

## ATTACHMENT 7 - REPLACEMENT UNITS FOR RENT

### Studios

	<b>Address</b>	<b>Price</b>	<b>Contact</b>
Studio	2430 O Street, Sacramento	\$695/mth	916-441-2805
Studio	3716 4 <sup>th</sup> 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 <sup>th</sup> Street, Sacramento	\$595/mth	916-441-2805
Studio	918 26th Street, Sacramento	\$695/mth	916-441-2805
Studio	1908 23 <sup>rd</sup> 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 <sup>st</sup> St., Sac.	\$535/mth	916-230-3836
Studio	603 11 <sup>th</sup> St., Sac.	\$595/mth	916-441-2805
Studio	3716 4 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> St, Sacramento	\$625/mth	916- 482-6899
1BR	2913 16 <sup>th</sup> Ave., Sacramento	\$625/mth	916- 482-6899
1BR	3668 5 <sup>th</sup> Ave, Sacramento	\$595/mth	916- 482-6899
1BR	2545 28 <sup>th</sup> St, Sacramento	\$650/mth	916- 482-6899
1BR	5320 Young St., Sacramento	\$550/mth	916- 482-6899
1BR	1905 21 <sup>st</sup> St, Sacramento	\$625/mth	916- 482-6899
1BR	2721 T St, Sacramento	\$695/mth	916- 482-6899
1BR	2820 32 <sup>nd</sup> 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 <sup>th</sup> 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 <sup>th</sup> Avenue, Sac.	\$525/mth	916-349-7623
1BR	2421 Marconi Ave., Sac.	\$585/mth	916-514-0210
1BR	3637 26 <sup>th</sup> 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 <sup>th</sup> St., Sac	\$625/mth	916-415-0122
1BR	3122 Callecita St., Sac.	\$650/mth	916-415-0122
1BR	2663 36 <sup>th</sup> St., Sac.	\$650/mth	916-453-1200
1BR	2700 32 <sup>nd</sup> 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 <sup>rd</sup> 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 <sup>th</sup> 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 <sup>th</sup> 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

## 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
- VIII. Last Resort Housing Assistance
- IX. Rental Agreement
- X. Evictions
- XI. Appeal Procedures – Grievance
- XII. Tax Status Of Relocation Benefits
- XIII. Legal Presence Requirement
- XIV. Additional Information And Assistance Available

#### **I. GENERAL INFORMATION**

The building in which you now live is in an area to be improved by the Sacramento Housing Redevelopment Agency (called here the “Displacing Agency”). As the project schedule proceeds, it will be necessary for you to move from your dwelling. You will be notified in a timely manner as to the date by which you must move.

Please read this information as it will be helpful to you in determining your eligibility and the amount of your relocation benefits you may receive under the federal and/or state law. We suggest you save this informational statement for reference.

The Displacing Agency has retained the professional firm of **Paragon Partners Ltd (Paragon)** to provide relocation assistance to you. The firm is available to explain the program and benefits. Their address and telephone number is:

**Paragon Partners Ltd.  
1451 River Park Drive Suite 251  
Sacramento, CA 95815  
Telephone: (916) 565-1174**

Spanish speaking representatives are available. **Si necesita esta información en español, 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.

**MOBILE HOME IMPACT REPORT**  
**FOR**  
**CLOSURE OF THE HOOD TRAILER PARK,**  
**(ALSO KNOWN AS THE SAN JUAN TRAILER PARK)**

**5700 STOCKTON BOULEVARD**  
**SACRAMENTO, CA 95824**

**PREPARED FOR**



**Sacramento**  
**Housing &**  
**Redevelopment**  
**Agency**

630 I Street  
Sacramento, CA 95814

Prepared by:  
**Paragon Partners Ltd.**  
5762 Bolsa Avenue, Suite 201  
Huntington Beach, CA 92649

September 2008

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## INTRODUCTION

The following *Closure Impact Report (CIR)* is being written by Paragon Partners Ltd. (Paragon) at the request of the Sacramento Housing and Redevelopment Agency (SHRA) in an effort to comply with applicable state of California codes concerning the closure or conversion of mobile home parks. SHRA is considering the purchase of the Hood Trailer Park, also known as the San Juan Trailer Park, located at 5700 Stockton Boulevard, Sacramento, California, 95824 for redevelopment purposes that will result in the closure of the park.

This report will consist of an Executive Summary which will summarize the applicable laws and regulations concerning the closure or conversion of mobile home parks in California, discuss the findings from research conducted by Paragon Partners Ltd. (Paragon) which these regulations require, make specific recommendations on potential relocation payments and recommend steps that must be taken to complete the closure.

Later sections of this report will include more detailed identification and discussion of all applicable regulations that impact mobile home closures or conversions and will include copies of these regulations. In order to comply with the terms of these regulations, the history of the mobile home park and the demographic characteristics of the mobile home park residents including age, household size, length of residency, income, any disabilities and proximity to employment will also be discussed. Data regarding mobile homes in the park that could impact the relocation of the homes such as age, size and condition will be discussed. Paragon will also identify existing available replacement housing for mobile home owners and renters in the park.

Lastly, in its report, Paragon supports any recommended monetary expenditures with reliable documentation supporting the reasonableness of the recommended costs and provides a detailed discussion of additional steps needed to complete the closure.

## EXECUTIVE OVERVIEW

Whenever an owner of a mobile home park wants to convert the park to a different use or close it, the owner is required by California Civil Code Section 798 et seq. and California Government Code Section 65863.7 to identify the impact of the closure or conversion of the park on the residents of mobile homes in the park. The relevant portions of these codes can be found in *Exhibit A* in the Appendix of this report. To document that the owner identified and considered the impacts, the Codes require that the owner must complete a *Conversion or Closure Impact Report* and submit it to the local jurisdiction for approval.

There is no known City of Sacramento or County of Sacramento ordinance, which modifies or clarifies the above referenced state laws. The above referenced state laws detail to some degree what the closure or conversion plan must discuss and what relocation benefits must be offered to park residents due to the closure or conversion.

