

## ATTACHMENT 9 – INFORMATIONAL STATEMENT

### 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
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- IX. Rental Agreement
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#### **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, por favor llame a su representante.**

**PLEASE DO NOT MOVE PREMATURELY. THIS IS NOT A NOTICE TO VACATE YOUR DWELLING.** However, if you desire to move sooner than required, you must contact your representative with **Paragon Partners Ltd** so you will not jeopardize any benefits. This is a general

informational brochure only, and is not intended to give a detailed description of either the law or regulations pertaining to the Displacing Agency's relocation assistance program.

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

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

The Displacing Agency, through its representatives, will assist you in locating a comparable replacement dwelling by providing referrals to appropriate and available housing units. You are encouraged to actively seek such housing yourself.

When a suitable replacement dwelling unit has been found, your relocation consultant will carry out an inspection and advise you as to whether the dwelling unit meets decent, safe and sanitary housing requirements. A decent, safe and sanitary housing unit provides adequate space for its occupants, proper weatherproofing and sound heating, electrical and plumbing systems. Your new dwelling must pass inspection before relocation assistance payments can be authorized.

## **III. MOVING BENEFITS**

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

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

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

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

A Fixed Moving Payment is based upon the number of rooms you occupy and whether or not you own your own furniture. The payment is based upon a schedule approved by the Displacing Agency, and ranges, for example, from \$400.00 for one furnished room to \$2,150.00 for eight

rooms in an unfurnished dwelling. Your relocation representative will inform you of the amount you are eligible to receive if you choose this type of payment.

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

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

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

If you wish to engage the services of a licensed commercial mover and have the Displacing Agency pay the bill, you may claim the ACTUAL cost of moving your personal property up to 50 miles. Your relocation representative will inform you of the number of competitive moving bids (if any) which may be required, and assist you in developing a scope of services for Displacing Agency approval.

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

Tenants and homeowner-occupants may be eligible for a payment up to \$5,250.00 to assist in renting or purchasing a comparable replacement dwelling. In order to qualify, you must either be a tenant who has occupied your present dwelling for a least 90 days immediately prior to the Displacing Agency's first offer to purchase the property, or an owner who has occupied your dwelling for between 90 and 180 days immediately prior to the Displacing Agency's first offer to purchase the property.

**A. Rental Assistance.** If you wish to rent your replacement dwelling, your rental assistance benefits will be based upon the difference over a forty-two (42) month period between the rent you must pay for a comparable replacement dwelling and the lesser of your current rent or thirty percent (30%) of your monthly household income if your total gross income is classified as "low income" by the U. S. Department of Housing and Urban Development's (HUD) Annual Survey of Income Limits for Public Housing and Section 8 Programs. You will be required to provide your relocation representative with monthly rent and household income verification prior to the determination of your eligibility for this payment. **OR**

- F. **B. Down-payment Assistance.** If you qualify, and **wish to purchase** a home as a replacement dwelling, you can apply up to the total amount of your rental assistance payment towards the down-payment and non-recurring incidental expenses. Your relocation representative will clarify procedures necessary to apply for this payment.

## **V. "SECTION 8" TENANTS**

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

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

- 3.0 A. If you owned and occupied a dwelling purchased by the Displacing Agency for **at least 180 days** prior to the first offer to purchase, you may be eligible to receive a payment of up to \$22,500.00 to assist you in purchasing a comparable replacement unit. If you choose to rent rather than purchase a replacement dwelling, the payment will be based on a determination of market rent for the acquired dwelling compared to a comparable rental dwelling available on the market. This payment is intended to cover the following items:
1. **Purchase Price Differential** - An amount which, when added to the amount for which the Displacing Agency purchased your property, equals the lesser of the actual cost of your replacement dwelling; **or** the amount determined by the Displacing Agency as necessary to purchase a comparable replacement dwelling. Your relocation representative will explain both methods to you.
  2. **Mortgage Interest Differential** - The amount which covers the increased interest costs, if any, required to finance a replacement dwelling. Your relocation representative will explain limiting conditions.
  3. **Incidental Expenses** - Those one time incidental costs related to purchasing a replacement unit, such as escrow fees, recording fees, and credit report fees. Recurring expenses such as prepaid taxes and insurance premiums are not compensable.
- B. **Rental Assistance Option** - If you are an owner-occupant and choose to rent rather than purchase a replacement dwelling, you may be eligible for a rental assistance payment of up to the amount that could have been received under the Purchase Price Differential, explained above. The payment will be based on the difference between the fair market rent of the dwelling you occupy and the rent you must pay for a comparable replacement dwelling.

