

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 _____

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 nd Street, Sacramento	\$625/mth	916-402-8749
Studio	1908 23 rd Street, Sacramento	\$595/mth	916-442-1951
Studio	1204 P Street, Sacramento	\$675/mth	916-447-5945
Studio	1601 12 th 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 th 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 th Ave., Sacramento	\$695/mth	916-923-5772
2BR	4600 Greenhaven #1, Sac	\$650/mth	916-483-4544
2BR	2013 8 th 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.

FIXED MOVING SCHEDULE - CALIFORNIA (effective June 15, 2005)			
Occupant owns furniture		Occupant does NOT own furniture	
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

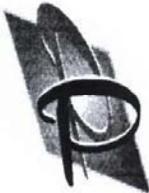
(Pursuant to Requirements of Uniform Relocation Act)

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.

**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.