

- Has a kitchen with a sink, hot and cold running water, and connections for a stove and refrigerator (if you were displaced from a housekeeping unit).
- Has a separate, complete bathroom with hot and cold running water.
- Has heating as required by climatic conditions.
- Has an unobstructed exit to safe, open space at ground level.
- Meets standards protecting occupants from lead-based paint hazards.

Will I Receive Help Finding A Replacement Home?

Yes. You will be provided with referrals to housing that has been inspected to ensure that it meets established standards. If possible, you will be referred to at least three comparable replacement homes. The maximum financial assistance for which you may qualify will be based on the cost of the most representative comparable replacement home that is available to you. Promptly after you become eligible for relocation assistance, the Agency will inform you of such unit and the maximum payment available.

Once the Agency representative has a clear understanding of your needs and preferences, he or she will work with you to assure that you are given the best possible choice of housing.

Generally, an eligible displaced person receives preference for housing assistance (low income housing). You will be given assistance in completing any required application forms.

What If I Find My Own Replacement Housing?

You have every right to find your own replacement housing. However, before you rent or buy, ask the Relocation Specialist to inspect the unit to make sure that it is decent, safe, and sanitary. If the housing unit is not decent, safe, and sanitary, you will not receive a replacement housing payment.

What If I Encounter A Problem In Obtaining Housing Of My Choice?

If you encounter a problem in buying or renting housing of your choice, notify the Relocation Specialist immediately. The Relocation Specialist will look into the matter and try to resolve it. You will receive this help whether you were referred to the housing unit or found it yourself.

If you are unable to buy or rent a housing unit because of discriminatory practices on the part of a real estate broker, rental agent, lender, or a property owner, the Relocation Specialist will help you file a formal housing discrimination complaint with the appropriate State or local fair housing agency.

What Other Services Will I Receive?

In addition to help in obtaining a comparable replacement home, other assistance, as necessary, will be provided in order to minimize the impact of your move. This assistance may include referral to appropriate public and private agencies that provide services concerning housing

financing, employment, health, welfare, or legal assistance. The range of services depends on the needs of the person being displaced. You should ask the Relocation Specialist to tell you about the specific services that will be available to help you and your family.

What Is a Payment For Actual Reasonable Moving and Related Expenses?

You may choose to receive a relocation payment to cover the reasonable cost of your move. If you choose a Payment for Actual Reasonable Moving and Related Expenses, you may include in your claim, the reasonable and necessary costs for:

- Transportation for you and your family.
- Packing, moving and unpacking of your household goods.
- Disconnecting and reconnecting household appliances and other personal property (e.g., telephone and cable TV).
- Storage of household goods, as may be necessary.
- Insurance for the replacement value of your property during the move and necessary storage.
- The replacement value of property lost, stolen or damaged in the move (but not through your neglect) if insurance is not reasonably available.

The Relocation Specialist will explain all eligible moving costs, as well as those that are not eligible. You must be able to account for any costs that you incur, so keep all your receipts. Select your mover with care. The Relocation Specialist can help you select a reliable and reputable mover.

You may elect to pay your moving costs yourself and be reimbursed or, if you prefer, you may have the mover paid directly. In either case, let the Relocation Specialist know before you move.

What Is A Fixed Moving Expense And Dislocation Allowance?

If you choose a Fixed Moving Expense and Dislocation Allowance, you will receive an allowance that is based on the number of rooms in your home or the number of rooms of furniture you will be moving, as shown on a schedule. The Agency has a copy of the schedule and will help you decide whether choosing this allowance is in your best interest.

If you do not have a large amount of personal property to move, this payment should be more advantageous. No special documentation is required to support your claim. You need only move your personal property and complete the appropriate claim form in order to receive your payment. The Relocation Specialist will assist you in completing the appropriate claim form.

How Much Rental Assistance Will I Receive?

Depending on the monthly income of all adults in your household, you may be eligible to receive Rental Assistance for 42 months. The assistance is computed in the following manner:

The assistance needed for one month is determined by subtracting the "base monthly rent" for your

present home from the cost of rent and utilities for your new home (or a comparable replacement home, if that cost is lower). That monthly need, if any, is multiplied by 42, to determine the total amount that you will receive. This amount will be paid directly to you in monthly installments or other periodic payments. Generally, the base monthly rent for your present home is the lesser of: (1) the monthly rent and average monthly cost for utilities, or (2) thirty percent of your average monthly gross household income.