If you receive a rental assistance payment, as described above, and later decide to purchase a replacement dwelling, you may apply for a payment equal to the amount you would have received if you had initially purchased a comparable replacement dwelling, less the amount you have already received as a rental assistance payment.

## **VII. QUALIFICATIONS FOR AND FILING OF RELOCATION CLAIMS**

To qualify for a Replacement Housing Payment, you must rent or purchase and occupy a comparable replacement unit **within one year from the following:**

- For a tenant, the date you move from the displacement dwelling.
- For an owner-occupant, the latter of:
  - a. The date you receive final payment for the displacement dwelling, or, in the case of condemnation, the date the full amount of estimated just compensation is deposited in court,;
  - or**
  - b. The date the Displacing Agency fulfills its obligation to make available comparable replacement dwellings.

All claims for relocation benefits must be filed with the Displacing Agency **within eighteen (18) months** from the date on which you receive final payment for your property, or the date on which you move, whichever is later.

## **VIII. LAST RESORT HOUSING ASSISTANCE**

If comparable replacement dwellings are not available when you are required to move, or if replacement housing is not available within the monetary limits described above, the Displacing Agency will provide Last Resort housing assistance to enable you to rent or purchase a replacement dwelling on a timely basis. Last Resort housing assistance is based on the individual circumstances of the displaced person. Your relocation representative will explain the process for determining whether or not you qualify for Last Resort assistance.

If you are a tenant, and you choose to purchase rather than rent a comparable replacement dwelling, the entire amount of your rental assistance and last resort eligibility must be applied toward the down-payment of the home you intend to purchase.

## **IX. RENTAL AGREEMENT**

As a result of the Displacing Agency's action to purchase the property where you live, you may become a tenant of the Displacing Agency. If this occurs, you will be asked to sign a rental agreement which will specify the monthly rent to be paid, when rent payments are due, where they are to be paid and other pertinent information.

## **X. EVICTIONS**

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

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

## **XI. APPEAL PROCEDURES - GRIEVANCE**

Any person aggrieved by a determination as to eligibility for a relocation payment, or the amount of a payment, may have his/her claim reviewed or reconsidered in accordance with the Displacing Agency's appeals procedure. Complete details on appeal procedures are available upon request from the Displacing Agency.

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

California Government Code Section 7269 indicates no relocation payment received shall be considered as income for the purposes of the Personal Income Tax Law, Part 10 (commencing with Section 170 01) of Division 2 of the Revenue and Taxation Code, or the Bank and Corporation Tax law, Part 11 (commencing with Section 23001) of Division 2 of the Revenue and Taxation Code. Furthermore, federal regulations (49 CFR Part 24, Section 24.209) also indicate that no payment received under this part (Part 24) shall be considered as income for the purpose of the Internal Revenue Code of 1954, which has been redesignated as the Internal Revenue Code of 1986. The preceding statement is not tendered as legal advice in regard to tax consequences, and displacees should consult with their own tax advisor or legal counsel to determine the current status of such payments.

## **XIII. LAWFUL PRESENCE REQUIREMENT (Not Applicable on State or Locally Funded Projects)**

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

## **XIV. ADDITIONAL INFORMATION AND ASSISTANCE AVAILABLE**

Those responsible for providing you with relocation assistance hope to assist you in every way possible to minimize the hardships involved in relocating to a new home. Your cooperation will be helpful and greatly appreciated. If you have any questions at any time during the process, please do not hesitate to contact your relocation representative.

**REPLACEMENT HOUSING PLAN FOR VERY-LOW, LOW-,  
AND MODERATE-INCOME DWELLING UNITS**

**SAN JUAN MOTEL AND TRAILER PARK  
5700 Stockton Boulevard**

**Description of Property**

The subject property is located at 5700 Stockton Boulevard in the County portion of the joint City and County Stockton Boulevard Redevelopment Project Area, Board of Supervisor District 1 on the west side of Stockton Boulevard just south of Fruitridge Road. The San Juan consists of 20 motel units, including an on-site manager's unit and 34 identifiable mobile home spaces at the rear of the property. The entire parcel consists of 2.54 acres.

The motel buildings are vintage 1960s structures that have deteriorated over time. Some of the motel units are cottage-like structures that have been used as permanent housing over the years, particularly since the development of Highway 99 has largely eliminated Central Valley intercity traffic along Stockton Boulevard.

