



**Sacramento
Housing &
Redevelopment
Agency**

**REPORT TO COUNCIL AND
REDEVELOPMENT AGENCY**

City of Sacramento

915 I Street, Sacramento, CA 95814-2671

www.CityofSacramento.org

Consent
November 6, 2008

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

Title: Acquisition of 5700 Stockton Boulevard Project(San Juan Motel and Mobile Home Park)

Location/Council District: 5700 Stockton Boulevard (APN: 026-0073-014-0000);
County District 2, Stockton Boulevard Redevelopment Project Area

Recommendation: 1) Adopt a **Redevelopment Agency Resolution** a) authorizing purchase for just compensation including all real and personal property, which is fair market value as determined by an independent appraisal of the project; b) amending the 2008 Agency budget to transfer \$4,065,300 from the Stockton Boulevard Bank of America Credit Line to the project; c) authorizing the Executive Director, or designee, to take all actions reasonably necessary to voluntarily purchase all real and personal property, including payment for tenant relocation, demolition, security, maintenance, property management, insurance, and site planning expenses; d) approving the Relocation Plan for eligible tenants; and e) approving the Replacement Housing Plan and 2) Adopt a **City Council Resolution** a) approving the Relocation Plan for eligible tenants; and b) approving the Mobile Home Closure Impact Report.

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

Description/Analysis

Issue: The San Juan Motel and Mobile Home Park (San Juan) is located on a 2.54 acre property in the County of Sacramento and includes one manager's unit and office, 20 motel units, and 34 mobile home/trailer pads (see Attachment 1). The San Juan is one of several functionally obsolete motels identified by the Redevelopment Agency for reuse or redevelopment along the corridor due to criminal activity and dilapidated building conditions (see Attachment 2). At the end of 2007, the property/business owner indicated interest in selling the

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property to the Redevelopment Agency. It is adjacent to several vacant and underutilized properties, including a vacant site the Redevelopment Agency purchased in July, and is located near the key intersection of Fruitridge Road and Stockton Boulevard. If this property is acquired, the motel and associated structures will be demolished. Approximately two-thirds of the mobile home park pads are rented, the manager lives on site and some of the motel rooms have been used as permanent housing, therefore a Relocation Plan (Attachment 3, Exhibit A) and a Replacement Housing Plan (Attachment 3, Exhibit B) have been prepared as required by State law. Additionally, in order to close the mobile home park, a Mobile Home Closure Impact Report (Attachment 4, Exhibit B) has 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.

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 acquisition of the project is exempt from further review pursuant to CEQA Guidelines Section 15004(b)(2)(A). Demolition and property management activities authorized for the project are exempt from further review pursuant to CEQA Guidelines Section 15301(d) and (l).

Sustainability Considerations: The proposed project is located in the County of Sacramento, therefore, this policy does not apply.

Other: The National Environmental Policy Act (NEPA) does not apply. As part of the Agency's property acquisition due diligence, a Phase I and Phase II Environmental Assessment were performed and no further investigation is recommended at this time until a specific development project is determined.

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Committee/Commission Action: *Stockton Boulevard Redevelopment Advisory Committee (RAC):* In May and September, staff held two informational meetings for the permanent residents in which the proposed acquisition and potential relocation benefits were outlined. Additionally, two informational meetings were held with the RAC to discuss the proposed acquisition. At its meeting on October 9, 2008, the RAC considered the staff recommendation for this item. The votes were as follows:

AYES: Abelaye, Alvarez, Angelone, Bradley, Cranshaw, Hodges, Lathrop, Thompson, Williams

NOES: None

ABSENT: None

Sacramento Housing and Redevelopment Commission Action: At its meeting on October 15, 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, Morgan, Otto, Shah, Stivers

NOES: none

ABSENT: Mohr

Rationale for Recommendation: The subject property has a functionally obsolete motel and mobile home park and is immediately adjacent to a Redevelopment Agency owned 1.28 acre vacant parcel (5716 Stockton Boulevard). If assembled, a 3.8 acre site would be available for redevelopment into an attractive, high-quality mixed use project with housing and commercial uses. Local law enforcement receives a high number of calls for service for the subject property which has also been cited for several code violations (see Attachment 2). Redevelopment of this site has been a high priority for several years. Acquisition of the subject property furthers the Agency's goal to assemble a larger site at this location, and will increase the likelihood of a successful redevelopment project. Following acquisition, tenants will be relocated, structures will be demolished, and staff will work with the community stakeholders to identify the appropriate mix of uses for the opportunity site which has optimal development potential. Under the appropriate market conditions, a request for proposals will be released for a mixed-use project.

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Financial Considerations: This report recommends appropriation of \$4,065,300 of the Stockton Boulevard Bank of America Credit Line to purchase the property at 5700 Stockton Boulevard, including closing costs, relocation, demolition, site maintenance, security costs, property management, insurance and site planning expenses. The Credit Line will be paid back with future Stockton Boulevard Tax Increment funds.

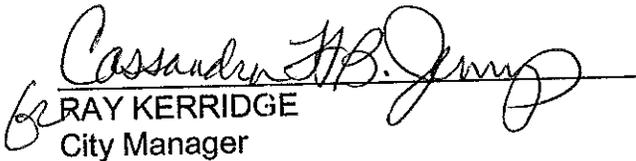
M/WBE Considerations: The items discussed in this report have no M/WBE impact; therefore, M/WBE considerations do not apply.

