

## 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 ¼       c) ½       e) All paid   
     b) ¼       d) ¾
- 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 Sacramento, CA	\$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.

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

**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.