



**Sacramento  
Housing &  
Redevelopment  
Agency**

**REPORT TO COUNCIL AND  
REDEVELOPMENT AGENCY  
City of Sacramento**

915 I Street, Sacramento, CA 95814-2671  
[www.CityofSacramento.org](http://www.CityofSacramento.org)

Consent  
**July 29, 2008**

**Honorable Mayor and Members of the City Council  
Honorable Chair and Members of the Redevelopment Agency**

**Title: Acquisition of 4700 Stockton Boulevard (River City Motel) Opportunity Site Project**

**Location/Council District:** 4700 Stockton Boulevard (APN: 020 0314 021); County District 1; Stockton Boulevard Redevelopment Project Area

**Recommendation:** 1) Adopt a **Redevelopment Agency Resolution** a) authorizing the purchase of the project for just compensation, which is fair market value as determined by an independent appraisal; b) amending the 2008 Sacramento Housing and Redevelopment Agency budget to transfer \$1,788,000 from Stockton Boulevard Tax Increment Development Assistance funds to the project; and c) authorizing the Interim Executive Director, or her designee, to take all actions reasonably necessary to voluntarily purchase the property, including payment of tenant relocation, demolition, maintenance and security expenses; d) approving the Relocation Plan; and e) approving the Replacement Housing Plan; and 2) Adopt a **City Council Resolution** approving the Relocation Plan for the eligible tenants of the project.

**Contact:** Chris Pahule, Assistant Director, Housing and Community Development, 440-1350; Lisa Bates, Deputy Executive Director, 440-1316

**Presenters:** None

**Department:** Sacramento Housing and Redevelopment Agency

Acquisition of 4700 Stockton Boulevard (River City Motel) Opportunity Site

**Description/Analysis**

**Issue:** The River City Motel (Motel), a 30-unit operating motel, is located at 4700 Stockton Boulevard in the County of Sacramento. The Motel is one of several obsolete motels identified by the Redevelopment Agency for reuse or redevelopment along the corridor. The property is zoned for mixed-use commercial development and is immediately north of a vacant 0.74 acre parcel in the City owned by Ess Prisa II Llc., a self storage company. For the last few years, the Agency has been interested in assembling a development site in this general location. In 2007, the property/business owner indicated interest in selling the property to the Redevelopment Agency. The manager and the property owners live on site and some of the motel rooms may have been used as permanent housing, therefore, a Relocation Plan and Replacement Housing Plan have been prepared as required by state law.

**Policy Considerations:** The proposed project supports the Stockton Boulevard Five-Year Implementation Plan, specifically the Obsolete Motel Reuse Reconfiguration Program, and is consistent with the Stockton/Broadway Urban Design Plan and Broadway/Stockton Special Planning District. The proposed project also supports the objectives of the County's General Plan Economic Development Element by creating a catalyst site for commercial corridor redevelopment to improve community quality of life, balance land uses, and increase the tax base.

**Environmental Considerations:**

**California Environmental Quality Act (CEQA):** Acquisition of the property as described herein is in furtherance of the Stockton Boulevard Redevelopment Plan. Acquisition of the property does not commit the Agency to proceed with a development project and no specific project is currently contemplated. Land acquisition does not limit the choice of alternatives or mitigation measures available to the Agency for future proposed projects. Environmental review of the proposed project will be conducted once the scope of development of the property has been defined. Therefore, the project is exempt from further review under the pursuant to CEQA Guidelines Section 15004(b)(2)(A).

**Sustainability Considerations:** The Acquisition of 4700 Stockton Blvd. has been reviewed for consistency with the goals, policies and targets of the Sustainability Master Plan and the 2030 General Plan. If approved the contents of this report will advance the following goals, policies and targets: the project supports Goal number 5 – Public health and Nutrition, specifically Target number 5 which calls for the redevelopment or rehabilitation of areas within the City or aged City facilities based on old, wasteful, and/or dysfunctional designs to achieve better results for people and the environment.

Acquisition of 4700 Stockton Boulevard (River City Motel) Opportunity Site

**Other:** The National Environmental Policy Act does not apply. As part of the Agency's property acquisition due diligence, a Phase I Environmental Assessment was performed and no further investigation is recommended.

**Committee/Commission Action:** *Stockton Boulevard Redevelopment Advisory Committee (RAC):* At its meeting on March 20, 2008, the RAC considered the staff recommendation for this item. Ms. Hodges abstained from the vote based upon the perceived high cost for acquisition of 4700 Stockton Boulevard and relocation of the eligible tenants, although she supports the redevelopment of the property. The votes were as follows:

AYES: Alvarez, Bradley, Hodges, Lathrop

NOES: None

ABSTAINED: Hodges

ABSENT: Abelaye, Angelone, Cranshaw

*Sacramento Housing and Redevelopment Commission Action:* At its meeting on May 21, 2008, the Sacramento Housing and Redevelopment Commission considered the staff recommendation for this item. The votes were as follows:

AYES: Burruss, Chan, Coriano, Dean, Fowler, Gore, Mohr, Morgan, Otto, Shah, Stivers

NOES: None

ABSENT: None

**Rationale for Recommendation:** The subject property has a functionally obsolete motel use and is immediately adjacent to a vacant parcel. If the properties are assembled, an approximately one acre development site would be available. Redevelopment of this property into an attractive, high-quality project containing residential and/or commercial uses is a priority for the Stockton Boulevard Redevelopment Project Area. Acquisition of this property is the first step in assembling the larger site, and will increase the likelihood of a successful redevelopment project. Following acquisition, the structures will be demolished and staff will work with the community stakeholders to identify the appropriate mix of uses for the site, and under the appropriate market conditions, a request for proposals will be released for a mixed-use project.

July 29, 2008

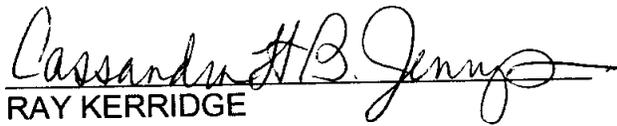
Acquisition of 4700 Stockton Boulevard (River City Motel) Opportunity Site

**Financial Considerations:** Staff estimates the cost to purchase the property at 4700 Stockton Boulevard, including closing costs, relocation, demolition, site maintenance and security costs will be \$1,788,000. The project will be funded by Stockton Boulevard Tax Increment Development Assistance taxable funds.

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

Respectfully Submitted by:   
LA SHELLE DOZIER  
Interim Executive Director

Recommendation Approved:

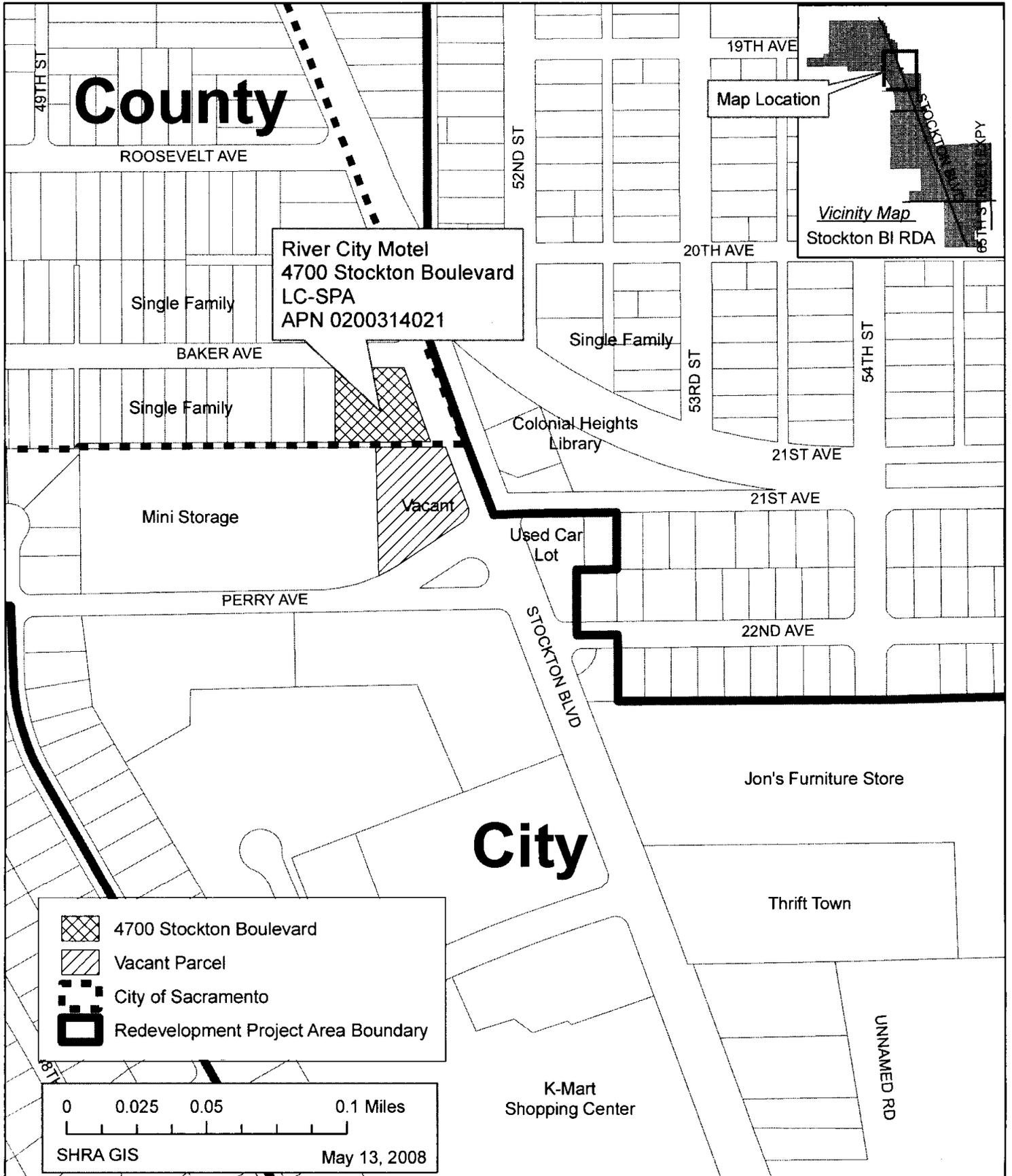
  
for RAY KERRIDGE  
City Manager

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# Acquisition of 4700 Stockton Boulevard (River City Motel) Opportunity Site Project Stockton Boulevard Redevelopment Project Area



**RESOLUTION NO. 2008 - \_\_\_\_\_**

**Adopted by the Redevelopment Agency of the City of Sacramento**

on date of

**AUTHORIZING ACQUISITION OF PROPERTY AT 4700 STOCKTON BOULEVARD  
FOR JUST COMPENSATION; AMENDMENT OF 2008 AGENCY BUDGET;  
APPROVAL OF RELOCATION PLAN AND REPLACEMENT HOUSING PLAN**

**BACKGROUND**

- A. The proposed project supports the Stockton Boulevard Five-Year Implementation Plan, specifically the Obsolete Motel Reuse Reconfiguration Program, and is consistent with the Stockton/Broadway Urban Design Plan and Broadway/Stockton Special Planning District. The proposed project also supports the objectives of the County's General Plan Economic Development Element by creating a catalyst site for commercial corridor redevelopment to improve community quality of life, balance land uses, and increase the tax base.
- B. Acquisition of the property as described herein is in furtherance of the Stockton Boulevard Redevelopment Plan. Acquisition of the property does not commit the Agency to proceed with a development project and no specific project is currently contemplated. The land acquisition does not limit the choice of alternatives or mitigation measures available to the Agency for future proposed projects. Environmental review of the proposed project will be conducted once the scope of development of the property has been defined. Therefore, the project is exempt from further review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15004(b)(2)(A). National Environmental Policy Act (NEPA) does not apply.
- C. The Stockton Boulevard Redevelopment Advisory Committee recommended allocation of \$1,788,000 in Stockton Boulevard Tax Increment funds to the budget for Acquisition of 4700 Stockton Boulevard Project.
- D. The Agency has prepared a Relocation Plan for the relocation of tenants from the Property and a Replacement Housing Plan for replacement of lost housing units, copies of which are attached as Exhibit A and B, respectively.

**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 evidence presented, the findings, including the environmental findings regarding this action are approved.
- Section 2. The Interim Executive Director, or designee, is authorized to take all actions as may be reasonably necessary to purchase the following parcel ("Property"), for not substantially more than just compensation, as established by the appraisal of a duly qualified appraiser:
- 4700 Stockton Blvd. (APN: 020-0314-021-0000)**
- Section 3. The Interim Executive Director, or designee, is authorized to amend the Agency Budget to transfer \$1,788,000 from Stockton Boulevard Tax Increment Development Assistance funds to the Acquisition of 4700 Stockton Boulevard Project and carry out related actions.
- Section 4. The Interim Executive Director, or designee, is authorized to purchase the Property and carry out all actions reasonably necessary to accomplish the purchase of the Property, including payment of tenant relocation, demolition, maintenance and security expenses.
- Section 5. The Relocation Plan is approved.
- Section 6. The Replacement Housing Plan is approved.

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

# RELOCATION PLAN FOR THE RIVER CITY MOTEL

## SACRAMENTO HOUSING & REDEVELOPMENT AGENCY



**PREPARED BY:**

Paragon Partners Ltd

March 2008

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### **ATTACHMENTS**

**Attachment 1– Regional Area Map**

**Attachment 2– Project Area Map**

**Attachment 3– Demographics**

**Attachment 4– Residential Questionnaire**

**Attachment 5- Available Replacement Homes for Rent – Replacement Homes For Sale**

**Attachment 6– Residential Information Brochure for Families and Individuals**

**Attachment 7 – Informational Brochure for Business, Non-Profit Organizations and Farms**

## **1.0 INTRODUCTION**

The River City Motel Project is a part of the ongoing redevelopment in the area along the historic Stockton Boulevard transit route. For over 100 years, Stockton Boulevard was a major transportation artery, linking the old town area of the City of Sacramento to the City of Stockton. The function of the boulevard ended in the early 1960s when State Highway 99 replaced Stockton Boulevard as the regional transportation artery. As a result, traffic was drawn away from the boulevard, causing many businesses to close, while others continued on a marginal basis. Stockton Boulevard's history as a travel route is still evidenced by the continuing presence of older motels, trailer parks, and other auto-related uses.

With severely diminished traffic running along Stockton Boulevard resulting from the creation of State Highway 99, the Sacramento Housing and Redevelopment Agency (SHRA) designated Stockton Boulevard as eligible for commercial revitalization and began a program of rehabilitation loans and façade rebates in the mid-1980s. Although some improvements were made, City and County leaders recognized the need for a long-term commitment. In 1993 SHRA designated Stockton Boulevard as a redevelopment study area, and in May 1994, the Sacramento City Council and the Sacramento County Board of Supervisors approved the adoption of the Redevelopment Plan.

The River City Motel Project will require Sacramento Housing and Redevelopment Agency to assist eight (8) short term residences, one (1) long term on site management unit household and one (1) small onsite owner occupant to relocate from the hotel property. The main goal of the Sacramento Housing and Redevelopment Agency's project is to alleviate blight resulting from the past creation of State Highway 99.

The funding source for the proposed River City Motel Project consists entirely of local and state funding. Therefore Title 25 State Relocation Guidelines will be considered for the relocation of any eligible tenant

In order to comply with the California Environmental Quality Act (CEQA) and the State of California, Title 25, Housing & Community Development Guidelines, this relocation report will provide SHRA with summary and statistical information regarding the potential impact of this project to occupants within the project limits. Specifically, this report will identify potential impacts that may occur as a result of the demolition of existing structures, proposed displacement of occupants, and a presentation of a plan to mitigate respective impacts.

## **2.0 PROJECT AREA**

This project lies within and considered a portion of the greater Stockton Boulevard redevelopment project area which includes 925 acres, and runs along Stockton Boulevard from 14<sup>th</sup> Avenue in the City, to the City/County boundary line south of Riza Avenue.

### **2.1 REGIONAL LOCATION (Attachment 1)**

SHRA is located in Sacramento County, off Interstate 80, which is the principal arterial route between the Bay Area and Sacramento. SHRA is located in Sacramento's downtown area.

## **2.2 PROJECT AREA DESCRIPTION (Attachment 2)**

The location of the River City Motel Redevelopment project is located along Stockton Boulevard at the corner of Baker Avenue just north of the intersection of 21<sup>st</sup> Avenue.

The City's ethnic make-up is diverse and consists of, 19.3% Hispanic or Latino, 10.5% African American, 69.9% Caucasian, 13.5% Asian, 0.51% Pacific Islander, 0.80% Native American, and 4.1% from two or more races. **(Attachment 3)**

A resource study was undertaken to ascertain the availability of adequate replacement sites. The report profiles the project area population, describes the resource survey, and details SHRA's relocation assistance program.

The State of California, Title 25, Housing and Community Development Guidelines will be complied with in the implementation of the relocation assistance program.