Respectfully Submitted by:



LA SHELLE DOZIER
Interim Executive Director

Recommendation Approved:



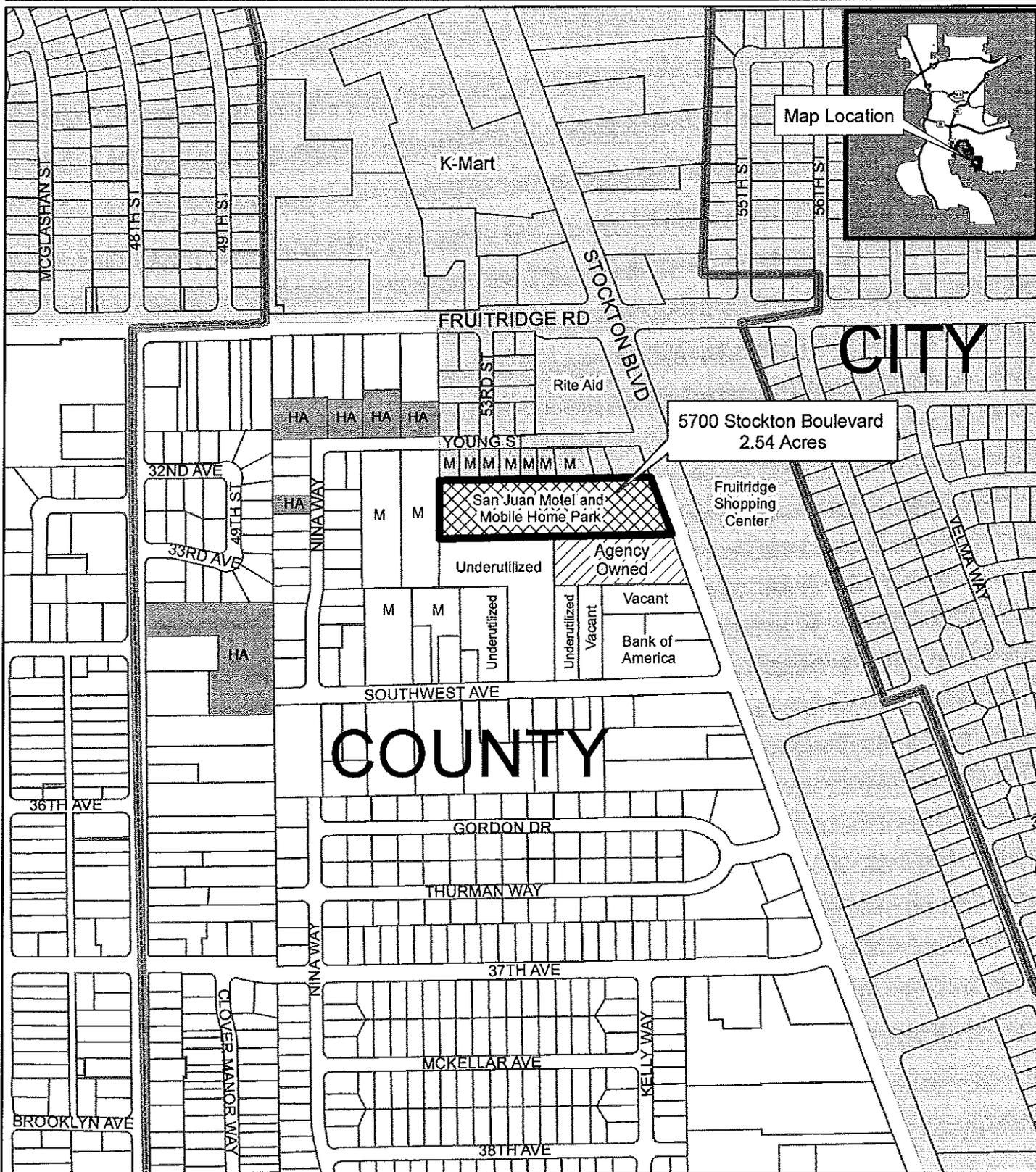
RAY KERRIDGE
City Manager

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Acquisition of 5700 Stockton Boulevard Stockton Boulevard Redevelopment Project Area



5700 Stockton Blvd	M = Multi-Family Parcel	Miles	
Agency Owned 5716 Stockton Blvd	Sacramento City	0 0.05 0.1	
HA = Housing Authority Property	Stockton Blvd Redevelopment Area		SHRA GIS October 8, 2008

Background Information

Redevelopment Context

The San Juan is located in the County portion of the Stockton Boulevard Redevelopment Project Area (Project Area), a joint city/county redevelopment area established in 1994. Stockton Boulevard is a major transportation artery and a retail corridor that began to decline in the early 1960's due to the completion of State Highway 99. Primary Agency investments have included \$13,000,000 in streetscape improvements, the formation of the Stockton Boulevard Partnership, a Property and Business Improvement District, and financial assistance to over 30 businesses through the Exterior Rebate Program.

A major strategy identified by community leaders in developing the 2005-2009 Five Year Implementation Plan (Implementation Plan) was the reuse of obsolete motels along Stockton Boulevard. Many of the motels, which once served travelers, now operate as permanent housing for people unable to obtain traditional housing. Lack of management at some of the motels has resulted in increased criminal activity such as prostitution and drug crimes. Consequently, the Implementation Plan identified the need to reuse or redevelop many of the motels on the corridor including the San Juan.

Project Site

The San Juan property is located at 5700 Stockton Boulevard, on a 2.54 acre parcel and is immediately adjacent to a 1.28 acre site recently purchased by the Agency. The San Juan consists of 20 motel units, 34 mobile home/trailer pads and an on-site manager's unit and office. Surrounding land uses are multi-family residential (north and east), vacant and underutilized land (south) and a large commercial shopping center (west). Like many large parcels on this section of Stockton Boulevard, street frontage is narrow in relation to the depth of the property. A single water supply well is located on the San Juan property and provides domestic water to the residents. If the property is acquired, the Agency will close the domestic water well. As part of the development, the site will be connected to the local water district.

The San Juan has been cited for numerous code violations by the County beginning in 1999. The property underwent exterior and interior renovations but remains an obsolete use with a pending code action related to building damages sustained earlier this year from a storm. Most mobile homes are in poor condition, and there are issues of abandoned or inoperable vehicles, appliances and debris. The fence surrounding the property is in need of repair, which contributes to illegal activity traversing through the San Juan property and into the surrounding multi-family neighborhood.

