Sacramento Housing & Redevelopment Agency

REPORT TO COUNCIL AND REDEVELOPMENT AGENCY
City of Sacramento
915 I Street, Sacramento, CA 95814-2671
www.CityofSacramento.org

Consent
July 31, 2007

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

Title: Acquisition of 4200 14th Avenue, Relocation Plan and Replacement Housing Plan

Location/Council District: 4200 14th Avenue (APN 020-0085-001), located in County of Sacramento District 1 of the joint County and City Stockton Boulevard Redevelopment Area.

Recommendation: 1) Adopt a **City Resolution** approving the Relocation Plan for the residential unit; and, **2)** adopt a **Redevelopment Agency Resolution:** a) establishing just compensation for the property to be acquired at fair market value as determined by an independent appraisal; b) amending the 2007 Sacramento Housing and Redevelopment Agency budget to transfer $620,000 of Stockton Boulevard tax increment funds to the project to fund all actions necessary to purchase the property; c) approving the Relocation Plan and Replacement Housing plan for the residential unit; and d) authorizing the Executive Director to take all actions necessary to voluntarily purchase the property for not substantially more than just compensation and take all actions necessary to redevelop the site.

Contact: Lisa Bates, Director, Community Development, 440-1316, Chris Pahule, Assistant Director, Community Development, 440-1350

Presenters: None

Department: Sacramento Housing and Redevelopment Agency

Description/Analysis

Issue: This report authorizes the Redevelopment Agency (Agency) to acquire the site located at 4200 14th Avenue by voluntary sale. The site is .12 acres and is zoned for commercial use. The area surrounding this property is residential. To create a cohesive land use pattern, staff recommends acquiring this property (which currently consists of a neighborhood market) and transforming it into a single family housing opportunity site.

Policy Considerations: The actions recommended in this report are consistent with redevelopment strategies outlined in the Stockton Boulevard Redevelopment Area 2005-2009 Implementation Plan, which focuses on the creation of new and attractive housing opportunities to low-income residents.

Environmental Considerations: Acquisition of the property as described herein is in furtherance of the Stockton Boulevard Redevelopment Plan. Acquisition of the property does not commit the Agency to proceed with a development project. California Environmental Quality Act (CEQA) Guidelines Section 15004(b)(2)(A) allows for land acquisition where the Agency will conduct CEQA review once the proposed project has been defined when the acquisition does not limit the choice of alternatives or mitigation measures, and future development of the land is subject to CEQA compliance. Once the scope of development of the property has been defined, environmental review of the proposed project will be conducted. Therefore, this action is exempt from environmental review. National Environmental Policy Act (NEPA) does not apply.

Committee/Commission Action: On April 17, 2007, the Stockton Boulevard Redevelopment Advisory Committee (RAC) voted in favor of acquiring the market and related actions. The votes were as follows:

AYES:	Martin, Cranshaw
NOES:	None
ABSTENTIONS:	Bradley
ABSENT:	Bains, Mitchell

At its meeting of June 6, 2007 the Sacramento Housing and Redevelopment Commission considered the staff recommendation for this item not including the Relocation Plan, which was not completed at the time this report went forward to the Commission. The votes were as follows:

AYES:	Burns, Coriano, Fowler, Gore, Hoag, Piatkowski, Stivers.
NOES:	None.
ABSENT:	Burruss, Chan, Shah.

Rationale for Recommendation: Upon acquisition of the property, staff recommends demolishing the building and selling the site through a competitive process for development of a single family home. This will expand affordable single family housing opportunities in the community and create a cohesive land use pattern in the neighborhood. By controlling the site and its development, the Agency will ensure that a future project will be consistent with the Stockton Boulevard Five-Year Implementation Plan and the community's goals.

Financial Considerations: Staff estimates that the total cost to purchase the opportunity site including purchasing the business, any relocation assistance and demolition will be approximately $620,000. This report recommends the allocation of Stockton Boulevard non-housing tax increment funds for property purchase and related expenses.

