

RESOLUTION NO. 2008-040

Adopted by the Redevelopment Agency
of the City of Sacramento

June 10, 2008

REPLACEMENT HOUSING AND RELOCATION PLANS FOR 1314-A DEL PASO BOULEVARD

BACKGROUND

- A. The Redevelopment Agency of the City of Sacramento plans to acquire the property at 1314-A Del Paso Boulevard in the North Sacramento Redevelopment Area in June 2008.
- B. In keeping with the goals and strategies of the Five-Year Implementation and Northeast Line Plans, the Agency determined that demolishing the house and garage, assembling the site with the other adjacent properties at 1314, 1224 and 1212 Del Paso Boulevard, and redeveloping the entire assembled site with a high-density, residential mixed-use project would be its highest and best use, as well as in the best interest of the community.
- C. As a result, the Agency is required by the Community Redevelopment Law to identify and build or rehabilitate a very low-, low- or moderate-income housing unit in the area that will replace the one that is being demolished.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO RESOLVES AS FOLLOWS:

- Section 1. After due consideration of the facts presented, the findings, including the environmental findings regarding this action, are approved.
- Section 2. The Replacement Housing Plan is approved.
- Section 3. The Relocation Plan is approved.

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- Exhibit A – Replacement Housing Plan
- Exhibit B – Relocation Plan

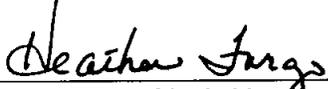
Adopted by the Redevelopment Agency of the City of Sacramento on June 10, 2008 by the following vote:

Ayes: Councilmembers Cohn, Fong, Hammond, McCarty, Pannell, Sheedy, Tretheway, Waters, and Mayor Fargo.

Noes: None.

Abstain: None.

Absent: None.


Chair Heather Fargo

Attest:


Shirley Concolino, Secretary



Prepared By:

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INTRODUCTION AND PROJECT DESCRIPTION

The Sacramento Housing and Redevelopment Agency (SHRA), acting as the Redevelopment Agency of the City of Sacramento, is obtaining properties located at 1310, 1314, 1400 -1414 Del Paso Boulevard in the City of Sacramento. The purpose of these acquisitions is for future mixed use development projects. This plan refers only to the tenants who occupy 1314 Del Paso Boulevard.

I. SUMMARY AND PROJECT DATA

A. Purpose of Relocation Plan

The purpose of the Relocation Plan is to provide SHRA with information about the impact of the proposed Del Paso Boulevard Relocation on the residential occupants to be displaced.

More specifically, the limits and primary objectives of the Relocation Plan are as follows:

1. To conduct a survey of relocation needs of the household displaced by the proposed Project.
2. To perform an analysis of the relocation needs to determine location factors and characteristics identifying comparable replacement housing sites. The replacement housing sites should exhibit:
 - a. Functional equivalency to the displacement unit.
 - b. Compliance with applicable local housing codes.
 - c. Decent, safe and sanitary housing.
 - d. Affordability to the displaced person.
 - e. Availability in an area, which is compatible with the housing needs and location factors established in the survey above.
 - f. Availability on the market.
 - g. Availability to displacee without regard to age, race, color, religion, sex, marital status or national origin.
3. To conduct a survey and analysis of available relocation resources. This survey will aid in determining whether comparable replacement resources are available to the affected residence unit.

Sacramento Housing and Redevelopment Agency - Relocation Plan

4. To outline SHRA's relocation procedures, funding sources and time frame for relocation activities. This is to assure that uniform, fair and equitable treatment is provided to all displacees of the proposed Project.
5. To determine the needs of displacees as well as the potential costs to effectively relocate all displacees within the Project.
6. To determine any need for a Last Resort Housing Plan for relocation of any household that will require financial assistance beyond the limits set by the State statute.

B. Limits and Purpose of Project

The purpose of these acquisitions is for future mixed use development projects.

1. The Project, as applied to this relocation plan, consists of one residential property located along 1314 Del Paso Boulevard in the City of Sacramento. This property is tenant occupied.

C. Basis of Findings

Data collected for analysis and preparation of this plan was obtained from:

1. Personal interviews with the displacees and relocation surveys: Agents made telephone contact with the displacees and followed up with in-person visits to the site and interviewed the tenants. The purpose of the interview was to determine the size of the family, the unit size, monthly income, and other salient facts.
2. The Sacramento Bee Newspaper: The classified ads were reviewed to establish availability and location of rental properties.
4. Broker listings on the Internet.
5. Local Real Estate agents.
6. Visual survey of the displacement and replacement resource areas.
7. The City was consulted to determine the number and size of other projects in the general area.