The County Sheriffs Department, City Police Department and a local private security company, Paladin Private Security, all receive frequent calls for service. In the last year, the County Sheriffs Department received 139 calls for service and the City Police Department has received approximately 25 calls for service. The San Juan site was responsible for six percent of the total call volume for Paladin Security, whereas the San

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Juan makes up less than half of one percent of the patrol zone/business group they cover through the Stockton Boulevard Partnership. The majority of calls for all three of the law enforcement agencies are drug related.

Relocation Plan

The Relocation Plan prepared by Paragon Partners Ltd for the San Juan Motel and Mobile Home Park identified 33 households that will be permanently displaced in order to redevelop the site. Of the 33 households, eight are long-term motel residents, five are mobile home/trailer renters, 19 are mobile home/trailer owners and one is the manager of the property. If the property is purchased, the rental records will be reviewed to determine if any additional motel rooms have been used as permanent housing, and relocation benefits will be determined at that time. The project budget provides adequate funding to meet the relocation requirements of all of the potentially displaced households and a comprehensive relocation program, with technical and advisory assistance provided as necessary. The Relocation Plan required by California Government Code Section 7260 et. seq. and Title 25, Chapter 6 of the California Code of Regulations is included as Attachment II.

Replacement Housing

The acquisition of 5700 Stockton Boulevard and demolition of housing includes the use of local redevelopment tax increment funds, thus the project is subject to state replacement housing law, California Health and Safety Code 33413. A Replacement Housing Plan has been prepared to provide for the replacement of any affordable units lost. State law requires that replacement units be created within four years of removal or destruction. The Replacement Housing Plan is included as Attachment III.

Mobile Home Park Closure

Impact Report: The acquisition of 5700 Stockton Boulevard involves the permanent displacement of mobile home park residents, thus the project is subject to state mobile home law requirements in the California Civil Code Section 798 et seq. and California Government Code Section 65863.7. These codes require that a Mobile Home Impact Report be prepared to determine the impact of the closure of the mobile home park on the residents, and that the report shall address the availability of adequate replacement housing in mobile home parks and relocation costs. The Mobile Home Impact Report is attached as Attachment IV.

Property Management: A 12-month notice to vacate must be issued prior to closure, per state mobile home law as described above. In the event a purchase price is agreed upon, the Agency is likely to be owners of the mobile home park during the 12 -month notice of closure period. During this time, the residents will be relocated and a qualified property management company will be hired to manage the business. A Request for Proposals will be released to hire a qualified property management company to manage the motel and mobile home park business until all residents are relocated.

Budget

The budget of \$4,065,300 includes the following: relocation assistance for mobile home/trailer tenants, motel tenants and the site manager; acquisition of the property including closing costs; site expenses including hazardous materials testing of the

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structures, building demolition, well closure, and site planning; property management of the business for 12 months; insurance, maintenance and security for five years.

Future Mixed-Use Development

Acquisition of this site will help fulfill a long standing redevelopment goal of the Agency to develop underutilized sites into attractive, high-quality mixed-use projects with housing and commercial uses in the Project Area. In the future, the Agency will evaluate the feasibility to acquire adjacent vacant and underutilized properties to create a larger development site. Acquisition of this property will eliminate the current blighting influence the motel has on the surrounding neighborhoods and help promote new and continuing private sector investment along the corridor. This opportunity area should be attractive to developers given its proximity to the highly traveled Fruitridge and Stockton Boulevard intersection and its importance as a major commercial node along the street.

RESOLUTION NO. 2008 -

Adopted by the Redevelopment Agency of the City of Sacramento

on date of

AUTHORIZING ACQUISITION OF PROPERTY AT 5700 STOCKTON BOULEVARD FOR JUST COMPENSATION; AMENDMENT OF 2008 AGENCY BUDGET; APPROVAL OF RELOCATION 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 the Stockton Boulevard Special Planning Area. 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. 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 \$4,065,300 from Bank of America Credit Line to the budget for Acquisition of 5700 Stockton Boulevard Project.
- D. The Agency has prepared a Relocation Plan for the relocation of eligible 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 RESOLVES AS FOLLOWS:**

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Section 1. After due consideration of the evidence presented, the findings, including the environmental findings regarding this action, as stated above are approved.

Section 2. The Executive Director, or designee, is authorized to take all actions as may be reasonably necessary to purchase the following parcel ("Property") including real and personal property, for not substantially more than just compensation, as established by the appraisal of a duly qualified appraiser:

5700 Stockton Blvd. (APN: 026-0073-014-0000)

Section 3. The Executive Director, or designee, is authorized to amend the Agency Budget to transfer \$4,065,300 from Stockton Boulevard Bank of America Credit Line to the Acquisition of 5700 Stockton Boulevard Project and carry out related actions.

Section 4. The Executive Director, or designee, is authorized to purchase the Property and carry out all actions reasonably necessary to accomplish the purchase of the real and personal Property, including payment of tenant relocation, demolition, maintenance and security, property management, insurance and site planning 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 SAN JUAN MOTEL & TRAILER PARK

Prepared for

SACRAMENTO HOUSING & REDEVELOPMENT AGENCY



PREPARED BY:

Paragon Partners Ltd

July 2008

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1.0 INTRODUCTION

The San Juan Motel & Trailer Park Project, sponsored by Sacramento Housing and Redevelopment Agency proposes to be a part of the ongoing redevelopment in the area along the historic Stockton Boulevard transit route in Sacramento, California. The San Juan Motel & Trailer Park is located at 5700 Stockton Boulevard in the County of Sacramento. The parcel consists of 2.54 acres and contains 20 motel units and 24 mobile homes located at the rear of the property. If approved by the governing bodies, the proposed redevelopment project will consist of acquiring the San Juan property and assembling it with the adjacent parcel to the South that SHRA has acquired. This parcel, located at 5716 Stockton Boulevard, contains 1.28 acres. When assembled, the development site will consist of 3.82 acres. A developer will be solicited through a Request for Proposal process to develop what is currently envisioned as a mixed use commercial and residential project.