The park intended to be closed by SHRA is, for the purposes of this Impact Report, the Hood Trailer Park (also known as the San Juan Trailer Park) located at 5700 Stockton Boulevard, Sacramento, California, 95824, in the County of Sacramento. The specific application of the California laws to this subject closure project is discussed later in this report.

In order to discuss the items required by the codes, Paragon undertook an extensive research effort. This research effort examined the resident demographic characteristics, condition of the mobile homes and other pertinent data found in the Hood Trailer Park (the Park). These details are discussed later in this report. The major findings of Paragon's research reveal that there are mobile home parks within the City and County of Sacramento with available spaces that could possibly be used to accommodate the mobile homes that would be displaced by the closure of the Park.

Paragon's research efforts also led to recommendations on the level of relocation benefits needed to accomplish the closure. Despite the availability of spaces in other parks, it is very doubtful that any of the individual units can be moved due to their advanced age and condition. Therefore, these recommendations provide for an average of \$35,000 for the relocation of each individually owned mobile home household to facilitate the purchase of a replacement mobile home unit. Paragon further recommends an allowance to the resident of \$625 or the actual amount based on a bid for the movement of personal property. An additional benefit of \$1,000 for movement of personal property for senior and/or disabled mobile home owners is also recommended to address any hardships. The reasoning behind these recommendations is discussed later in the report.

Additional steps necessary to complete the closure of the Park include giving proper notice to all mobile home owners and rental tenants of SHRA's intent to close the Park

and of any intent by SHRA to appear before a local governing body to request closure of the Park. These additional steps are discussed later in this report along with Paragon's recommendations on the implementation of the relocation procedures for the Park's residents upon SHRA being granted authority to acquire and close the Park.

### **APPLICABLE STATE AND MOBILE HOME PARK CONVERSION LAWS**

Civil Code Section 798 et seq. and California Government Code Section 65863.7 comprise California's Mobile Home Residency Law (MRL) and their requirements were discussed in the previous Executive Overview section and in further detail in the conclusion of this report. The purpose of this document is to meet the applicable requirements of the California Civil Code and California Government Code. Specifically, the MRL requires the Impact Report to include:

1. An analysis of the availability of adequate replacement spaces in comparable mobile home parks within a one hundred and twenty-five (125) mile radius of the mobile home park(s) to be converted or closed.
2. An analysis of the steps required to mitigate adverse impact of the conversion, closure or cessation of use on the ability of displaced mobile home park residents to find adequate housing in a mobile home park. The steps required to be taken to mitigate shall not exceed the reasonable costs of relocation. Although the MRL does not discuss these steps in detail, Paragon recommends that, at a minimum, these steps include the mobile home park owner's proposed plan for the provision of relocation benefits and a schedule for the closure of the Park. It is noted here, that should SHRA's plan for acquisition and closure of the motel and mobile home park be approved, relocation benefits will be paid pursuant to the California Code of Regulations, Title 25 Relocation Assistance and Real Property Acquisition Guidelines. The estimated budget for payment of relocation benefits and schedule for project implementation are contained in the companion Relocation Plan for this project.

However, because SHRA has not purchased the subject property at the date of the writing of this report, it should be noted that at this time nothing in this report is to be interpreted as a commitment to close the mobile home park or a commitment to relocate any personal or real property from the mobile home park.

## **BACKGROUND AND DESCRIPTION OF HOOD MOBILE HOME PARK**

In order to help fulfill the requirements of the MRL, it is important to understand the history of the current Project and the Park. The acquisition and subsequent closure of the San Juan Motel & Trailer Park Project, as 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. 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. It is in this environment that the Park was built.

With severely diminished traffic running along Stockton Boulevard resulting from the creation of State Highway 99, the Sacramento Housing and Redevelopment Agency (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.

The San Juan Motel & Trailer Park Project will require SHRA to assist thirty-three (33) residences (including one (1) long term on site management unit household) to relocate from the hotel/trailer park property. The subject of this Report is the mobile home park residents, of which there are twenty-four (24). (The relocation of the motel residents is discussed in a separate relocation plan.) The main goal of SHRA's project is to alleviate blight resulting from the past creation of State Highway 99. The funding source for the proposed San Juan Motel & Trailer Park Project consists entirely of local and state funding. Therefore, California Title 25 State Relocation Guidelines will be considered for the relocation of any eligible tenant.

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

## METHODOLOGY OF STUDY

Occupant information for the Park was obtained through personal surveys with all but three occupants of the Park. The surveys were completed in July 2008.

A copy of the survey form is attached as *Exhibit B*.

It should be noted that some respondents to the survey did not provide all requested information, although most of the requested information was gained from all occupants of the mobile home park.

## SURVEY DATA FOR HOOD MOBILE HOME PARK

### SUMMARY OF RESIDENT DATA

Based upon available information, there are twenty-four (24) residents living in the mobile home park. The remaining nine (9) occupants live in the motel. The residents' length of occupancy ranged from one (1) month to thirty-seven (37) years. This is not a mobile home park that has seasonal or part-time occupants.

#### Owner Occupant Mobile Home Resident Data

The space rents paid by the owners of the mobile homes averages approximately \$350 per month. The majority of the mobile homes are one (1) bedroom units.

Based upon those households responding, it was determined that the majority of owner occupied mobile home households made \$20,000 per year or less. None made more than \$52,000. Most of the owner occupied mobile homes had one (1) or two (2) adult family members and no children.

#### General Rental/Mobile Home Data

The majority of the mobile homes in the Park are one (1) bedroom units. Similarly, the average age of the coaches is estimated to be in excess of twenty (20) years.

### SUMMARY OF PARK DATA

#### General Demographic Data

The demographic make up of the Park mirrors the general demographic make up of Sacramento County. (*See Exhibit C*). The household characteristics of residents of the Park are attached as *Exhibit D*.

## AVAILABILITY OF REPLACEMENT HOUSING

California Government Code and California Civil Code require that there has to be availability of replacement housing in mobile home parks from the mobile home park(s) being closed or converted.