## **3.0 ASSESSMENT OF RELOCATION NEEDS**

At the request of Sacramento Housing and Redevelopment Agency's request, the short term occupants of the River City Motel have not been individually interviewed to date, It will be necessary to complete a full interview and collect all pertinent documents to determine tenure and income to address the eligibility and relocation needs of the displaced tenants.

General survey questions include existing conditions, type of occupancy, mortgage/lease and income information, size of unit, and relocation needs (i.e. bedroom/bath, pets, physical limitations, etc.). Samples of the questionnaire forms are included. **(Attachment 4A and 4B)**

### **3.1 FIELD SURVEY DATA**

- A. Residential: There are eight (8) short term residents, One (1) long term on-site manager household and one (1) owner occupant household have been identified and will be affected as a result of the project. At the request of the Agency, the 8 short term residential tenants have not been identified, nor has complete documentation to determine eligibility been collected. It will be necessary for the Agency to collect all pertinent documentation to determine tenure and or special needs of tenants prior to the relocation process beginning. At this time no special needs or adjustments to these potential residents are anticipated.
- B. Business: The River City Motel is a short term residential motel with a rental capacity of 30 single efficiency style studio rooms. The rooms are rented on a daily basis up to a maximum period of 28 days under California law. The motel has a separate freestanding manager's unit, onsite ownership quarters and two units for storage.
- C. Concurrent Displacement: There are no projects, current or anticipated, in this general area of Sacramento that will deter SHRA from providing adequate replacement housing referrals to current Project occupants.
- D. Temporary Housing: There is no anticipated need for temporary housing. Should the need arise, SHRA will respond appropriately and in conformance with all applicable laws and requirements.

## 4.0 RELOCATION RESOURCES

SHRA's relocation consultants will personally inspect the site of each potentially impacted residential unit surveyed in the project area to assess the potential needs for a replacement location. Additionally, SHRA's relocation consultants have engaged in preliminary investigations through internet searches, review of classified advertisements and communication with local real estate brokers to determine the general availability of rental and sale listings in the immediate and surrounding areas of the project.

### 4.1 RESIDENTIAL REPLACEMENT PROPERTY

For Rent Properties: The survey identified residential replacements for rent. The rental prices range from \$550/month to \$695/month, for one bedroom and two bedroom units. There is evidence of additional available housing in the relocation consultant's files.

#### Sample Price for Properties for Rent

Size	Price Range of Homes for Rent	Average (Price)
Studio/1 Bedroom	\$550 - \$695/mth	\$625/mth
2 Bedroom	\$650 - \$695/mth	\$675/mth

### 4.2 BUSINESS REPLACEMENT PROPERTY

Replacement Hotel / Motel Businesses For Sale: The identified replacement hotel / motel businesses are for sale in the general area. The prices vary depending on number of rentable rooms and location. There is evidence that there are suitable replacement referrals available to replace the River City Motel Business.

### 4.3 Results of Survey – February 2008 (Attachment 5)

The investigation indicated there are an adequate number of replacement units available to accommodate the needs of the displaced residential occupants within the project area. Based on the results of this survey, it seems feasible that the displaced owner occupants and tenants in the Project area will have an adequate supply of available replacement units from which to select.

However, the conclusion from the survey also indicated that, based on the current housing market, comparable housing for residential occupants is not available within the statutory \$5,250 payment limits. As a result, the Agency will have to resort to the administrative process of Last Resort Housing.

## 5.0 RELOCATION ASSISTANCE SERVICE

SHRA will provide all relocation assistance activities in accordance with the State of California, Title 25, Housing & Community Development Guidelines, as amended. Relocation resources shall be available to all displacees without discrimination.

### 5.1 Program Assurances, Standards and Objectives

The relocation program to be implemented by the Agency will conform to the standards and provisions of the California Government Code Section 7260 et. seq.; and Title 25, Chapter 6 of the California Code of Regulations.

Pursuant to applicable guidelines, program objectives will be as follows:

1. To fully inform eligible Project area occupants of the nature of and procedures for obtaining relocation assistance and benefits. Printed "Informational Brochures: **(Attachment 7)** will be provided to all Project occupants.
2. To provide an adequate number of referrals to comparable residential sites within a reasonable time prior to displacement and assure that no occupant will be required to move without a minimum of 90 days written notice to vacate.
3. To provide current and continuously updated information concerning residential listings.
4. To provide whatever assistance is required to ensure that the relocation process does not result in different or separate treatment on account of race, color, religion, national origin, sex, marital status or other arbitrary circumstances.
5. To supply information concerning federal and state business programs and other governmental programs providing assistance to displaced persons.
6. To assist each eligible person to complete claims for payments and benefits.
7. To make relocation benefit payments in accordance with all aforementioned guidelines, as applicable.
8. To inform all eligible persons subject to displacement of Agency's policies with regard to eviction and property management.
9. To establish and maintain a formal grievance procedure for use by displaced persons seeking administrative review of Agency's decisions with respect to relocation assistance.
10. To assist eligible persons to become established in residential housing.
11. To provide other advisory assistance to eligible displaced persons in order to minimize the hardship of relocation.

In addition, before displaced occupants are required to move, they will receive: 1.) All required information regarding the Agency's Relocation Assistance Program at least ninety days prior to the date they must move, and 2.) 'Ninety Days' written notice prior to the date they must move.

## **5.2 CITIZEN PARTICIPATION**

SHRA has encouraged citizen participation and comments in the preparation of this Relocation Plan. Consistent with obligations under Section 6012 (Citizen Participation) of the California Code of Regulations, Title 25, Chapter 6 the Agency will provide:

1. Full and timely access to all documents relevant to the Relocation Assistance Program.
2. Technical assistance necessary to interpret elements of the Relocation Plan and other pertinent materials.
3. Copies of this Relocation Plan shall be submitted for review (30) days prior to final approval by the Agency to the following:
  - a. Interested parties who desire to comment will be invited to submit written or oral comments and objections, and such written comments shall be attached to the Relocation Plan when it is forwarded to SHRA for final approval.
  - b. A general notice concerning the availability of this Relocation Plan shall be distributed to all occupants of the Project site. This Plan will be available for review by interested citizen groups, state and county agencies, and by the general public.
  - c. Upon completion of all reviews, the Relocation Plan will be presented for adoption by Sacramento Housing and Redevelopment Agency.

## **5.3 RELOCATION ADVISORY ASSISTANCE**

An important element of the relocation assistance program is to provide all potential occupants with technical and advisory assistance. The following specific activities will be undertaken:

1. Each potential residential occupant will be personally interviewed to gather appropriate information to determine needs and preferences with regard to residential locations.

Inquiries made of residential needs by relocation personnel will focus on family composition, requirements and needs.
2. Printed "Notice of Eligibility letters" will be personally delivered to all displaced persons. Signed acknowledgements will be obtained to verify receipt of this material.
3. Transportation will be provided, if necessary, for any displaced occupant to inspect replacement sites within the local area.

4. Eligible residential owners and tenants will receive referrals to replacement sites that match, as closely as possible, the requirements and preferences of each family with regard to size, cost, and location.
5. Relocation staff will assist residential occupants in preparing for the physical move of personal property and act as a liaison with appropriate agencies.
6. Assistance will be offered to all occupants in connection with arrangements for the purchase of real property, the filing of claim forms to request relocation benefits from the Agency, and to obtain services from other public agencies.
7. For the purposes of scheduled meetings with occupants of the Project, SHRA's Relocation Staff will be available to meet at occupant residence or SHRA's office located at 630 I Street, 2<sup>nd</sup> Floor, Sacramento, CA 95814.

#### **5.4 GENERAL INFORMATION ON PAYMENT OF RELOCATION BENEFITS**

Relocation benefit payments will be made in a timely manner following the submission of appropriate claims. Claims and supporting documentation for claims must be filed with the Agency within eighteen (18) months from: the date the claimant moves from the acquired property **or** the date on which final payment for the acquisition of real property is made, whichever is later. **(Attachment 6)**

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 and payments.
2. Assistance amounts will be determined and required claim forms prepared by relocation staff in consultation with claimant(s).
3. Original signed claims supported by appropriate documentation and a Relocation staff recommendation will be submitted to the Agency.
4. SHRA will review and approve claims for payment.
5. SHRA warrants will be prepared and issued to Relocation staff for distribution.
6. Payments are to be delivered by Relocation staff unless circumstances dictate otherwise. When payments cannot be personally delivered, they will be sent by certified mail, return receipt requested.
7. Receipts of payment will be obtained by Relocation staff and maintained in the case file.
8. Unless otherwise instructed by SHRA, Relocation staff will not deliver final payments until the Project area premises of the claimant(s) have been vacated. Before issuance of final payments, actual occupancy at new quarters must be verified.

## 5.5 RELOCATION TAX CONSEQUENCES

In general, relocation payments are not considered income for tax purposes. Benefit payments are made subject to the provisions of Title 24 of the Code of Federal Regulations and Chapter 16 of the California Government Code. The above statements on tax consequences are not intended to be tax advice by SHRA. Occupants are encouraged to consult with their own tax advisors concerning the tax consequences of relocation payments.

## 5.6 Eviction Policy

Under State guidelines, eviction is permissible only as a last resort. Relocation records must be documented to reflect the specific circumstances surrounding the eviction.

Eviction shall be undertaken only for one or more of the following reasons:

1. 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;
2. Performance of a dangerous, illegal act in the unit;
3. Material breach of the rental agreement and failure to correct breach within 30 days of notice;
4. Maintenance of a nuisance and failure to abate within a reasonable time following notice; or
5. The eviction is required by State or local law and cannot be prevented by reasonable efforts on the part of the public entity.

Those who remain in the project area will be obliged to honor the terms and conditions of rental agreements provided by SHRA. Failure to abide by the terms of the rental agreement may result in eviction.

## 5.7 PROJECTED DATES OF DISPLACEMENT

The displacement period for all eligible displaces will commence once the Relocation Plan has been adopted. It is anticipated that that date will be in **May of 2008** and is anticipated to continue through **December 2008**. The current Project schedule provides adequate time for proper planning of the relocation program and notification to the residential tenants.

## 5.8 ESTIMATED RELOCATION COSTS

The relocation costs estimates for the eight motel displacements and the hotel onsite manager are listed below. The estimates for the un-interviewed motel residents are calculated as extremely low income residents of Sacramento County Income Limits (**Attachment 3**) and their incomes will be assumed as such until interviews are completed. Tenants of the extremely low income category have an estimated gross monthly income not to exceed \$1,175.00 a month. As such each Resident will have an estimated monthly ability to pay

(ATP) of \$352.50. Replacement rent of \$622.00 has been identified for replacement studio / one bedroom apartments based upon the average replacement rents in the immediate area. Currently there are a suitable amount of replacement properties for the identified displaces.

Based upon the gross monthly income assumptions (\$352.50) and the average replacement rents (\$625.00 Rounded) tenants will have an average monthly rental need of \$272.50. This rental assistance will be paid for a period of forty two (42) months. Estimated relocation eligibility of each motel resident will be \$11,445.00.

The onsite manager's unit consists of a three (3) bedroom unit two (2) of which are occupied by the onsite manager's immediate family. The additional bedroom is occupied by the owner occupant and will not be included within the displacement of the manager and will be carved out as separate space. The onsite manager's household consists of three (3) adults and two (2) children. They will qualify for a two bedroom apartment replacement notice of eligibility. Currently the displacement unit is rented at a cost of \$500.00 dollars monthly. Average replacement costs for a two bedroom apartment in the area are approximately six hundred seventy five dollars (\$675.0rounded).

Additionally, business reestablishment costs will be determined based upon a list of moveable items and the reconnection of all services and increased cost of operation. These costs will be determined based on the replacement property. At this time it is assumed that the River City Motel will require a Business Reestablishment payment at the maximum amount of ten thousand dollars (\$10,000) in addition to these yet to be determined moving payments.

<b><i>Rental Assistance Payments (8 Motel Residents)</i></b>	<b><i>\$91,560</i></b>
<b><i>Rental Assistance Payments (1 Onsite Manager Unit)</i></b>	<b><i>\$7,350</i></b>
<b><i>Residential Fixed Moving Payments (8 Motel Residents \$625 per)</i></b>	<b><i>\$5,000</i></b>
<b><i>Business Reestablishment Payments</i></b>	<b><i>\$10,000</i></b>
<b><i>Total Estimated Relocation Cost of Onsite Residents</i></b>	<b><i><u>\$113,910</u></i></b>

## **5.9 SUMMARY OF RECOMMENDATIONS**

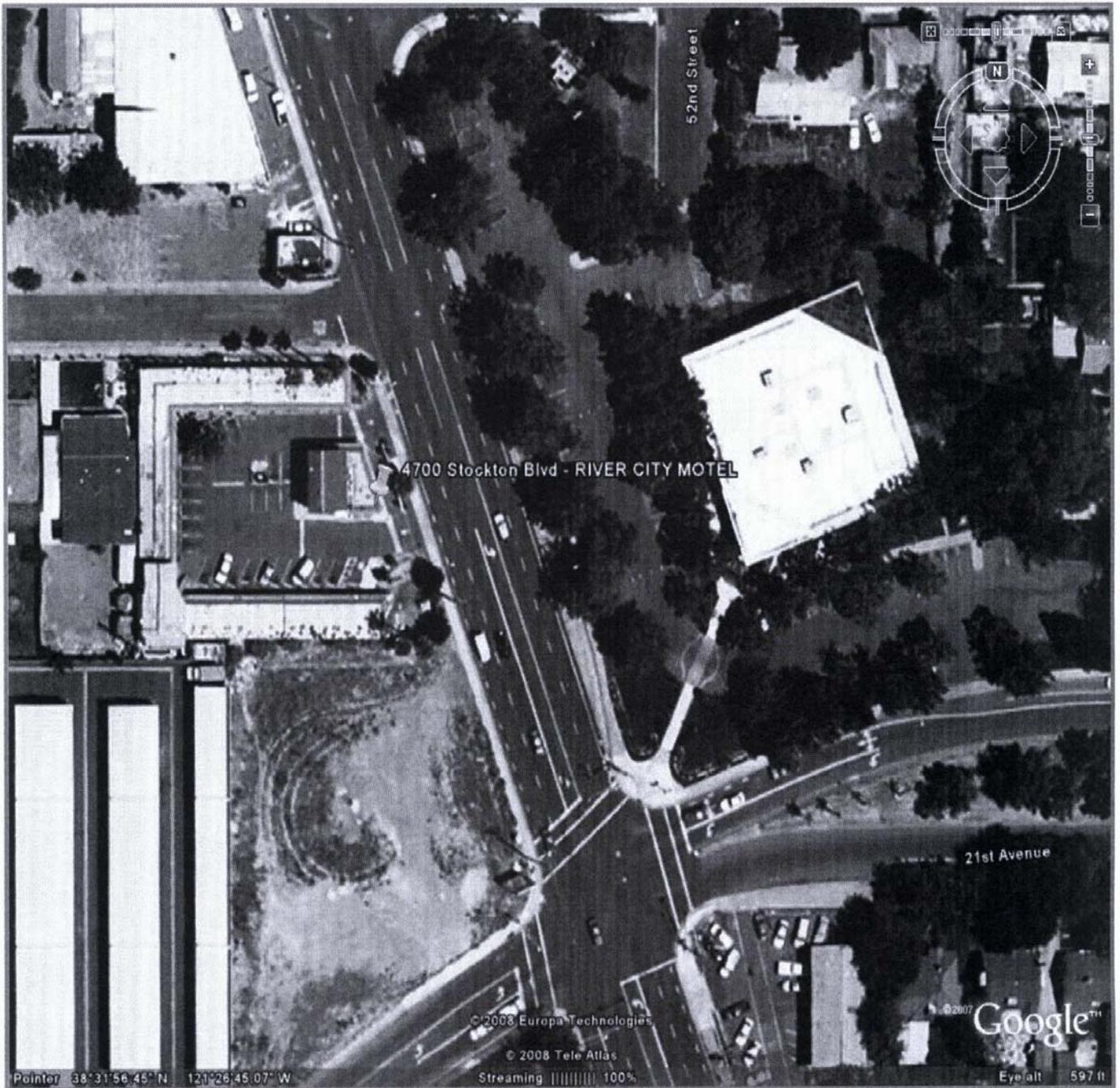
In summary, a total of eight (8) short term motel residents will be personally interviewed along with one (1) one on-site manager and one (1) owner occupant in the Project Area will be personally interviewed. Based on the information obtained from the interview and site inspection, the relocation agent will determine if all occupants of property in the project area are eligible for relocation assistance by the Agency.

Relocation Assistance information and assistance will be provided in the primary language of the displaced occupants, in order to assure that all displaced occupants obtain a complete understanding of the relocation program and eligible benefits.