D. Summary of Findings and Recommendations

We were able to determine by visiting the tenants that they will have no problems in relocating in the same area due to the fact that availability for comparable replacement resources are available to the affected residential unit.

Displacement Units

Residential:

Tenant Occupied Residential: One (1)

Project Relocation Recommendations

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1. No re-rent policy Yes No
2. Adequate relocation resources exist for:
 Tenant-Occupants Yes No
3. The Displacement and Replacement neighborhood relocation areas are generally comparable in terms of amenities, public utilities, and accessibility to public services, transportation and shopping.
4. Payments:
 Replacement Housing Payment Yes No
 Rental Supplement Yes No
 Last Resort Housing Payments Yes No
5. Serve 90-day notice to all displacees and, after three (3) referrals have been provided, serve thirty (30) day notice. Yes No
6. Demolition of structures should proceed as soon as possible after they are vacated to reduce possibility of vandalism, criminal activity. Yes No
7. The SHRA Relocation Program is adequate to successfully relocate all displacees for this Project alone. Yes No
8. Estimated relocation project period: Three to Four Months
9. Low and moderate income housing stock is significantly affected by this Project. Yes No
10. The Last Resort Housing Program will be required to relocate some of the households being displaced. Yes No
11. The Last Resort Housing Program will require:
 Payments in Excess of \$5,250 Yes No
 New Construction Yes No

Additional Findings:

1. The Project addresses residential tenant concerns regarding displacement.
2. There are no agricultural or non-profit displacements.
3. There are adequate relocation resources for displaced residents of this Project.
4. Displacement and Replacement Areas are, for the residential occupant, generally comparable in terms of amenities, public utilities, accessibility to public services, transportation and shopping facilities.
5. The Last Resort Housing Program requires payments in excess of the statutory maximum of \$5,250 per household over a forty-two (42) month period.

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6. The identified replacement housing is comparable to or better than the existing housing and affords the same level of amenities as displacees have in their current location.
7. There are no special relocation problems associated with this Project.
8. It is recommended that the residential displacee be permanently relocated and offered relocation assistance in accordance with State Relocation Guidelines, and SHRA relocation procedures.

E. Special Circumstances

There are no known special circumstances related to relocation for this Project:

F. Project Assurances

SHRA, through its consultant, Universal Field Services, Inc., shall:

1. Fully inform all eligible residential occupants of the assistance available to them through the Relocation Assistance Program.
2. Determine the needs of each residential displacee eligible for assistance.
3. Make good faith efforts to offer comparable replacement sites to all eligible displacees.
4. Provide the following notices: A 90-Day Notice only after each displacee has received a relocation entitlement statement reflecting their replacement housing and moving benefits after a minimum of three (3) referrals have been provided.

A 30-Day Notice to Vacate to each eligible displacee.
5. Make Relocation Payments in the amount required by law for completed relocations in a timely manner. Assure that replacement-housing payments reflect a comparable or better unit that complies with DS&S standards.
6. Provide orderly, timely and efficient assistance in a manner consistent with Title VIII of the Civil Rights Act of 1968 while ensuring that the relocation process does not result in different or separate treatment based on race, color, sex, marital status, religion or national origin.
7. Maintain a formal relocation appeal procedure for use by displacees seeking administrative review of the Sacramento Housing and Redevelopment Agency decisions.

II. STAFFING AND PRIORITY DATA

A. Relocation Staff Planning

After the initiation of negotiations with the property owners, relocation activities will commence. It is anticipated that the relocation activities will take approximately 3-4 months. Occupants will be given at least ninety (90) days to relocate. Due to the small number of displaces (one household), it is recommended that Universal's Relocation

Specialist be available for approximately Forty to Sixty hours depending on the displacees needs for this relocation. Universal has two (2) agents including one bi-lingual agent available for this Project. Administrative staff will also be needed as support to prepare the required information notices and process relocation payments.

B. Relocation Recommendations

It is recommended that the one (1) residential displace household be permanently relocated and offered Relocation Assistance in accordance with State and local regulations administered by Universal Field Services, Inc.

Residential:

The occupants have been personally interviewed and advised of their eligibility for relocation assistance and advisory services. When the Relocation Plan is adopted by the City Council, the displacee household will be provided with the following:

1. Written entitlement statement reflecting the dollar amount of benefits the displacees is entitled to receive and presentation of the Relocation Benefits Program to be administered in accordance with practices and procedures utilized by SHRA.
2. Referral to at least three comparable available “Decent, Safe and Sanitary” (DS&S) replacement dwellings.
3. Referral beyond the minimum of three available comparable DS&S replacement dwelling if necessary and at the discretion of SHRA.
4. A ninety (90) day notice to vacate and a second thirty-day notice before the expiration of the 90-day period. SHRA shall serve no notices until approval of the Relocation Plan.
5. Payment of claims to be processed by SHRA and paid to the displacees promptly according to SHRA procedures.