If I Decide to Buy, Rather Than Rent, How Much Assistance Will I Receive?

If you buy a replacement home, you may be eligible for assistance to make a down payment equal to the amount you would receive if you rented a comparable replacement home (i.e., 42 times the amount obtained by subtracting the "base monthly rent" for your present home from the monthly rent and estimated average monthly utility costs for a comparable replacement home). A down payment assistance payment will be paid in a lump sum. The full amount of the payment must be applied to the down payment.

Must I File A Claim To Obtain A Relocation Payment?

Yes. You must file a claim for each relocation payment. The Relocation Specialist will, however, provide you with the required claim form, help you to complete it, and explain the type of documentation, if any, that you must submit in order to receive the payment.

If you must pay any relocation expenses before you move (e.g., a security deposit when you sign a lease for your new home), discuss your financial needs with the Relocation Specialist. You should be able to obtain an advance payment to meet these costs. An advance payment may be placed in "escrow" or paid directly to a contractor to ensure that the move will be completed on a timely basis.

You must file your claim within 18 months after the date you move. However, it is to your advantage to file as soon as possible after you find replacement housing. The sooner you submit your claim, the sooner it can be processed and paid. If you are unable to file your claim within 18 months, ask the Relocation Specialist to extend this period.

You will be paid promptly after you file an acceptable claim. If there is any question regarding your right to a relocation payment or the amount of the payment, you will be notified, in writing, of the problem and the action you may take to resolve the matter.

Will I Have To Pay Rent Before I Move?

You are required to pay rent as normal while residing at your apartment.

Do I Have To Pay Federal Income Taxes On My Relocation Payments?

No. You need not report relocation payments as part of your gross income for Federal tax purposes. For information on State or local income taxes, you should check with the State or local income tax office in your area or with your personal tax advisor.

What If I Don't Receive The Required Assistance? Can I Appeal?

If you disagree with the decision as to your right to relocation assistance or the amount of a payment, or the adequacy of the housing to which you have been referred, you may appeal the decision.

You will be informed of the appeal procedures. At a minimum, you will have 60 days to file your appeal after you receive written notification of the determination on your claim. Your appeal must be in writing. However, if you need help, the Relocation Specialist will assist you in preparing your appeal.

If you are a low- or moderate-income person and are dissatisfied with the determination on your appeal, you may have an additional right to request administrative review of that decision (e.g., by the State).

You can expect a fair decision on any appeal. However, if you are not satisfied with the final administrative decision on your appeal, you may seek review of the matter by the courts.

I Have More Questions. Who Will Answer Them?

If you have further questions after reading this Informational Statement, contact the Relocation Specialist to discuss your concerns.

Person to Contact during Normal Business Hours: Ms. Suzanne Gottier, 800-424-1193

GREYSTONE APARTMENTS

DRAFT RELOCATION PLAN

**ATTACHMENT 3:
COMPARABLE AVAILABLE REPLACEMENT
HOUSING**

DRAFT RELOCATION PLAN, ATTACHMENT 3
Greystone Apartments
March 2008

SUMMARY OF PERMANENT RELOCATION NEEDS

A summary of household needs and estimated costs for the anticipated 14 households that will need to be permanently relocated due to either overcrowding or exceeding the maximum income allowable at Greystone after rehabilitation is show in Section 3b of the Draft Relocation Plan.

As shown below, there are a total of six households who are over 60 percent of AMI, the maximum income limit. Five of those households will need two-bedroom units and one will need a three-bedroom unit. There are a total of eight households who have six or more persons in the household, which is considered overcrowded. All eight of those households reported very low income per their household size. Five of the overcrowded households will need a three-bedroom unit and three households will need a four bedroom unit.