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

Respectfully Submitted by: _____
ANNE M. MOORE
Executive Director

Recommendation Approved:

Cassandra H.B. Jennings
for RAY KERRIDGE
City Manager

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Background

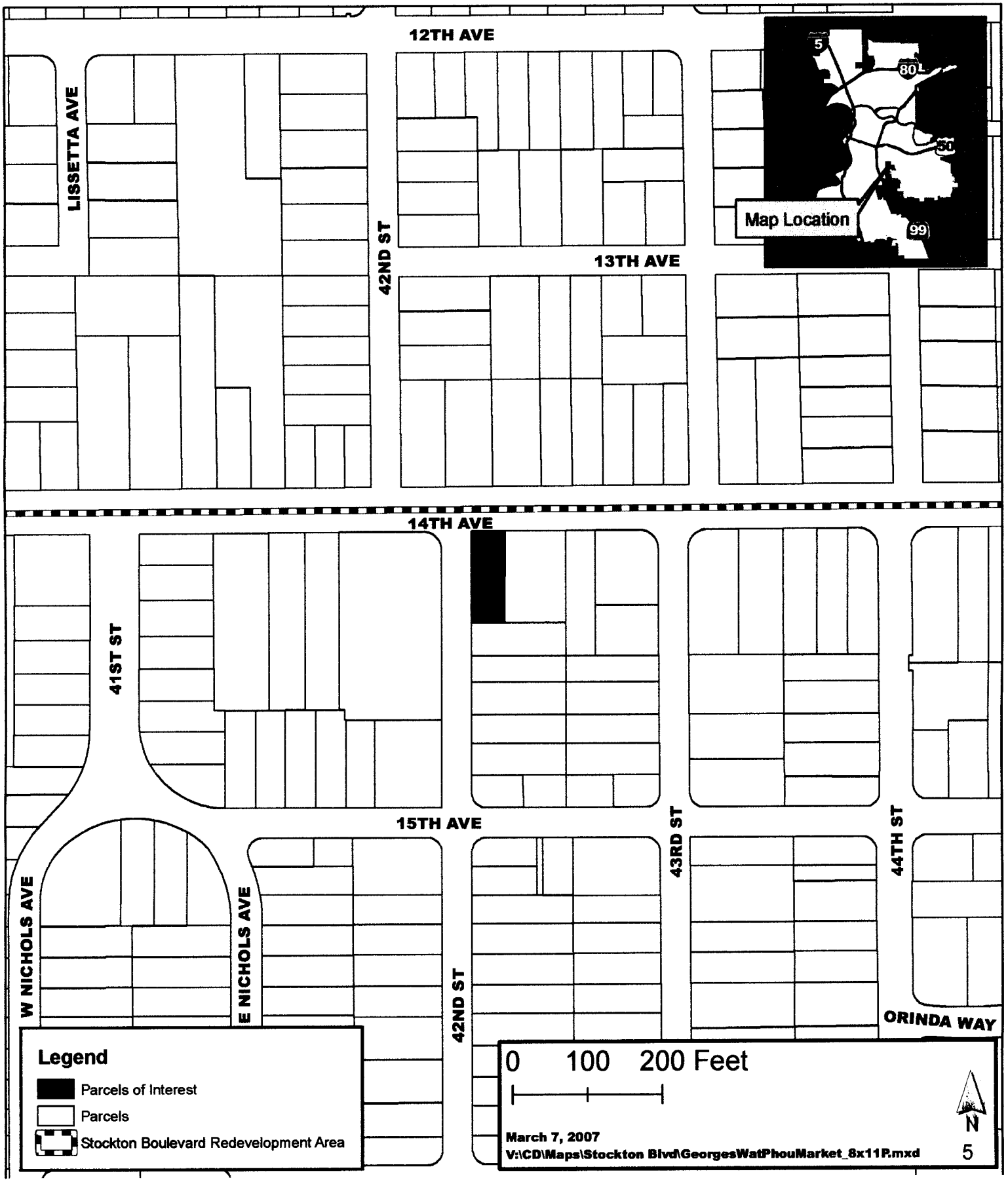
In October 2006, the owner of the property located at 4200 14th Avenue approached the Redevelopment Agency (Agency) with an interest in selling the land and business to the Agency. The site currently consists of a neighborhood market with an attached one bedroom unit. Since that time, the Agency has completed an independent appraisal of the property, a valuation of the business and an environmental assessment of the site. The Phase 1 Environmental Site Assessment shows no obvious evidence of a recognized environmental condition and no further environmental assessment of the site is recommended or warranted at this time. The Agency recommends moving forward to negotiate a purchase offer to the property owner.