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, 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. In May 1994, the Sacramento City Council and the Sacramento County Board of Supervisors approved the adoption of the Redevelopment Plan for the joint City and County Stockton Boulevard Redevelopment Project Area.

The San Juan Motel & Trailer Park Project will require SHRA to assist thirty-two (32) residences (including one long term on-site management unit household) to relocate from the motel/trailer park property. The main goal of the SHRA's project is to alleviate blight resulting from the past creation of State Highway 99 by creating a new commercial and residential catalyst project.

The funding source for the proposed San Juan Motel & Trailer Park Project consists entirely of redevelopment tax increment funding. Therefore, California Title 25 State Relocation Guidelines will be considered for the relocation of any eligible tenants.

In order to comply with the California Environmental Quality Act (CEQA) and the State of California, Title 25, Housing & Community Development Relocation 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.

1.0 REDEVELOPMENT PROJECT AREA (See Attachment 1)

This project lies within a portion of the joint City and County Stockton Boulevard Redevelopment Project Area which includes 925 acres, and runs along Stockton Boulevard from 14th Avenue in the City, to the City/County redevelopment project area boundary line south of Riza Avenue.

2.1 PROJECT AREA DESCRIPTION (See Map of Project Site, Attachment 2)

The location of the San Juan Motel & Trailer Park Redevelopment project is located at 5700 Stockton Boulevard between Elder Creek Road and Fruitridge Road in the unincorporated County of Sacramento. The County's ethnic make-up is diverse and is reflective of Sacramento County's demographics: 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. **(See 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 Relocation Guidelines will be complied with in the implementation of the relocation assistance program.

2.0 ASSESSMENT OF RELOCATION NEEDS

Early on, SHRA determined that community meetings with motel and trailer residents would be helpful to facilitate the proposed project and to allay fears and rumors that often accompany a project where displacement of residents will occur. To implement the relocation program, SHRA contracted with Paragon Partners Ltd, an experienced relocation consultant firm. On May 19, 2008, SHRA staff, representatives from Paragon Partners, and the property owner met with approximately 40 residents. The proposed project was discussed, the relocation program was described and questions were answered. It was emphasized during the meeting that tenants should continue to pay rent during the entire project planning stages. Paragon informed attendees that in order to complete the required relocation plan, interviews would be scheduled with each resident. Interviews were conducted with the residents during June and July. All residents were encouraged to respond to ensure that their needs would be included in this Relocation Plan.

The General survey conducted with residents included questions concerning existing conditions, type of occupancy, mortgage/lease and income information, size of unit, and relocation needs (i.e. bedroom/bath, pets, physical limitations, transportation, proximity to services/shopping, etc.). A sample of the questionnaire form is included. **(See Attachment 4)**

3.1 FIELD SURVEY DATA

- A. Residential: There are thirty-three (33) households that have been identified who will be affected as a result of the project. Three households were not available for interviews at the time of the writing of this plan. Additional attempts will be made to contact these households.
- B. Business: The business displacements involved in the project include the motel and the trailer park itself. Because of the nature, age, and condition of these businesses, it is likely that they will not be re-established nor require replacement sites.
- 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.
- E. Evidence of Overcrowding. For purposes of determining whether overcrowding conditions exist, an occupancy standard of two persons per sleeping room plus one person in a non-sleeping room was utilized. Based on that occupancy standard, it appears that one household is overcrowded.

Refer to **Attachment 5** for the household characteristics of tenants.

4.0 RELOCATION RESOURCES

SHRA's relocation consultant 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. The chart below shows the availability of units for rent available to motel residents that are deemed to have made the motel their permanent place of residence. Replacement mobile homes for both owner occupants and renters of the mobile home park are also discussed. The needs of the mobile home residents, however, are primarily discussed in a separate conversion Impact Report as dictated by California's Mobile Home Residency Law.

4.1 RESIDENTIAL PROPERTY

For Rent Properties: The survey identified residence replacements for rent. The rental prices range from \$495/month to \$900/month, for one bedroom and two bedroom units. There is evidence of additional available housing in the relocation consultant's files.

Sample Prices for Replacement Units for Rent for the San Juan Motel Residents

Size	Price Range of Replacement Units for Rent	Average (Price)
Studio/1 Bedroom	\$495 - \$725/mth	\$592/mth
2 Bedroom	\$675 - \$900/mth	\$798/mth

Sample Prices for Replacement Units for Owner-Occupants for the San Juan Mobile Home Park Residents

Space Rent	Homes for Sale in Parks
\$400-\$575	\$15,000-\$100,000

(See Attachment 6 - Replacement Mobile Home Sites)

4.2 Results of Survey – June 2008

(See Attachment 7 – Replacement Units for Rent)

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 appears 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 (90-day occupant) or \$22,500 (180-day owner occupant) payment limits. As a result, SHRA will have to resort to the administrative process of Last Resort Housing which pursuant to the California Relocation Guidelines provides for replacement housing payments in excess of the statutory limit.

5.0 RELOCATION ASSISTANCE SERVICES

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 displaced 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. At the time of the interviews, A General Information Notice (**See Attachment 8**) and an Informational Statement (**See Attachment 9**) were delivered to each resident.

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: (See Attachment 8) 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 governing body 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 the governing body 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 the occupant's residence or SHRA's offices located at 630 I Street, 1st 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.

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 **January of 2009** and is anticipated to continue through **December 2009**. 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 motel on-site manager are listed below. The estimates for the non-interviewed motel residents are calculated as extremely low-income residents under the Sacramento County Income Limits (**See Attachment 3**) and their incomes will be assumed as such until more detailed income information can be gathered. 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 number of replacement properties for the identified displacees.

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.

It is anticipated that the residents of the mobile home park will also have low incomes. The average pad rental in the park is \$350 per month plus \$100 in monthly utilities. It is estimated that the average acquisition price of mobile homes in the Park will be \$5,000 due to the advanced age of the units and their deteriorated condition.