# ATTACHMENT 1 – REGIONAL AREA MAP



# ATTACHMENT 2 – PROJECT AREA MAP



## ATTACHMENT 3 – GENERAL DEMOGRAPHICS AND HOUSING CHARACTERISTICS

2006 BASIC HOUSEHOLD CHARACTERISTICS	
Sacramento County	
Total Population	1,374,724
Persons in Household	996,967
Housing Units	542,499
Households	453,602
Persons per household	2.64
Vacancy Factor	3.1%

Source: U.S. Census (1990-2000 with 2006 estimated)

### Sacramento County Income Limits

FY 2008 Income Limit Area	Median Income	FY 2008 Income Limit Category	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
		<u>Very Low (50%) Income Limits</u>	\$24,850	\$28,400	\$31,950	<b>\$35,500</b>	\$38,350	\$41,200	\$44,000	\$46,850
Sacramento County	\$71,000 4 persons	<u>Extremely Low (30%) Income Limits</u>	\$14,900	\$17,050	\$19,150	<b>\$21,300</b>	\$23,000	\$24,700	\$26,400	\$28,100
		<u>Low (80%) Income Limits</u>	\$39,750	\$45,450	\$51,100	<b>\$56,800</b>	\$61,350	\$65,900	\$70,450	\$75,000

Source: US Dept. of Housing & Community Development – FY 2008 HUD Income Limits

Ethnicity	Sacramento County
White	31.6%
Black or African American	18.3%
American Indian and Alaska Native Persons	0.9%
Asian	16.4%
Native Hawaiian & Other Pacific Islander	0.51%
Hispanic or Latino Origin	44.6%
Reporting Two or More Races	6.8%
White persons not Hispanic	25.4%

Source: U.S. Census Bureau - 2000

## ATTACHMENT 4 – PERSONAL INTERVIEW RESIDENTIAL QUESTIONNAIRE

### PERSONAL INFORMATION NOTICE

Pursuant to the Federal Privacy Act (P.L. 93-579) and the Information Practices Act of 1977 (Civil Code Sections 1798, et seq.), notice is hereby given for the request of personal information by this form. The requested personal information is voluntary. The principal purpose of the voluntary information is to facilitate the processing of this form. The failure to provide all or any part of the requested information may delay processing of this form. No disclosure of personal information will be made unless permissible under Article 6, Section 1798.24 of the IPA of 1977. Each individual has the right upon request and proper identification, to inspect all personal information in any record maintained on the individual by an identifying particular. Direct any inquiries on information maintenance to your IPA Office.

1. Street Address: \_\_\_\_\_
  2. Name of head of household: \_\_\_\_\_
  3. Name of respondent: \_\_\_\_\_
  4. Today's date: \_\_\_\_\_
  5. How long have you lived at this address?      Months \_\_\_\_\_      Years \_\_\_\_\_
  6. How long have you lived in this area?      Months \_\_\_\_\_      Years \_\_\_\_\_
  7. a) How many bedrooms are in your unit? \_\_\_\_\_  
How many bathrooms are in your unit? \_\_\_\_\_  
  
How many total rooms are in your unit? \_\_\_\_\_
  - b) Do you have a carport?    Yes \_\_\_\_\_    No \_\_\_\_\_
  8. Do you: a) Own your home? \_\_\_\_\_    If so:  
    Who is on the title? \_\_\_\_\_  
    Do you know of any liens on your home? \_\_\_\_ If so, please list:  
    \_\_\_\_\_
  9. IF YOU RENT YOUR HOME:  
    How much is your monthly rent? \_\_\_\_\_  
    Are gas and electricity included in your rent? \_\_\_\_\_  
    Is water included in your rent? \_\_\_\_\_  
    Is the furniture owned by the landlord? \_\_\_\_\_  
    Do you receive a rent subsidy? \_\_\_\_\_
  10. IF YOU OWN: How much is your monthly mortgage payment? (Please attach copy of monthly statement)  
    What is the approximate mortgage balance?  
    What portion of the mortgage is paid? (check one)  
    a) Less than  $\frac{1}{4}$        c)  $\frac{1}{2}$        e) All paid   
    b)  $\frac{1}{4}$        d)  $\frac{3}{4}$
- What is the interest rate on your mortgage? \_\_\_\_\_

What is the name, address and phone number for your mortgage company? \_\_\_\_\_

If you wish to stay in the general vicinity tell us what is important to you.

(Indicate preference: 1, 2 and 3 etc. – number 1 being the most important)

- |   |                               |
|---|-------------------------------|
| _____ High cost of housing elsewhere      | _____ My job is nearby        |
| _____ Convenient to shopping              | _____ Close to schools        |
| _____ I like the house                    | _____ I like the neighborhood |
| _____ My friends and relatives are nearby | _____ Close to church         |
| _____ Public transportation available     | _____ Only place available    |
| _____ Near hospital/medical services      |                               |

Other \_\_\_\_\_

11. (a) How many people live with you? \_\_\_\_\_

b) Who are they?

Name	Relation-ship (husband, wife, son, daughter, etc.)	Age	Years of School	Dis-ability	EMPLOYMENT				STUDENT						
					Full Time	Part Time	Unem-ployed	Distance to work	Full Time	Part time	Pre-school	K-8 grade	9-12 grade	Colleg e	

13a. Schools attended: 1. \_\_\_\_\_ 2. \_\_\_\_\_  
 3. \_\_\_\_\_ 4. \_\_\_\_\_  
 5. \_\_\_\_\_ 6. \_\_\_\_\_

14. Describe the disability if you have checked that box: \_\_\_\_\_

Is your home modified for your disability? \_\_\_\_\_

15. What are the primary (P) and secondary (S) sources of household income?

Employment \_\_\_\_\_ Retirement \_\_\_\_\_  
 Social Security \_\_\_\_\_ Public Assistance \_\_\_\_\_  
 Child Support \_\_\_\_\_ Other \_\_\_\_\_

16. Please check the combined monthly income of household before taxes:

Under \$500 \_\_\_\_\_ \$1,500 - \$1,999 \_\_\_\_\_ \$3,000 - \$3,499 \_\_\_\_\_  
 \$500 - \$999 \_\_\_\_\_ \$2,000 - \$2,499 \_\_\_\_\_ \$3,500 - \$3,999 \_\_\_\_\_  
 \$1,000 - \$1,499 \_\_\_\_\_ \$2,500 - \$2,999 \_\_\_\_\_ \$4,000 - over \_\_\_\_\_

17. What is the distance to household members' place of work?

Head of household: \_\_\_\_\_ ( \_\_\_\_\_ Miles) \_\_\_\_\_ Minutes  
 Other members of household: \_\_\_\_\_

- |    |       |               |               |
|----|-------|---------------|---------------|
| 1. | _____ | (_____ Miles) | _____ Minutes |
| 2. | _____ | (_____ Miles) | _____ Minutes |
| 3. | _____ | (_____ Miles) | _____ Minutes |

18. List the three principal means of transportation used by your household members. List in order, (1) the most used.

- |               |                           |
|---------------|---------------------------|
| a) Car _____  | d) Train _____            |
| b) Bus _____  | e) Ride with others _____ |
| c) Walk _____ |                           |

19. If you were to move from this address, would you prefer to: a) Buy \_\_\_\_\_ b) Rent \_\_\_\_\_

20. Would you prefer to move from this address into a: (Please check one.)

- |                      |                        |
|----------------------|------------------------|
| a) House _____       | e) Rooming house _____ |
| b) Duplex _____      | f) Mobile home _____   |
| c) Apartment _____   | g) Other _____         |
| d) Condominium _____ |                        |

22. If you were to move, what area would you prefer? List the cities or areas in order of preference:

- |          |          |
|----------|----------|
| a) _____ | d) _____ |
| b) _____ | e) _____ |
| c) _____ | f) _____ |

23. Would the household move together as the unit is now comprised? Yes \_\_\_\_\_ No \_\_\_\_\_  
If no, please explain: \_\_\_\_\_

24. Is an interpreter needed? Yes \_\_\_\_\_ No \_\_\_\_\_  
If so, what language? \_\_\_\_\_

25. Special comments? Yes \_\_\_\_\_ No \_\_\_\_\_

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## ATTACHMENT 5 - REPLACEMENT UNITS FOR RENT AND SALE

	Address	Price	Contact
Studio	2740 Elvyra Way, Sacramento	\$550/mth	916-488-2532
Studio	2330 Capital Ave., Sacramento	\$565/mth	916-786-7100
Studio	817 Fulton Ave., Sacramento	\$625/mth	888-810-2034
Studio	1015 Rio Lane, Sacramento	\$585/mth	916-446-7055
Studio	2508 V. Street, Sacramento	\$625/mth	916-447-3909
Studio	1412 22 <sup>nd</sup> Street, Sacramento	\$625/mth	916-402-8749
Studio	1908 23 <sup>rd</sup> Street, Sacramento	\$595/mth	916-442-1951
Studio	1204 P Street, Sacramento	\$675/mth	916-447-5945
Studio	1601 12 <sup>th</sup> Street, Sacramento	\$625/mth	916-447-5944
Studio	2713 T Street #5, Sacramento	\$525/mth	916-482-6899
1BR	3317 W Street Sacramento	\$550/mth	530-823-7142
1BR	2701 San Fernando Ave., Sac	\$600/mth	916-686-2719
1BR	135 Baxter Avenue, Sac	\$620/mth	916-927-9827
1BR	5113 Thurman Way. Sac	\$650/mth	916-687-7112
1BR	3405 Balmoral Dr, Sacramento	\$625/mth	916-489-3765
1BR	2718 U Street, Sacramento	\$620/mth	916-961-8598
1BR	2854 Darwin St., Sacramento	\$595/mth	916-921-2114
1BR	5148 El Camino, Sacramento	\$625/mth	916-489-0887
1BR	1015 Rio Lane, Sacramento	\$685/mth	916-446-7055
1BR	1526 Q. Street, Sacramento	\$625/mth	707-258-1204
1BR	1723 U Street, Sacramento	\$650/mth	916-536-5600X2414
1BR	250 Del Verde #8, Sacramento	\$695/mth	530-265-2019
1BR	7326 Stockton Blvd, Sac.	\$640/mth	866-603-6552
1BR	4719 50 <sup>th</sup> Ave., Sacramento	\$599/mth	866-489-8064
1BR	4014 E. Nichols Ave., Sac	\$695/mth	916-923-5772
1BR	7432 Franklin Blvd, #3, Sac	\$625/mth	916-923-5772
1BR	3841 13 <sup>th</sup> Ave., Sacramento	\$695/mth	916-923-5772
2BR	4600 Greenhaven #1, Sac	\$650/mth	916-483-4544
2BR	2013 8 <sup>th</sup> Street #4, Sac	\$695/mth	916-415-0122
2BR	4544 Greenholme, Sacramento	\$695/mth	916-415-0122
2BR	2520 Northrop #8 Sacramento, CA	\$650/mth	916-484-4335

## REPLACEMENT HOTEL / MOTELS FOR SALE

Name	Address	Price	Units
Oxford Hotel	37 S. Aurora Street, Stockton	\$998,000	32
Folsom Hotel	703 Sutter St, Folsom	\$1,7795,000	15

## ATTACHMENT 6 – INFORMATIONAL

### 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. Section 8 Tenants
- VI. Replacement Housing Payment - Homeowners
- VII. Qualification For And Filing Of Relocation Claims
- VIII. Last Resort Housing Assistance
- IX. Rental Agreement
- X. Evictions
- XI. Appeal Procedures – Grievance
- XII. Tax Status Of Relocation Benefits
- XIII. Legal Presence Requirement
- XIV. 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 Redevelopment Agency (called here the “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 you may receive under the federal and/or state law. We suggest you save this informational statement for reference.

The Displacing Agency has retained the professional firm of **Paragon Partners Ltd (Paragon)** to provide relocation assistance to you. The firm is available to explain the program and benefits. Their address and telephone number is:

**Paragon Partners Ltd.  
1451 River Park Drive Suite 251  
Sacramento, CA 95815  
Telephone: (916) 565-1174**

Spanish speaking representatives are available. **Si necesita esta información en español, porfavor 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 **Paragon Partners Ltd** 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 Displacing Agency’s relocation assistance program.

**Please continue to pay your rent to your current landlord, otherwise you may be evicted and jeopardize the relocation benefits to which you may be entitled to receive. Once the Displacing Agency acquires the property, you will also be required to pay rent to the Displacing Agency.**

## **II. ASSISTANCE IN LOCATING A REPLACEMENT DWELLING**

The Displacing 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 Displacing Agency, you will receive a payment to assist in moving your personal property. The actual, reasonable and necessary expenses for moving your household belongings may be determined based on the following methods:

- A Fixed Moving Payment based on the number of rooms you occupy (see below); **or**
- A payment for your Actual Reasonable Moving and Related Expenses based on at least two written estimates and receipted bills; **or**
- A combination of both.

For example, you may choose a Self Move, receiving a payment based on the Fixed Residential Moving Cost Schedule shown below, plus contract with a professional mover to transport your grand piano and /or other items that require special handling. In this case there may be an adjustment in the number of rooms which qualify under the Fixed Residential Moving Cost Schedule.

### **A. Fixed Moving Payment (Self Move)**

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 Displacing Agency, and ranges, for example, from \$400.00 for one furnished room to \$2,150.00 for eight rooms in an unfurnished dwelling. Your relocation representative will inform you of the amount you are eligible to receive if you choose this type of payment.

<b>FIXED MOVING SCHEDULE - CALIFORNIA (effective June 15, 2005)</b>			
<b>Occupant owns furniture</b>		<b>Occupant does NOT own furniture</b>	
1 room	\$625.00	1 room	\$400.00
2 rooms	\$800.00	each additional room	\$65.00
3 rooms	\$1,000.00		
4 rooms	\$1,175.00		
5 rooms	\$1,425.00		
6 rooms	\$1,650.00		
7 rooms	\$1,900.00		
8 rooms	\$2,150.00		
each additional room	\$225.00		

If you select a fixed payment, you will be responsible for arranging for your own move and the Displacing Agency will assume no liability for any loss or damage of your personal property. A fixed payment also includes utility hook-up, credit check and other related moving fees.

**B. Actual Moving Expense (Commercial Move)**

If you wish to engage the services of a licensed commercial mover and have the Displacing 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 Displacing Agency approval.

**IV. REPLACEMENT HOUSING PAYMENT – 90-DAY OCCUPANTS**

Tenants and homeowner-occupants may be eligible for a payment up to \$5,250.00 to assist 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 immediately prior to the Displacing Agency's first offer to purchase the property, or an owner who has occupied your dwelling for between 90 and 180 days immediately prior to the Displacing Agency's first offer to purchase the property.

**A. Rental Assistance.** If you 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 monthly household income if your total gross income is classified as "low income" by the U. S. Department of Housing and Urban Development's (HUD) Annual Survey of Income Limits for Public Housing and Section 8 Programs. 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. "SECTION 8" TENANTS**

When you do move, you may be eligible to transfer your Section 8 eligibility to a replacement site. In such cases, a comparable replacement dwelling will be determined based on your family composition at the time of displacement and the current housing program criteria. This may not be the size of the unit you currently occupy. Your relocation representative will provide counseling and other advisory services along with moving benefits.

## **VI. REPLACEMENT HOUSING PAYMENT – HOMEOWNERS**

3.0 **A.** If you owned and occupied a dwelling purchased by the Displacing 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 choose to rent rather than purchase a replacement dwelling, the payment will be based on a determination of market rent for the acquired dwelling compared to a comparable rental dwelling available on the market. This payment is intended to cover the following items:

1. **Purchase Price Differential** - An amount which, when added to the amount for which the Displacing Agency purchased your property, equals the lesser of the actual cost of your replacement dwelling; **or** the amount determined by the Displacing 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 incidental costs related 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 the amount that could have been received under the Purchase Price Differential, explained above. 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.

## **VII. 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 following:**

- For a tenant, the date you move from the displacement dwelling.
- For an owner-occupant, the latter of:
  - a. 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**
  - b. The date the Displacing Agency fulfills its obligation to make available comparable replacement dwellings.

All claims for relocation benefits must be filed with the Displacing 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.

## **VIII. 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 Displacing 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.

## **IX. RENTAL AGREEMENT**

As a result of the Displacing Agency 's action to purchase the property where you live, you may become a tenant of the Displacing 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.

## **X. EVICTIONS**

Eviction for cause must conform to applicable State and local law. Any person who occupies the real property and is not in unlawful occupancy on the date of initiation of negotiations, is presumed to be entitled to relocation benefits, unless the Displacing Agency determines that:

- The person received an eviction notice prior to the initiation of negotiations and, as a result, was later evicted; or
- The person is evicted after the initiation of negotiations for serious or repeated violation of material terms of the lease; and
- In either case, the eviction was not undertaken for the purpose of evading relocation assistance regulations.

## **XI. 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 Displacing Agency's appeals procedure. Complete details on appeal procedures are available upon request from the Displacing Agency.

## **XII. TAX STATUS OF RELOCATION BENEFITS**

California Government Code Section 7269 indicates no relocation payment received shall be considered as income for the purposes of the Personal Income Tax Law, Part 10 (commencing with Section 170 01) 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. Furthermore, federal regulations (49 CFR Part 24, Section 24.209) also indicate that no payment received under this part (Part 24) shall be considered as income for the purpose of the Internal Revenue Code of 1954, which has been redesignated as the Internal Revenue Code of 1986. The preceding statement is not tendered as legal advice in regard to tax consequences, and displacees should consult with their own tax advisor or legal counsel to determine the current status of such payments.