The trailer park portion of the San Juan is registered with the California Department of Housing and Community Development (HCD). Although the San Juan is commonly known as the San Juan Mobile Home Park, it is registered with HCD as the Hood Trailer Park. This agency is charged with licensing of mobile home parks and from time to time may get involved with health and safety code violations that occur within the confines of mobile home parks throughout California. Although the San Juan has 34 available spaces or pads for mobile homes, it currently has 24 units on the premises. These consist of a combination of older mobile homes, recreational vehicles and trailers (living units that are pulled behind a vehicle). All are used as permanent housing and therefore subject to replacement. Their condition ranges from fair to deteriorated. Most are over 20 years old. For purposes of this plan, recreational vehicles and trailers will be treated as if they were mobile homes.

Based on an analysis of State replacement housing requirements, discussed more fully below, the Agency is required to replace only those motel units that are used as long term housing. The Agency must also replace all mobile home units irrespective of their classification as mobile homes, recreational vehicles or campers due to their use as permanent housing. The Agency is currently moving forward with a staff report that will authorize purchase of the property via a Resolution of Just Compensation, approval of the Relocation Plan for the long-term motel tenants, a Mobile Home Impact Report, and this Replacement Housing Plan. This staff report is presently scheduled to go to the Redevelopment Agency of the County of Sacramento on November 4, 2008.

Following acquisition of the property, the Agency will demolish all the improvements, with the exception of those mobile homes that can be relocated to other mobile home parks. Thereafter, the Agency will assemble the parcel with another contiguous parcel to the south and redevelop the site as a mixed use project. It is possible that the residential units will serve elderly tenants.

Redevelopment of the obsolete San Juan Motel and Trailer Park presents a significant opportunity to upgrade and modernize that portion of the Redevelopment Project Area.

Please refer to Attachment 1 for a map of the Stockton Boulevard Redevelopment Area and Attachment 2 for a map of the project site.

### **Project Status**

Upon successful acquisition of the property, improvements at the motel and trailer park will be demolished and prepared for the development of a mixed use project with housing and commercial uses. A vacant parcel directly south of the San Juan, at 5716 Stockton Boulevard and now owned by the Agency will be assembled with the San Juan to enhance the development potential of the properties. The Phase I Environmental Site assessment shows no obvious evidence of a recognized environmental condition. No further assessment of the site is recommended or warranted. The Agency will publish a Request for Proposals (RFP) to select a developer for development of the site. Under the appropriate market conditions the RFP will be issued and a developer and development plan for the site and any assembled parcels will be identified and the project will move forward.

### **Responsibility of Agency**

California statutes require redevelopment agencies to replace low and moderate-income housing lost to residential use if that action involved either a development agreement or financing by the Agency. The specific provision of the California Health and Safety Code (Sec. 33413) is as follows:

"Whenever dwelling units housing persons and families of low or moderate income are destroyed or removed from the low- and moderate-income housing market as a part of a redevelopment project which is subject to a written agreement with the agency or where financial assistance has been provided by the agency, the agency shall, within four years of the destruction or removal, rehabilitate, develop, or construct, or cause to be rehabilitated, developed, or constructed, for rental or sale to persons and families of low or moderate income, an equal number of replacement dwelling units which have an equal or greater number of bedrooms as those destroyed or removed units at affordable housing costs within the territorial jurisdiction of the agency. When dwelling units are destroyed or removed after September 1, 1989, 75 percent of the replacement dwelling

units shall replace dwelling units available at affordable housing cost in the same income level of very low income households, lower income households, and persons and families of low and moderate income, as the persons displaced from those destroyed or removed units. When dwelling units are destroyed or removed on or after January 1, 2002, 100 percent of the replacement dwelling units shall be available at affordable housing cost to persons in the same or a lower income category (low, very low, or moderate), as the persons displaced from those destroyed or removed units.”

## **Replacement Housing Needs**

### **State Guidelines**

Because the acquisition 5700 Stockton Boulevard includes the use of local redevelopment tax increment funds, the project is subject to state replacement housing law, California Health and Safety Code 33413. Under state law, if a unit was occupied by a very-low, low- or moderate-income family (regardless of actual housing costs), and taken off line through demolition or other actions, that unit must be replaced at the same or lower income level, and must be regulated at that affordability level for the longest feasible time as determined by the Agency but for not less than the period of the land use controls established in the Redevelopment Plan. State law requires that replacement units be created within four years of removal or destruction.

