

The identification and use of a Replacement Area as described above does not limit the neighborhood or geographical area where a displacee may relocate. Once the housing entitlement is calculated, based on the cost of comparable decent, safe and sanitary housing actually available within the Replacement area, the displaced person may use their benefits in another neighborhood, City, State or Country of their choice. This portability will apply only to the amount from the housing entitlement monies that the displacee spends on comparable or superior replacement housing to comply with the “spend-to-get” rule. All moving benefits payments are limited to the first fifty (50) miles unless the Sacramento Housing and Redevelopment Agency specifies otherwise.

The criteria used to select a “Replacement Area” requires that the area be related to the Displacement Area and to the needs and preferences of the person(s) to be displaced. More specifically, this includes:

Similar public facilities and services.

Housing stock similar to or better than that of the Displacement Area.

Conditions that meet the overall relocation needs of the Project displacees.

Characteristics that satisfy the residential preferences of the affected households to the maximum extent allowed by the comparability criteria.

The Residential Replacement Area chosen in this plan is comparable to or a better neighborhood within the City of Sacramento. Accessibility to medical and recreational facilities, parks and community shopping centers, shopping and transportation are approximately the same as those of the Displacement Area.

The Replacement Area was selected with particular attention to the needs of the residential displacees and the desirability of remaining in the same neighborhood in order to be in close proximity to friends, family and other local amenities

B. Replacement Area and Relocation Needs

The Survey of Residential Relocation Needs identified the preferences of the displacement household, as well as their special relocation needs.

Although there are two alternative replacement options, rental and purchase, the focus of the search for replacement housing was in the market of purchasing units consisting of single-family homes.

C. Replacement Area Resources

Comparable replacement, residential properties were found by personally contacting realtors, real estate for sale magazines, and classified listings in the Sacramento Newspapers, and various websites on the Internet, including real estate membership websites.

D. Summary of Availability

Residential for Owner Occupants:

Adequate relocation resources exist to relocate the displaced household. This availability has been demonstrated by utilizing current data from newspaper ads, real estate for sale magazines and the broker listings on the Internet. The Survey of Residential Relocation Needs identifies the needs of the displaced household and the size of the replacement unit required, as shown on **Table 1**.

Table 1				
<u>Required Replacement Housing</u>				
Studio	1 Bed	2 Bed	3 Bed	4 Bed



N/A	N/A	N/A	1	N/A
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The focus of the search for replacement housing was in the market of single family homes for the owner-occupants. The search needs, therefore, for the residential displacees is for ten (5) 3 bedroom decent, safe and sanitary units. A sampling of available single family homes is shown in **Table 2**.

<i>Table 2</i>				
Single Family Homes Available in the Project Area				
Type	Location	Purchase Price	Bed Rms	Bath
SF House	4228 W Nichols Avenue	\$305,000	3	2
SF House	53498 th Avenue	\$309,900	3	2
SF House	5449 11 th Avenue	\$309,900	3	2
SF House	3019Perryman Way	\$335,000	3	2
SF House	4901 79 th Street	\$350,000	3	2

Available replacement sites are presented here as a representation of site availability within the Replacement Area. This is not intended to be a comprehensive list but rather a representative sample of available properties. Although not all of the properties will remain available throughout the Project displacement period, it is anticipated that additional sites will become available in the future. Also it was determined that there are ample numbers of available replacement quarters in the areas surrounding the Replacement Area, if it becomes a necessity to locate additional housing.

VI. RELOCATION PLAN AND PROGRAMS

The following Relocation Plan provides for the planning of orderly, timely and efficient relocation of persons affected by this proposed Project. Universal Field Services, Inc. will administer the residential relocation program for SHRA.

SHRA is obligated to provide relocation assistance and relocation benefits to all persons and businesses displaced by this Project. They will undertake the responsibility to implement this plan in compliance with the provisions of the California Government Code Section 7260, et. seq.; California Code of Regulations, Title 25, Chapter 6; Relocation Assistance and Real Property Acquisitions Rules and Regulations for SHRA's policies and procedures as they exist or may be adopted from time to time.