## **XIII. LAWFUL PRESENCE REQUIREMENT**

In order to be eligible to receive relocation benefits in federally funded relocation projects, all members of the household to be displaced must provide information regarding their lawful presence in the United States. Any member of the household who is not lawfully present in the United States or declines to provide this information may be denied relocation benefits, unless such ineligibility would result in an exceptional and extremely unusual hardship to the alien's spouse, parent, or child, any of whom is a citizen or an alien admitted for permanent residence. Exceptional and extremely unusual hardship is defined as significant and demonstrable adverse impact on the health or safety, continued existence of the family unit, and any other impact determined by the Displacing Agency to negatively affect the alien's spouse, parent or child. Relocation benefits will be prorated to reflect the number of household members with certified lawful presence in the US.

## **XIV. 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 7 – INFORMATIONAL

### **INFORMATIONAL STATEMENT FOR BUSINESSES, NON-PROFIT ORGANIZATIONS AND FARMS**

(Pursuant to Requirements of Uniform Relocation Act)

#### **Introduction**

The property on which you now conduct your business is in an area to be improved with the assistance of the **Sacramento Housing and Redevelopment Agency** ("Agency"). The Agency's plans require the acquisition of several land parcels and the relocation of existing commercial uses. If the Agency proceeds with the acquisition, 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.

This is not a notice to move. It is important that you do not move before you learn what you must do to receive relocation payments and other assistance to which you may be entitled. The Agency has retained the services of our firm, Paragon Partners Ltd. a qualified professional relocation firm, to assist you. We are available to explain the program and benefits. Our address and telephone number is:



**Paragon Partners, Ltd.  
1451 River Park Drive, Suite 251  
Sacramento, CA 95815  
Toll Free Tele: 1.866.398.5510  
Fax: 916.565.0533**

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

#### **Summary of Relocation Assistance**

As an eligible displaced person, you will be offered appropriate financial and advisory assistance to help you relocate, including:

- A. Payment for your moving expenses, which include either
  - A Payment for Actual Reasonable Moving and Related Expenses

**or**

  - A Fixed Payment In Lieu of a Payment for Actual Moving and Related Expenses
- B. Advisory assistance to explain the relocation process, the related eligibility requirements and the procedures for obtaining reimbursement for moving expenses.
- C. Other help as needed to reestablish your business to minimize the impact of the move.

If you disagree with the Agency's decision as to your right to a relocation payment, or the amount of the payment, you may appeal that decision.

## **SOME GENERAL QUESTIONS**

### **How Will I Know I Am Eligible for Relocation Assistance?**

Ordinarily, eligibility begins on the date the owner of the property receives the Agency's initial written offer to purchase it. Therefore, you should not move before that date. If you do, you may not be eligible for relocation assistance.

### **How Will the Agency Know How Much Help I Need?**

You will be contacted at an early date and personally interviewed by a representative of the Agency. The interviewer will want to get information about your current operation, as well as identify movable personal property and non-movable improvements, determine your needs and preferences for a replacement location, estimate the time required to vacate the premises and your need for advance payments. During the interview, you may want to discuss other issues relative to your move. It is to your advantage to provide as much information as possible so that the Agency, through its relocation representative, can assist you in moving with a minimum of hardship. The information you give will be kept in confidence.

### **How Soon Will I Have to Move?**

Every reasonable effort will be made to provide you with sufficient time to find and reestablish your business in a suitable replacement location. If possible, a mutually agreeable date for the move will be worked out. Unless there is an urgent need for the property (e.g., your occupancy would present a health or safety emergency), you will not be required to move without at least 90 days advance written notice. It is important, however, that you keep in close contact with the Agency so that you are aware of the time schedule for carrying out the project and the approximate date by which you will have to move.

### **I Own the Property. Will I Be Paid for It Before I Have to Move?**

If you reach a voluntary agreement to sell your property to the Agency, you will not be required to move before you receive the agreed purchase price. If the property is acquired through an eminent domain proceeding, you cannot be required to move before the estimated fair market value of the property has been deposited with the court. (You should be able to withdraw this amount immediately, less any amounts necessary to pay off any mortgage or other liens on the property and to resolve any special ownership problems. Withdrawal of your share of the money will not affect your right to seek additional compensation for your property).

### **Will I Have to Pay Rent to the Agency Before I Move?**

You may be required to pay a fair rent to the Agency for the period between the acquisition of your property and the date that you move. Your rent and the terms of your tenancy will be generally the same as in the prior arrangement.

### **How Will I Find a Replacement Location?**

Your relocation representative will provide you with current and continuing information on available replacement locations that meet your needs. You will also be provided with the names of local real estate agents and brokers who can assist you in finding the type of replacement location you require, however you are urged to take an active role in finding and relocating to a location of your choice. No one knows your needs better than you do. You will want a facility that provides sufficient space for your planned activities. You will also want to ensure that there are no zoning or other requirements which will unduly restrict your planned operations. Your relocation representative will explain which kind of moving costs are eligible for reimbursement and which are not eligible. That will enable you to carry out your move in the most advantageous manner.

### **What Other Assistance Will Be Available to Help Me?**

In addition to help in finding a suitable replacement location, your relocation representative will help you secure the services of outside specialists, as necessary, to plan the move, as well as provide assistance during the actual move and in the reinstallation of machinery and/or other personal property. The range of services depends on the needs of the business being displaced. You should ask the Agency's relocation representative to tell you about the specific services that will be available to you.

### **I Have a Replacement Location and Want to Move. What Should I Do?**

Before you make any arrangements to move, notify the Agency's relocation representative, in writing, of your intention to move. This should be done at least 30 days before the date you begin your move. The Agency will discuss the move with you and advise you of the relocation payment(s) for which you may be eligible, the requirements to be met, and how to obtain a payment.

### **I Plan to Discontinue My Business Rather than Move. What Should I Do?**

If you have decided to discontinue your business rather than reestablish, you may still be eligible to receive a payment. Contact the Agency's relocation representative and discuss your decision to discontinue your business. You will be informed of the payment, if any, for which you may be eligible, the requirements to be met, and how to obtain your payment.

### **What Kinds of Payments for Moving Expenses Will I Receive?**

Every eligible business, non-profit organization and farm is entitled to a relocation payment to cover the reasonable cost of moving. You may choose either:

A. Payment for Actual Reasonable Moving and Related Expenses,

or

B. Fixed Payment for Moving Expenses (if you meet the eligibility requirements).

### **What is the Payment for Actual Reasonable Moving and Related Expenses?**

If you choose a Payment for Actual Reasonable Moving and Related Expenses, you may claim the cost of:

1. Transportation of personal property. Transportation costs for a distance beyond 50 miles are not eligible, unless the Agency determines that relocation beyond 50 miles is justified.
2. Packing, crating, unpacking, and uncrating of the personal property.
3. Disconnecting, dismantling, removing, reassembling, and reinstalling relocated machinery, equipment, and other personal property, and certain substitute personal property. This includes connection to utilities available within the building. It also includes modifications to the personal property, including those mandated by Federal, State or local law, code or ordinance, necessary to adapt it to the replacement structure, the replacement site, or the utilities at the replacement site, and modifications necessary to adapt the utilities at the replacement site to the personal property.
4. Storage of the personal property not to exceed 12 months, unless the Agency determines that a longer period is necessary.
5. Insurance for the replacement value of the personal property in connection with the move and necessary storage.

6. The replacement value of property lost, stolen or damaged in the process of moving (not through fault or negligence of the displaced person, his or her agent or employee), where insurance covering such loss, theft or damage is not reasonably available.
7. Any license, permit or certification required of your business at the replacement location. However, the payment may be based on the remaining useful life of the existing license, permit, or certification.
8. Professional services as the Agency determines to be actual, reasonable and necessary for (1) planning the move of the personal property, (ii) moving the personal property, and (iii) installing the relocated personal property at the replacement location.
9. Re-lettering signs and replacing stationary on hand at the time of displacement that is made obsolete as a result of the move.
10. Actual direct loss of tangible personal property incurred as a result of moving or discontinuing your business. The payment will consist of the lesser of:
  - (i) The fair market value of the item, **as is** for continued use at the displacement site, less the proceeds from its sale. (To be eligible for payment, you must make a good faith effort to sell the personal property, unless the Agency determines that such effort is not necessary. When payment for property loss is claimed for goods held for sale, the fair market value will be based on the cost of the goods to the business, not the potential selling price.); **or**
  - (ii) The estimated cost of moving the item **as is**, but with no allowance for storage; or for reconnecting a piece of equipment if the equipment is in storage or not being used at the acquired site. (If you elect to discontinue your business, the estimated cost will be based on a moving distance of 50 miles.)
11. The reasonable cost incurred in attempting to sell an item that is not to be relocated.
12. Purchase of substitute personal property. If an item of personal property which is used as part of your business is not moved but is promptly replaced with a substitute item that performs a comparable function at the replacement site, you will be entitled to payment for the lesser of:
  - (i) The cost of the substitute item, including installation costs at the replacement site, minus any proceeds from the sale or trade-in of the replaced item; or
  - (ii) The estimated cost of moving and reinstalling the replaced item but with no allowance for storage. At the Agency's discretion, the estimated cost for a low cost or uncomplicated move may be based on a single bid or estimate.
13. Searching for a replacement location. Your business is entitled to reimbursement for actual expenses, not to exceed \$ 2,500 as the Agency determines to be reasonable, which are incurred in searching for a replacement location including:
  - i) Transportation
  - ii) Meals and lodging away from home.
  - iii) Time spent searching, based on reasonable salary or earnings.
  - iv) Fees paid to a real estate agent or broker to locate a replacement site, exclusive of any fees or commissions related to the purchase of such site.
  - v) Time spent in obtaining permits and attending zoning hearings; and
  - vi) Time spent negotiating the purchase of a replacement site based on a reasonable salary or earnings.
14. Other related moving expenses as the Agency determines to be reasonable and necessary, including:

- i) Connection to available nearby utilities from the right-of-way to improvements at the replacement site;
- ii) Professional services performed prior to the purchase or lease of a replacement site to determine its suitability for your business operation, including but not limited to soil testing, feasibility and marketing studies (excluding any fees or commissions directly related to the purchase or lease of such site). At the Agency's discretion, a reasonable pre-approved hourly rate may be established
- iii) Impact fees or one-time assessments for anticipated heavy utility usage, as determined by the Agency.

The Agency's relocation representative will explain all eligible moving costs, as well as, those which are not eligible. You must be able to account for all costs that you incur; so keep all your receipts. The Agency will inform you of the documentation needed to support your claim.

You may minimize the amount of documentation needed to support your claim, if you elect to "self-move" your property. Payment for self-move is based on the amount of an acceptable low bid or estimate obtained by the Agency. If you self-move, you may move your personal property using your own employees and equipment or a commercial mover. If you and the Agency cannot agree on an acceptable amount to cover the cost of the "self-move," you will have to submit full documentation in support of your claim.

You may elect to pay your moving costs yourself and be reimbursed by the Agency or, if you prefer, you may have the Agency pay the mover directly. In either case, let the Agency's relocation representative know before you move. The Agency representative can help you select a reliable and reputable mover.

When a payment for "actual direct loss of personal property" or "substitute personal property" is made for an item, the estimated cost of moving the item may be based on the lowest acceptable bid or estimate obtained by the Agency. If not sold or traded-in, the item must remain at the old location and ownership of the item must be transferred to the Agency before you may receive the payment.

### **What are Reestablishment Expenses?**

In addition to actual, reasonable moving and related expenses, a small business, non-profit organization or farm may be eligible to receive a payment of up to \$10,000 for expenses actually incurred in relocating and reestablishing its operation at a replacement site.

Eligible expenses must be reasonable and necessary, as determined by the Agency. They may include but are not limited to the following:

- A. Repairs or improvements to the replacement real property as required by federal, state or local law, code or ordinance.
- B. Modifications to the replacement property to accommodate the business operation or make replacement structures suitable for conducting the business.
- C. Construction and Installation costs for exterior signage to advertise the business.
- D. Redecoration or replacement of soiled or worn surfaces at the replacement site, such as paint, paneling or carpeting.
- E. Advertising of replacement location.
- F. Estimated increased costs of operation during the first 2 years at the replacement site, for such items as:

1. Lease or rental charges
2. Personal or real property taxes
3. Insurance premiums, and
4. Utility charges (excluding Impact fees)

G. Other items that the Agency considers essential to the reestablishment of the business.

**What Expenses Are Not Eligible for a Reestablishment Payment?**

The following is a non-exclusive listing of reestablishment expenditures not considered to be reasonable, necessary or otherwise eligible:

- A. Purchase of capital assets, such as, office furniture, filing cabinets, and machinery or trade fixtures.
- B. Purchase of manufacturing materials, production supplies, product inventory, or other items used in the normal course of the business operation.
- C. Interest costs associated with any relocation expense or the purchase of replacement property.
- D. Payment to a part-time business in the home which does not contribute materially to the household income.

**What is a Fixed Payment?**

A displaced business, non-profit organization or farm may be eligible to choose a fixed payment in lieu of the payments for actual moving and related expenses and actual reasonable reestablishment expenses. The payment may not be less than \$1,000.00 or more than \$20,000.00. For a business or farm, the payment is based on the average annual net earnings before Federal, State and local income taxes during the 2 taxable years immediately prior to the taxable year in which it was displaced. For a non-profit organization, the payment is based on the average of 2 years annual gross revenues less administrative expenses.

In order to qualify for this payment, the Agency must determine that:

1. The business owns or rents personal property which must be moved in connection with the displacement and for which an expense would be incurred in such move, and the business vacates or relocates from its displacement site.
2. The business cannot be relocated without a substantial loss of existing patronage (clientele or net earnings).
3. The business is not a part of a commercial enterprise having more than three other entities which are not being acquired by the Agency, and which are engaged in the same or similar business activities.
4. The business is not operated at the displacement dwelling/site solely for the purpose of renting such dwelling/site to others.
5. The business contributed materially to the income of the displaced person during the two (2) taxable years prior to displacement.

If the business or farm was not in operation for the full two years prior to displacement, the net earnings are based on the actual period of operation at the acquired site projected to an annual rate. Average net earnings may be based on a different period of time when the Agency determines it to be more equitable. Net earnings include any compensation paid to the owners of the business, a spouse or dependents. Proof of net earnings must be furnished to the Agency through income tax returns, certified financial statements, or other reasonable evidence which the Agency determines is satisfactory.

For a qualified non-profit organization, gross earnings may include membership fees, class fees, cash donations, tithes and receipts from sales or other forms of fund collection that enables the non-profit organization to operate. Administrative expenses are those for administrative support such as rent, utilities, salaries, advertising and other like items as well as fund raising expenses. Operating expenses for carrying out the purposes of the non-profit organization are not included in administrative expenses. The monetary receipts and expense amounts may be verified with certified financial statements or financial documents required by public agencies.

The Agency will inform you as to your eligibility for this payment and the documentation you must submit to support your claim. NOTE: When you elect this payment you are not entitled to reimbursement for any other moving expenses.

### **I Own an Outdoor Advertising Display. What Relocation Payment will I Receive?**

As the owner of an outdoor advertising display, you are eligible for a Relocation Payment For Actual Reasonable Moving And Related Expenses. You are not eligible to receive a Payment In Lieu of a Payment For Actual Reasonable Moving And Related Expenses.

If you choose not to relocate or replace the sign, the payment for "direct loss of personal property" would be the lesser of: (1) the depreciated reproduction cost of the sign, as estimated by the Agency, less the proceeds from its sale, or (2) the estimated cost of moving the sign without temporary storage. The Agency will inform you as to the exact costs that may be reimbursed.

### **How do I Receive a Relocation Payment?**

You must file a claim for a relocation payment. The Agency's relocation representative will provide you with the required claim forms, assist you in completing them, and explain the type of documentation that you must submit in order to receive your relocation payments. If you must pay any relocation expenses before you move (e.g., because you must provide a security deposit if you lease your new location), discuss your financial needs with the Agency. You may be able to obtain an advance payment. An advance payment may be placed in "escrow" to ensure that the move will be completed on a timely basis.

If you are a tenant, you must file your claim within 18 months after the date you move. If you own the property, you must file within 18 months after the date you move, or the date you receive the final acquisition payment, whichever is later. However, it is to your advantage to file as soon as possible after you move. 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, the Agency may 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.

### **Appeals**

If you disagree with the Agency's decision as to your right to a relocation payment or the amount of payment, you may appeal the decision to the Agency. The Agency's relocation representative will inform you of its appeal procedures. At a minimum, you will have 18 months from the date you move to file your appeal with the Agency. Your appeal must be in writing. However, if you need help, the Agency's relocation representative will assist you in preparing your appeal. If you are not satisfied with the final appeal decision, you may seek review of the matter by the courts.

### **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. The preceding statement is not tendered as legal advice in regard to tax consequences, and you should consult with your own tax advisor or legal counsel to determine the current status of such payments.