The Sacramento Housing and Redevelopment Agency has identified the following units at the San Juan Motel and Trailer Park that must be replaced within the required four-year time period: eight motel units (defined as one-bedroom, one bath units), one two-bedroom manager’s unit, and 24 mobile homes (with bedrooms ranging from one, two and four). For purposes of this replacement housing plan, it will be assumed that none of the mobile homes at the San Juan can be moved to other parks due to their age and deteriorated condition.

The 33 housing units being lost to the low and moderate income housing inventory are identified below by bedroom size (motel and mobile home units combined) and income levels of the occupants.

Sixteen (16) one-bedroom housing units occupied by extremely low income households (30% or below AMI).

One (1) one-bedroom unit occupied by a very low income household (50% or below AMI).

Seven (7) one-bedroom units occupied by low income households (80% or below AMI).

Five (5) two-bedroom units occupied by extremely low income households (30% or below AMI).

One (1) two-bedroom unit occupied by a very low income household (50% or below AMI).

Two (2) two-bedroom units occupied by low income households (80% or below AMI).

One (1) four-bedroom unit occupied by a low income household (80% or below AMI).

In complying with state regulations, the Agency is required to replace those units destroyed or removed from the low and moderate income housing market with “. . . an equal number of replacement dwelling units which have an equal or greater number of bedrooms . . . .” [Health and Safety Code, Section 33413(a)]. However, subdivision (f) of Section 33413 permits an agency to replace units with a fewer number of replacement dwelling units provided that the total number of bedrooms in the replacement dwelling units equals or exceeds the number of bedrooms in the destroyed or removed units and that the replacement units are affordable to and occupied by the same income level of households as the destroyed or removed units.

Therefore, at a minimum, the Agency must replace a total of 44 bedrooms lost at the San Juan Motel and Trailer Park at the following affordability levels:

- 29 bedrooms at very low income (50% or below AMI).
- 15 bedrooms at low income (80% or below AMI).

The Agency may elect to replace the 33 housing units lost at the San Juan with an equal number of replacement units or with fewer units so long as the same or greater number of bedrooms and affordability levels as indicated above are maintained.

### **Replacement Dwelling Units**

Pursuant to state law, all replacement units must be located in the jurisdiction of the units lost to the low and moderate income housing market. Therefore, all replacement units will be located in the County of Sacramento. The Agency will replace the required units at Norden Terrace Apartments.

The Norden Terrace project will be located in the McClellan Redevelopment Project Area near the intersection of Watt and Elkhorn in Sacramento County. This is a new construction affordable housing project and will contain 48 one-bedroom, 102 two-bedroom, and 52 three-bedroom units contained within 19 buildings. A building for community activities, meeting rooms, computer lab, leasing office and other amenities will be provided to residents. Social services will be provided 20 hours per week on-site. The project will be financed with tax-exempt mortgage revenue bonds, low-income housing tax credits, and an

Agency loan in Housing Trust Funds. The project will provide rental housing at the following affordability levels: 41 units restricted to households earning 50 percent and below AMI, and 161 units at 60 percent AMI. Construction is projected to be completed during June 2110. Due to the regulatory agreements on the property, the units will remain affordable for 55 years.

The Agency will replace the units lost at the San Juan Motel and Trailer Park with units at Norden Terrace as follows:

- Nine (9) one-bedroom units at 50% AMI (very low income)
- Ten (10) two-bedroom units at 50% AMI (very low income).
  
- Eight (8) one-bedroom units at 80% or below AMI (low income)
- Two (2) two-bedroom units at 80% or below AMI (low income)
- One (1) three-bedroom units at 80% or below AMI (low income)

In summary, the Agency will replace 29 bedrooms at 50% AMI and 15 bedrooms at 80% or below AMI for a total of 44 bedrooms.