The average cost of pad rents in replacement parks nearby is \$450 with an estimated monthly charge \$100 in monthly utilities. Parks surveyed indicated they had suitable homes already in the park priced at \$40,000. The estimated relocation costs for the 19 mobile home owners in the park will be as follows:

19 X 100 (Pad Differential \$550-\$450) X 42 months= \$79,800
 Purchase Price Differential (Acquisition Price of \$5,000 less Price of comparable home in replacement park of \$40,000.) Difference is \$35,000.
 19 X \$35,000 = \$665,000

Five mobile home residents rent their units. The relocation benefits due these residents will be similar to the motel residents.

The onsite manager's unit consists of two (2) bedrooms and two (2) bathrooms which are occupied by the on-site manager's immediate family. The on-site manager's household consists of the husband and wife and their teenage son. They will qualify for a two bedroom apartment replacement unit. Currently the displacement unit is rented at a cost of \$500.00 dollars monthly. The average replacement cost for a two bedroom apartment in the area is approximately six hundred seventy five dollars (\$675.00 rounded).

Summary of Estimated Amounts of Relocation Benefits

Rental Assistance Payments <i>(8 Motel Residents and 5 mobile home renters)</i>	\$148,785
Rental Assistance Payments <i>(1 On-site Manager Unit)</i>	\$7,350
Residential Fixed Moving Payments <i>(8 Motel Residents & 24 mobile home residents \$625 per, & on-site manager at \$1,175)</i>	\$21,175
Purchase Price Differential <i>(for 19 mobile home owners)</i>	\$665,000
Pad Rent Differential <i>(for 19 mobile home owners)</i>	\$79,800
Total Estimated Relocation Cost of On-site Residents	<u>\$922,110</u>
Plus 10% Contingency	\$ 92,211
Total Estimated Relocation Costs (rounded)	\$1,015,000

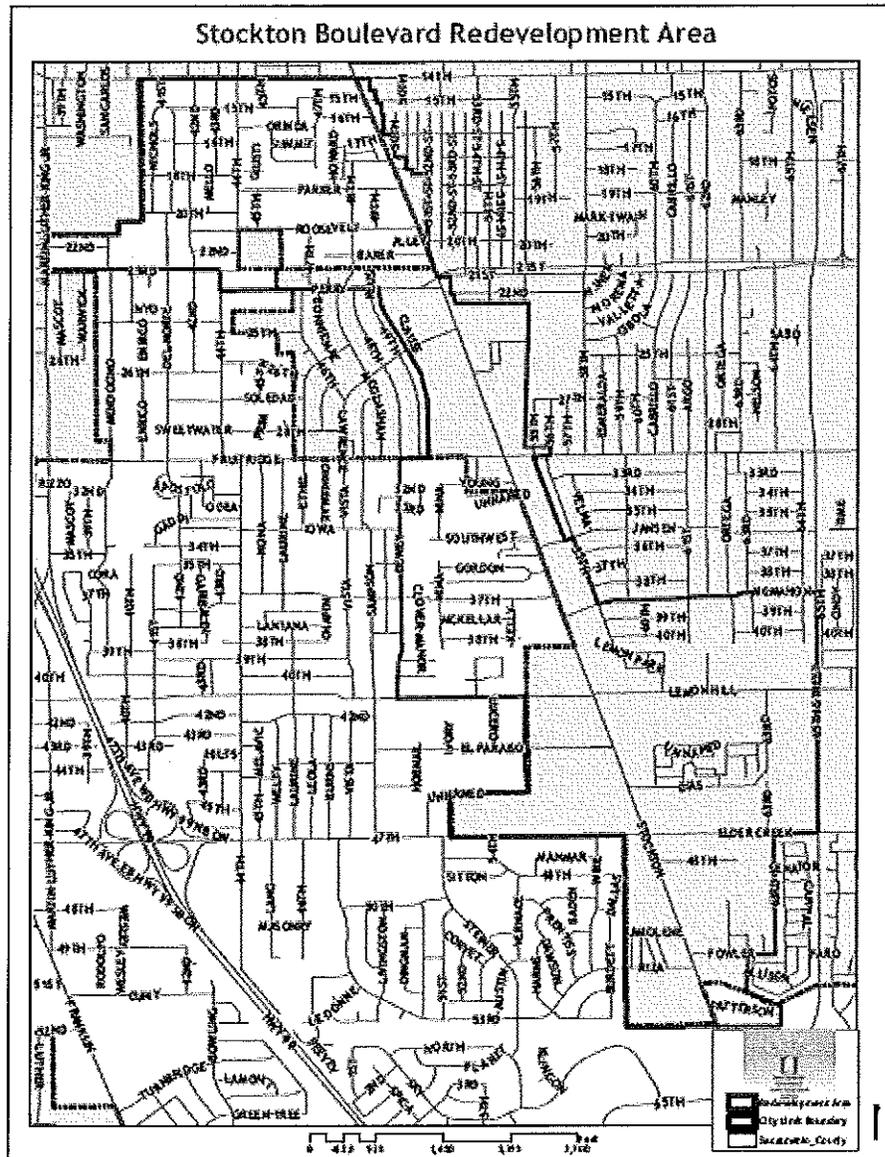
SUMMARY OF RECOMMENDATIONS

In summary, a total of eight (8) long term motel residents were personally interviewed along with one (1) one on-site manager and (24) mobile home park residents in the Project Area. Based on the information obtained from the interviews 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.