Paragon Partners contacted thirteen (13) mobile home parks within the City and County of Sacramento. All were located within fifteen (15) miles of the Hood Trailer Park. There were fifty-five (55) spaces for rent in these parks.

Pad rental prices ranged from \$400 to \$575. In addition to the 55 spaces for rent, these parks had seventy-two (72) existing mobile homes for sale. Three (3) of the surveyed parks in this area are senior parks.

The sales price for mobile homes already in the parks ranged in price from \$15,000 to \$100,000.

The complete results of the survey are contained in *Exhibit E*. A map showing the locations of the parks contacted for the replacement housing survey can be found in *Exhibit F*.

It should be noted that each park had different requirements for the mobile home units it would accept. Owners of mobile homes from the Hood Trailer Park will have to discuss their individual units with the management of the park of their choice to determine if they will be accepted at a new site.

It should also be noted that it is assumed that many of the mobile home owners in the Park will find that they cannot move their particular units to a comparable mobile home park due to the size, age or condition of the unit. This may be a significant consideration for some owner occupants of the Park as the average age of the units is at least twenty (20) years.

## CONCLUSION

### Required Level of Relocation Benefits

The California Government Code and California Civil Code all require that the local jurisdiction review a mobile home impact report that discusses the impact of a conversion, closure or cessation of use on the displaced residents. The report also requires that steps, in the form of financial relief, be adopted to mitigate any adverse impact on the closure or change of use. The rules state clearly that the steps taken shall not exceed the reasonable costs of relocation. The reasonable cost of relocation is difficult to define.

Generally, persons displaced by a public acquisition program have defined and specified benefits in the form of relocation entitlements under Title 25 of the California Government Code. The requirements for the closure or conversion of a mobile home park are much less clearly defined. Paragon recommends using relocation guidelines similar to those found in Title 25 (for both mobile home renters and owners) to help define the minimum standards for reasonable relocation benefits. These benefit recommendations include the following:

1. The Cost to move an owner occupant's mobile home to a comparable mobile home park (if such mobile home is movable.) Paragon recommends defining a comparable park as a within fifty (50) miles of the project site.
2. Payment of moving costs associated with moving all personal property within fifty (50) miles.
3. Advisory Assistance services.
4. Purchase Price Differentials and pad rent differentials for mobile home owners and Rental Assistance Payments for mobile home renters.

#### Recommended Level of Moving Benefits

Paragon recommends an amount of \$625 be paid for the movement of personal property based on HUD moving fee guidelines if the resident elects to do a self-move or the actual cost of the move based on a bid. These options would provide adequate funding even if mobile home owners choose to use private movers to move personal belongings to their replacement sites. Paragon further recommends that those owners sixty-two (62) years of age and older and those who are disabled receive an additional \$1,000 if needed to help with any packing tasks they could not perform themselves in the course of the move.

For the purpose of this Report a person with a disability includes a person with a physical, mental or emotional impairment that:

- A. Is expected to be for a long or indefinite duration.
- B. Impedes their life style without the assistance of others.
- C. If a person is legally considered developmentally disabled.

As previously stated, based on the findings of our survey of the thirteen (13) mobile home parks, Paragon believes there are mobile home parks that may accept some, but not the majority of the owner occupants' mobile homes that are currently located in the Park. The replacement parks contacted were, based upon available information, comparable in terms of condition, quality, and amenities to the Hood Trailer Park.

Paragon secured a verbal estimate from Horizon Homes on the estimated cost of moving a mobile home. They were reluctant to quote a fixed figure but did advise us that the minimum cost would likely be \$8,000. This would not include the cost of tear down and set-up of air conditioners, awnings, portable sheds and porches. Paragon recommends that these expenses also be eligible for payment under the MRL guidelines. However, the cost to move long distances could add a significant cost to the move.

#### Additional Steps to Be Taken For Closure, California Government Code:

Additional steps mandated by the California Government Code for closure of the Park include the preparation of an application for closure of the Park to be approved by the local legislative body. In this instance, the application will consist of a report by SHRA to the governing body to obtain authorization to, among other things, approve this impact report, acquire the property and thereafter close the park.

It should be noted that SHRA would have to make a copy of this report available to all mobile home residents fifteen (15) days prior to the hearing on the closure request.