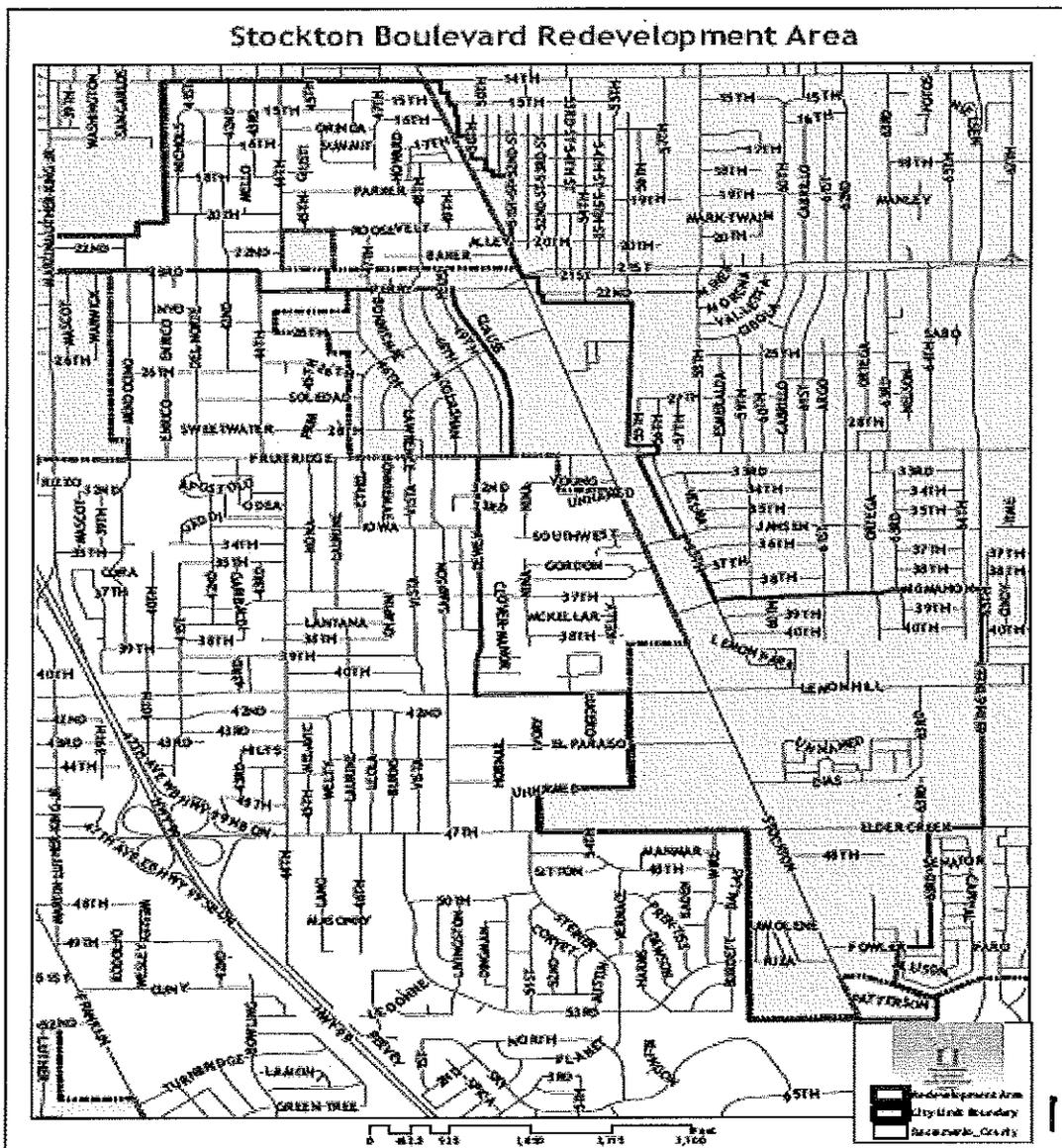
#### **Article XXXIV**

The County of Sacramento is currently in compliance with its requirements under the California Constitution, Article XXXIV. The project being used as replacement housing for the units located at 5700 Stockton Boulevard in Sacramento, CA is within the current allocation and does not require a vote of the public.