If the purchase offer is accepted by the property owner, the Agency is required by redevelopment law to provide relocation assistance and benefits to the residential tenant. One residential tenant has been identified by Paragon Partners, the Agency's relocation consultant. The consultant has met with the tenant and developed a Relocation Plan. The Relocation Plan (Exhibit A) identifies all benefits that the tenant is entitled to.

The Agency is also required to create a Replacement Housing Plan (Exhibit B) to identify replacement housing either within or outside the Stockton Boulevard Redevelopment Area which compensates for the loss of the residential unit currently located on this property. Currently the replacement of this one bedroom unit has been identified in the Briarwood Apartment Complex, located on 7326 Stockton Boulevard.

Sacramento Housing & Redevelopment Agency

4200 14th Avenue - George's / Wat Phou Market



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RESOLUTION NO. 2007 -

Adopted by the Redevelopment Agency of the City of Sacramento

on date of

ESTABLISHMENT OF JUST COMPENSATION FOR 4200 14TH AVENUE (APN 020-0085-001), INCLUDING AUTHORIZATION TO ACQUIRE PROPERTY, THE RELOCATION PLAN AND REPLACEMENT HOUSING PLAN

BACKGROUND

A. The opportunity site consists of 1 parcel and is located on the southeast corner of 14th Avenue and 42nd Street.

B. Acquisition of the property does not commit the Agency to proceed with a development project. California Environmental Quality Act (CEQA) Guidelines Section 15004(b)(2)(A) allows for land acquisition where the Agency will conduct CEQA review once the proposed project has been defined when the acquisition does not limit the choice of alternatives or mitigation measures, and future development of the land is subject to CEQA compliance. Once the scope of development of the property has been defined, environmental review of the proposed project will be conducted. Therefore, this action is exempt from environmental review. The National Environmental Policy Act does not apply.

C. This property is located within the portion of the Redevelopment Agency of the County of Sacrament of this joint City-County Redevelopment Area, therefore, the public hearing regarding relocation and replacement housing shall be heard at the Board of Supervisors of the County of Sacramento.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO RESOLVES AS FOLLOWS:

Section 1. All of the evidence presented having been duly considered, the findings, including the environmental findings as stated above, are approved.

Section 2. Just compensation for the parcel to be acquired, APN 020-0085-001, is the fair market value determined by an independent appraisal.

Section 3: The Executive Director is authorized to take all actions necessary to purchase the property identified in Section 2 for not substantially more than just compensation.

Section 4. The Executive Director is authorized to take all necessary actions to redevelop the site.

Section 5. The Executive Director is authorized to amend the Agency budget to transfer $620,000 of Stockton Boulevard 80 percent tax increment funds to the project to fund all actions necessary to purchase the property.

Section 6. The Relocation Plan (Exhibit A) for the residential tenant is approved.

Section 7. The Replacement Housing Plan (Exhibit B) for the residential unit is approved.

Section 8. Establishment of just compensation and the authorization to acquire property for the residential and business tenants is approved.

