replacement dwelling, you may apply for a payment equal to the amount you would have received if you had initially purchased a comparable replacement dwelling, less the amount you have already received as a rental assistance payment.

VI. QUALIFICATION FOR AND FILING OF RELOCATION CLAIMS

To qualify for a Replacement Housing Payment, you must rent or purchase and occupy a comparable replacement unit **within one year from the later of** the following:

1. For a tenant, the date you move from the displacement dwelling
2. For an owner-occupant, the date you receive final payment for the displacement dwelling, or, in the case of condemnation, the date the full amount of estimated just compensation is deposited in court, or
3. The date the Agency fulfills its obligation to make available comparable replacement dwellings.

All claims for relocation benefits must be filed with the Agency **within eighteen (18) months** from the date on which you receive final payment for your property, or the date on which you move, whichever is later.

VII. LAST RESORT HOUSING ASSISTANCE

If comparable replacement dwellings are not available when you are required to move, or if replacement housing is not available within the monetary limits described above, the Agency will provide Last Resort housing assistance to enable you to rent or purchase a replacement dwelling on a timely basis. Last Resort housing assistance is based on the individual circumstances of the displaced person. Your relocation representative will explain the process for determining whether or not you qualify for Last Resort assistance.

If you are a tenant, and you choose to purchase rather than rent a comparable replacement dwelling, the entire amount of your rental assistance and last resort eligibility must be applied toward the down-payment of the home you intend to purchase.

VIII. RENTAL AGREEMENT

As a result of the Agency's action to purchase the property where you live, you may become a tenant of the Agency. If this occurs, you will be asked to sign a rental agreement which will specify the monthly rent to be paid, when rent payments are due, where they are to be paid and other pertinent information.

Except for the causes of eviction set forth below, no person lawfully occupying property to be purchased by the Agency will be required to move without having been provided with at least 90 days written notice from the Agency. Eviction will be undertaken only in the event of one or more of the following infractions:

- A. Failure to pay rent; except in those cases where the failure to pay is due to the lessor's failure to keep the premises in habitable condition, is the result of harassment or retaliatory action or is the result of discontinuation or substantial interruption of services;
- B. Performance of dangerous illegal act in the unit;
- C. Material breach of the rental agreement and failure to correct breach within 30 days of notice;
- D. Maintenance of a nuisance and failure to abate within a reasonable time following notice;
- E. Refusal to accept one of a reasonable number of offers of replacement dwellings; or
- F. The eviction is required by State or local law and cannot be prevented by reasonable efforts on the part of the public entity.

IX. APPEAL PROCEDURES - GRIEVANCE

Any person aggrieved by a determination as to eligibility for a relocation payment, or the amount of a payment, may have his/her claim reviewed or reconsidered in accordance with the Agency's appeals procedure. Complete details on appeal procedures are available upon request from the Agency.

X. TAX STATUS OF RELOCATION BENEFITS

Relocation benefit payments are not considered as income for the purpose of the Internal Revenue Code of 1986 or the Personal Income Tax Law, Part 10 (commencing with Section 17001) of Division 2 of the Revenue and Taxation Code, or the Bank and Corporation Tax law, Part 11 (commencing with Section 23001) of Division 2 of the Revenue and Taxation Code.

XI. ADDITIONAL INFORMATION AND ASSISTANCE AVAILABLE

Those responsible for providing you with relocation assistance hope to assist you in every way possible to minimize the hardships involved in relocating to a new home. Your cooperation will be helpful and greatly appreciated. If you have any questions at any time during the process, please do not hesitate to contact your relocation representative.

ATTACHMENT 5: FIXED MOVING SCHEDULE

FIXED MOVING SCHEDULE (CALIFORNIA)			
Occupant owns furniture		Occupant does NOT own furniture	
1 room	\$500.00	1 room	\$325.00
2 rooms	\$650.00	each additional room	\$50.00
3 rooms	\$800.00		
4 rooms	\$950.00		
5 rooms	\$1,150.00		
6 rooms	\$1,350.00		
7 rooms	\$1,550.00		
8 rooms	\$1,750.00		
each additional room	\$175.00		

ATTACHMENT 6: RELOCATION PAYMENT POLICY REGARDING PROCEDURES FOR RELOCATION PAYMENTS AND ASSISTANCE

Claims and supporting documentation for relocation benefits must be filed with SHRA within eighteen (18) months from the date the claimant moves from the acquired property.

The procedure for the preparation and filing of claims and the processing and delivery of payments will be as follows:

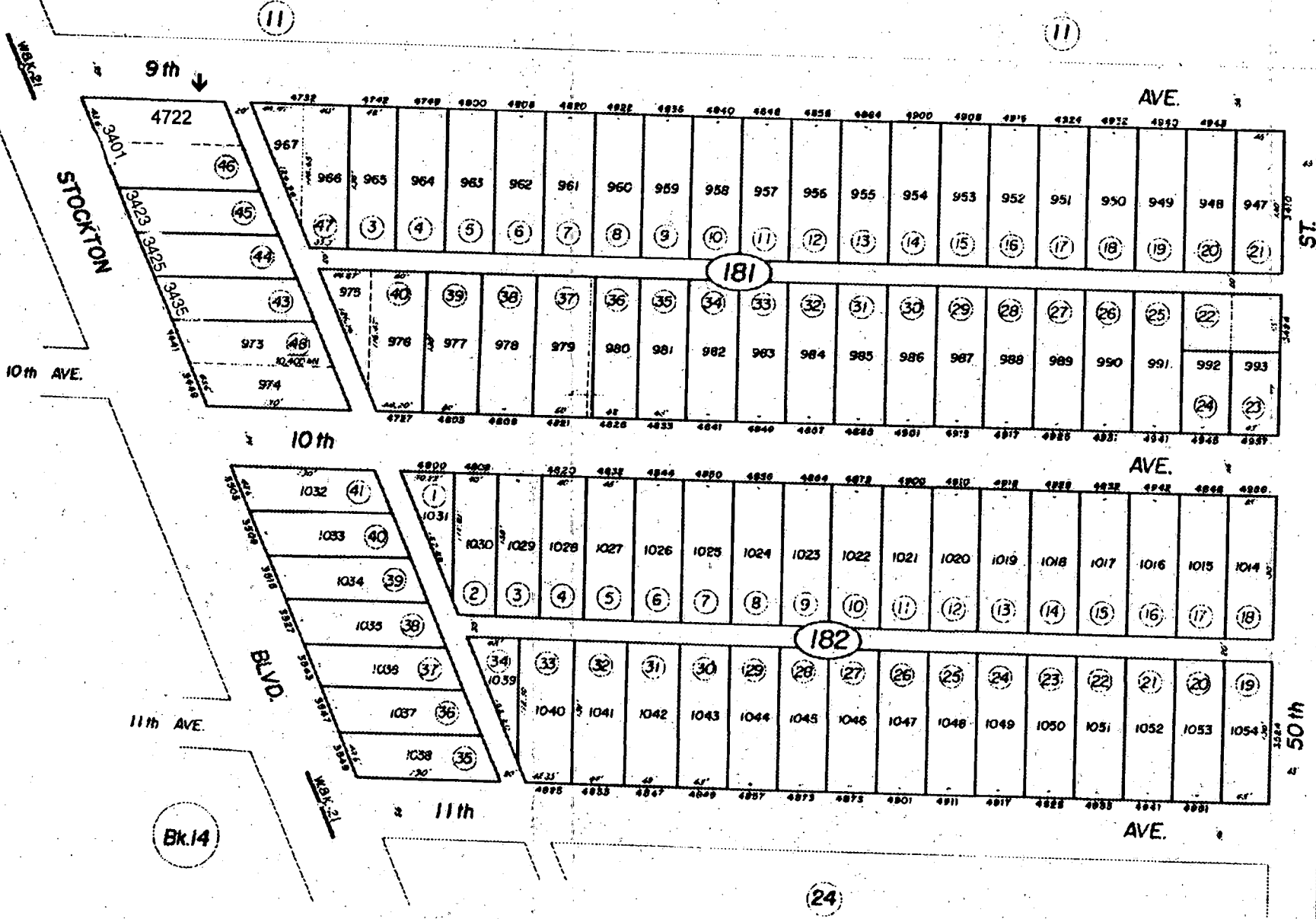
1. Claimant(s) will provide all necessary documentation to substantiate eligibility for assistance.
2. Assistance amounts will be determined in accordance with the provisions of California Relocation Law.
3. Required claim forms will be prepared by relocation personnel in conjunction with claimant(s). Signed claims and supporting documentation will be submitted by relocation personnel to SHRA.
4. SHRA will review and approve claims for payment or request additional information.
5. SHRA will issue benefit checks which will be available for pick-up by Claimants, unless circumstances dictate otherwise.
6. Final payments will be issued after confirmation that the Project area premises have been completely vacated and actual residency at replacement unit is verified.
7. Receipts of payment will be obtained and maintained in the relocation case file.

ATTACHMENT 4 WRIGHT & KIMBROUGH TRACT NO.21

Tax Area Code

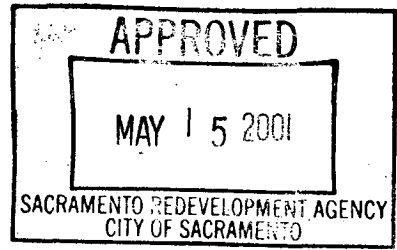
15-18

Bk.14



CITY OF SACRAMENTO
 Assessor's Map Bk. 15 -Pg. 18
 County of Sacramento, Calif.

NOTE—Assessor's Block Numbers Shown in Ellipses.
 Assessor's Parcel Numbers Shown in Circles.



RESOLUTION NO. 2001-028

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF

ADOPTION OF A RELOCATION PLAN FOR NINE RESIDENTIAL UNITS ON THE WEST SIDE OF STOCKTON BOULEVARD LOCATED AT 3434 STOCKTON BOULEVARD, 4625 10TH AVENUE, 4611 10TH AVENUE, 4565 10TH AVENUE (APNS 014-0222-030, 014-0222-034, 014-0222-036, AND 014-0222-038); AND ADOPTION OF A RELOCATION PLAN FOR ONE RESIDENTIAL UNIT ON THE EAST SIDE OF STOCKTON BOULEVARD LOCATED AT 4722 9TH AVENUE (APN 015-0181-046)

BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO:

Section 1. The Relocation Plans that accompanies the staff report to this resolution are adopted.

Section 2. The Executive Director is authorized to take all actions necessary to relocate the tenants pursuant to the adopted Relocation Plans.

CHAIR

ATTEST:

SECRETARY