A. Overview of Relocation Program

SHRA has established its relocation program to assist persons and businesses displaced by Redevelopment projects. In previous years a significant number of persons, businesses and non-profit organizations have been successfully relocated by SHRA.

In order to minimize the problems associated with displacement, SHRA has established four types of benefits for qualified displacees:

1. Relocation Assistance and Advisory Services Program

2. Basic Relocation Payment Program
3. Last Resort Housing Program
4. Informational Program

SHRA's program will conform, as applicable, to the provisions of the following:

1. California Government Code Section 7260 et. Seq.
2. California Code of Regulations, Title 25, Chapter 6
3. Relocation Assistance and Real Property Acquisition Rules and Regulations for SHRA.
4. A Residential Brochure including the Policies and Procedures as they exist or may be adopted from time-to-time as outlined in their relocation Assistance Program.

These program objectives will:

1. Inform eligible Project occupants of the relocation assistance and benefits available.
2. Determine the needs and preferences of all displacees.
3. Provide at least three referrals to decent, safe and sanitary housing prior to issuance of 90-day notice; provide subsequent 30-day notice to vacate as required by law.
4. Provide current referrals on an on-going basis for both rental and for sale property.
5. Assure that relocation assistance is provided without regard to race, color, religion, national origin, sex, marital status or other arbitrary circumstances.
6. Provide appropriate information concerning local, state and/or federal programs that could benefit the displacee.
7. Assist displacees in completing all relocation forms, as needed.
8. Make relocation payments in accordance with the appropriate law, including Last Resort payments where applicable.
9. Inform all displacees of the Sacramento Housing and Redevelopment Agency policies regarding eviction and re-renting of unit.
10. Advise all displacees of the grievance policy as defined by SHRA in the event they seek review of the decision regarding their benefits and/or eligibility.
11. Assure that adequate funds are in place for displacees and for consultant services required to implement the relocation program prior to the commencement of relocation activity.

B. Citizen Participation

In accordance with Title 25, Section 6012, SHRA must guarantee, at a minimum:

1. Timely and full access to all documents relevant to the relocation program. They may restrict access only where its confidentiality is protected by law or its disclosure is prohibited by law.
2. To ensure that the information in documents provided does not compromise the privacy of eligible persons.

3. To provide technical assistance necessary to interpret elements of the relocation plan and its pertinent materials.
4. To make the Plan available for public review and comment for 30 days and distribute to local public agencies.
5. To provide a general notice of the Plan's availability to all in the Project area.
6. The right of any person to submit written or oral comments and objections, including the right to submit written comments on the Relocation Plan when it is forwarded to the City Council for adoption.
7. Prompt written responses to any written objections or criticisms.
8. That if the City Council approves the Plan, it will be available to residents of the Project area.

C. Relocation Assistance & Advisory Services Program:

This program is available to all potential displacees of the Project Area, whether tenured or non-tenured occupants.

The following activities will commence after the initiation of negotiations, which is defined as the date of the presentation of the first written offer to purchase the real property:

1. Conduct interviews within fifteen days of the first written offer.
2. Create a file for each displacee that will contain all relevant information on the displacee, a diary that chronicles the activity on the case as well as any correspondence.
3. Provide "Informational Statement" to residents and obtain signed acknowledgements verifying receipt of material.
4. Where necessary, assist in the transportation to inspect replacement sites within the area.
5. Provide assistance to any owner, in obtaining assistance from other public agencies including identification of Home Buyers programs, if applicable.
6. Make referrals to social service agencies as needed to those requiring services outside the scope of services normally provided under the relocation program.
7. Provide special assistance as required by law to seniors and those with disabilities.
8. Assist in the completion of all relocation forms.
9. A written statement of each displacee's entitlement will be made with at least three referrals to a replacement unit within a reasonable time as required by law.
10. Displacees will be given at least as many referrals as are required by law. It is the policy of SHRA to give additional referrals if available and justified, depending upon the personal situation of the individual displacee. SHRA, through its consultant, will provide said referrals.
11. Each household will be made aware of their rights, entitlements and eligibility.
12. Each displacee will be notified in person of the services available to them, such as assistance in completing claim forms, calculations of their monetary entitlements, assistance in locating new property, physical assistance in viewing the property, required inspections of replacement housing, and assistance in preparing appeals, if necessary.
13. Assistance will also be provided in escrow transactions, purchase offers, mortgage qualifications, lease agreements, and general advisory services.

14. The level of relocation assistance for each displacee or residential unit will be determined by the needs of the displaced unit.
15. Provide maximum relocation assistance on behalf of the displaced occupants where appropriate.

D. Basic Relocation Payment Program:

The Relocation Payment Program is designed to alleviate the financial hardship incurred by those being displaced by SHRA.

SHRA's relocation payment program shall fulfill its statutory obligations as required by California's relocation laws and regulations in addition to its advisory program. This program will also provide funds to all displacees to assist them in moving.

Residential occupants who own their own furniture are eligible for moving assistance; this payment may be either for actual moving costs including utility reconnections, or a lump sum payment for a self move based on furnished room count according to a schedule published by the California Department of Transportation (CALTRANS).

Beyond the constitutional requirement of just compensation, the state regulations provide certain financial benefits to assist displaced persons in relocating to a replacement dwelling. Financial assistance benefits for residential displacees are divided into two basic categories:

1. Moving payments.
2. Supplemental housing payments for residential owner-occupants and tenant-occupants.

The current Moving Expense Schedule and Dislocation Allowance for a self-move is as follows:

Rooms	1	2	3	4	5	6	7	8	Add'tnl Rooms
Payment	\$625	\$800	\$1,000	\$1,175	\$1,425	\$1,650	\$1,900	\$2,150	\$225 each

E. Relocation Advisory Assistance:

Providing advisory assistance to those who will be displaced is a very important aspect of a relocation program. To do this successfully, not only must the relocation specialist be knowledgeable as to what the law and program regulations allow, but he or she must also be fully aware of the displacee's needs and the resources available to meet those needs. Advisory assistance generally consists of the following:

A thorough analysis of the needs of those being displaced based on personal interviews. These interviews provide the relocation agent with the opportunity to obtain information concerning family composition, income and other facts that will be useful in locating appropriate replacement housing.

Assurances of available adequate replacement housing are needed before requiring an individual to vacate the dwelling. To be greatest extent practical, SHRA is required to give each person to be displaced a minimum of 90 days (from the date of approval of the Relocation Plan by the governing body) before requiring the person to move. No person can be required to move until comparable housing is available which emphasizes the importance of adequate planning to avoid delaying the project.

The importance of relocation advisory assistance cannot be over-emphasized. Often the financial benefits to which a person may be eligible are limited by statute; therefore, it is important for the relocation specialist to be innovative and thorough in seeking ways to minimize displacement hardships.

Moving Allowances – Residential:

An individual displaced from his or her dwelling is eligible to receive compensation for the relocation of personal property. Two methods are utilized:

1. A fixed schedule method based on the number of rooms in the dwelling. (Room Count – as shown on the chart in Section D, above.)
2. The actual and reasonable cost of moving the personal property by commercial movers. (Commercial Move.)

Supplemental Housing Benefits:

Frequently, one who has been displaced from his dwelling will have to pay more to purchase or rent a comparable replacement dwelling than he received for his subject dwelling. Often, this increased cost is due to the limited availability of adequate replacement housing or the need to improve the quality of housing to meet minimal acceptable standards. The state regulations provides for financial assistance to meet these additional housing costs for both homeowners and tenants.