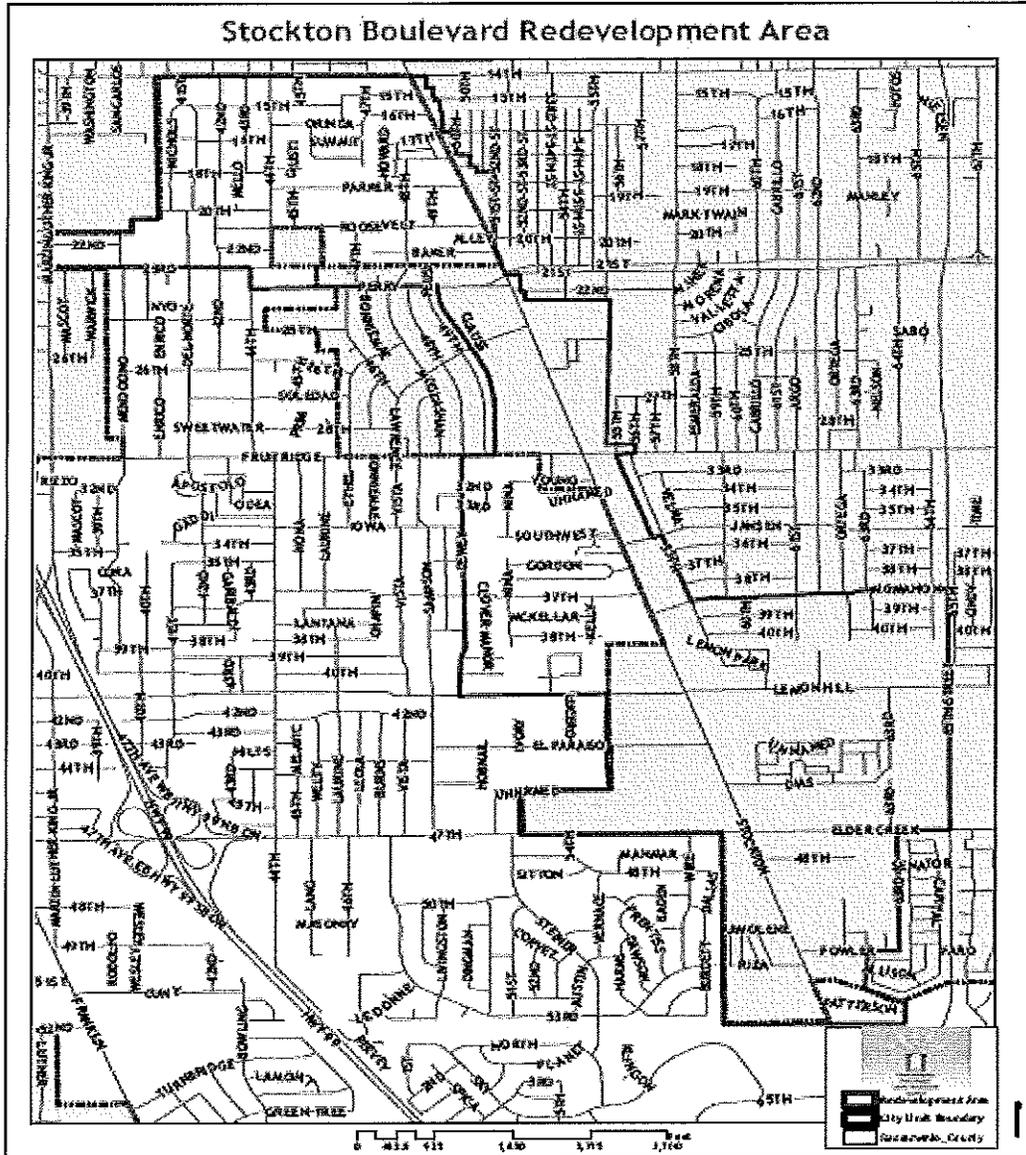
Furthermore, SHRA has a duty under the Civil Code to notify park residents in writing of the proposed closure. After all required permits, if any, for the closure have been approved by the local legislative body, SHRA will be required to give six months or more notice to the homeowners to vacate. If no permits are required, SHRA will be required to give twelve (12) months notice to vacate.

#### **RELOCATION MITIGATION MEASURES**

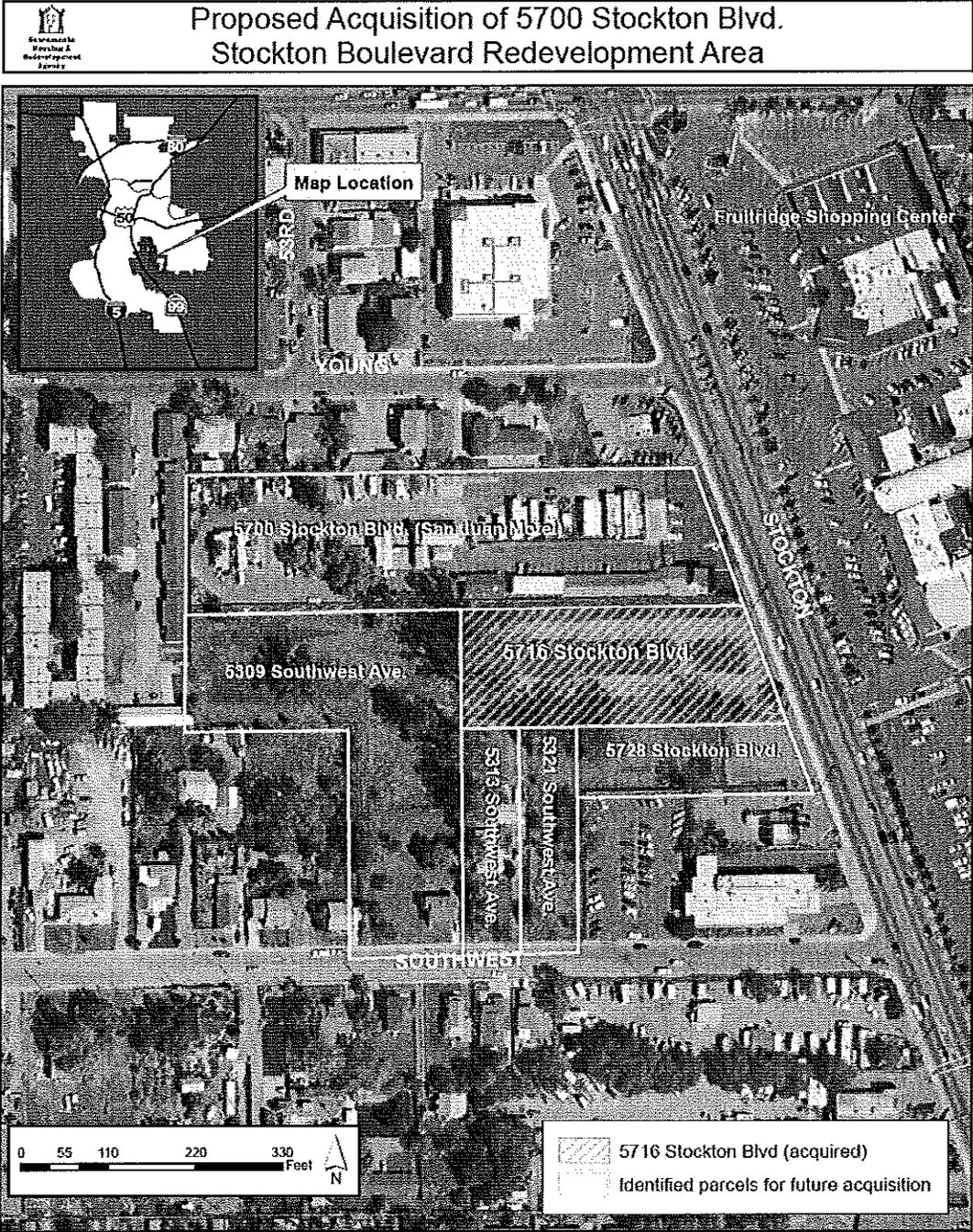
SHRA will provide advisory services, written information, and process approved relocation benefits for all mobile home residents. SHRA will coordinate the move of, and pay the cost to move any privately owned mobile home and its personal property, along with advisory services, purchase price differentials, pad rent differentials and rental assistance payments. The provision of these benefits will be timed in relationship to the closure request in order to minimize hardships on both mobile home owners and renters.