III. PROJECT AREA CHARACTERISTICS

A. Characteristics of Project Area

The subject properties are located in the City of Sacramento on Del Paso Boulevard near Arden Way and Southgate Road.

B. Displacement Area

The parcels comprising this Project site are bounded in the area south of Arden Way, North of Highway 160, West of Edgewater Road, and East of Southgate Road. The Project site (i.e., where displacement will occur) includes one (1) residential property at 1314 Del Paso Boulevard.

C. Zoning, Land Use and Development

Zoning within the Project: C2

D. Competing Projects

There are none.

E. Divisive and Disruptive Effects

The proposed Project is located in an area of similar uses. Therefore, no extraordinary divisive or disruptive effects are anticipated.

IV. PROJECT DISPLACEMENT DATA

A. General

This is the only parcel occupied by a residential rental tenant.

B. Data Collection

Universal interviewed the residents on February 12, 2008. Based on the information gathered in this process, it is estimated there is one (1) residential displacee household living in the project Area. It is a tenant-occupied unit.

C. Resident Demographics

The following information represents the resident make-up of the Project area based on the completed interviews:

Number of Households Interviewed	1
Percent of Households interviewed	30%
Number of Adult Females	0
Number of Adult Males	3
Number of Children (under 18)	0
Number of Senior Citizens	0
Number of Disabled	0

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D. Household Demographics

Residential Units	Number in Household	Children	Years Occupied	Owner Occupied	Tenant Occupied
1.	3	0	2 Years		X

E. Source of Income

These numbers reflect some households that indicated more than one source of income.

<u>Main Source of Income</u>	
Employment	3
Retirement	0
Public Assistance	0

F. Monthly Income Range:

<u>Household Income</u>	
Range of Gross income	No. of Tenants
Under \$ 800	
\$ 800-1,400	0
\$ 1,400-1,900	1
\$ More than \$2,000.	1

G. Income/Rent/Unit Size

Income	Family Size	Current Unit Size	Current Rent	Unit Req.	Affordable Rent Range	Replacement Rent Range
30% AMI	3	3 bd/2ba	\$850.00	3bd/2ba	N/A	\$1195-1295

H. Transportation

The respondent indicated that their primary mode of transportation was their automobile.

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<u>Mode of travel to Work</u>	<u>No. of Respondents</u>
Automobile	All tenants own or have access to an automobile

I. Reason for living in unit

The one predominant reason cited by the tenants was the location to work and public transportation.

<u>Reasons for Living in Current Unit</u>	<u>No. of Respondents</u>
Priority	
Location to work	
Access to public transportation	

J. Preferred Relocation Area:

The tenants interviewed preferred to find an area conducive to the current location and accessibility to public transportation.

<u>Area of Preference for Relocation</u>	
Similar neighborhood	Other

K. Language Spoken:

<u>Language</u>	<u>No.</u>	<u>Needs Interpreter</u>
English	2	No
Spanish	1	No

L. Persons with Disabilities:

There are no known persons with disabilities on this project.

M. Replacement /Business Site Preferences:

Desired Type of Replacement Dwelling, Rent or Purchase	
Type of Dwelling	No. of Respondents
Wants to purchase house	0
Wants to rent house	1
Doesn't know	0

The Project should not have a significant impact on the current supply of housing in the City or County of Sacramento.

The income of the residential household is low compared to the rental rate they are paying, according to unverified information received during the interview process. It is anticipated that households who spend more than 30% of their aggregate gross monthly income on rent may qualify for last resort housing.

v. RELOCATION AREA AND RELOCATION RESOURCES

A. Definition of Replacement Area

One of the primary reasons for the preparation of a Relocation Plan is to assure that adequate replacement housing sites are available to the potential displacees. Comparable housing must be available prior to the Sacramento Housing and Redevelopment Agency providing ninety (90) day notices to any displacees. A survey of currently available housing was conducted for the purpose of providing that information in this Plan. In addition, it affords SHRA the opportunity to assess the availability of funds for the Project.

The displaced residential occupants should be able to find comparable replacement housing within the Replacement Area, which could be expanded to include a larger area, if needed.

The Replacement Area is selected to meet the location criteria established in the Survey of Relocation Needs; as well as for its comparability with the Project Displacement Area. In addition, this area must have sufficient replacement resources, both in quality and quantity, to meet the comparability criteria defined by the State Relocation Guidelines. This will be used to calculate the Residential Relocation Assistance Benefits.