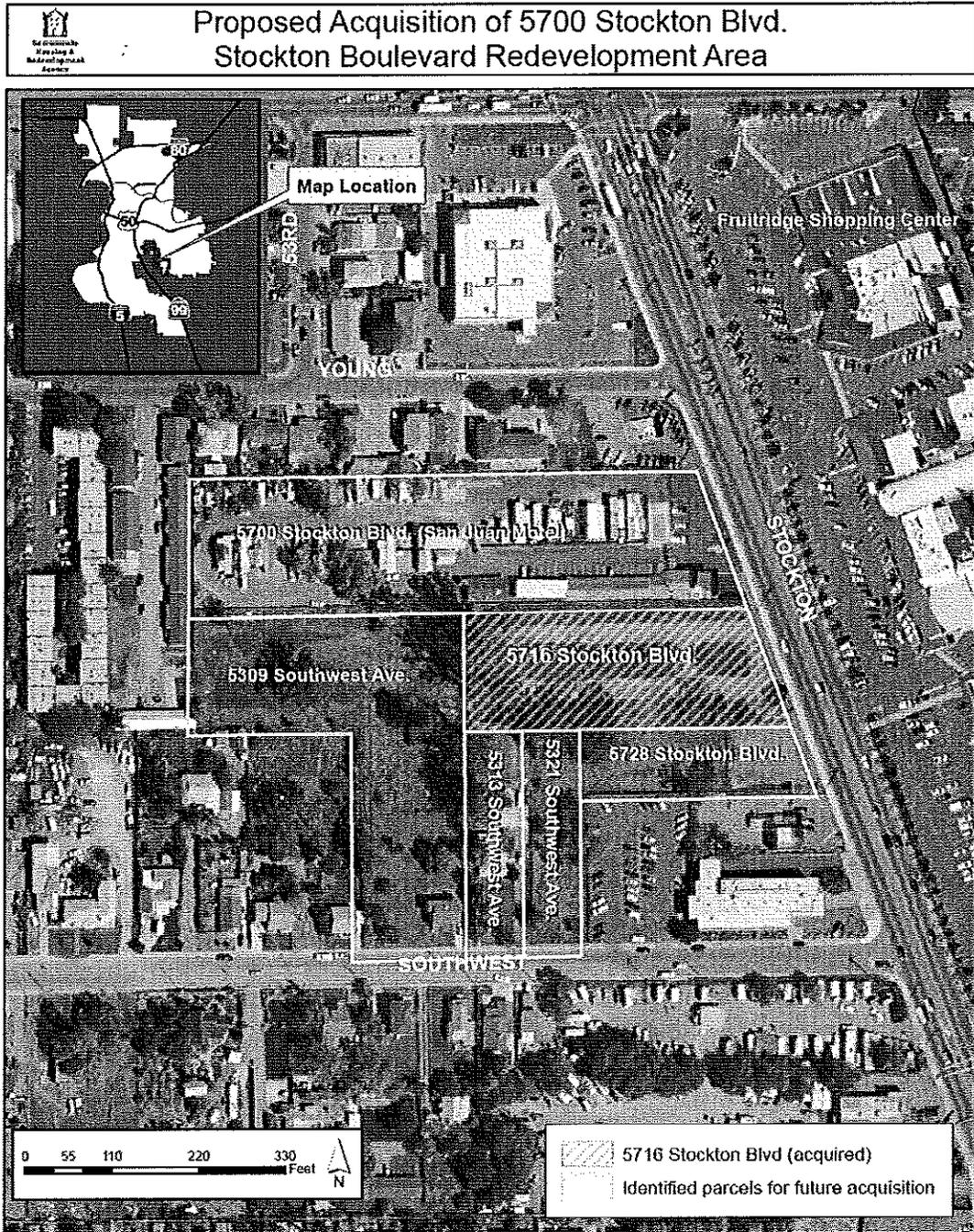
#### **Schedule for Demolition**

The San Juan Motel and Trailer Park units will be demolished following acquisition of the property by the Agency and relocation of all the residents. This event is most likely to occur during the latter part of 2009.

# ATTACHMENT 1



**ATTACHMENT 2  
PROJECT AREA MAP  
SAN JUAN MOTEL AND TRAILER PARK**



## **RESOLUTION NO. 2008 -**

**Adopted by the Sacramento City Council**

on date of

### **APPROVAL OF THE RELOCATION PLAN FOR ELIGIBLE TENANTS AT 5700 STOCKTON BOULEVARD AND APPROVAL OF MOBILE HOME IMPACT REPORT**

#### **BACKGROUND**

- A. The Redevelopment Agency of the City of Sacramento desires to acquire real property at 5700 Stockton Boulevard (Property) for redevelopment purposes. Acquisition of the Property furthers the Stockton Boulevard Redevelopment Plan and its program for the elimination of blighting influences. The proposed project supports the Stockton Boulevard Five-Year Implementation Plan, specifically the Obsolete Motel Reuse Reconfiguration Program, and is consistent with the Stockton/ Broadway Urban Design Plan and Broadway/Stockton Special Planning District. The proposed project also supports the objectives of the County's General Plan Economic Development Element by creating a catalyst site for commercial corridor redevelopment to improve community quality of life, balance land uses, and increase the tax base.
- B. Acquisition of the Property does not commit the Agency to proceed with a development project and no specific project is currently contemplated. The land acquisition does not limit the choice of alternatives or mitigation measures available to the Agency for future proposed projects. Environmental review of the proposed project will be conducted prior to approval of any development of the Property. Therefore, the project is exempt from further review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15004(b)(2)(A). National Environmental Policy Act (NEPA) does not apply.
- C. The Agency has prepared a Relocation Plan for the relocation of tenants from the Property, a copy of which is attached as Exhibit A and a Mobile Home Impact report to close the mobile home park, a copy of which is attached as Exhibit B.