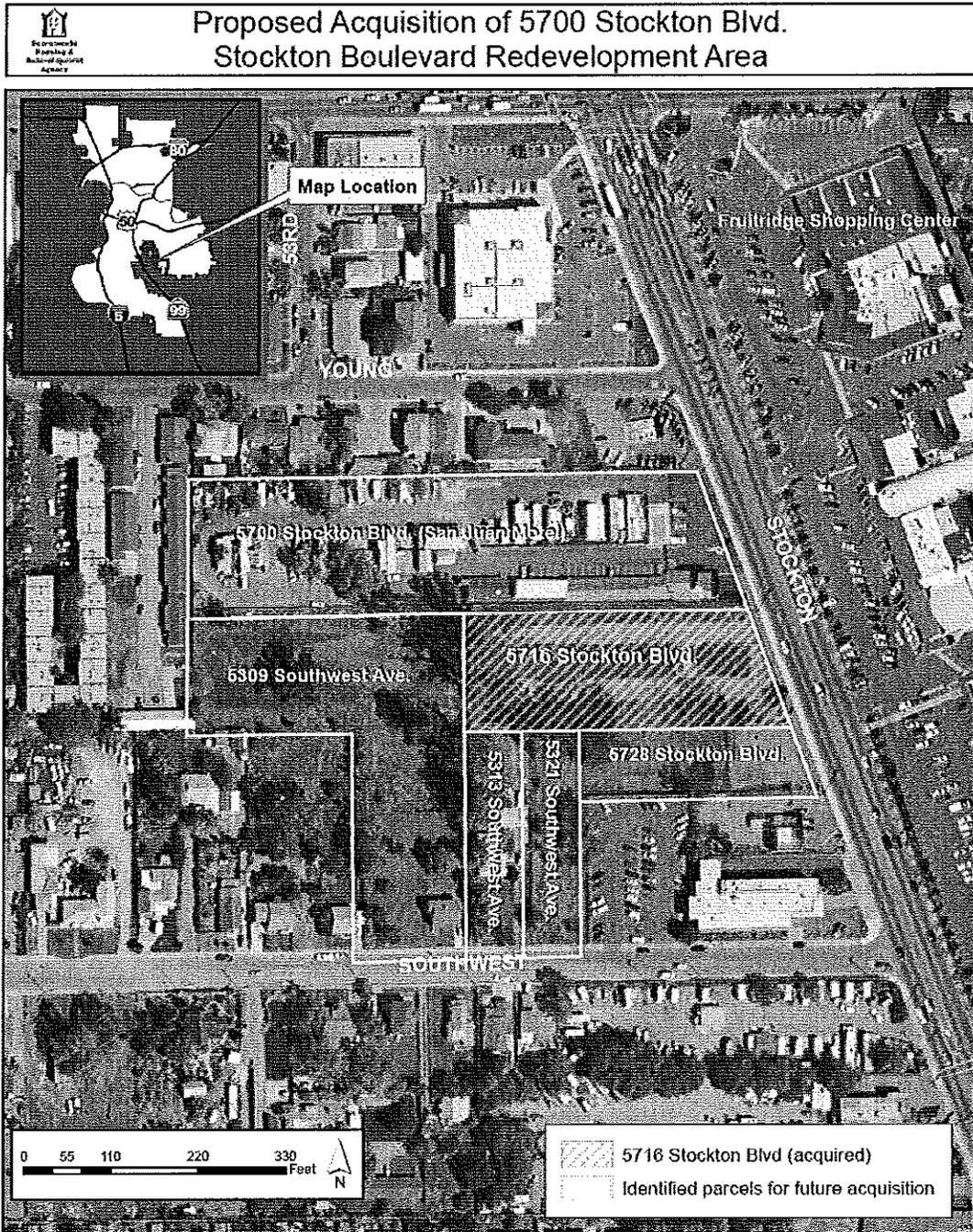
At this time, it is SHRA's belief that the motel residents may be considered low-income households and therefore qualify under the category of Last Resort Housing.

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 – STOCKTON BLVD. REDEVELOPMENT 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	<u>Median Income</u>	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	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 2007 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 _____

ATTACHMENT 5 – HOUSEHOLD CHARACTERISTICS

Income Category	Composition Adults/Children (Ages of Children)	Current Rent/Mortgage	Current Bedrooms	Bedrooms Needed	Elderly/Disabled	Language
Low	2,0	\$350	1	1	YES	ENGLISH
Low	2,0	\$395	2	2	YES	ENGLISH
Low	4,0	\$395	4	4	YES	ENGLISH
Extremely Low	2,0	\$600	2	2	YES	ENGLISH
Extremely Low	2,0	\$350	2	2	YES	ENGLISH
Very Low	3,0	\$500	2	2	NO	ENGLISH
Extremely Low	2,0	\$675	1	1	NO	ENGLISH
Very Low	1,0	\$395	1	1	NO	ENGLISH
Extremely Low	4,0	\$500	2	2	NO	ENGLISH
Extremely Low	2,0	\$440	1	1	YES	ENGLISH
Extremely Low	2,0	\$470	1	1	NO	ENGLISH
Extremely Low	2,1 (18 Months)	\$395	1	1	NO	ENGLISH
Extremely Low	3,0	\$450	1	1	NO	ENGLISH
Extremely Low	2,1 (15 Years)	\$321	2	2	NO	ENGLISH
Extremely Low	2,2 (13, 12 Years)	\$395	1	1	NO	ENGLISH
Extremely Low	1,1 (19 Years)	\$396	1	2	NO	ENGLISH
Extremely Low	1,0	\$375	1	1	YES	ENGLISH
Extremely Low	1,0	\$395	2	2	NO	ENGLISH
Extremely Low	3,0	\$395	1	1	NO	ENGLISH
Extremely Low	1,1 (16 Years)	\$350	1	1	NO	ENGLISH
Low	2,0	\$495	1	1	NO	ENGLISH
Low	2,1 (16 Years)	\$0	2	2	NO	ENGLISH
Extremely Low	3,0	\$800	STUDIO	STUDIO	NO	ENGLISH
Extremely Low	1,0	\$700	STUDIO	STUDIO	NO	ENGLISH
Extremely Low	2,0	\$800	STUDIO	STUDIO	NO	ENGLISH
Extremely Low	2,0	\$650	1	1	YES	ENGLISH
Low	1,0	\$700	STUDIO	STUDIO	NO	ENGLISH
Low	2,0	\$800	STUDIO	STUDIO	NO	ENGLISH
Low	1,0	\$650	STUDIO	STUDIO	NO	ENGLISH
Low	2,0	\$800	STUDIO	STUDIO	NO	ENGLISH
Low	2,0	\$800	1	1	YES	ENGLISH