### **Lawful Presence Requirement**

Pursuant to the Public Law 105-117 of 11-21-97, in order to be eligible to receive non-residential relocation benefits in federally funded relocation projects, the owner of a sole proprietorship and all owners of a partnership must provide information regarding their lawful presence in the United States. Sole proprietors or partnerships with owners who are not lawfully present in the United States, or who decline to provide this information, may be denied relocation benefits. Relocation benefits will be prorated to reflect the number of owners with certified lawful presence in the United States.

### **Applicability**

While every effort has been made to assure accuracy of this statement, it should be understood that it does not have the force and effect of law, rule, or regulation, governing the payment of benefits. Should any difference or error occur, the law will take precedence.

### **Additional Information**

If you have further questions regarding this Informational Statement or the relocation process, please contact the Agency's relocation representative:



**Paragon Partners, Ltd.**  
**1451 River Park Drive, Suite 251**  
**Sacramento, CA 95815**  
**Toll Free Tele: 1.866.398.5510**  
**Fax: 916.565.0533**

**4700 Stockton Boulevard  
RIVER CITY MOTEL  
Replacement Housing Plan for Very-Low  
Income Dwelling Units**

**Description of Property**

The subject property is located at 4700 Stockton Boulevard in the County portion of the Stockton Boulevard Redevelopment Project Area, Board of Supervisor District 1 on the southwest corner of Baker Avenue and Stockton Boulevard. The River City Motel is an older motel, vintage 1960s, that has deteriorated over time. The motel consists of 30 motel rooms, a manager's quarters and one unit that is used by the owner. Some of the rooms have been used as permanent housing over the years, particularly since the development of Highway 99 has largely eliminated Central Valley intercity traffic along Stockton Boulevard. The property contains 24,283 square feet.

Based on an analysis of State replacement housing requirements, discussed more fully below, the Agency is required to replace only those motel units that are used as long term housing. The Agency is currently moving forward with a staff report that will authorize purchase of the property via a Resolution of Just Compensation, approval of the Relocation Plan for the long-term motel tenants, and this Replacement Housing Plan. This staff report is presently scheduled to go to the Redevelopment Agency of the County of Sacramento on May 27, 2008.

Following acquisition of the property, the Agency will demolish all the improvements, potentially assemble the parcel with another contiguous parcel and redevelop the site as a mixed use project with affordable residential units and commercial and neighborhood serving retail.

Redevelopment of the obsolete River City Motel presents a significant opportunity to upgrade and modernize that portion of the Redevelopment Project Area.

Please refer to Attachment 1 for a map of the project site.

**Project Status**

Upon successful acquisition of the property, the motel will be demolished and prepared for the development (along with a potential contiguous parcel) of a mixed use residential commercial project. The Phase I Environmental Site assessment shows no obvious evidence of a recognized environmental condition. No further assessment of the site is recommended or warranted. The Agency will publish a Request for Proposals (RFP) to select a developer for development of the site. When the market conditions improve, a RFP will be issued and a developer and development plan for the site and any assembled parcels will be identified and the project will move forward.

## **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 persons 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 4700 Stockton Boulevard 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, low- or moderate-income family (regardless of actual housing costs), and taken off line through demolition or other actions, that unit must be replaced at the same or lower 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 has identified the following units at the River City Motel that must be replaced within the required four-year time period: eight motel units, one two-bedroom manager's unit and one one-bedroom owner's unit.

The affordability level, type and number of units/bedrooms required to replace the lost units at the River City Motel is based on the following assumptions:

Eight motel units, that for purposes of this Replacement Plan will be considered one-bedroom, one bathroom housing units, occupied by very low income households [50% or below Area Median Income (AMI)].

One two-bedroom, two bathroom manager's unit, occupied by a moderate income household (110% or below AMI).

One one-bedroom, one bathroom owner occupied unit, at moderate income (110% or below AMI).

The Agency will replace the 11 bedrooms lost at the River City Motel with nine one-bedroom units and one two-bedroom unit at the following affordability level:

- Nine one-bedroom units at 50% or below AMI.
- One two-bedroom unit at 50% or below AMI.

### **Replacement Dwelling Units**

The Agency will replace the required units at Colonia San Martin, a new construction project that, when complete, will create 59 income restricted units and one unrestricted manager's unit. Of the 60 units, 40 will be supportive housing units for individuals and families with HIV/AIDS. Colonia San Martin is located at 7271 Florin Mall Drive in the Florin Road Redevelopment Area of the County of Sacramento (Board District 2). The project is being financed with federal tax credits, HOME funds, County Housing Trust Fund, a federal Housing Opportunities for Persons with AIDS (HOPWA) grant, a state Affordable Housing Program (AHP) loan, and private funds. The project will provide rental housing at the following affordability levels: 40 units restricted to households earning 30 percent and below AMI, and 19 units at 50 percent AMI. Colonia San Martin is comprised of one- two- and three-bedroom units distributed over the identified affordability levels. Construction is projected to be completed in December 2008. Due to the regulatory agreements on the property, the units will remain affordable for 55 years.

The Agency will replace the 11 bedrooms being lost at the 4700 Stockton Boulevard site as follows:

- Nine one-bedroom units at an affordability level of 50 percent or below AMI.
- One two-bedroom unit at 50 percent or below AMI.

### **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

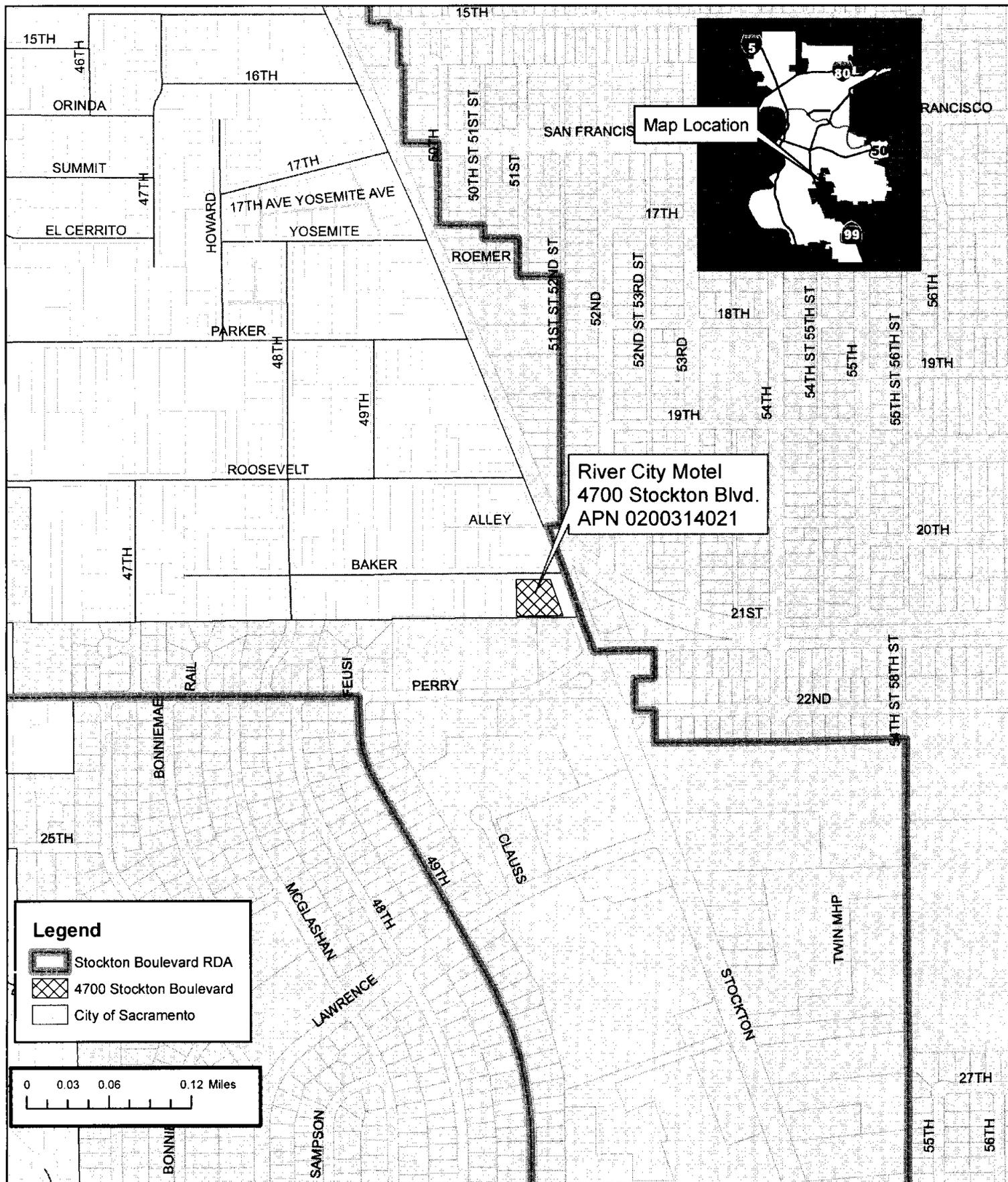
housing for the units located at 4700 Stockton Boulevard in Sacramento, CA is within the current allocation and does not require a vote of the public.

**Schedule for Demolition**

The River City Motel units will be demolished during the last quarter of 2008.



# River City Motel 4700 Stockton Boulevard



**RESOLUTION NO. 2008 - \_\_\_\_**

**Adopted by the Sacramento City Council**

on date of

**APPROVAL OF THE RELOCATION PLAN FOR ELIGIBLE TENANTS AT 4700 STOCKTON BOULEVARD**

**BACKGROUND**

- A. The Redevelopment Agency of the City of Sacramento desires to acquire real property at 4700 Stockton Boulevard (Property) for redevelopment purposes. Acquisition of the Property furthers the Stockton Boulevard Redevelopment Plan and its program for the elimination of blighting influences. The proposed project supports the Stockton Boulevard Five-Year Implementation Plan, specifically the Obsolete Motel Reuse Reconfiguration Program, and is consistent with the Stockton/Broadway Urban Design Plan and Broadway/Stockton Special Planning District. The proposed project also supports the objectives of the County's General Plan Economic Development Element by creating a catalyst site for commercial corridor redevelopment to improve community quality of life, balance land uses, and increase the tax base.
- B. Acquisition of the Property does not commit the Agency to proceed with a development project and no specific project is currently contemplated. The land acquisition does not limit the choice of alternatives or mitigation measures available to the Agency for future proposed projects. Environmental review of the proposed project will be conducted prior to approval of any development of the Property. Therefore, the project is exempt from further review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15004(b)(2)(A). National Environmental Policy Act (NEPA) does not apply.
- C. The Agency has prepared a Relocation Plan for the relocation of tenants from the Property, a copy of which is attached as Exhibit A.

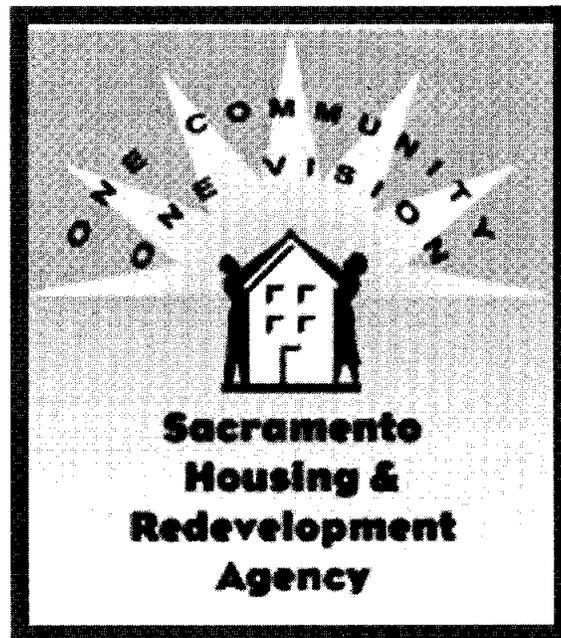
**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL OF THE CITY OF SACRAMENTO RESOLVES AS FOLLOWS:**

- Section 1. After due consideration of the evidence presented, the findings, including the environmental findings regarding this action are approved.
- Section 2. The Relocation Plan for the eligible tenants at 4700 Stockton Boulevard is approved.

**Table of Contents**  
Exhibit A – Relocation Plan

# RELOCATION PLAN FOR THE RIVER CITY MOTEL

## SACRAMENTO HOUSING & REDEVELOPMENT AGENCY



**PREPARED BY:**

Paragon Partners Ltd

March 2008

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### **ATTACHMENTS**

**Attachment 1– Regional Area Map**

**Attachment 2– Project Area Map**

**Attachment 3– Demographics**

**Attachment 4– Residential Questionnaire**

**Attachment 5- Available Replacement Homes for Rent – Replacement Hotels For Sale**

**Attachment 6– Residential Information Brochure for Families and Individuals**

**Attachment 7 – Informational Brochure for Business, Non-Profit Organizations and Farms**

## **1.0 INTRODUCTION**

The River City Motel Project is a part of the ongoing redevelopment in the area along the historic Stockton Boulevard transit route. For over 100 years, Stockton Boulevard was a major transportation artery, linking the old town area of the City of Sacramento to the City of Stockton. The function of the boulevard ended in the early 1960s when State Highway 99 replaced Stockton Boulevard as the regional transportation artery. As a result, traffic was drawn away from the boulevard, causing many businesses to close, while others continued on a marginal basis. Stockton Boulevard's history as a travel route is still evidenced by the continuing presence of older motels, trailer parks, and other auto-related uses.

With severely diminished traffic running along Stockton Boulevard resulting from the creation of State Highway 99, the Sacramento Housing and Redevelopment Agency (SHRA) designated Stockton Boulevard as eligible for commercial revitalization and began a program of rehabilitation loans and façade rebates in the mid-1980s. Although some improvements were made, City and County leaders recognized the need for a long-term commitment. In 1993 SHRA designated Stockton Boulevard as a redevelopment study area, and in May 1994, the Sacramento City Council and the Sacramento County Board of Supervisors approved the adoption of the Redevelopment Plan.

The River City Motel Project will require Sacramento Housing and Redevelopment Agency to assist eight (8) short term residences, one (1) long term on site management unit household and one (1) small onsite owner occupant to relocate from the hotel property. The main goal of the Sacramento Housing and Redevelopment Agency's project is to alleviate blight resulting from the past creation of State Highway 99.

The funding source for the proposed River City Motel Project consists entirely of local and state funding. Therefore Title 25 State Relocation Guidelines will be considered for the relocation of any eligible tenant

In order to comply with the California Environmental Quality Act (CEQA) and the State of California, Title 25, Housing & Community Development Guidelines, this relocation report will provide SHRA with summary and statistical information regarding the potential impact of this project to occupants within the project limits. Specifically, this report will identify potential impacts that may occur as a result of the demolition of existing structures, proposed displacement of occupants, and a presentation of a plan to mitigate respective impacts.

## **2.0 PROJECT AREA**

This project lies within and considered a portion of the greater Stockton Boulevard redevelopment project area which includes 925 acres, and runs along Stockton Boulevard from 14<sup>th</sup> Avenue in the City, to the City/County boundary line south of Riza Avenue.

### **2.1 REGIONAL LOCATION (Attachment 1)**

SHRA is located in Sacramento County, off Interstate 80, which is the principal arterial route between the Bay Area and Sacramento. SHRA is located in Sacramento's downtown area.

## **2.2 PROJECT AREA DESCRIPTION (Attachment 2)**

The location of the River City Motel Redevelopment project is located along Stockton Boulevard at the corner of Baker Avenue just north of the intersection of 21<sup>st</sup> Avenue.

The City's ethnic make-up is diverse and consists of, 19.3% Hispanic or Latino, 10.5% African American, 69.9% Caucasian, 13.5% Asian, 0.51% Pacific Islander, 0.80% Native American, and 4.1% from two or more races. **(Attachment 3)**

A resource study was undertaken to ascertain the availability of adequate replacement sites. The report profiles the project area population, describes the resource survey, and details SHRA's relocation assistance program.

The State of California, Title 25, Housing and Community Development Guidelines will be complied with in the implementation of the relocation assistance program.

## **3.0 ASSESSMENT OF RELOCATION NEEDS**

At the request of Sacramento Housing and Redevelopment Agency's request, the short term occupants of the River City Motel have not been individually interviewed to date. It will be necessary to complete a full interview and collect all pertinent documents to determine tenure and income to address the eligibility and relocation needs of the displaced tenants.