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

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

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

Section 2. The Relocation Plan for the eligible tenants at 5700 Stockton Boulevard is approved.

Section 3. The Mobile Home Impact Report to close the Mobile Home Park is approved.

Exhibit A – Relocation Plan

Exhibit B – Mobile Home Impact Report

# 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 14<sup>th</sup> 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**

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

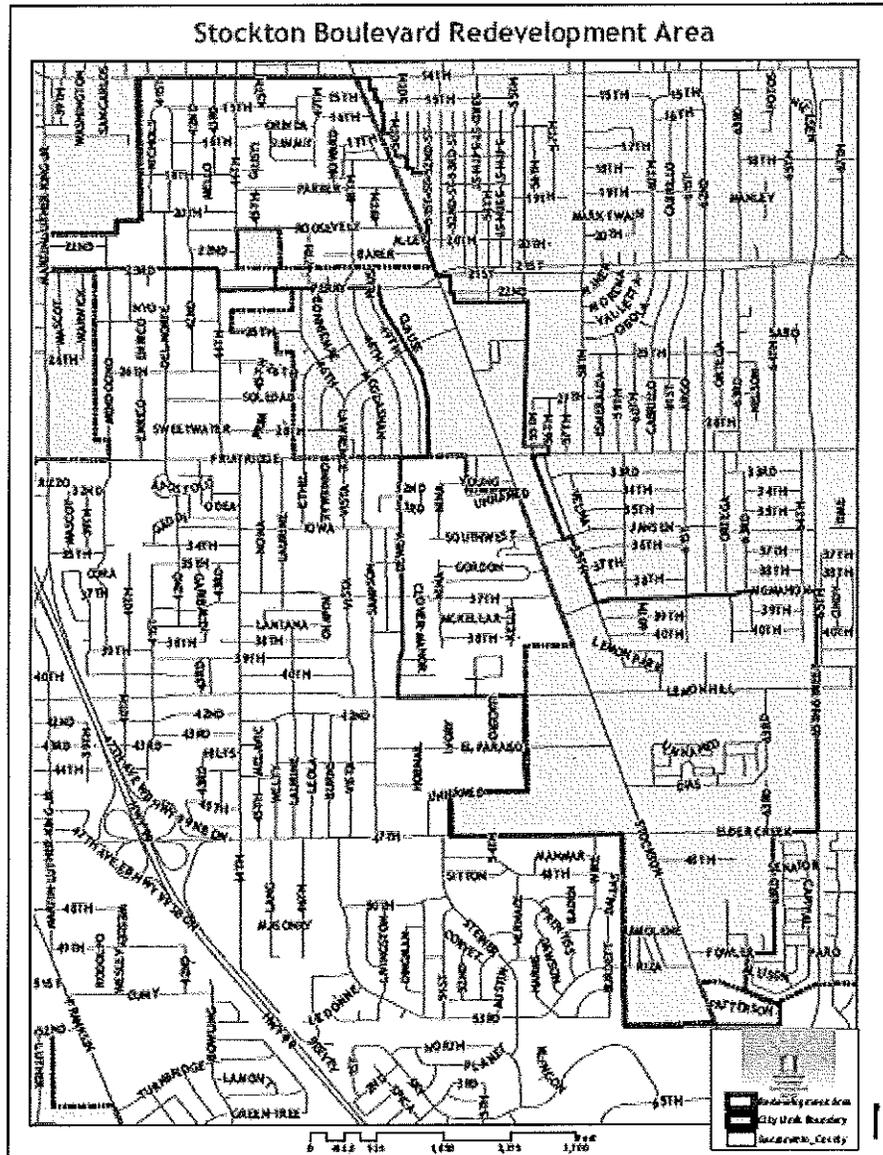
#### **SUMMARY OF RECOMMENDATIONS**

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.