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Exhibit A – Relocation Plan
Exhibit B – Replacement Housing Plan

Exhibit A

RELOCATION PLAN FOR 4200 14TH AVENUE SACRAMENTO, CALIFORNIA

PREPARED FOR

SA CRAMENTO HOUSING & REDEVELOPMENT AGENCY
630 "I" STREET
SACRAMENTO, CALIFORNIA

BY
Paragon Partners, Ltd.
1451 RIVER PARK DRIVE, SUITE 251
SACRAMENTO, CA 95815
(916) 565.1174

JUNE 2007

I. INTRODUCTION – PROJECT OVERVIEW

INTRODUCTION – PROJECT OVERVIEW

In October 2006, the owner of the property located at 4200 14th Avenue approached Sacramento Housing & Redevelopment Agency, acting as the Redevelopment Agency of the County of Sacramento ("Agency") with an interest in selling the land and business to the Agency. The site currently consists of a neighborhood market with an attached one- bedroom unit. The Agency is proposing to acquire the property and develop the parcel into a single-family, affordable for-sale housing unit. If the plans proceed, the Project will require the demolition of one (1) apartment unit residence as well as the market. As a result, one (1) household will be affected and will have to be permanently displaced for this project to go forward. The location of the apartment unit, which is the subject of this Relocation Plan, is 4200 14th Avenue, Sacramento, CA.

The three main goals of the Project are to:

- To create a cohesive land use pattern
- To create a single family housing opportunity site
- To reduce blight

Paragon Partners, Ltd. (Paragon) has prepared this Relocation Plan under the direction of the Agency. This Plan provides the results of a needs assessment survey, a housing resource study and details of Agency's proposed relocation program. This Plan sets forth policies and procedures necessary to conform with statutes in the Uniform Relocation Act (46 U.S.C. § 4600 et seq.), and its implementing regulation (49 C.F.R. part 24), and regulations established by the California Relocation Assistance Law, California Government Code section 7260 et seq. (the "CRAL"), the California Relocation Assistance and Real Property Acquisition Guidelines, Title 25, California Code of Regulations, Chapter 6, Section 6000 et seq. ("the Guidelines").

The Agency plans to utilize tax increment financing to fund the Project.

The subject property is a 2,369 square foot tenant occupied convenience store doing business as Wat Phou Market. There is a one bedroom, one bath residential unit attached to the east side of the convenience store that is approximately 600 square feet. The structure occupies a 5,081 (0.12 acre) parcel that is zoned Limited Commercial Land Use. Adjoining land uses are residential. Although the tenant unit is technically a one-bedroom unit, the property owner has converted the living room area into another bedroom.