General survey questions include existing conditions, type of occupancy, mortgage/lease and income information, size of unit, and relocation needs (i.e. bedroom/bath, pets, physical limitations, etc.). Samples of the questionnaire forms are included. **(Attachment 4A and 4B)**

### **3.1 FIELD SURVEY DATA**

- A. Residential: There are eight (8) short term residents, One (1) long term on-site manager household and one (1) owner occupant household have been identified and will be affected as a result of the project. At the request of the Agency, the 8 short term residential tenants have not been identified, nor has complete documentation to determine eligibility been collected. It will be necessary for the Agency to collect all pertinent documentation to determine tenure and or special needs of tenants prior to the relocation process beginning. At this time no special needs or adjustments to these potential residents are anticipated.
- B. Business: The River City Motel is a short term residential motel with a rental capacity of 30 single efficiency style studio rooms. The rooms are rented on a daily basis up to a maximum period of 28 days under California law. The motel has a separate freestanding manager's unit, onsite ownership quarters and two units for storage.
- C. Concurrent Displacement: There are no projects, current or anticipated, in this general area of Sacramento that will deter SHRA from providing adequate replacement housing referrals to current Project occupants.
- D. Temporary Housing: There is no anticipated need for temporary housing. Should the need arise, SHRA will respond appropriately and in conformance with all applicable laws and requirements.

## 4.0 RELOCATION RESOURCES

SHRA's relocation consultants will personally inspect the site of each potentially impacted residential unit surveyed in the project area to assess the potential needs for a replacement location. Additionally, SHRA's relocation consultants have engaged in preliminary investigations through internet searches, review of classified advertisements and communication with local real estate brokers to determine the general availability of rental and sale listings in the immediate and surrounding areas of the project.

### 4.1 RESIDENTIAL REPLACEMENT PROPERTY

For Rent Properties: The survey identified residential replacements for rent. The rental prices range from \$550/month to \$695/month, for one bedroom and two bedroom units. There is evidence of additional available housing in the relocation consultant's files.

#### Sample Price for Properties for Rent

Size	Price Range of Homes for Rent	Average (Price)
Studio/1 Bedroom	\$550 - \$695/mth	\$625/mth
2 Bedroom	\$650 - \$695/mth	\$675/mth

### 4.2 BUSINESS REPLACEMENT PROPERTY

Replacement Hotel / Motel Businesses For Sale: The identified replacement hotel / motel businesses are for sale in the general area. The prices vary depending on number of rentable rooms and location. There is evidence that there are suitable replacement referrals available to replace the River City Motel Business.

### 4.3 Results of Survey – February 2008 (Attachment 5)

The investigation indicated there are an adequate number of replacement units available to accommodate the needs of the displaced residential occupants within the project area. Based on the results of this survey, it seems feasible that the displaced owner occupants and tenants in the Project area will have an adequate supply of available replacement units from which to select.

However, the conclusion from the survey also indicated that, based on the current housing market, comparable housing for residential occupants is not available within the statutory \$5,250 payment limits. As a result, the Agency will have to resort to the administrative process of Last Resort Housing.

## 5.0 RELOCATION ASSISTANCE SERVICE

SHRA will provide all relocation assistance activities in accordance with the State of California, Title 25, Housing & Community Development Guidelines, as amended. Relocation resources shall be available to all displacees without discrimination.

### 5.1 Program Assurances, Standards and Objectives

The relocation program to be implemented by the Agency will conform to the standards and provisions of the California Government Code Section 7260 et. seq.; and Title 25, Chapter 6 of the California Code of Regulations.

Pursuant to applicable guidelines, program objectives will be as follows:

1. To fully inform eligible Project area occupants of the nature of and procedures for obtaining relocation assistance and benefits. Printed "Informational Brochures: **(Attachment 7)** will be provided to all Project occupants.
2. To provide an adequate number of referrals to comparable residential sites within a reasonable time prior to displacement and assure that no occupant will be required to move without a minimum of 90 days written notice to vacate.
3. To provide current and continuously updated information concerning residential listings.
4. To provide whatever assistance is required to ensure that the relocation process does not result in different or separate treatment on account of race, color, religion, national origin, sex, marital status or other arbitrary circumstances.
5. To supply information concerning federal and state business programs and other governmental programs providing assistance to displaced persons.
6. To assist each eligible person to complete claims for payments and benefits.
7. To make relocation benefit payments in accordance with all aforementioned guidelines, as applicable.
8. To inform all eligible persons subject to displacement of Agency's policies with regard to eviction and property management.
9. To establish and maintain a formal grievance procedure for use by displaced persons seeking administrative review of Agency's decisions with respect to relocation assistance.
10. To assist eligible persons to become established in residential housing.
11. To provide other advisory assistance to eligible displaced persons in order to minimize the hardship of relocation.

In addition, before displaced occupants are required to move, they will receive: 1.) All required information regarding the Agency's Relocation Assistance Program at least ninety days prior to the date they must move, and 2.) 'Ninety Days' written notice prior to the date they must move.

## **5.2 CITIZEN PARTICIPATION**

SHRA has encouraged citizen participation and comments in the preparation of this Relocation Plan. Consistent with obligations under Section 6012 (Citizen Participation) of the California Code of Regulations, Title 25, Chapter 6 the Agency will provide:

1. Full and timely access to all documents relevant to the Relocation Assistance Program.
2. Technical assistance necessary to interpret elements of the Relocation Plan and other pertinent materials.
3. Copies of this Relocation Plan shall be submitted for review (30) days prior to final approval by the Agency to the following:
  - a. Interested parties who desire to comment will be invited to submit written or oral comments and objections, and such written comments shall be attached to the Relocation Plan when it is forwarded to SHRA for final approval.
  - b. A general notice concerning the availability of this Relocation Plan shall be distributed to all occupants of the Project site. This Plan will be available for review by interested citizen groups, state and county agencies, and by the general public.
  - c. Upon completion of all reviews, the Relocation Plan will be presented for adoption by Sacramento Housing and Redevelopment Agency.

## **5.3 RELOCATION ADVISORY ASSISTANCE**

An important element of the relocation assistance program is to provide all potential occupants with technical and advisory assistance. The following specific activities will be undertaken:

1. Each potential residential occupant will be personally interviewed to gather appropriate information to determine needs and preferences with regard to residential locations.  
  
Inquiries made of residential needs by relocation personnel will focus on family composition, requirements and needs.
2. Printed "Notice of Eligibility letters" will be personally delivered to all displaced persons. Signed acknowledgements will be obtained to verify receipt of this material.
3. Transportation will be provided, if necessary, for any displaced occupant to inspect replacement sites within the local area.

4. Eligible residential owners and tenants will receive referrals to replacement sites that match, as closely as possible, the requirements and preferences of each family with regard to size, cost, and location.
5. Relocation staff will assist residential occupants in preparing for the physical move of personal property and act as a liaison with appropriate agencies.
6. Assistance will be offered to all occupants in connection with arrangements for the purchase of real property, the filing of claim forms to request relocation benefits from the Agency, and to obtain services from other public agencies.
7. For the purposes of scheduled meetings with occupants of the Project, SHRA's Relocation Staff will be available to meet at occupant residence or SHRA's office located at 630 I Street, 2<sup>nd</sup> Floor, Sacramento, CA 95814.

#### **5.4 GENERAL INFORMATION ON PAYMENT OF RELOCATION BENEFITS**

Relocation benefit payments will be made in a timely manner following the submission of appropriate claims. Claims and supporting documentation for claims must be filed with the Agency within eighteen (18) months from: the date the claimant moves from the acquired property **or** the date on which final payment for the acquisition of real property is made, whichever is later. **(Attachment 6)**

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 and payments.
2. Assistance amounts will be determined and required claim forms prepared by relocation staff in consultation with claimant(s).
3. Original signed claims supported by appropriate documentation and a Relocation staff recommendation will be submitted to the Agency.
4. SHRA will review and approve claims for payment.
5. SHRA warrants will be prepared and issued to Relocation staff for distribution.
6. Payments are to be delivered by Relocation staff unless circumstances dictate otherwise. When payments cannot be personally delivered, they will be sent by certified mail, return receipt requested.
7. Receipts of payment will be obtained by Relocation staff and maintained in the case file.
8. Unless otherwise instructed by SHRA, Relocation staff will not deliver final payments until the Project area premises of the claimant(s) have been vacated. Before issuance of final payments, actual occupancy at new quarters must be verified.

## 5.5 RELOCATION TAX CONSEQUENCES

In general, relocation payments are not considered income for tax purposes. Benefit payments are made subject to the provisions of Title 24 of the Code of Federal Regulations and Chapter 16 of the California Government Code. The above statements on tax consequences are not intended to be tax advice by SHRA. Occupants are encouraged to consult with their own tax advisors concerning the tax consequences of relocation payments.

## 5.6 Eviction Policy

Under State guidelines, eviction is permissible only as a last resort. Relocation records must be documented to reflect the specific circumstances surrounding the eviction.

Eviction shall be undertaken only for one or more of the following reasons:

1. 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;
2. Performance of a dangerous, illegal act in the unit;
3. Material breach of the rental agreement and failure to correct breach within 30 days of notice;
4. Maintenance of a nuisance and failure to abate within a reasonable time following notice; or
5. The eviction is required by State or local law and cannot be prevented by reasonable efforts on the part of the public entity.

Those who remain in the project area will be obliged to honor the terms and conditions of rental agreements provided by SHRA. Failure to abide by the terms of the rental agreement may result in eviction.

## 5.7 PROJECTED DATES OF DISPLACEMENT

The displacement period for all eligible displaces will commence once the Relocation Plan has been adopted. It is anticipated that that date will be in **May of 2008** and is anticipated to continue through **December 2008**. The current Project schedule provides adequate time for proper planning of the relocation program and notification to the residential tenants.

## 5.8 ESTIMATED RELOCATION COSTS

The relocation costs estimates for the eight motel displacements and the hotel onsite manager are listed below. The estimates for the un-interviewed motel residents are calculated as extremely low income residents of Sacramento County Income Limits (**Attachment 3**) and their incomes will be assumed as such until interviews are completed. Tenants of the extremely low income category have an estimated gross monthly income not to exceed \$1,175.00 a month. As such each Resident will have an estimated monthly ability to pay

(ATP) of \$352.50. Replacement rent of \$622.00 has been identified for replacement studio / one bedroom apartments based upon the average replacement rents in the immediate area. Currently there are a suitable amount of replacement properties for the identified displaces.

Based upon the gross monthly income assumptions (\$352.50) and the average replacement rents (\$625.00 Rounded) tenants will have an average monthly rental need of \$272.50. This rental assistance will be paid for a period of forty two (42) months. Estimated relocation eligibility of each motel resident will be \$11,445.00.

The onsite manager's unit consists of a three (3) bedroom unit two (2) of which are occupied by the onsite manager's immediate family. The additional bedroom is occupied by the owner occupant and will not be included within the displacement of the manager and will be carved out as separate space. The onsite manager's household consists of three (3) adults and two (2) children. They will qualify for a two bedroom apartment replacement notice of eligibility. Currently the displacement unit is rented at a cost of \$500.00 dollars monthly. Average replacement costs for a two bedroom apartment in the area are approximately six hundred seventy five dollars (\$675.0rounded).

Additionally, business reestablishment costs will be determined based upon a list of moveable items and the reconnection of all services and increased cost of operation. These costs will be determined based on the replacement property. At this time it is assumed that the River City Motel will require a Business Reestablishment payment at the maximum amount of ten thousand dollars (\$10,000) in addition to these yet to be determined moving payments.

<b><i>Rental Assistance Payments (8 Motel Residents)</i></b>	<b><i>\$91,560</i></b>
<b><i>Rental Assistance Payments (1 Onsite Manager Unit)</i></b>	<b><i>\$7,350</i></b>
<b><i>Residential Fixed Moving Payments (8 Motel Residents \$625 per)</i></b>	<b><i>\$5,000</i></b>
<b><i>Business Reestablishment Payments</i></b>	<b><i>\$10,000</i></b>
<b><i>Total Estimated Relocation Cost of Onsite Residents</i></b>	<b><i><u>\$113,910</u></i></b>

## **5.9 SUMMARY OF RECOMMENDATIONS**

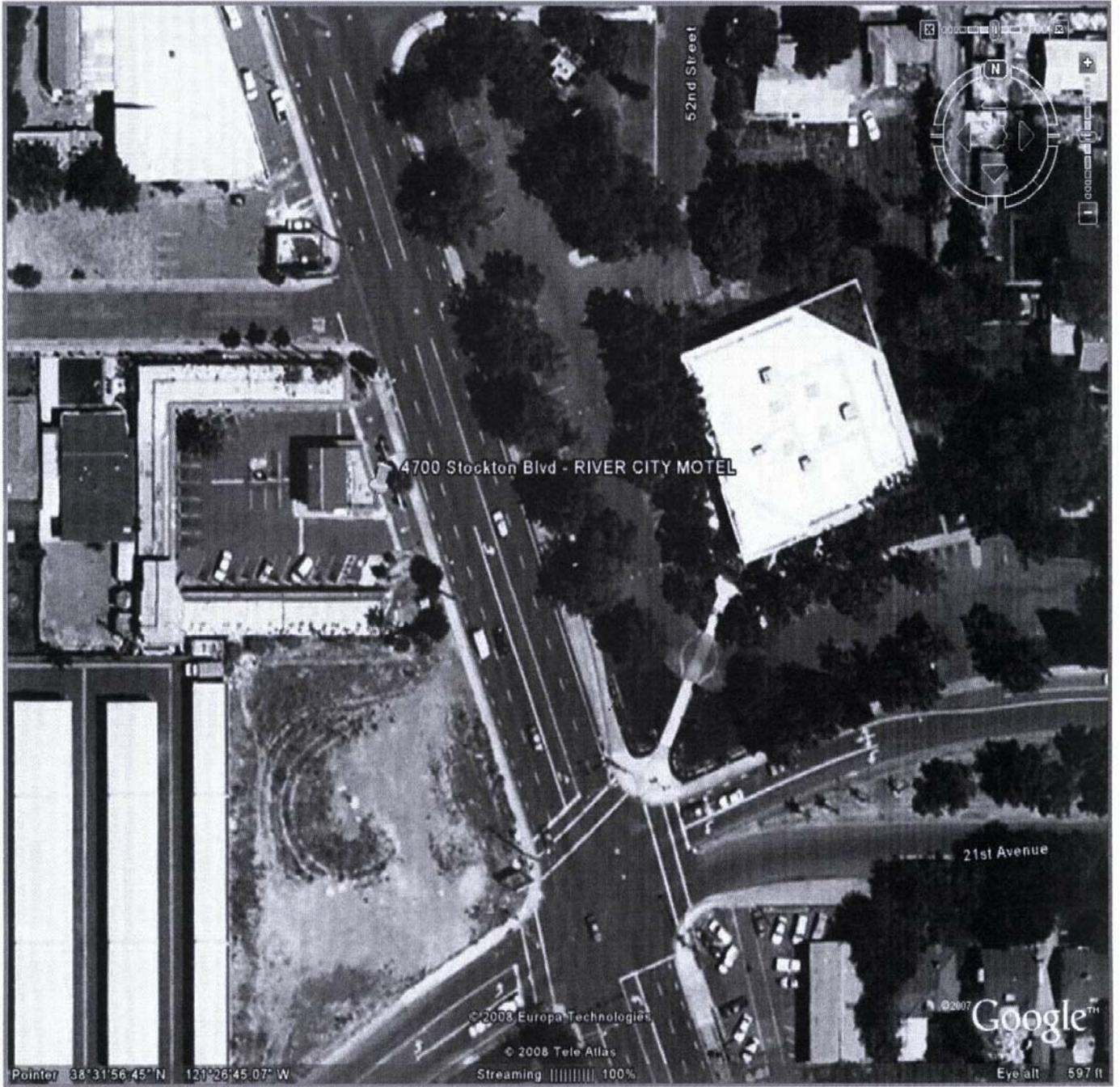
In summary, a total of eight (8) short term motel residents will be personally interviewed along with one (1) one on-site manager and one (1) owner occupant in the Project Area will be personally interviewed. Based on the information obtained from the interview and site inspection, the relocation agent will determine if all occupants of property in the project area are eligible for relocation assistance by the Agency.

Relocation Assistance information and assistance will be provided in the primary language of the displaced occupants, in order to assure that all displaced occupants obtain a complete understanding of the relocation program and eligible benefits.