ATTACHMENT 6 – REPLACEMENT HOUSING AVAILABILITY

SAN JUAN TRAILER PARK MOBILE HOME REPLACEMENT HOUSING AVAILABILITY

	Mobile Home Park	Address	Phone#	Senior Park	Available Space	Space Rent	Available Coaches	Price Range	Amenities
1	Bamboo Tree Mobile Home Park	8545 Folsom Blvd. Sacramento, CA	916-383-5303	No	10	\$400	1	15k-60k	Clubhouse, Pool, Recreation Room, Laundry facilities
2	Silver Eagle Mobile Home Park	3500 Mobile Way Sacramento, CA	916-925-1575	No	7	\$410	8	18k-65K	Clubhouse, Pool, Recreation Room, Laundry facilities
3	Almond wood Mobile Home Park	250 Main Ave. Sacramento, CA	916-564-1273	No	2	\$480	5	26k-50k	Clubhouse, Pool, Recreation Room, Laundry facilities
4	North Sacramento Mobile Home Park	902 Del Paso Blvd. Sacramento, CA	916-922-4429	No	0	\$0	5	5k-30k	Clubhouse, Pool, Recreation Room, Laundry facilities
5	Tradewinds Mobile Home & RV Park	2848 Auburn Blvd. Sacramento, CA	916-485-1808	No	12	\$355	0	0	Clubhouse, Pool, Recreation Room, Laundry facilities
6	El Camino Mobile Home & RV Park	1301 El Camino Ave Sacramento, CA	916-925-8778	No	2	\$425	0	0	Clubhouse, Pool, Recreation Room, Laundry facilities
7	Sacramento Shade RV Park	2150 Auburn Blvd. Sacramento, CA	916-922-0814	No	4	\$495	2	Call owners	Clubhouse, Pool, Recreation Room, Laundry facilities
8	Emerald Meadows Mobile Home Park	3700 Antelope Rd Sacramento, CA	916-344-4414	No	17	\$575	4	50k	Clubhouse, Pool, Recreation Room, Laundry facilities
9	Brookside Senior Mobile Home Park	5232 Brook Park Ln, Sacramento, CA	916-332-8180	Yes	0	\$0	12	18k-118k	Clubhouse, Pool, Recreation Room, Laundry facilities
10	Lindale Greens Mobile Home Park	7611 Elsie Ave. Sacramento, CA	916-423-1095	No	0	\$0	7	20k-65k	Clubhouse, Pool, Recreation Room, Laundry facilities
11	Lampighter Sacramento Mobile Home Park	5040 Jackson St. North Highlands, CA	916-331-7522	Yes	1	\$461	5	Call owners	Clubhouse, Pool, Recreation Room, Laundry facilities
12	Casa De Flores Mobile Home Park	7465 French Rd. Sacramento, Ca	916-682-2106	Yes	0	\$0	7	40k-134k	Clubhouse, Pool, Recreation Room, Laundry facilities
13	Brooke Meadow Mobile Home Park	3950 Mack Rd. Sacramento, CA	916-428-6889	No	0	\$0	16	25k-100k	Clubhouse, Pool, Recreation Room, Laundry facilities

ATTACHMENT 7 - REPLACEMENT UNITS FOR RENT

Studios

	Address	Price	Contact
Studio	2430 O Street, Sacramento	\$695/mth	916-441-2805
Studio	3716 4 th Street, Sacramento	\$725/mth	916-838-0567
Studio	2110 Capitol Ave. Sacramento	\$575/mth	916-704-4452
Studio	2423 L Street #2, Sacramento	\$675/mth	916-448-5002
Studio	603 11 th Street, Sacramento	\$595/mth	916-441-2805
Studio	918 26th Street, Sacramento	\$695/mth	916-441-2805
Studio	1908 23 rd Street, Sacramento	\$595/mth	916-442-1951
Studio	610 Howe, Sac.	\$659/mth	916-927-4185
Studio	1705 N. St., Sac.	\$600/mth	916-921-2114
Studio	4255 21 st St., Sac.	\$535/mth	916-230-3836
Studio	603 11 th St., Sac.	\$595/mth	916-441-2805
Studio	3716 4 th Ave., Sac.	\$725/mth	916-838-0567
Studio	2749 C St., Sac.	\$550/mth	916-424-0423
Studio	1119 T/ St., Sac.	\$595/mth	916-448-2719
Studio	1321 E. St., Sac.	\$550/mth	916-442-2099