TABLE 1
SUMMARY OF PERMANENT RELOCATION NEEDS
BY UNIT TYPE AND AFFORDABILITY

UNIT TYPE	MARKET RATE UNITS NEEDED	AFFORDABLE OR SUBSIDIZED UNITS NEEDED	TOTAL NO. OF UNITS NEEDED
2BR	5	0	5
3BR	1	5	6
4BR	0	3	3
TOTAL	6	8	14

DRAFT RELOCATION PLAN, ATTACHMENT 3
Greystone Apartments
March 2008

VACANT RENTAL UNITS

The February 2008 Market Study Update, along with additional efforts searching for three and four bedroom single family homes, found a total of 58 vacant two, three, and four bedroom units within 8.9 miles of Greystone. Of the 66 vacant units, 50 are market rate and 16 are affordable, including 6 vacant rental assisted units. Ten of the vacant 16 affordable units are affordable through the Low Income Housing Tax Credit Program.

Although vacancies change daily and will be different when each household is permanently relocated, this gives a point in time idea of what rental vacancies and rents are like near Greystone. Rental and purchase assistance will be based on the actual cost of a comparable at the time of relocation.

In addition to the vacancies summarized in Table 2 and Table 3, there are also three and four-bedroom affordable townhome rentals available at 4400 Shining Star in Sacramento, 2.2 miles from Greystone. Three-bedroom units are \$750 and four-bedroom units are \$900 per month. Management was not available to give the exact number of vacancies. Therefore, they were not included in the summary tables below. As of February 20, 2008, there were also 17 low and very low income units vacant at Acacia Meadows Apartments, which is located at 7710 Stockton Boulevard, 4.7 miles from the site. Rents at Acacia Meadows range from \$692 to \$927 for two and three-bedroom units. However, because management was not available to give the exact number of vacancies per unit type, these units were not included below.

TABLE 2
VACANT REPLACEMENT RENTAL UNITS BY TYPE AND AFFORDABILITY

UNIT TYPE	MARKET RATE VACANT UNITS	LIHTC VACANT UNITS	RENTAL ASSISTED VACANT UNITS	TOTAL VACANT UNITS
2BR	36	8	2	46
3BR	9	2	3	14
4BR	5	0	1	6
TOTAL	50	10	6	66

DRAFT RELOCATION PLAN, ATTACHMENT 3
Greystone Apartments
March 2008

The following vacant comparable rentals were found in February and March 2008 through searching classified advertisements, home rental listings, SHRA affordable rental listings, contacting property management companies, and referencing the Greystone Market Study.

TABLE 3
LOCATION OF REPLACEMENT UNITS BY TYPE AND AFFORDABILITY

NAME/ADDRESS/PHONE NUMBER	DISTANCE FROM GREYSTONE	AFFORDABILITY	RENT BY TYPE	VACANT UNITS BY TYPE
Summerset 6297 Martin Luther King Jr. Blvd. 916-424-9413	0.5 miles	MR	2/1 - \$730	2/1 - 2
Hampton Park 4050 Cuny Avenue 916-424-3302	1.0 miles	MR	2/1 - \$850 3/2 - \$900	2/1 - 1 3/2 - 1
Bowling Green Village 4100 49 th Avenue 916-427-5830	1.1 miles	MR	2/1 - \$650	2/1 - 7
Rosedown 6500 47 th Street 916-392-8644	1.4 miles	MR	2/1 - \$835	2/1 - 1
Greenridge 5351 47 th Avenue 916-393-0963	1.7 miles	MR	2/1 - \$830	2/1 - 5
Pinewood Apartments 7051 Bowling Drive 916-422-6807	1.7 miles	MR	2/1.5 - \$800	2/1.5 - 1
Southgate Apartments 7006 East Parkway 916-421-6320	2.4 miles	MR	2/1 - \$725	2/1 - 19
SFH Freeport Boulevard and Fruitridge Road Hous-616637113@craigslist.org	2.0 miles	MR	3/1 - \$1,150	3/1 - 1
SFH 4921 48 th Street Vasquez.leo@hotmail.com	2.2 miles	MR	3/1 - \$1,100	3/1 - 1
SFH Santa Rosa and 42 nd Ave. 916-922-2085	2.6 miles	MR	3/2 - \$1,000	3/2 - 1
SFH 3371 Jola Circle 916-351-9338	3.2 miles	MR	4/2 - \$1,100	4/2 - 1
SFH 2 Eagle Rock Court 916-429-1302	3.3 miles	MR	4/2 - \$1,275	4/2 - 1
SFH 5821 Lonsdale Drive 916-395-7703	3.4 miles	MR	3/2 - \$1,195	3/2 - 1