Benefits for Owner-Occupants:

The State Relocation Guidelines provide a basic entitlement of up to \$22,520 to compensate residential owners who have established their residency within the Project area for a minimum of one hundred eighty (180) days prior to the initiation of negotiations. Payments to owners are determined on the basis of their current fair market purchase offer for their current dwelling, market price of the replacement dwelling and nonrecurring closing costs.

Informational Program:

All displacees will be given a copy of the “Informational Statement on Relocation Benefits.” This Informational Statement summarizes SHRA’s Relocation Assistance Program and is made a part of this Plan.

The Relocation Assistance Benefits Program will be reviewed with each displacee at the time of the first relocation assistance visit. Universal will work closely with the displacee during the entire relocation process. Universal staff is trained to solve any technical or complicated relocation situation.

Special Problems:

In the Survey of Relocation Needs, there were no physical impairments that will require a special consideration in replacement housing

Hardship:

No hardships were reported at the time of the Survey of Relocation Needs; should it be determined to be present at a later date, hardship relocation will be handled by application and proof of need.

Field Office

Due to the few numbers of displacees of the Project, a field office will not be necessary.

Language Assistance

Language Assistance will be provided based on the need. It is not anticipated special language assistance will be required.

Last Resort Housing

Adequate housing sites may not be available within the financial parameters of the Relocation Assistance program, so payment in excess of the statutory limit is expected.

Estimate of Relocation Costs

The following estimates are based on the estimated residential moving costs and the basic relocation entitlements are based on the price of comparable replacement housing and experience of the writer. Costs such as the acquisition cost of the property, are not included nor are costs associated with the implementation of the program by the Sacramento Housing and Redevelopment Agency.

	<u>Low Estimate</u>	<u>High Estimate</u>
Type of Payment		
Replacement housing payments	\$5,000.00	\$20,000.00
Incidental costs	\$8,000.00	\$17,000
Moving	\$2,000.00	\$4,000.00
Total	\$15,000.00	\$41,000.00

Summary of Relocation Planning Issues

As previously stated, a survey of available properties in the Sacramento area indicates there is an adequate supply of homes in a wide range of styles and prices.

VII. LAST RESORT HOUSING PLAN

A. Introduction

In general, a Last Resort Housing Plan is based on the Survey of Relocation Needs of the owner occupants and tenants living in the Project area. It provides direction for implementing the process of completing the relocation of displaced rental tenants and homeowners from the Project Area.

Universal will prepare individual Last Resort Housing Plans for each displaced household. Files containing the Individual Plan and the Survey of Relocation Needs, which contains personal information on special needs, medical problems, income, schools, family composition, special circumstances, and area preferences will be maintained with the full confidentiality allowed by law.

Approval of this Plan will authorize SHRA to provide Last Resort Housing payments to any rental household requiring it in excess of the statutory \$5,250 and any homeowner requiring it in excess of the statutory \$22,520. Residents may not be displaced unless Last Resort funds are available to assure occupants obtain decent, safe and sanitary housing within their financial means.

B. Last Resort Housing Needs

Last Resort Housing is necessary in a project if the renter displacee requires relocation assistance in excess of the basic statutory relocation amount of \$5,250 for a period of forty-two (42) months and a homeowner displacee requires relocation assistance in excess of \$22,520. The regulations require that SHRA have funds available to provide these payments in order to implement the Project. The survey indicated that the household in the Project Area may qualify for the Last Resort Program.

C. Methods of Providing Last Resort Housing

There are three basic methods for providing Last Resort Housing to qualified displaced rental tenants and owner occupants:

1. Apply the replacement housing benefits for tenants to purchase or rent DS&S units.
2. Provide new construction as suitable as rental housing.
3. Rehabilitate existing housing units.

Provide Replacement Housing Benefits for Purchase or Rental of DS&S Units:

Providing replacement housing benefits for purchase or rental of DS&S units is the recommended means of providing replacement housing benefits in this Project as there is an adequate supply of housing available, both rental and purchase properties, in the replacement area.