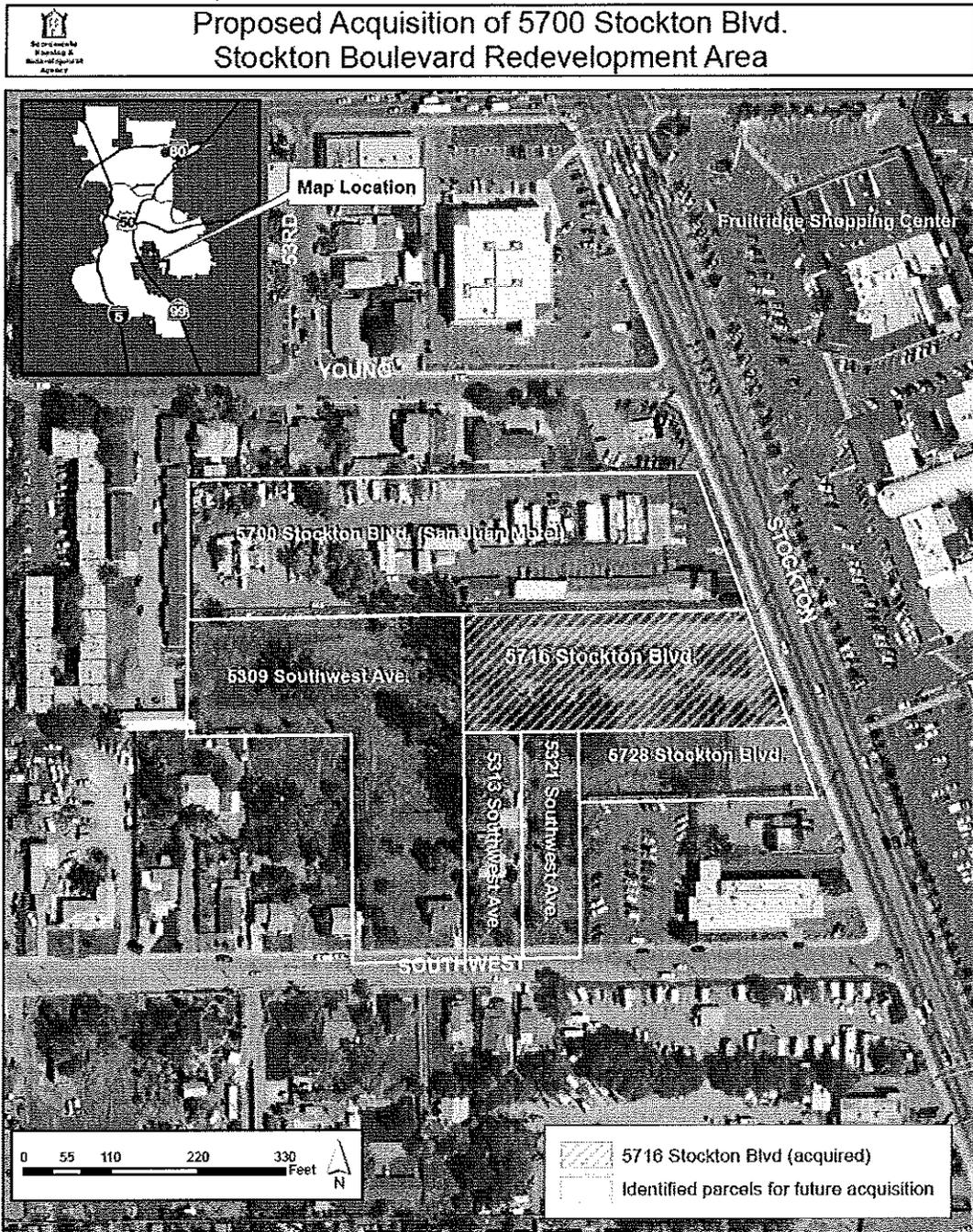
At this time, it is SHRA's belief that the motel residents may be considered low-income households and therefore qualify under the category of Last Resort Housing.

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

<b>2006 BASIC HOUSEHOLD CHARACTERISTICS</b>	
<b>Sacramento County</b>	
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
		<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	<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 2007 HUD Income Limits

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

Source: U.S. Census Bureau - 2000

## ATTACHMENT 4 – PERSONAL INTERVIEW RESIDENTIAL QUESTIONNAIRE

### PERSONAL INFORMATION NOTICE

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

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

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

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

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

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

Other \_\_\_\_\_

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

b) Who are they?

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

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

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

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

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

Employment \_\_\_\_\_ Retirement \_\_\_\_\_

Social Security \_\_\_\_\_ Public Assistance \_\_\_\_\_

Child Support \_\_\_\_\_ Other \_\_\_\_\_

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

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

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

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

Other members of household: \_\_\_\_\_

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

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

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

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

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

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

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

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

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

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

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

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## ATTACHMENT 5 – 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-50k	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-55K	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 Eisie Ave. Sacramento, CA	916-423-1095	No	0	\$0	7	20k-55k	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