

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 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.

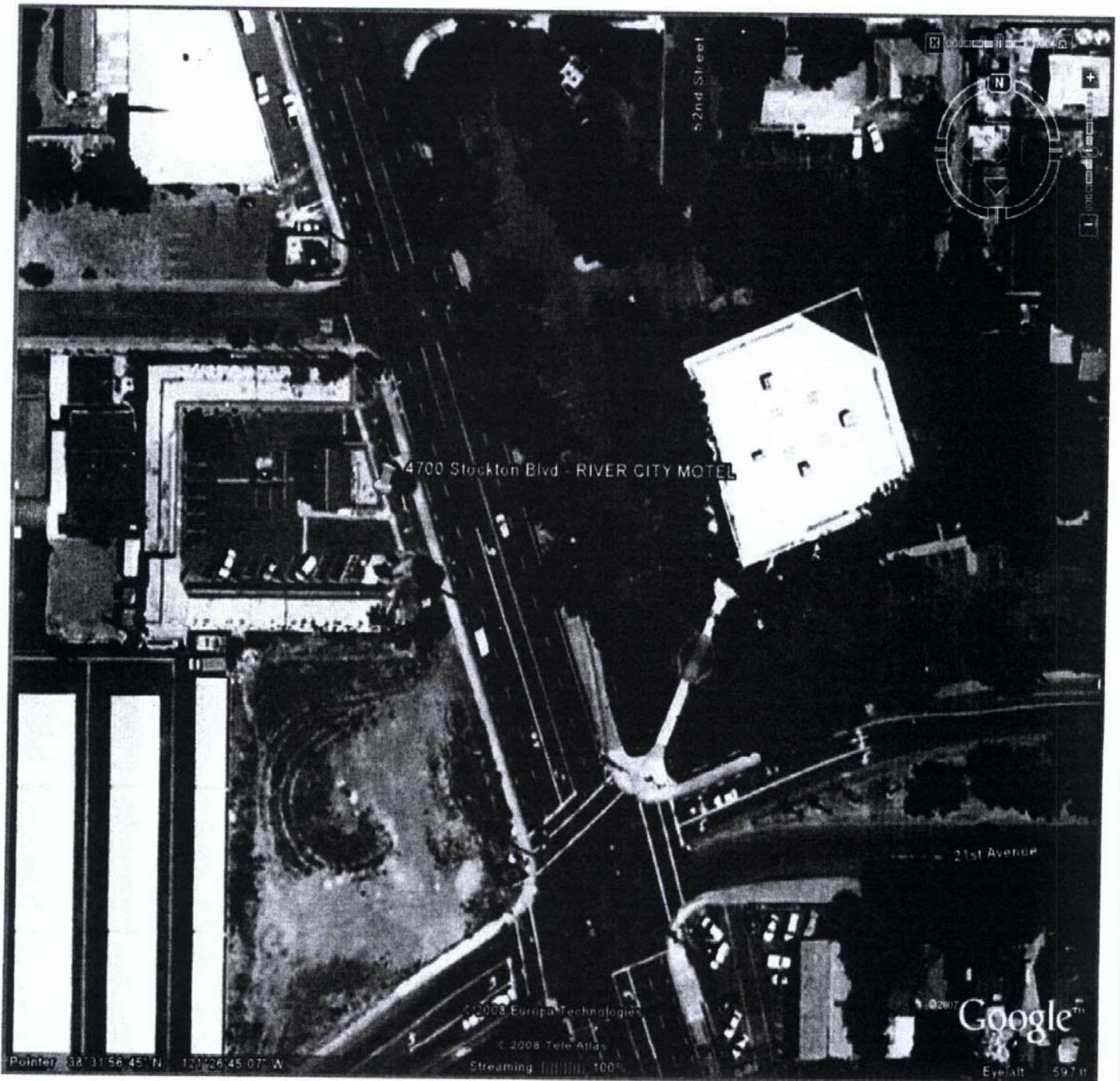
| | |
|---|-------------------------|
| <i>Rental Assistance Payments (8 Motel Residents)</i> | \$91,560 |
| <i>Rental Assistance Payments (1 Onsite Manager Unit)</i> | \$7,350 |
| <i>Residential Fixed Moving Payments (8 Motel Residents \$625 per)</i> | \$5,000 |
| <i>Business Reestablishment Payments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

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 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 |
|---------------------------|-----------------------|--|----------|----------|----------|-----------------|----------|----------|----------|----------|
| | | Very Low (50%) Income Limits | \$24,850 | \$28,400 | \$31,950 | \$35,500 | \$38,350 | \$41,200 | \$44,000 | \$46,850 |
| Sacramento County | \$71,000 4 persons | Extremely Low (30%) Income Limits | \$14,900 | \$17,050 | \$19,150 | \$21,300 | \$23,000 | \$24,700 | \$26,400 | \$28,100 |
| | | Low (80%) Income Limits | \$39,750 | \$45,450 | \$51,100 | \$56,800 | \$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 _____