When replacement properties are not within the financial means of tenants, SHRA will be required to provide an additional rent supplement above the maximum amount of \$5,250. These payments are available in a lump sum to provide 42 months of rental assistance or to be used as a down payment allowance.

For the purchase of properties by displaced owner occupants, an additional purchase differential above the maximum amount of \$22,520 will be required in those cases where the replacement property exceeds the maximum amount. The displacee must qualify for a mortgage loan and the relocation benefits are then placed into an escrow account for purchase of the property.

Under the Relocation Assistance & Advisory Services, Universal's Relocation Advisor will assist the displacee in locating replacement housing. Frequently, the displacee, however, will locate its own replacement home with the assistance of a local Realtor.

The Replacement Area used in this study is within the Sacramento area. It must be emphasized that the displacee may move to any other location in the Sacramento area or his/her choice of location in any City, State or Country.

Once the displacee selects a replacement unit, it must be inspected by Universal's Relocation Advisor or by the SHRA designated official in the newly selected locale. The replacement unit must pass the decent, safe and sanitary housing inspection before funds can be expended.

D. Recommendations

The following is the recommended course of action for the Redding Avenue Project displacees and a summary of their entitlements for replacement housing:

1. Provide a purchase price differential above the maximum amount of \$22,520. The relocation benefits will be paid into escrow toward the purchase of a replacement home.

This recommendation is cost efficient and provides the greatest flexibility for the displacees.

E. Location of Housing to be Provided

The comparability studies for single family homes available for sale and referrals to comparable replacement housing are based on the housing stock available in the Replacement Area. Specific locations will depend upon the needs and preferences of the displacees. For comparability studies and the determination of individual entitlements, no units will be considered outside the Replacement Area. However, displacees may move anywhere provided they secure a DS&S unit.

F. When Housing Will be Provided

Last Resort Housing will be available immediately to all occupants after the initiation of negotiations to acquire the real property commences. The initiation of negotiations is the time of the first written offer by SHRA. At that time relocation advisory as well as financial assistance will be available. Funds will be available immediately after the initiation of negotiations for any displacee that elects to move prior to receipt of a 90-day notice.