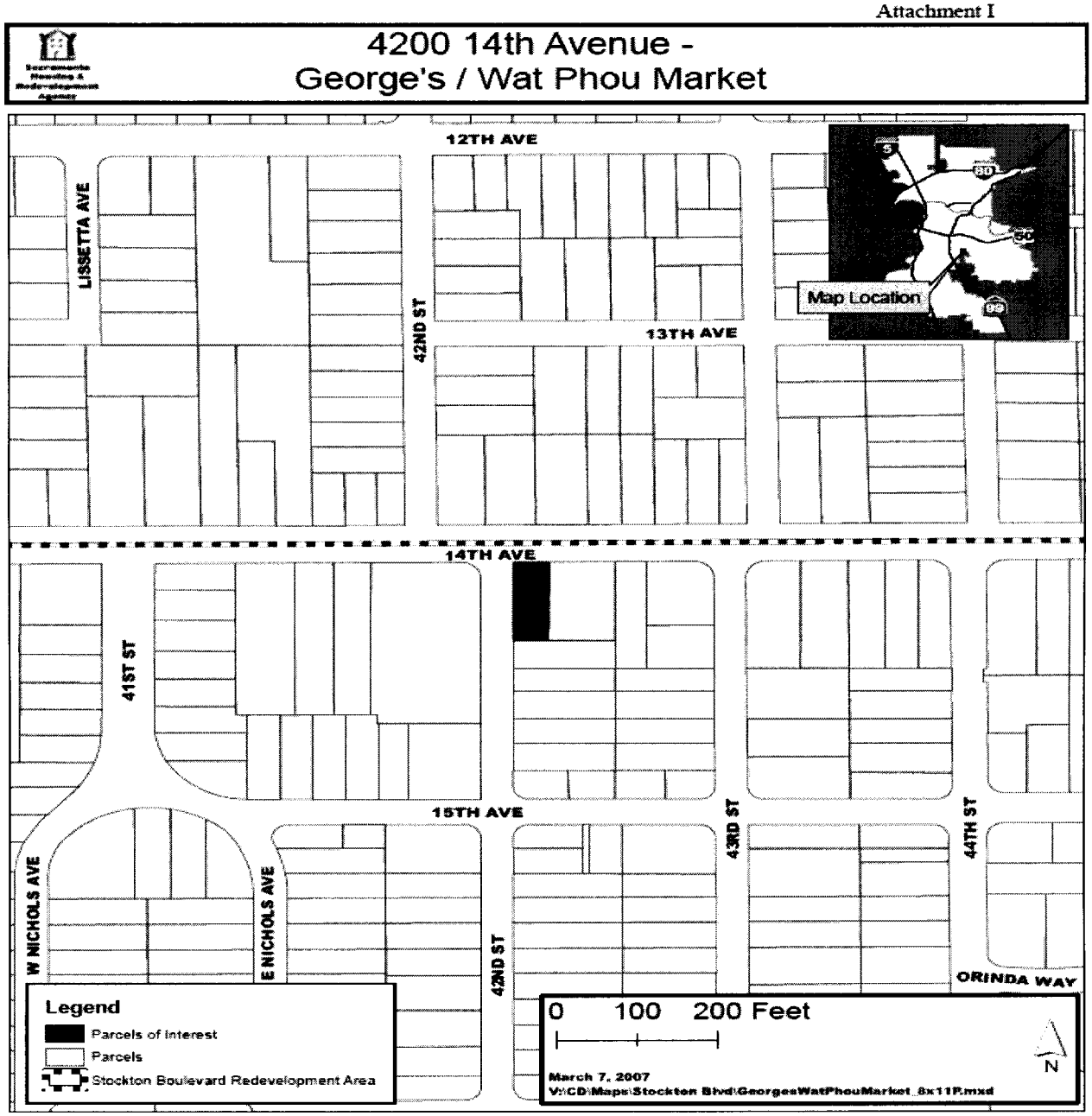
Market survey results indicated that there are sufficient resources in Sacramento area to accommodate the replacement housing requirements of the Project occupant. No occupant will be required to move prior to the required reviews and approval of this Plan and without being issued a 90-day notice to vacate.

II. PROJECT AREA DESCRIPTION

A. Project Site

The Project site is located at the southeast corner of 14th Avenue and 42nd Street. It is west of Stockton Boulevard, east of Martin Luther King Boulevard and south of Broadway.

Attachment I



Project Site Location

B. General Demographics and Housing Characteristics

1. Population and Growth Rate

The reported population for the City of Sacramento in the Year 2000 U.S. Census was 407,018. The California Department of Finance, Demographics Research Unit estimated the population of the County of Sacramento for the year 2005 at 1,337,942.

2. Ethnicity - Sacramento

The 2000 Census reported the racial mix in City of Sacramento as 48.3% white (includes Hispanics), 16.6% Asian, 15.5% Black or African-American, 1.3% American Indian and Alaskan Native, 0.9% Native Hawaiian and other Pacific Islander, 11.0% some other race, and 6.4% two or more races.

The 2005 Census Factfinder reported the racial mix in Sacramento County as 60.2% white (includes Hispanics), 10.1% Black or African-American, 1.2% American Indian and Alaska Native, 13.8% Asian, 0.7% Native Hawaiian and other Pacific Islander, 9.9% some other race, 4.2% two or more races.