By taking these relocation mitigation measures, providing these relocation benefits, and by submitting this plan with the appropriate reporting of information concerning all necessary factors as detailed in the California Civil Code and California Government Code, SHRA can successfully close the Hood Mobile Home Park.

# ATTACHMENT 1



**ATTACHMENT 2  
PROJECT AREA MAP**



## EXHIBIT A

### CA CIVIL CODE SECTION 798 CA GOVERNMENT CODE 65863

#### ARTICLE 6 - TERMINATION OF TENANCY

##### 798.55 LEGISLATIVE INTENT; TERMINATION FOR CAUSE; 60-DAY NOTICE

- (a) The Legislature finds and declares that, because of the high cost of moving mobilehomes, the potential for damage resulting therefrom, the requirements relating to the installation of mobilehomes, and the cost of landscaping or lot preparation, it is necessary that the owners of mobilehomes occupied within mobilehome parks be provided with the unique protection from actual or constructive eviction afforded by the provisions of this chapter.
- (1) The management may not terminate or refuse to renew a tenancy, except for a reason specified in this article and upon the giving of written notice to the homeowner, in the manner prescribed by Section 1162 of the Code of Civil Procedure, to sell or remove, at the homeowner's election, the mobilehome from the park within a period of not less than 60 days, which period shall be specified in the notice. A copy of this notice shall be sent to the legal owner, as defined in Section 18005.8 of the Health and Safety Code, each junior lienholder, as defined in Section 18005.3 of the Health and Safety Code, and the registered owner of the mobilehome, if other than the homeowner, by United States mail within 10 days after notice to the homeowner. The copy may be sent by regular mail or by certified or registered mail with return receipt requested, at the option of the management.
- (2) The homeowner shall pay past due rent and utilities upon the sale of a mobilehome pursuant to paragraph (1).
- (c) If the homeowner has not paid the rent due within three days after notice to the homeowner, and if the first notice was not sent by certified or registered mail with return receipt requested, a copy of the notice shall again be sent to the legal owner, each junior lienholder, and the registered owner, if other than the homeowner, by certified or registered mail with return receipt requested within 10 days after notice to the homeowner. Copies of the notice shall be addressed to the legal owner, each junior lienholder, and the registered owner at their addresses, as set forth in the registration card specified in Section 18091.5 of the Health and Safety Code.
- (d) The resident of a mobilehome that remains in the mobilehome park after service of the notice to sell or remove the mobilehome shall continue to be subject to this chapter and the rules and regulations of the park, including rules regarding maintenance of the space.
- (e) No lawful act by the management to enforce this chapter or the rules and regulations of the park may be deemed or construed to waive or otherwise affect the notice to remove the mobilehome.

(Amended by AB 882 (Corbett), Ch. 561 (2003), eff. 1/1/04)

*The following intent language appears in Section 4 of AB 682 (Chapter 561) but not in this code:  
"This act is not intended to affect park management's existing rights and remedies to recover unpaid rent, utility charges, or reasonable incidental charges, and may not be construed to provide for an exclusive remedy."*

##### 798.56 SEVEN AUTHORIZED REASONS FOR TERMINATION OF TENANCY

A tenancy shall be terminated by the management only for one or more of the following reasons:

- (a) Failure of the homeowner or resident to comply with a local ordinance or state law or regulation relating to mobilehomes within a reasonable time after the homeowner receives a notice of noncompliance from the appropriate governmental agency.

- (b) Conduct by the homeowner or resident, upon the park premises, that constitutes a substantial annoyance to other homeowners or residents.
- (c) (1) Conviction of the homeowner or resident for prostitution, for a violation of subdivision (d) of Section 243, paragraph (2) of subdivision (a), or subdivision (b), of Section 245, Section 288, or Section 451, of the Penal Code, or a felony controlled substance offense if the act resulting in the conviction was committed anywhere on the premises of the mobilehome park, including, but not limited to, within the homeowner's mobilehome.
- (2) However the tenancy may not be terminated for the reason specified in this subdivision if the person convicted of the offense has permanently vacated, and does not subsequently reoccupy, the mobilehome.
- (d) Failure of the homeowner or resident to comply with a reasonable rule or regulation of the park that is part of the rental agreement, or any amendment thereto.

No act or omission of the homeowner or resident shall constitute a failure to comply with a reasonable rule or regulation unless and until the management has given the homeowner written notice of the alleged rule or regulation violation and the homeowner or resident has failed to adhere to the rule or regulation within seven days. However, if a homeowner has been given a written notice of an alleged violation of the same rule or regulation on three or more occasions within a 12-month period after the homeowner or resident has violated that rule or regulation, no written notice shall be required for a subsequent violation of the same rule or regulation.

Nothing in this subdivision shall relieve the management from its obligation to demonstrate that a rule or regulation has in fact been violated.

- (e) (1) Nonpayment of rent, utility charges, or reasonable incidental service charges; provided that the amount due has been unpaid for a period of at least five days from its due date, and provided that the homeowner shall be given a three-day written notice subsequent to that five-day period to pay the amount due or to vacate the tenancy. For purposes of this subdivision, the five-day period does not include the date the payment is due. The three-day written notice shall be given to the homeowner in the manner prescribed by Section 1162 of the Code of Civil Procedure. A copy of this notice shall be sent to the persons or entities specified in subdivision (b) of Section 798.55 within 10 days after notice is delivered to the homeowner. If the homeowner cures the default, the notice need not be sent. The notice may be given at the same time as the 60 days' notice required for termination of the tenancy. A three-day notice given pursuant to this subdivision shall contain the following provisions printed in at least 12-point boldface type at the top of the notice, with the appropriate number written in the blank:

"Warning: This notice is the (insert number) three-day notice for nonpayment of rent, utility charges, or other reasonable incidental services that has been served upon you in the last 12 months. Pursuant to Civil Code Section 798.56(e)(5), if you have been given a three-day notice to either pay rent, utility charges, or other reasonable incidental services or to vacate your tenancy on three or more occasions within a 12-month period, management is not required to give you a further three-day period to pay rent or vacate the tenancy before your tenancy can be terminated."