G. Social Service Agencies

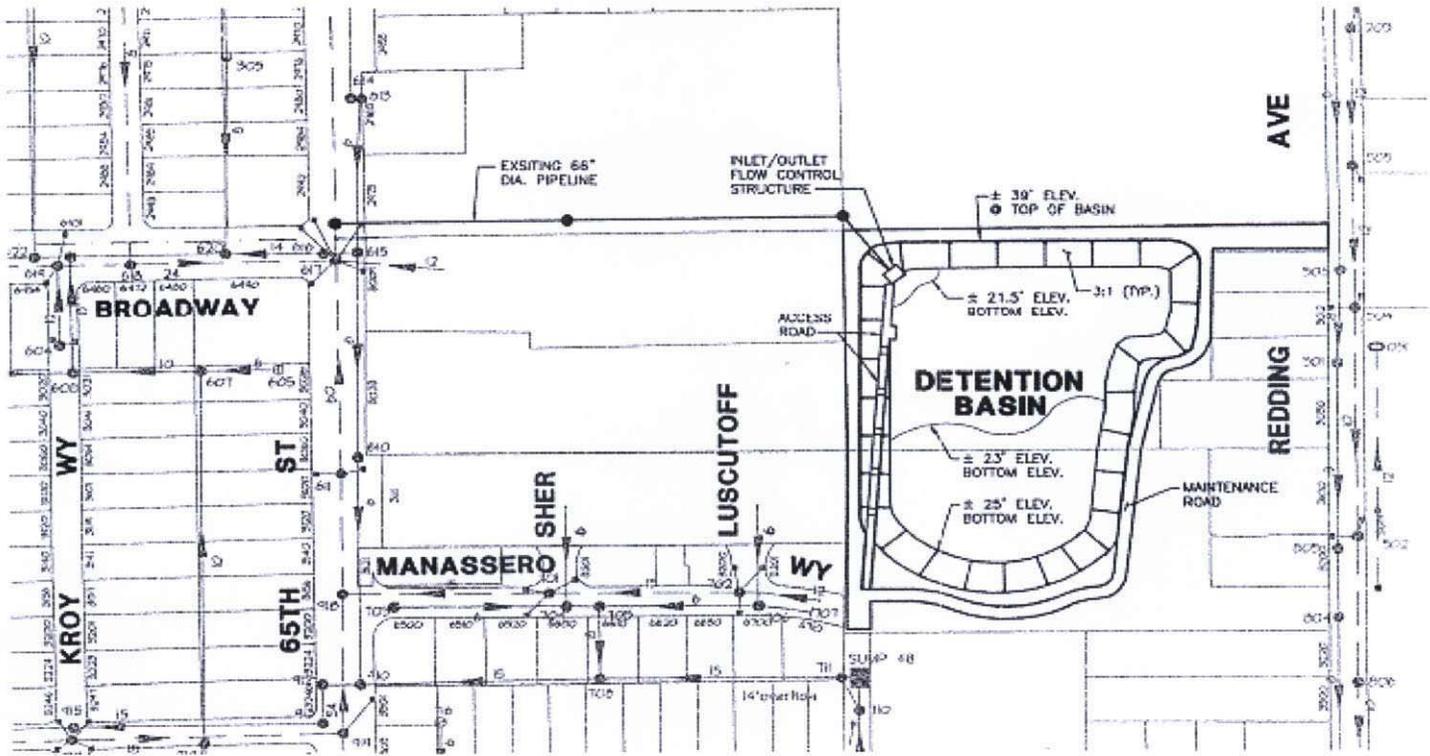
SHRA does not have a social service branch and, therefore, Universal will identify the local social service agencies that might be required to implement the Project.

I. Citizen's Advisory Committee

A Citizen's Advisory Committee is not needed, as there are fewer than 25 families in the Last Resort Housing category being displaced by this Project.

J. Summary

It is concluded by our research that adequate replacement housing exists in the Sacramento Area to accommodate low to moderate income families being displaced. There should not be a need to develop new housing or rehabilitate existing housing in order to accommodate the parties affected by the project.



CITY OF SACRAMENTO
 DEPARTMENT OF UTILITIES
**65TH STREET AND BROADWAY
 DETENTION BASIN**

PLAN VIEW

DATE: MARCH 05
 SCALE: 1" = 200'

3004 Redding Avenue

Replacement Housing Plan for a Very-Low Income Dwelling Unit

Description of Property

3004 Redding Avenue is located in the 65th Street Redevelopment Area, Council District 6 in southeast Sacramento immediately south US 50. The 9,696 square foot property has a 1,420 square foot, two bedroom one and one half bathroom, single family residence. In July 2007, the property owner approached the Sacramento Housing and Redevelopment Agency ("Agency") with an opportunity to purchase the property.

Following the acquisition of the property, the Agency will clear the site and transfer it to the City of Sacramento to increase the size and visibility of a Detention Basin/Park.

The project presents a significant opportunity to improve the redevelopment area by improving the Detention Basin/Park site configuration and improving the site visibility.

Please refer to Attachment 1 of the Staff Report for a vicinity map of the project location.

Project Status

Upon successful acquisition of the property, 3004 Redding Avenue will be demolished or moved and the land transferred to the City of Sacramento. The Phase 1 Environmental Site Assessment shows no obvious evidence of a recognized environmental condition. No further assessment of the site is recommended or warranted.