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 rental 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 Rental:

Adequate relocation resources exist to relocate the displaced households. This availability has been demonstrated by utilizing current data from newspaper ads and property management websites on the Internet. **Table 1** below depicts a representative sample of the current housing available.

<i>Table 1</i>
<u>Current Residential Housing Inventory</u>

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Rental Rate	Studio	1 Bed	2 Bed	3 Bed	4 Bed
\$800 - \$900			0		
\$900 - \$1,000				0	
\$1,101 - \$1,200			0	4	
\$1,201 - \$1,300			0	7	
\$1,301 - \$1,400			0	0	
Total				11	

The Survey of Residential Relocation Needs identifies the needs of the displaced households and the size of the replacement unit required, as shown on **Table 2**.

Table 2				
Required Replacement Housing				
Studio	1 Bed	2 Bed	3 Bed	4 Bed
N/A	N/A	N/A	1	N/A

The focus of the search for replacement housing was in the market of single family homes for the renter-occupants. The search needs, therefore, for the residential displacees is for ten (11) 3 bedroom decent, safe and sanitary units. A sampling of available rentals is shown in **Table 3**.

Table 3				
Rentals Available in the Project Area				
Type	Location	Lease Rate	Bed Rms	Bath
SF House	7608 23 rd Street	\$1,150	3	2
SF House	42 Stanislaus Circle	\$1,150	3	2
SF House	3961 Cottontail Way	\$1,195	3	2
SF House	10211 Pistachio Way	\$1,195	3	2
SF House	4879 N Laguna Drive	\$1,225	3	2
SF House	6729 Austin Way	\$1,250	3	2
SF House	3371 Paumanok Way	\$1,295	3	2
SF House	448 Little River Way	\$1,295	3	2
SF House	30 Stanislaus Circle	\$1,295	3	2
SF House	9461 Ole Court	\$1,295	3	2
SF House	5141 Ladefonos Circle	\$1,295	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.

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These program objectives will be:

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 comment Plan available for public review 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.

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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 final 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 "Information 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 tenant who wishes to use his rent differential payment as a down payment allowance and assist him/her, as needed, in obtaining assistance from other public agencies including identification of First Time 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.

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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 tenant-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 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

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minimum of 90 days (from the initiation of negotiations to acquire the property) 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 page 23.)
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 Tenant-Occupants:

The State Relocation Guidelines provide a basic entitlement of up to \$5,250 to compensate residential tenants who have established their residency within the Project area for a minimum of ninety (90) days prior to the initiation of negotiations. Payments to tenants are determined on the basis of their current rent, their ability to pay, market rent of a comparable dwelling and actual rent of the replacement unit and estimated cost of utilities. The rental assistance payment provides that a tenant will be paid the full amount of their calculated entitlement even if the payments are greater than \$5,250 based on a monthly housing need over a 42-month period as provided under the Last Resort Housing provision. Tenants may choose to use this payment as a down payment allowance in the event they elect to purchase a replacement home.

Tenants who have been in residency less than ninety (90) days prior to the initiation of negotiations are only entitled to receive the moving expense payment unless they are in the Last Resort Housing category.

NOTE:

When a tenant/occupant decides to purchase a home, the rental differential payment may be applied to the purchase price of a replacement dwelling and/or incidental closing costs.

Example: Calculation of Rent Differential Payment

<p>I. SELECT LESSER OF:</p> <p>A. Current Rent Or B. 30% of Monthly Income</p> <p><i>Yields Base Rent</i></p> <p>II. SUBTRACT THE <i>BASE RENT</i> FROM THE LESSER OF:</p> <p>C. Actual Rent of Replacement Dwelling Or D. Rent of Comparable Rental Unit</p> <p><i>Yields Monthly Need</i></p> <p>III. <i>MONTHLY YIELD</i> MULTIPLIED TIME 42 MONTHS = Renters Assistance amount</p>
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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		
Rent Differential	\$12,600.00	\$20,000.00
Moving	\$2,900.00	\$3,500.00
Total	\$15,500.00	\$23,500.00

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

This Last Resort Housing Plan is based on the Survey of Relocation Needs of the owner occupants and tenants living in the Project area. It will provide directions for implementing the process of completing their relocation 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 household requiring it in excess of the statutory \$5,250. 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 displacee requires relocation assistance in excess of the basic statutory relocation amount of \$5,250 for a period of forty-two (42) months. This requires that SHRA must 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:

This 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.

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 SHRA's 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 Project displacees and a summary of their entitlements for replacement housing:

1. Provide additional rent supplements above the maximum amount of \$5,250. Payments can be made in a lump sum payment or used as a down payment allowance.

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

E. Location of Housing to be Provided

The comparability studies and rental 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.