# ATTACHMENT 1 – REGIONAL AREA MAP



# ATTACHMENT 2 – PROJECT AREA MAP



## ATTACHMENT 3 – GENERAL DEMOGRAPHICS AND HOUSING CHARACTERISTICS

2006 BASIC HOUSEHOLD CHARACTERISTICS	
Sacramento County	
Total Population	1,374,724
Persons in Household	996,967
Housing Units	542,499
Households	453,602
Persons per household	2.64
Vacancy Factor	3.1%

Source: U.S. Census (1990-2000 with 2006 estimated)

### Sacramento County Income Limits

FY 2008 Income Limit Area	Median Income	FY 2008 Income Limit Category	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
		<b>Very Low (50%) Income Limits</b>	\$24,850	\$28,400	\$31,950	<b>\$35,500</b>	\$38,350	\$41,200	\$44,000	\$46,850
Sacramento County	\$71,000 4 persons	<b>Extremely Low (30%) Income Limits</b>	\$14,900	\$17,050	\$19,150	<b>\$21,300</b>	\$23,000	\$24,700	\$26,400	\$28,100
		<b>Low (80%) Income Limits</b>	\$39,750	\$45,450	\$51,100	<b>\$56,800</b>	\$61,350	\$65,900	\$70,450	\$75,000

Source: US Dept. of Housing & Community Development – FY 2008 HUD Income Limits

Ethnicity	Sacramento County
White	31.6%
Black or African American	18.3%
American Indian and Alaska Native Persons	0.9%
Asian	16.4%
Native Hawaiian & Other Pacific Islander	0.51%
Hispanic or Latino Origin	44.6%
Reporting Two or More Races	6.8%
White persons not Hispanic	25.4%

Source: U.S. Census Bureau - 2000

## ATTACHMENT 4 – PERSONAL INTERVIEW RESIDENTIAL QUESTIONNAIRE

### PERSONAL INFORMATION NOTICE

Pursuant to the Federal Privacy Act (P.L. 93-579) and the Information Practices Act of 1977 (Civil Code Sections 1798, et seq.), notice is hereby given for the request of personal information by this form. The requested personal information is voluntary. The principal purpose of the voluntary information is to facilitate the processing of this form. The failure to provide all or any part of the requested information may delay processing of this form. No disclosure of personal information will be made unless permissible under Article 6, Section 1798.24 of the IPA of 1977. Each individual has the right upon request and proper identification, to inspect all personal information in any record maintained on the individual by an identifying particular. Direct any inquiries on information maintenance to your IPA Office.

1. Street Address: \_\_\_\_\_
  2. Name of head of household: \_\_\_\_\_
  3. Name of respondent: \_\_\_\_\_
  4. Today's date: \_\_\_\_\_
  5. How long have you lived at this address?      Months \_\_\_\_\_      Years \_\_\_\_\_
  6. How long have you lived in this area?      Months \_\_\_\_\_      Years \_\_\_\_\_
  7. a) How many bedrooms are in your unit? \_\_\_\_\_  
How many bathrooms are in your unit? \_\_\_\_\_  
  
How many total rooms are in your unit? \_\_\_\_\_
  - b) Do you have a carport?    Yes \_\_\_\_\_    No \_\_\_\_\_
  8. Do you: a) Own your home? \_\_\_\_\_    If so:  
Who is on the title? \_\_\_\_\_  
  
Do you know of any liens on your home? \_\_\_\_ If so, please list:  
\_\_\_\_\_
  9. IF YOU RENT YOUR HOME:  
How much is your monthly rent? \_\_\_\_\_  
Are gas and electricity included in your rent? \_\_\_\_\_  
Is water included in your rent? \_\_\_\_\_  
Is the furniture owned by the landlord? \_\_\_\_\_  
Do you receive a rent subsidy? \_\_\_\_\_
  10. IF YOU OWN: How much is your monthly mortgage payment? (Please attach copy of monthly statement)  
What is the approximate mortgage balance?  
What portion of the mortgage is paid? (check one)  
a) Less than  $\frac{1}{4}$        c)  $\frac{1}{2}$        e) All paid   
b)  $\frac{1}{4}$        d)  $\frac{3}{4}$
- What is the interest rate on your mortgage? \_\_\_\_\_

What is the name, address and phone number for your mortgage company? \_\_\_\_\_

If you wish to stay in the general vicinity tell us what is important to you.

(Indicate preference: 1, 2 and 3 etc. – number 1 being the most important)

- |   |                               |
|---|-------------------------------|
| _____ High cost of housing elsewhere      | _____ My job is nearby        |
| _____ Convenient to shopping              | _____ Close to schools        |
| _____ I like the house                    | _____ I like the neighborhood |
| _____ My friends and relatives are nearby | _____ Close to church         |
| _____ Public transportation available     | _____ Only place available    |
| _____ Near hospital/medical services      |                               |

Other \_\_\_\_\_

11. (a) How many people live with you? \_\_\_\_\_

b) Who are they?

Name	Relation-ship (husband, wife, son, daughter, etc.)	Age	Years of School	Dis-ability	EMPLOYMENT				STUDENT						
					Full Time	Part Time	Unem-ployed	Distance to work	Full Time	Part time	Pre-school	K-8 grade	9-12 grade	Colleg e	

13a. Schools attended: 1. \_\_\_\_\_ 2. \_\_\_\_\_  
 3. \_\_\_\_\_ 4. \_\_\_\_\_  
 5. \_\_\_\_\_ 6. \_\_\_\_\_

14. Describe the disability if you have checked that box: \_\_\_\_\_

Is your home modified for your disability? \_\_\_\_\_

15. What are the primary (P) and secondary (S) sources of household income?

Employment \_\_\_\_\_ Retirement \_\_\_\_\_  
 Social Security \_\_\_\_\_ Public Assistance \_\_\_\_\_  
 Child Support \_\_\_\_\_ Other \_\_\_\_\_

16. Please check the combined monthly income of household before taxes:

Under \$500 _____	\$1,500 - \$1,999 _____	\$3,000 - \$3,499 _____
\$500 - \$999 _____	\$2,000 - \$2,499 _____	\$3,500 - \$3,999 _____
\$1,000 - \$1,499 _____	\$2,500 - \$2,999 _____	\$4,000 - over _____

17. What is the distance to household members' place of work?

Head of household: \_\_\_\_\_ ( \_\_\_\_\_ Miles) \_\_\_\_\_ Minutes  
 Other members of household: \_\_\_\_\_

- |          |               |               |
|----------|---------------|---------------|
| 1. _____ | (_____ Miles) | _____ Minutes |
| 2. _____ | (_____ Miles) | _____ Minutes |
| 3. _____ | (_____ Miles) | _____ Minutes |

18. List the three principal means of transportation used by your household members. List in order, (1) the most used.

- |               |                           |
|---------------|---------------------------|
| a) Car _____  | d) Train _____            |
| b) Bus _____  | e) Ride with others _____ |
| c) Walk _____ |                           |

19. If you were to move from this address, would you prefer to: a) Buy \_\_\_\_\_ b) Rent \_\_\_\_\_

20. Would you prefer to move from this address into a: (Please check one.)

- |                      |                        |
|----------------------|------------------------|
| a) House _____       | e) Rooming house _____ |
| b) Duplex _____      | f) Mobile home _____   |
| c) Apartment _____   | g) Other _____         |
| d) Condominium _____ |                        |

22. If you were to move, what area would you prefer? List the cities or areas in order of preference:

- |          |          |
|----------|----------|
| a) _____ | d) _____ |
| b) _____ | e) _____ |
| c) _____ | f) _____ |

23. Would the household move together as the unit is now comprised? Yes \_\_\_\_\_ No \_\_\_\_\_  
If no, please explain: \_\_\_\_\_

24. Is an interpreter needed? Yes \_\_\_\_\_ No \_\_\_\_\_  
If so, what language? \_\_\_\_\_

25. Special comments? Yes \_\_\_\_\_ No \_\_\_\_\_

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## ATTACHMENT 5 - REPLACEMENT UNITS FOR RENT AND SALE

	Address	Price	Contact
Studio	2740 Elvyra Way, Sacramento	\$550/mth	916-488-2532
Studio	2330 Capital Ave., Sacramento	\$565/mth	916-786-7100
Studio	817 Fulton Ave., Sacramento	\$625/mth	888-810-2034
Studio	1015 Rio Lane, Sacramento	\$585/mth	916-446-7055
Studio	2508 V. Street, Sacramento	\$625/mth	916-447-3909
Studio	1412 22 <sup>nd</sup> Street, Sacramento	\$625/mth	916-402-8749
Studio	1908 23 <sup>rd</sup> Street, Sacramento	\$595/mth	916-442-1951
Studio	1204 P Street, Sacramento	\$675/mth	916-447-5945
Studio	1601 12 <sup>th</sup> Street, Sacramento	\$625/mth	916-447-5944
Studio	2713 T Street #5, Sacramento	\$525/mth	916-482-6899
1BR	3317 W Street Sacramento	\$550/mth	530-823-7142
1BR	2701 San Fernando Ave., Sac	\$600/mth	916-686-2719
1BR	135 Baxter Avenue, Sac	\$620/mth	916-927-9827
1BR	5113 Thurman Way. Sac	\$650/mth	916-687-7112
1BR	3405 Balmoral Dr, Sacramento	\$625/mth	916-489-3765
1BR	2718 U Street, Sacramento	\$620/mth	916-961-8598
1BR	2854 Darwin St., Sacramento	\$595/mth	916-921-2114
1BR	5148 El Camino, Sacramento	\$625/mth	916-489-0887
1BR	1015 Rio Lane, Sacramento	\$685/mth	916-446-7055
1BR	1526 Q. Street, Sacramento	\$625/mth	707-258-1204
1BR	1723 U Street, Sacramento	\$650/mth	916-536-5600X2414
1BR	250 Del Verde #8, Sacramento	\$695/mth	530-265-2019
1BR	7326 Stockton Blvd, Sac.	\$640/mth	866-603-6552
1BR	4719 50 <sup>th</sup> Ave., Sacramento	\$599/mth	866-489-8064
1BR	4014 E. Nichols Ave., Sac	\$695/mth	916-923-5772
1BR	7432 Franklin Blvd, #3, Sac	\$625/mth	916-923-5772
1BR	3841 13 <sup>th</sup> Ave., Sacramento	\$695/mth	916-923-5772
2BR	4600 Greenhaven #1, Sac	\$650/mth	916-483-4544
2BR	2013 8 <sup>th</sup> Street #4, Sac	\$695/mth	916-415-0122
2BR	4544 Greenholme, Sacramento	\$695/mth	916-415-0122
2BR	2520 Northrop #8 Sacramento, CA	\$650/mth	916-484-4335

## REPLACEMENT HOTEL / MOTELS FOR SALE

Name	Address	Price	Units
Oxford Hotel	37 S. Aurora Street, Stockton	\$998,000	32
Folsom Hotel	703 Sutter St, Folsom	\$1,7795,000	15

## ATTACHMENT 6 – INFORMATIONAL

### 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. Section 8 Tenants
- VI. Replacement Housing Payment - Homeowners
- VII. Qualification For And Filing Of Relocation Claims
- VIII. Last Resort Housing Assistance
- IX. Rental Agreement
- X. Evictions
- XI. Appeal Procedures – Grievance
- XII. Tax Status Of Relocation Benefits
- XIII. Legal Presence Requirement
- XIV. 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 Redevelopment Agency (called here the “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 you may receive under the federal and/or state law. We suggest you save this informational statement for reference.

The Displacing Agency has retained the professional firm of **Paragon Partners Ltd (Paragon)** to provide relocation assistance to you. The firm is available to explain the program and benefits. Their address and telephone number is:

**Paragon Partners Ltd.  
1451 River Park Drive Suite 251  
Sacramento, CA 95815  
Telephone: (916) 565-1174**

Spanish speaking representatives are available. **Si necesita esta información en español, porfavor 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 **Paragon Partners Ltd** 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 Displacing Agency’s relocation assistance program.

**Please continue to pay your rent to your current landlord, otherwise you may be evicted and jeopardize the relocation benefits to which you may be entitled to receive. Once the Displacing Agency acquires the property, you will also be required to pay rent to the Displacing Agency.**

## **II. ASSISTANCE IN LOCATING A REPLACEMENT DWELLING**

The Displacing 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 Displacing Agency, you will receive a payment to assist in moving your personal property. The actual, reasonable and necessary expenses for moving your household belongings may be determined based on the following methods:

- A Fixed Moving Payment based on the number of rooms you occupy (see below); **or**
- A payment for your Actual Reasonable Moving and Related Expenses based on at least two written estimates and receipted bills; **or**
- A combination of both.

For example, you may choose a Self Move, receiving a payment based on the Fixed Residential Moving Cost Schedule shown below, plus contract with a professional mover to transport your grand piano and /or other items that require special handling. In this case there may be an adjustment in the number of rooms which qualify under the Fixed Residential Moving Cost Schedule.

### **A. Fixed Moving Payment (Self Move)**

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 Displacing Agency, and ranges, for example, from \$400.00 for one furnished room to \$2,150.00 for eight rooms in an unfurnished dwelling. Your relocation representative will inform you of the amount you are eligible to receive if you choose this type of payment.

<b>FIXED MOVING SCHEDULE - CALIFORNIA (effective June 15, 2005)</b>			
<b>Occupant owns furniture</b>		<b>Occupant does NOT own furniture</b>	
1 room	\$625.00	1 room	\$400.00
2 rooms	\$800.00	each additional room	\$65.00
3 rooms	\$1,000.00		
4 rooms	\$1,175.00		
5 rooms	\$1,425.00		
6 rooms	\$1,650.00		
7 rooms	\$1,900.00		
8 rooms	\$2,150.00		
each additional room	\$225.00		

If you select a fixed payment, you will be responsible for arranging for your own move and the Displacing Agency will assume no liability for any loss or damage of your personal property. A fixed payment also includes utility hook-up, credit check and other related moving fees.

**B. Actual Moving Expense (Commercial Move)**

If you wish to engage the services of a licensed commercial mover and have the Displacing 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 Displacing Agency approval.

**IV. REPLACEMENT HOUSING PAYMENT – 90-DAY OCCUPANTS**

Tenants and homeowner-occupants may be eligible for a payment up to \$5,250.00 to assist 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 immediately prior to the Displacing Agency's first offer to purchase the property, or an owner who has occupied your dwelling for between 90 and 180 days immediately prior to the Displacing Agency's first offer to purchase the property.

**A. Rental Assistance.** If you 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 monthly household income if your total gross income is classified as "low income" by the U. S. Department of Housing and Urban Development's (HUD) Annual Survey of Income Limits for Public Housing and Section 8 Programs. 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. "SECTION 8" TENANTS**

When you do move, you may be eligible to transfer your Section 8 eligibility to a replacement site. In such cases, a comparable replacement dwelling will be determined based on your family composition at the time of displacement and the current housing program criteria. This may not be the size of the unit you currently occupy. Your relocation representative will provide counseling and other advisory services along with moving benefits.

## **VI. REPLACEMENT HOUSING PAYMENT – HOMEOWNERS**

3.0 **A.** If you owned and occupied a dwelling purchased by the Displacing 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 choose to rent rather than purchase a replacement dwelling, the payment will be based on a determination of market rent for the acquired dwelling compared to a comparable rental dwelling available on the market. This payment is intended to cover the following items:

1. **Purchase Price Differential** - An amount which, when added to the amount for which the Displacing Agency purchased your property, equals the lesser of the actual cost of your replacement dwelling; **or** the amount determined by the Displacing 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 incidental costs related 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 the amount that could have been received under the Purchase Price Differential, explained above. 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.

## **VII. 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 following:**

- For a tenant, the date you move from the displacement dwelling.
- For an owner-occupant, the latter of:
  - a. 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**
  - b. The date the Displacing Agency fulfills its obligation to make available comparable replacement dwellings.

All claims for relocation benefits must be filed with the Displacing 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.

## **VIII. 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 Displacing 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.

## **IX. RENTAL AGREEMENT**

As a result of the Displacing Agency's action to purchase the property where you live, you may become a tenant of the Displacing 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.

## **X. EVICTIONS**

Eviction for cause must conform to applicable State and local law. Any person who occupies the real property and is not in unlawful occupancy on the date of initiation of negotiations, is presumed to be entitled to relocation benefits, unless the Displacing Agency determines that:

- The person received an eviction notice prior to the initiation of negotiations and, as a result, was later evicted; or
- The person is evicted after the initiation of negotiations for serious or repeated violation of material terms of the lease; and
- In either case, the eviction was not undertaken for the purpose of evading relocation assistance regulations.

## **XI. 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 Displacing Agency's appeals procedure. Complete details on appeal procedures are available upon request from the Displacing Agency.

## **XII. TAX STATUS OF RELOCATION BENEFITS**

California Government Code Section 7269 indicates no relocation payment received shall be considered as income for the purposes of the Personal Income Tax Law, Part 10 (commencing with Section 170 01) 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. Furthermore, federal regulations (49 CFR Part 24, Section 24.209) also indicate that no payment received under this part (Part 24) shall be considered as income for the purpose of the Internal Revenue Code of 1954, which has been redesignated as the Internal Revenue Code of 1986. The preceding statement is not tendered as legal advice in regard to tax consequences, and displacees should consult with their own tax advisor or legal counsel to determine the current status of such payments.

## **XIII. LAWFUL PRESENCE REQUIREMENT**

In order to be eligible to receive relocation benefits in federally funded relocation projects, all members of the household to be displaced must provide information regarding their lawful presence in the United States. Any member of the household who is not lawfully present in the United States or declines to provide this information may be denied relocation benefits, unless such ineligibility would result in an exceptional and extremely unusual hardship to the alien's spouse, parent, or child, any of whom is a citizen or an alien admitted for permanent residence. Exceptional and extremely unusual hardship is defined as significant and demonstrable adverse impact on the health or safety, continued existence of the family unit, and any other impact determined by the Displacing Agency to negatively affect the alien's spouse, parent or child. Relocation benefits will be prorated to reflect the number of household members with certified lawful presence in the US.