Responsibility of Agency

California statutes require redevelopment agencies to replace low and moderate-income housing lost to residential use if that action involved either a development agreement or financing by the Agency. The specific provision of the California Health and Safety Code (Sec. 33413) is as follows:

"Whenever dwelling units housing persons and families of low or moderate income are destroyed or removed from the low- and moderate-income housing market as a part of a redevelopment project which is subject to a written agreement with the agency or where financial assistance has been provided by the agency, the agency shall, within four years of the destruction or removal, rehabilitate, develop, or construct, or cause to be rehabilitated, developed, or constructed, for rental or sale to person and families of low or moderate income, an equal number of replacement dwelling units which have an equal or greater number of bedrooms as those destroyed or removed units at affordable housing costs within the territorial jurisdiction of the agency. When dwelling units are destroyed or removed after September 1, 1989, 75 percent of the replacement dwelling units shall replace dwelling units available at affordable housing cost in the same income level of very low income households, lower income households, and persons and families of low and moderate income, as the persons

displaced from those destroyed or removed units. When dwelling units are destroyed or removed on or after January 1, 2002, 100 percent of the replacement dwelling units shall be available at affordable housing cost to persons in the same or a lower income category (low, very low, or moderate), as the persons displaced from those destroyed or removed units.”

Replacement Housing Needs

State Guidelines

Because the acquisition 3004 Redding Avenue includes the use of local redevelopment tax increment funds, the project is subject to state replacement housing law, California Health and Safety Code 33413. Under state law, if a unit was occupied by a very low or low income family (regardless of actual housing costs), and taken off line through demolition or other actions, that unit must be replaced at the same income level, and must be regulated at that affordability level for the longest feasible time as determined by the Agency but for not less than the period of the land use controls established in the Redevelopment Plan. State law requires that replacement units be created within four years of removal or destruction.

The Sacramento Housing and Redevelopment Agency will replace the residential unit located at 3004 Redding Avenue within the required four-year time period.

The affordability level, type and number of units/bedrooms required to replace the one two-bedroom unit at 3004 Redding Avenue, is based on the following assumptions:

The unit is occupied by a very low-income household [50% or below Area Median Income (AMI)].

The Agency will replace the two bedroom unit with a two bedroom unit. Therefore, the Agency will replace the unit at 3004 Redding Avenue at the following affordability level:

Two bedroom at very low-income (50% of AMI).

Replacement Dwelling Units

The Agency will replace the required unit at the Willow Glen Apartments, a new construction project that, when complete, will create 134 income restricted units and one unrestricted manager’s unit. Willow Glen is located at the southeast corner of Del Paso Road and Gateway Park Boulevard in North Natomas (City of Sacramento Council District 1). The project is being constructed pursuant to Sacramento’s Mixed Income Housing Ordinance. The project is being financed with mortgage revenue bonds, tax credits, City Housing Trust Fund, a City fee waiver, and State of California Multi-family Housing Program (MHP) funds. Due to the financing and the deep affordability requirements of MHP funding, the project will provide rental housing at the following affordability levels: 47 units restricted to households earning 30 percent and below area median income (AMI); 44 units at 50 percent AMI; and 43 units at 55 percent AMI. Willow Glen is comprised of one- two- and three-bedroom units distributed over the identified affordability levels. It is located near public transit, parks,

shopping, schools, and a library. Construction will be completed in June 2009. Due to the regulatory agreements on the property, the units will remain affordable for 55 years.

The Agency will replace the two bedroom unit being lost at the 3004 Redding Avenue site as follows:

- One two-bedroom unit at an affordability level of 80 percent or below Area Median Income (AMI) (low-income).

Article XXXIV

The County of Sacramento is currently in compliance with its requirements under the California Constitution, Article XXXIV. The project being used as replacement housing for the unit located at 3004 Redding Avenue in Sacramento, CA is within the current allocation and does not require a vote of the public.

Schedule for Demolition

The 3004 Redding Avenue unit will be demolished/moved following acquisition of the property by the Agency. This is expected to occur in late 2008.