- (2) Payment by the homeowner prior to the expiration of the three-day notice period shall cure a default under this subdivision. If the homeowner does not pay prior to the expiration of the three-day notice period, the homeowner shall remain liable for all payments due up until the time the tenancy is vacated.

- (3) Payment by the legal owner, as defined in Section 18005.8 of the Health and Safety Code, any junior lienholder, as defined in Section 18005.3 of the Health & Safety Code, or the registered owner, as defined in Section 18009.5 of the Health and Safety Code, if other than the homeowner, on behalf of the homeowner prior to the expiration of 30 calendar days following the mailing of the notice to the legal owner, each junior lienholder, and the registered owner provided in subdivision (b) of Section 798.55, shall cure a default under this subdivision with respect to that payment.
- (4) Cure of a default of rent, utility charges, or reasonable incidental service charges by the legal owner, any junior lienholder, or the registered owner, if other than the homeowner, as provided by this subdivision, may not be exercised more than twice during a 12-month period.
- (5) If a homeowner has been given a three-day notice to pay the amount due or to vacate the tenancy on three or more occasions within the preceding 12-month period and each notice includes the provisions specified in paragraph (1), no written three-day notice shall be required in the case of a subsequent nonpayment of rent, utility charges, or reasonable incidental service charges.

In that event, the management shall give written notice to the homeowner in the manner prescribed by Section 1162 of the Code of Civil Procedure to remove the mobilehome from the park within a period of not less than 60 days, which period shall be specified in the notice. A copy of this notice shall be sent to the legal owner, each junior lienholder, and the registered owner of the mobilehome, if other than the homeowner, as specified in paragraph (b) of Section 798.55, by certified or registered mail, return receipt requested, within 10 days after notice is sent to the homeowner.

- (6) When a copy of the 60 days' notice described in paragraph (5) is sent to the legal owner, each junior lienholder, and the registered owner of the mobilehome, if other than the homeowner, the default may be cured by any of them on behalf of the homeowner prior to the expiration of 30 calendar days following the mailing of the notice, if all of the following conditions exist:
  - (A) A copy of a three-day notice sent pursuant to subdivision (b) of Section 798.55 to a homeowner for the nonpayment of rent, utility charges, or reasonable incidental service charges was not sent to the legal owner, junior lienholder, or registered owner, of the mobilehome, if other than the homeowner, during the preceding 12-month period.
  - (B) The legal owner, junior lienholder, or registered owner of the mobilehome, if other than the homeowner, has not previously cured a default of the homeowner during the preceding 12-month period.
  - (C) The legal owner, junior lienholder or registered owner, if other than the homeowner, is not a financial institution or mobilehome dealer.

If the default is cured by the legal owner, junior lienholder, or registered owner within the 30-day period, the notice to remove the mobilehome from the park described in paragraph (5) shall be rescinded.
- (f) Condemnation of the park.
- (g) Change of use of the park or any portion thereof, provided:
  - (1) The management gives the homeowners at least 15 days' written notice that the management will be appearing before a local governmental board, commission, or body to request permits for a change of use of the mobilehome park.

- (2) After all required permits requesting a change of use have been approved by the local governmental board, commission, or body, the management shall give the homeowners six months' or more written notice of termination of tenancy.  
If the change of use requires no local governmental permits, then notice shall be given 12 months or more prior to the management's determination that a change of use will occur. The management in the notice shall disclose and describe in detail the nature of the change of use.
- (3) The management gives each proposed homeowner written notice thereof prior to the inception of his or her tenancy that the management is requesting a change of use before local governmental bodies or that a change of use request has been granted.
- (4) The notice requirements for termination of tenancy set forth in Section 798.56 and 798.57 shall be followed if the proposed change actually occurs.
- (5) A notice of a proposed change of use given prior to January 1, 1980, that conforms to the requirements in effect at that time shall be valid. The requirements for a notice of a proposed change of use imposed by this subdivision shall be governed by the law in effect at the time the notice was given.
- (h) The report required pursuant to subdivisions (b) and (i) of Section 65863.7 of the Government Code shall be given to the homeowners or residents at the same time that notice is required pursuant to subdivision (g) of this section.
- (i) For purposes of this section, "financial institution" means a state or national bank, state or federal savings and loan association or credit union, or similar organization, and mobilehome dealer as defined in Section 18002.6 of the Health and Safety Code or any other organization that, as part of its usual course of business, originates, owns, or provides loan servicing for loans secured by a mobilehome.

(Amended by AB 767 (Nakano) Ch. 388 (2003), eff. 1/1/04)  
(Amended by AB 805 (Diaz) Ch. 85 (2003), eff. 1/1/04)

#### 798.56a NOTICE REQUIREMENT OF LEGAL OWNER/JUNIOR LIENHOLDER

- (a) Within 60 days after receipt of, or no later than 65 days after the mailing of, the notice of termination of tenancy pursuant to any reason provided in Section 798.56, the legal owner and each junior lienholder shall notify the management in writing of at least one of the following:
  - (1) Its offer to sell the obligation secured by the mobilehome to the management for the amount specified in its written offer. In that event, the management shall have 15 days following receipt of the offer to accept or reject the offer in writing. If the offer is rejected, the person or entity that made the offer shall have 10 days in which to exercise one of the other options contained in this section and shall notify management in writing of its choice.
  - (2) Its intention to foreclose on its security interest in the mobilehome.
  - (3) Its request that management pursue termination of tenancy against the homeowner and its offer to reimburse management for the reasonable attorney's fees and court costs incurred by the management in that action.