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SFH 1470 Mathews Way 510-967-3888	3.7 miles	MR	3/1.5 - \$1,350	3/1.5 - 1
SFH 1348 Las Lomas Circle 916-395-7703	4.4 miles	MR	3/1 - \$980	3/1 - 1
SFH 5609 Stacy Avenue 707-322-7434	4.5 miles	MR	3/2.5 - \$1,450	3/2.5 - 1
SFH 8130 Gandy Dancer Way 916-683-8369	5.2 miles	MR	4/2.5 - \$1,550	4/2.5 - 1
SFH 5231 Crystal Hill Way 916-395-7703	5.4 miles	MR	4/2.5 - \$1,395	4/2.5 - 1
SFH 42 Stanislaus Circle 916-395-7703	6.6 miles	MR	3/2 - \$1,150	3/2 - 1
SFH 1909 Bowling Green Drive 916-395-7703	8.9 miles	MR	4/2 - \$1,195	4/2 - 1
Greenway Village 6311 Sampson Blvd. 916-399-8644	1.6 miles	LIHTC	2/1 @ 35% - \$451 2/1 @ 50% - \$670 2/1 @ 60% - \$819	2/1 - 8
Meadow Glen Apartments 2451 Meadowview Road 916-669-1308	2.8 miles	LIHTC	3/2 @ 40% - \$618	3/2 - 2
Gaddy Grove 4140 Gaddi Drive 916-429-1265	1.1 miles	Section 8	30% of income	2/1 - 1
Saybrook Apartments 4390 47 th Avenue 916-395-1278	1.1 miles	Section 8	30% of income	2/1 - 1
Shiloh Arms 4009 23 rd Avenue 916-451-1441	1.6 miles	Section 8	30% of income	3/2 - 3 4/2 - 1

The vacant market rate two-bedroom units found in the south Sacramento area range from \$650 to \$850 per month. The three-bedroom units range from \$980 to \$1,450 and the four-bedroom units range from \$1,100 to \$1,550. The median market rents for the vacant two-bedroom units found in south Sacramento are \$800. Three-bedroom units are \$1,150 and four-bedroom units are \$1,275.

TABLE 4
SUMMARY OF REPLACEMENT RENTAL UNITS AND COST
SOUTH SACRAMENTO AREA

UNIT TYPE	# FOUND (# NEEDED)	MARKET RENTS	MEDIAN MARKET RENTS
2BR	46 (5)	\$650-\$850	\$800
3BR	14 (6)	\$980-\$1,450	\$1,150
4BR	6 (3)	\$1,100-\$1,550	\$1,275

DRAFT RELOCATION PLAN, ATTACHMENT 3
Greystone Apartments
March 2008

SERVICES AND FACILITIES

Distances for the surrounding services and facilities, which are listed below, are given from Greystone. As noted in Table 3, all above listed comparables are within 8.9 miles of Greystone.

- Bus:** The nearest bus stop with access to routes 67 operated by Sacramento Regional Transit, is located 0.2 miles from the site.
- Police:** The Sacramento Police Department is located at 5303 Franklin Blvd, 0.8 miles from the site.
- Fire:** The closest fire station is located at 3720 47th Avenue, approximately 0.4 miles from the site.
- Medical:** The nearest medical facility is the U.C. Davis Medical Center located at 4800 Broadway, 2.3 miles from the proposed project.
- Grocery:** The nearest minimart is located at 6035 Franklin Blvd, 0.1 miles from the project site. The nearest supermarket is Asian Supermarket located at 6701 Franklin Blvd, 0.7 miles from the proposed project.
- Schools:** Maple Elementary is located at 3301 37th avenue, is 0.3 miles from the site. Fern Bacon Middle School is located 0.9 miles from the site at 4140 Cuny Ave. Luther Burbank High School, located at 3500 Florin Road, is 1.4 miles from the site. In addition, St. Patrick's Private Elementary School is located behind the site at 5945 Franklin Blvd.
- Recreation:** Rainbow Park is located at the intersection of Martin Luther King Jr. Blvd and 42nd Avenue, 0.2 miles from the site.
- Library:** The Colonial Heights Community Library is located at 4799 Stockton Blvd, 1.6 miles from the proposed project.
- Pharmacy:** The closest pharmacy is South Sacramento Pharmacy located at 5385 Franklin Blvd, 0.7 miles from the proposed project.