One Bedroom

	Address	Price	Contact
1BR	1009 Lochbrae Rd Sacramento	\$595/mth	916- 482-6899
1BR	2408 Empress St., Sacramento	\$600/mth	916- 482-6899
1BR	3662 5 th Ave, Sacramento	\$595/mth	916- 482-6899
1BR	3721 Balsam St. #2, 4, 6 Sac	\$600/mth	916- 482-6899
1BR	3729 Balsam St. #2, Sac.	\$600/mth	916- 482-6899
1BR	2903 38 th St, Sacramento	\$625/mth	916- 482-6899
1BR	2913 16 th Ave., Sacramento	\$625/mth	916- 482-6899
1BR	3668 5 th Ave, Sacramento	\$595/mth	916- 482-6899
1BR	2545 28 th St, Sacramento	\$650/mth	916- 482-6899
1BR	5320 Young St., Sacramento	\$550/mth	916- 482-6899
1BR	1905 21 st St, Sacramento	\$625/mth	916- 482-6899
1BR	2721 T St, Sacramento	\$695/mth	916- 482-6899
1BR	2820 32 nd Ave, Sac.	\$595/mth	916- 482-6899
1BR	4313 Howard Ave., Sac.	\$600/mth	916-681-0828
1BR	3226 Bell Rd., Sac	\$625/mth	916-470-3100
1BR	7432 Franklin Blvd, #3, Sac	\$625/mth	916-923-5772
1BR	3841 13 th Ave., Sacramento	\$695/mth	916-923-5772
1BR	3224 X Street, Sacramento	\$495/mth	916-429-1205
1BR	3620 Morse Ave #4, Sac	\$495/mth	916-429-1205
1BR	3236 X St. #5, Sacramento	\$495/mth	916-429-1205
1BR	929 Carro Dr. #2, Sac.	\$599/mth	916-429-1205
1BR	436 Cleveland #2, Sac	\$600/mth	925-354-3094
1BR	3637 25 th Avenue, Sac.	\$525/mth	916-349-7623
1BR	2421 Marconi Ave., Sac.	\$585/mth	916-514-0210
1BR	3637 26 th Avenue, Sac.	\$525/mth	916-349-7623
1BR	2299 Grove Street, Sac.	\$600/mth	916-978-0992
1BR	200 Bicentennial #179, Sac.	\$575/mth	866-861-4155
1BR	2383 Arden Way, Sac.	\$600/mth	916-564-6511
1BR	179 W. St., Sac.	\$575/mth	916-383-5000
1BR	3830 Annadale Lane, Sac.	\$600/mth	916-441-2805
1BR	714 Darina #3, Sac.	\$495/mth	916-349-7623
1BR	325-1/2 15 th St., Sac	\$625/mth	916-415-0122
1BR	3122 Callecita St., Sac.	\$650/mth	916-415-0122
1BR	2663 36 th St., Sac.	\$650/mth	916-453-1200
1BR	2700 32 nd St., Sac.	\$650/mth	916-453-1200
1BR	610 Howe, Sac.	\$714/mth	916-927-4185
1BR	1400 Fulton, Sac.	\$658/mth	916-488-3876
1BR	2430 Fair Oaks, Sac.	\$658/mth	916-481-3550
1BR	3939 43 rd St., Sac.	\$525/mth	916-978-0992

Two Bedrooms

2BR	4800 Pasa Robles, Sac.	\$900/mth	916-681-0828
2BR	1920 6th Street #4, Sac.	\$800/mth	916-681-0828
2BR	1009 Clinton Rd, Sac.	\$975/mth	916-681-0828
2BR	2713 T St., Sac.	\$795/mth	916-681-0828
2BR	3409 San Carlos Way., Sac	\$800/mth	916-681-0828
2BR	3125 Callecita #H St, Sac.	\$850/mth	916-681-0828
2BR	2652 Connie Dr., Sac.	\$895/mth	916-681-0828
2BR	1400 South Ave, Sac.	\$800/mth	916-681-0828
2BR	1402 South Ave, Sac.	\$800/mth	916-681-0828
2BR	3904 Sumac Lane, Sac	\$850/mth	916-681-0828
2BR	3125 Callecita St. #C, Sac	\$800/mth	916-681-0828
2BR	3125 Callecita St #D	\$800/mth	916-681-0828
2BR	4271 Callecita St #B, Sac	\$825/mth	916-681-0828
2BR	2545 28 th St., #4, Sac	\$850/mth	916-681-0828
2BR	5736 Blachly Way #3, Sac	\$850/mth	916-681-0828
2BR	4615 Ashdale Ct., Sac.	\$675/mth	916-681-0828
2BR	2312 Villanova St. #4, Sac.	\$699/mth	916-681-0828
2BR	2312 Villanova St. #5, Sac.	\$699/mth	916-681-0828
2BR	2312 Villanova St. #6, Sac.	\$699/mth	916-681-0828
2BR	3199 Bredehoft, Sac.	\$695/mth	916-429-1205
2BR	7580 29 th St., Sac.	\$700/mth	916-429-1205

ATTACHMENT 8 – GENERAL INFORMATION NOTICE

GENERAL INFORMATION NOTICE

Resident
5700 Stockton Boulevard
Sacramento, CA 95824

Dear Resident:

The Sacramento Housing & Redevelopment Agency is interested in acquiring the property commonly known as the San Juan Motel and Trailer Park located at 5700 Stockton Boulevard for a proposed redevelopment project. As a result of the acquisition, you *may* be eligible for various relocation assistance benefits. However, do **not** move now. This is **not a notice to vacate the premises**.

Displaced individuals and families may be eligible for relocation advisory services and payments provided by the *Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended*, and/or *California Government Code § 7260 et sec.*

If you rent your unit, you should continue to pay your monthly rent to your landlord because failure to pay rent and meet your obligations as a tenant may be cause for eviction and result in loss of eligibility for relocation benefits. You are urged not to move or sign any agreement to purchase or rent a unit before receiving formal *Notice of Eligibility* for relocation assistance. If you move or are evicted before receiving such notice, you may not receive any assistance. Please contact us *before* you make any moving plans.

No lawful occupant will be asked to move without receiving a 90-day notice. No relocation payment can be made until the Sacramento Housing & Redevelopment Agency has made a written offer to acquire the real property where the person lives or operates their business, farm or nonprofit organization, and the eligible occupant has moved from the premises. A Relocation Agent has been assigned to your case on behalf of the Sacramento Housing & Redevelopment Agency and will provide all the relevant assistance in connection with your relocation case.

All services and/or benefits to be derived from any right of way activity will be administered without regard to race, color, national origin or sex in compliance with Title VI of the 1964 Civil Rights Act.

If you have any questions regarding this notice or you have not been interview for relocation benefits, please contact David Hudson at (916) 565-1174.

Paragon Partners, Ltd.
1111 Howe Ave, Suite 510
Sacramento, CA 95825
Fax: 916-565-0533

Sincerely,

David Hudson
Project Manager