If this request and offer are made, the legal owner, if any, or junior lienholder, if any, shall reimburse the management the amount of reasonable attorney's fees and court costs, as agreed upon by the management and the legal owner or junior lienholder, incurred by the management in an action to terminate the homeowner's tenancy, on or before the earlier of (A) the 60<sup>th</sup> calendar day following receipt of written notice from the management of the aggregate amount of those reasonable attorney's fees and costs or (B) the date the mobilehome is resold.

798.57 STATEMENTS OF REASONS IN NOTICE

The management shall set forth in a notice of termination the reason relied upon for the termination with specific facts to permit determination of the date, place, witnesses, and circumstances concerning that reason. Neither reference to the section number or a subdivision thereof, nor a recital of the language of this article will constitute compliance with this section.

(Enacted by Ch. 1031 (1978), eff. 1/1/79)

798.58 NO TERMINATION TO MAKE SPACE FOR PARK OWNER'S BUYER

Tenancy may only be terminated for reasons contained in Section 798.56, and a tenancy may not be terminated for the purpose of making a homeowner's site available for a person who purchased or proposes to purchase, or rents or proposes to rent, a mobilehome from the owner of the park or the owner's agent.

(Amended by SB 1410 (Chesbro), Ch. 672 (2002), eff. 1/1/02)

798.59 60-DAY NOTICE BY RESIDENT OF TERMINATION

A homeowner shall give written notice to the management of not less than 60 days before vacating his or her tenancy.

(Amended by Ch. 1397 (1982), eff. 1/1/83)

798.60 APPLICATION OF OTHER UNLAWFUL DETAINER LAWS

The provisions of this article shall not affect any rights or proceedings set forth in Chapter 4 (commencing with Section 1159) of Title 3 of Part 3 of the Code of Civil Procedure except as otherwise provided herein.

(Enacted by Ch. 1031 (1978), eff. 1/1/79)

798.61 ABANDONED MOBILEHOMES - PROCEDURES

- (a) (1) As used in this section, "abandoned mobilehome" means a mobilehome about which all of the following are true:
- (A) It is located in a mobilehome park on a site for which no rent has been paid to the management for the preceding 60 days.
  - (B) It is unoccupied.
  - (C) A reasonable person would believe it to be abandoned.
- (2) For purposes of this section:
- (A) "Mobilehome" shall include a trailer coach, as defined in Section 635 of the Vehicle Code, or a recreational vehicle, as defined in Section 18010 of the Health and Safety Code, if the trailer coach or recreational vehicle also satisfies the requirements of paragraph (1), including being located on any site within a mobilehome park, even if the site is in a separate designated section pursuant to Section 18215 of the Health and Safety Code.
  - (B) "Abandoned mobilehome" shall include a mobilehome which is uninhabitable because of its total or partial destruction which cannot be rehabilitated, if the mobilehome also satisfies the requirements of paragraph (1).



legislative body.

(c) When the impact report is filed prior to the closure or cessation of use, the person or entity proposing the change shall provide a copy of the report to a resident of each mobilehome in the mobilehome park at the same time as the notice of the change is provided to the residents pursuant to paragraph (2) of subdivision (f) of Section 798.56 of the Civil Code.

(d) When the impact report is filed prior to the closure or cessation of use, the person or entity filing the report or park resident may request, and shall have a right to, a hearing before the legislative body on the sufficiency of the report.

(e) The legislative body, or its delegated advisory agency, shall review the report, prior to any change of use, and may require, as a condition of the change, the person or entity to take steps to mitigate any adverse impact of the conversion, closure, or cessation of use on the ability of displaced mobilehome park residents to find adequate housing in a mobilehome park. The steps required to be taken to mitigate shall not exceed the reasonable costs of relocation.

(f) If the closure or cessation of use of a mobilehome park results from an adjudication of bankruptcy, the provisions of this section shall not be applicable.

(g) The legislative body may establish reasonable fees pursuant to Section 66016 to cover any costs incurred by the local agency in implementing this section and Section 65863.8. Those fees shall be paid by the person or entity proposing the change in use.

(h) This section is applicable to charter cities.

(i) This section is applicable when the closure, cessation, or change of use is the result of a decision by a local governmental entity or planning agency not to renew a conditional use permit or zoning variance under which the mobilehome park has operated, or as a result of any other zoning or planning decision, action, or inaction. In this case, the local governmental agency is the person proposing the change in use for the purposes of preparing the impact report required by this section and is required to take steps to mitigate the adverse impact of the change as may be required in subdivision (e).

(j) This section is applicable when the closure, cessation, or change of use is the result of a decision by an enforcement agency, as defined in Section 18207 of the Health and Safety Code, to suspend the permit to operate the mobilehome park. In this case, the mobilehome park owner is the person proposing the change in use for purposes of preparing the impact report required by this section and is required to take steps to mitigate the adverse impact of the change as may be required in subdivision (e).

65863.8. A local agency to which application has been made for the conversion of a mobilehome park to another use shall, at least 30 days prior to a hearing or any other action on the application, inform the applicant in writing of the provisions of Section 798.56 of the Civil Code and all applicable local requirements which impose upon the applicant a duty to notify residents and mobilehome owners of the mobilehome park of the proposed change in use, and shall specify therein the manner in which the applicant shall verify that residents and mobilehome owners of the mobilehome park have been notified of the proposed change in use. Neither a hearing on the application, nor any other action thereon, shall be taken by the local agency before the applicant has satisfactorily verified that