## **XIV. 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 7 – INFORMATIONAL

### **INFORMATIONAL STATEMENT FOR BUSINESSES, NON-PROFIT ORGANIZATIONS AND FARMS**

(Pursuant to Requirements of Uniform Relocation Act)

#### **Introduction**

The property on which you now conduct your business is in an area to be improved with the assistance of the **Sacramento Housing and Redevelopment Agency** ("Agency"). The Agency's plans require the acquisition of several land parcels and the relocation of existing commercial uses. If the Agency proceeds with the acquisition, 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.

This is not a notice to move. It is important that you do not move before you learn what you must do to receive relocation payments and other assistance to which you may be entitled. The Agency has retained the services of our firm, Paragon Partners Ltd. a qualified professional relocation firm, to assist you. We are available to explain the program and benefits. Our address and telephone number is:



**Paragon Partners, Ltd.  
1451 River Park Drive, Suite 251  
Sacramento, CA 95815  
Toll Free Tele: 1.866.398.5510  
Fax: 916.565.0533**

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

#### **Summary of Relocation Assistance**

As an eligible displaced person, you will be offered appropriate financial and advisory assistance to help you relocate, including:

- A. Payment for your moving expenses, which include either
  - A Payment for Actual Reasonable Moving and Related Expenses

**or**

  - A Fixed Payment In Lieu of a Payment for Actual Moving and Related Expenses
- B. Advisory assistance to explain the relocation process, the related eligibility requirements and the procedures for obtaining reimbursement for moving expenses.
- C. Other help as needed to reestablish your business to minimize the impact of the move.

If you disagree with the Agency's decision as to your right to a relocation payment, or the amount of the payment, you may appeal that decision.

## **SOME GENERAL QUESTIONS**

### **How Will I Know I Am Eligible for Relocation Assistance?**

Ordinarily, eligibility begins on the date the owner of the property receives the Agency's initial written offer to purchase it. Therefore, you should not move before that date. If you do, you may not be eligible for relocation assistance.

### **How Will the Agency Know How Much Help I Need?**

You will be contacted at an early date and personally interviewed by a representative of the Agency. The interviewer will want to get information about your current operation, as well as identify movable personal property and non-movable improvements, determine your needs and preferences for a replacement location, estimate the time required to vacate the premises and your need for advance payments. During the interview, you may want to discuss other issues relative to your move. It is to your advantage to provide as much information as possible so that the Agency, through its relocation representative, can assist you in moving with a minimum of hardship. The information you give will be kept in confidence.

### **How Soon Will I Have to Move?**

Every reasonable effort will be made to provide you with sufficient time to find and reestablish your business in a suitable replacement location. If possible, a mutually agreeable date for the move will be worked out. Unless there is an urgent need for the property (e.g., your occupancy would present a health or safety emergency), you will not be required to move without at least 90 days advance written notice. It is important, however, that you keep in close contact with the Agency so that you are aware of the time schedule for carrying out the project and the approximate date by which you will have to move.

### **I Own the Property. Will I Be Paid for It Before I Have to Move?**

If you reach a voluntary agreement to sell your property to the Agency, you will not be required to move before you receive the agreed purchase price. If the property is acquired through an eminent domain proceeding, you cannot be required to move before the estimated fair market value of the property has been deposited with the court. (You should be able to withdraw this amount immediately, less any amounts necessary to pay off any mortgage or other liens on the property and to resolve any special ownership problems. Withdrawal of your share of the money will not affect your right to seek additional compensation for your property).

### **Will I Have to Pay Rent to the Agency Before I Move?**

You may be required to pay a fair rent to the Agency for the period between the acquisition of your property and the date that you move. Your rent and the terms of your tenancy will be generally the same as in the prior arrangement.

### **How Will I Find a Replacement Location?**

Your relocation representative will provide you with current and continuing information on available replacement locations that meet your needs. You will also be provided with the names of local real estate agents and brokers who can assist you in finding the type of replacement location you require, however you are urged to take an active role in finding and relocating to a location of your choice. No one knows your needs better than you do. You will want a facility that provides sufficient space for your planned activities. You will also want to ensure that there are no zoning or other requirements which will unduly restrict your planned operations. Your relocation representative will explain which kind of moving costs are eligible for reimbursement and which are not eligible. That will enable you to carry out your move in the most advantageous manner.

### **What Other Assistance Will Be Available to Help Me?**

In addition to help in finding a suitable replacement location, your relocation representative will help you secure the services of outside specialists, as necessary, to plan the move, as well as provide assistance during the actual move and in the reinstallation of machinery and/or other personal property. The range of services depends on the needs of the business being displaced. You should ask the Agency's relocation representative to tell you about the specific services that will be available to you.

### **I Have a Replacement Location and Want to Move. What Should I Do?**

Before you make any arrangements to move, notify the Agency's relocation representative, in writing, of your intention to move. This should be done at least 30 days before the date you begin your move. The Agency will discuss the move with you and advise you of the relocation payment(s) for which you may be eligible, the requirements to be met, and how to obtain a payment.

### **I Plan to Discontinue My Business Rather than Move. What Should I Do?**

If you have decided to discontinue your business rather than reestablish, you may still be eligible to receive a payment. Contact the Agency's relocation representative and discuss your decision to discontinue your business. You will be informed of the payment, if any, for which you may be eligible, the requirements to be met, and how to obtain your payment.

### **What Kinds of Payments for Moving Expenses Will I Receive?**

Every eligible business, non-profit organization and farm is entitled to a relocation payment to cover the reasonable cost of moving. You may choose either:

A. Payment for Actual Reasonable Moving and Related Expenses,

or

B. Fixed Payment for Moving Expenses (if you meet the eligibility requirements).

### **What is the Payment for Actual Reasonable Moving and Related Expenses?**

If you choose a Payment for Actual Reasonable Moving and Related Expenses, you may claim the cost of:

1. Transportation of personal property. Transportation costs for a distance beyond 50 miles are not eligible, unless the Agency determines that relocation beyond 50 miles is justified.
2. Packing, crating, unpacking, and uncrating of the personal property.
3. Disconnecting, dismantling, removing, reassembling, and reinstalling relocated machinery, equipment, and other personal property, and certain substitute personal property. This includes connection to utilities available within the building. It also includes modifications to the personal property, including those mandated by Federal, State or local law, code or ordinance, necessary to adapt it to the replacement structure, the replacement site, or the utilities at the replacement site, and modifications necessary to adapt the utilities at the replacement site to the personal property.
4. Storage of the personal property not to exceed 12 months, unless the Agency determines that a longer period is necessary.
5. Insurance for the replacement value of the personal property in connection with the move and necessary storage.

6. The replacement value of property lost, stolen or damaged in the process of moving (not through fault or negligence of the displaced person, his or her agent or employee), where insurance covering such loss, theft or damage is not reasonably available.
7. Any license, permit or certification required of your business at the replacement location. However, the payment may be based on the remaining useful life of the existing license, permit, or certification.
8. Professional services as the Agency determines to be actual, reasonable and necessary for (1) planning the move of the personal property, (ii) moving the personal property, and (iii) installing the relocated personal property at the replacement location.
9. Re-lettering signs and replacing stationary on hand at the time of displacement that is made obsolete as a result of the move.
10. Actual direct loss of tangible personal property incurred as a result of moving or discontinuing your business. The payment will consist of the lesser of:
  - (i) The fair market value of the item, **as is** for continued use at the displacement site, less the proceeds from its sale. (To be eligible for payment, you must make a good faith effort to sell the personal property, unless the Agency determines that such effort is not necessary. When payment for property loss is claimed for goods held for sale, the fair market value will be based on the cost of the goods to the business, not the potential selling price.); **or**
  - (ii) The estimated cost of moving the item **as is**, but with no allowance for storage; or for reconnecting a piece of equipment if the equipment is in storage or not being used at the acquired site. (If you elect to discontinue your business, the estimated cost will be based on a moving distance of 50 miles.)
11. The reasonable cost incurred in attempting to sell an item that is not to be relocated.
12. Purchase of substitute personal property. If an item of personal property which is used as part of your business is not moved but is promptly replaced with a substitute item that performs a comparable function at the replacement site, you will be entitled to payment for the lesser of:
  - (i) The cost of the substitute item, including installation costs at the replacement site, minus any proceeds from the sale or trade-in of the replaced item; or
  - (ii) The estimated cost of moving and reinstalling the replaced item but with no allowance for storage. At the Agency's discretion, the estimated cost for a low cost or uncomplicated move may be based on a single bid or estimate.
13. Searching for a replacement location. Your business is entitled to reimbursement for actual expenses, not to exceed \$ 2,500 as the Agency determines to be reasonable, which are incurred in searching for a replacement location including:
  - i) Transportation
  - ii) Meals and lodging away from home.
  - iii) Time spent searching, based on reasonable salary or earnings.
  - iv) Fees paid to a real estate agent or broker to locate a replacement site, exclusive of any fees or commissions related to the purchase of such site.
  - v) Time spent in obtaining permits and attending zoning hearings; and
  - vi) Time spent negotiating the purchase of a replacement site based on a reasonable salary or earnings.
14. Other related moving expenses as the Agency determines to be reasonable and necessary, including:

- i) Connection to available nearby utilities from the right-of-way to improvements at the replacement site;
- ii) Professional services performed prior to the purchase or lease of a replacement site to determine its suitability for your business operation, including but not limited to soil testing, feasibility and marketing studies (excluding any fees or commissions directly related to the purchase or lease of such site). At the Agency's discretion, a reasonable pre-approved hourly rate may be established
- iii) Impact fees or one-time assessments for anticipated heavy utility usage, as determined by the Agency.

The Agency's relocation representative will explain all eligible moving costs, as well as, those which are not eligible. You must be able to account for all costs that you incur; so keep all your receipts. The Agency will inform you of the documentation needed to support your claim.

You may minimize the amount of documentation needed to support your claim, if you elect to "self-move" your property. Payment for self-move is based on the amount of an acceptable low bid or estimate obtained by the Agency. If you self-move, you may move your personal property using your own employees and equipment or a commercial mover. If you and the Agency cannot agree on an acceptable amount to cover the cost of the "self-move," you will have to submit full documentation in support of your claim.

You may elect to pay your moving costs yourself and be reimbursed by the Agency or, if you prefer, you may have the Agency pay the mover directly. In either case, let the Agency's relocation representative know before you move. The Agency representative can help you select a reliable and reputable mover.

When a payment for "actual direct loss of personal property" or "substitute personal property" is made for an item, the estimated cost of moving the item may be based on the lowest acceptable bid or estimate obtained by the Agency. If not sold or traded-in, the item must remain at the old location and ownership of the item must be transferred to the Agency before you may receive the payment.

### **What are Reestablishment Expenses?**

In addition to actual, reasonable moving and related expenses, a small business, non-profit organization or farm may be eligible to receive a payment of up to \$10,000 for expenses actually incurred in relocating and reestablishing its operation at a replacement site.

Eligible expenses must be reasonable and necessary, as determined by the Agency. They may include but are not limited to the following:

- A. Repairs or improvements to the replacement real property as required by federal, state or local law, code or ordinance.
- B. Modifications to the replacement property to accommodate the business operation or make replacement structures suitable for conducting the business.
- C. Construction and Installation costs for exterior signage to advertise the business.
- D. Redecoration or replacement of soiled or worn surfaces at the replacement site, such as paint, paneling or carpeting.
- E. Advertising of replacement location.
- F. Estimated increased costs of operation during the first 2 years at the replacement site, for such items as:

1. Lease or rental charges
2. Personal or real property taxes
3. Insurance premiums, and
4. Utility charges (excluding Impact fees)

G. Other items that the Agency considers essential to the reestablishment of the business.

#### **What Expenses Are Not Eligible for a Reestablishment Payment?**

The following is a non-exclusive listing of reestablishment expenditures not considered to be reasonable, necessary or otherwise eligible:

- A. Purchase of capital assets, such as, office furniture, filing cabinets, and machinery or trade fixtures.
- B. Purchase of manufacturing materials, production supplies, product inventory, or other items used in the normal course of the business operation.
- C. Interest costs associated with any relocation expense or the purchase of replacement property.
- D. Payment to a part-time business in the home which does not contribute materially to the household income.

#### **What is a Fixed Payment?**

A displaced business, non-profit organization or farm may be eligible to choose a fixed payment in lieu of the payments for actual moving and related expenses and actual reasonable reestablishment expenses. The payment may not be less than \$1,000.00 or more than \$20,000.00. For a business or farm, the payment is based on the average annual net earnings before Federal, State and local income taxes during the 2 taxable years immediately prior to the taxable year in which it was displaced. For a non-profit organization, the payment is based on the average of 2 years annual gross revenues less administrative expenses.

In order to qualify for this payment, the Agency must determine that:

1. The business owns or rents personal property which must be moved in connection with the displacement and for which an expense would be incurred in such move, and the business vacates or relocates from its displacement site.
2. The business cannot be relocated without a substantial loss of existing patronage (clientele or net earnings).
3. The business is not a part of a commercial enterprise having more than three other entities which are not being acquired by the Agency, and which are engaged in the same or similar business activities.
4. The business is not operated at the displacement dwelling/site solely for the purpose of renting such dwelling/site to others.
5. The business contributed materially to the income of the displaced person during the two (2) taxable years prior to displacement.

If the business or farm was not in operation for the full two years prior to displacement, the net earnings are based on the actual period of operation at the acquired site projected to an annual rate. Average net earnings may be based on a different period of time when the Agency determines it to be more equitable. Net earnings include any compensation paid to the owners of the business, a spouse or dependents. Proof of net earnings must be furnished to the Agency through income tax returns, certified financial statements, or other reasonable evidence which the Agency determines is satisfactory.

For a qualified non-profit organization, gross earnings may include membership fees, class fees, cash donations, tithes and receipts from sales or other forms of fund collection that enables the non-profit organization to operate. Administrative expenses are those for administrative support such as rent, utilities, salaries, advertising and other like items as well as fund raising expenses. Operating expenses for carrying out the purposes of the non-profit organization are not included in administrative expenses. The monetary receipts and expense amounts may be verified with certified financial statements or financial documents required by public agencies.

The Agency will inform you as to your eligibility for this payment and the documentation you must submit to support your claim. NOTE: When you elect this payment you are not entitled to reimbursement for any other moving expenses.

### **I Own an Outdoor Advertising Display. What Relocation Payment will I Receive?**

As the owner of an outdoor advertising display, you are eligible for a Relocation Payment For Actual Reasonable Moving And Related Expenses. You are not eligible to receive a Payment In Lieu of a Payment For Actual Reasonable Moving And Related Expenses.

If you choose not to relocate or replace the sign, the payment for "direct loss of personal property" would be the lesser of: (1) the depreciated reproduction cost of the sign, as estimated by the Agency, less the proceeds from its sale, or (2) the estimated cost of moving the sign without temporary storage. The Agency will inform you as to the exact costs that may be reimbursed.

### **How do I Receive a Relocation Payment?**

You must file a claim for a relocation payment. The Agency's relocation representative will provide you with the required claim forms, assist you in completing them, and explain the type of documentation that you must submit in order to receive your relocation payments. If you must pay any relocation expenses before you move (e.g., because you must provide a security deposit if you lease your new location), discuss your financial needs with the Agency. You may be able to obtain an advance payment. An advance payment may be placed in "escrow" to ensure that the move will be completed on a timely basis.

If you are a tenant, you must file your claim within 18 months after the date you move. If you own the property, you must file within 18 months after the date you move, or the date you receive the final acquisition payment, whichever is later. However, it is to your advantage to file as soon as possible after you move. 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, the Agency may 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.

### **Appeals**

If you disagree with the Agency's decision as to your right to a relocation payment or the amount of payment, you may appeal the decision to the Agency. The Agency's relocation representative will inform you of its appeal procedures. At a minimum, you will have 18 months from the date you move to file your appeal with the Agency. Your appeal must be in writing. However, if you need help, the Agency's relocation representative will assist you in preparing your appeal. If you are not satisfied with the final appeal decision, you may seek review of the matter by the courts.

### **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. The preceding statement is not tendered as legal advice in regard to tax consequences, and you should consult with your own tax advisor or legal counsel to determine the current status of such payments.

### **Lawful Presence Requirement**

Pursuant to the Public Law 105-117 of 11-21-97, in order to be eligible to receive non-residential relocation benefits in federally funded relocation projects, the owner of a sole proprietorship and all owners of a partnership must provide information regarding their lawful presence in the United States. Sole proprietors or partnerships with owners who are not lawfully present in the United States, or who decline to provide this information, may be denied relocation benefits. Relocation benefits will be prorated to reflect the number of owners with certified lawful presence in the United States.

### **Applicability**

While every effort has been made to assure accuracy of this statement, it should be understood that it does not have the force and effect of law, rule, or regulation, governing the payment of benefits. Should any difference or error occur, the law will take precedence.

### **Additional Information**

If you have further questions regarding this Informational Statement or the relocation process, please contact the Agency's relocation representative:



**Paragon Partners, Ltd.**  
**1451 River Park Drive, Suite 251**  
**Sacramento, CA 95815**  
**Toll Free Tele: 1.866.398.5510**  
**Fax: 916.565.0533**