## EXHIBIT B

### PERSONAL INTERVIEW RESIDENTIAL QUESTIONNAIRE

Exhibit B

#### PERSONAL INTERVIEW RESIDENTIAL QUESTIONNAIRE

##### PERSONAL INFORMATION NOTICE

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

1. Street Address: \_\_\_\_\_
  2. Name of head of household: \_\_\_\_\_
  3. Name of respondent: \_\_\_\_\_
  4. Today's date: \_\_\_\_\_
  5. How long have you lived at this address?      Months \_\_\_\_\_      Years \_\_\_\_\_
  6. How long have you lived in this area?      Months \_\_\_\_\_      Years \_\_\_\_\_
  7. a) How many bedrooms are in your unit? \_\_\_\_\_  
How many bathrooms are in your unit? \_\_\_\_\_  
How many total rooms are in your unit? \_\_\_\_\_
  - b) Do you have a carport?    Yes \_\_\_\_\_    No \_\_\_\_\_
  8. Do you: a) Own your home? \_\_\_\_\_    If so:  
Who is on the title? \_\_\_\_\_  
Do you know of any liens on your home? \_\_\_\_ If so, please list:  
\_\_\_\_\_
  9. IF YOU RENT YOUR HOME:  
How much is your monthly rent? \_\_\_\_\_  
Are gas and electricity included in your rent? \_\_\_\_\_  
Is water included in your rent? \_\_\_\_\_  
Is the furniture owned by the landlord? \_\_\_\_\_  
Do you receive a rent subsidy? \_\_\_\_\_
  10. IF YOU OWN: How much is your monthly mortgage payment? (Please attach copy of monthly statement)  
What is the approximate mortgage balance?  
What portion of the mortgage is paid? (check one)  
a) Less than ¼       c) ½       e) All paid   
b) ¼       d) ¾
- What is the interest rate on your mortgage? \_\_\_\_\_

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

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

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

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

Other \_\_\_\_\_

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

b) Who are they?

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

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

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

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

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

Employment \_\_\_\_\_ Retirement \_\_\_\_\_  
 Social Security \_\_\_\_\_ Public Assistance \_\_\_\_\_  
 Child Support \_\_\_\_\_ Other \_\_\_\_\_

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

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

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

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

1. \_\_\_\_\_ ( \_\_\_\_\_ Miles) \_\_\_\_\_ Minutes
2. \_\_\_\_\_ ( \_\_\_\_\_ Miles) \_\_\_\_\_ Minutes
3. \_\_\_\_\_ ( \_\_\_\_\_ Miles) \_\_\_\_\_ Minutes

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

- a) Car \_\_\_\_\_
- b) Bus \_\_\_\_\_
- c) Walk \_\_\_\_\_
- d) Train \_\_\_\_\_
- e) Ride with others \_\_\_\_\_

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 \_\_\_\_\_
- b) Duplex \_\_\_\_\_
- c) Apartment \_\_\_\_\_
- d) Condominium \_\_\_\_\_
- e) Rooming house \_\_\_\_\_
- f) Mobile home \_\_\_\_\_
- g) Other \_\_\_\_\_

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

- a) \_\_\_\_\_
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_
- e) \_\_\_\_\_
- 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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## EXHIBIT C

### GENERAL DEMOGRAPHICS AND HOUSING CHARACTERISTICS SACRAMENTO COUNTY

<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
<b>Sacramento County</b>	\$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

**EXHIBIT D**

**HOUSEHOLD CHARACTERISTICS  
RESIDENTS OF THE HOOD TRAILER PARK**

<b>Income Category</b>	<b>Composition Adults/Children (Ages of Children)</b>	<b>Current Rent/Mortgage</b>	<b>Current Bedrooms</b>	<b>Bedrooms Needed</b>	<b>Elderly/Disabled</b>	<b>Language</b>
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	2,1,0	\$675	1	1	NO	ENGLISH
Very Low	1,1,0	\$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	2,1,1 (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

Note: Three mobile home residents were not available for interviews.

**EXHIBIT E**  
**MOBILE HOME PARK**  
**COMPARABLE REPLACEMENT HOUSING UNITS**

**San Juan Motel and Trailer Park Call Log**

Mobile Home Park	Address	Phone#	Senior Park	Available Space	Space Rent	Available Units	Price Range	Amenities
1 Bamboo Tree Mobile Home Park	8545 Folsom Blvd. Sacramento, CA	916-383-8303	No	10	\$400	1	15k-80k	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-85k	Clubhouse, Pool, Recreation Room, Laundry, facilities
3 Alderwood Mobile Home Park	2801 Main Ave. Sacramento, CA	916-564-4273	No	2	\$480	5	28k-50k	Clubhouse, Pool, Recreation Room, Laundry, facilities
4 North Sacramento Mobile Home Park	902 Duff Pass Blvd. Sacramento, CA	916-922-4429	No	0	\$0	5	6k-30k	Clubhouse, Pool, Recreation Room, Laundry, facilities
5 Tredwicks Mobile Home & RV Park	2048 Auburn Blvd. Sacramento, CA	916-465-1808	No	12	\$335	0	0	Clubhouse, Pool, Recreation Room, Laundry, facilities
6 El Camino Mobile Home & RV Park	1301 El Camino Ave. Sacramento, CA	916-925-9778	No	2	\$425	0	0	Room, Laundry, facilities
7 Sacramento Sheds RV Park	2150 Auburn Blvd. Sacramento, CA	916-922-2814	No	4	\$485	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	5222 Brook Park Ln. Sacramento, CA	916-332-8180	Yes	0	\$0	12	18k-118k	Clubhouse, Pool, Recreation Room, Laundry, facilities
10 Linda Greene Mobile Home Park	7911 Essex Ave. Sacramento, CA	916-423-1035	No	0	\$0	7	20k-85k	Clubhouse, Pool, Recreation Room, Laundry, facilities
11 Lamplight Sacramento Mobile Home Park	5040 Jackson St. North Highlands, CA	916-331-7522	Yes	1	\$461	5	Call owners	Room, Laundry, facilities
12 Dean De Puyas Mobile Home Park	7465 Front Rd. Sacramento, Ca	916-882-2105	Yes	0	\$0	7	40k-134k	Clubhouse, Pool, Recreation Room, Laundry, facilities
13 Brook Meadow Mobile Home Park	3890 Mack Rd. Sacramento, CA	916-428-8889	No	0	\$0	16	25k-100k	Clubhouse, Pool, Recreation Room, Laundry, facilities