3. Housing Mix and Tenure

The 2000 Census reported a total of 163,957 housing units in the City of Sacramento (Sacramento city limits only), of which 154,581 were occupied. Of the occupied dwelling units, 50.1% were owner-occupied and 49.9% were renter-occupied. The year 2000 Census reports the overall vacancy rate in the City of Sacramento was 5.7%. Although there is not a local central source for reporting current vacancies, it is well established that the real estate market has changed during the last three years.

The 2005 American Community Survey reported a total of 528,035 housing units in the County of Sacramento, of which 495,846 were occupied. Of the occupied dwelling units, 60.7 were owner-occupied and 39.3% were renter-occupied. The occupancy rate is 2.6 persons per unit. The American Community Survey reports the overall vacancy rate in the County of Sacramento was 6.1%.

III. ASSESSMENT OF RELOCATION NEEDS

A. Methodology

To obtain information necessary for the preparation of this Relocation Plan, the Project occupant was asked to respond to questions regarding: household size, composition, ages of adults and children, rental and income information, ethnicity, primary language spoken in the home, special needs, and disabilities/health problems, and preferences related to replacement housing. The following Survey Data is based on information gained from a personal interview with the Project-occupant. All information of a statistical nature supplied by the occupants was anecdotal and not validated by documentary evidence that otherwise would be required to comply with relocation qualifying criteria.

The Agency provided the Project occupants with the required "General Information Notice" prior to the personal interview (see **Exhibit 'A'**).

B. Field Survey Results

1. Housing Data

The subject site is a one bedroom, one bath, 600 square foot residential unit attached to the east side of the Wat Phou/George's Market. Although the tenant unit is technically a one-bedroom unit, the property owner has converted the living room area into another bedroom. Fair market rent for the subject area is $750 to $1,050.00 per month. The subject residence is occupied by one (1) male adult.

2. Area/Unit Preferences

The Project occupant expressed a desire to relocate within the same general area or within the unincorporated area of Sacramento.

3. Ethnic Mix

The ethnicity reported by the Project occupant is White. English was reported as the primary language.

4. Handicapped/Elderly Household

The Project occupant is considered elderly (i.e., over age 62) and is disabled. Replacement housing will need to be wheelchair accessible. A Relocation Advisor will work closely with the Project occupant to accommodate any special needs.

5. Household Income Level

Pursuant to the statistics released in April of 2007 by the Federal Department of Housing and Urban Development (HUD), the median income for a four-person household in Sacramento County is $67,200.00 annually (see **Exhibit 'B'**). Based on income information provided by the Project occupant surveyed, the household falls into the 'Extremely Low' income category, which is defined as less than 30% of median income.

IV. REPLACEMENT SITE AVAILABILITY

One of the primary purposes of the Plan is to demonstrate the availability of comparable, affordable, decent, safe and sanitary housing prior to the displacement of residential occupants.

Below are the results of a survey to identify the availability of residential replacement housing conducted on June 1, 2007.

A. RESIDENTIAL RESOURCE STUDY

In order to obtain current information for the preparation of this Plan, Paragon Partners consulted with local property management firms, vacancies advertised in newspapers and on-line rental services to obtain information on availability of replacement housing. The replacement housing requirements associated with the proposed Project include the need for one residential apartment unit for rent. Replacement housing resources were researched through the following sources:

- Local newspapers which serve Sacramento, such as Sacramento Bee and other local periodicals and weekly publications;
- A drive-by automobile survey of comparable neighborhoods and;
- Direct contacts with property management companies and local realtors.

Paragon Partners survey revealed that there are a variety of replacement units within a 25-mile radius of the project.

B. REPLACEMENT HOUSING AVAILABILITY

1. Rental Housing

During the residential resources study, twenty-nine (29) apartment complexes throughout Sacramento were surveyed for vacancy rate and wheelchair accessibility. Survey results proved that there is an adequate number of decent, safe and sanitary units available to meet the Project needs (see **Exhibit 'C'**). There were a total of seven thousand, eight hundred and fifty five (7,855) units within the twenty-nine (29) apartment complexes surveyed, of which four hundred and sixty eight (468) were vacant. Forty-eight percent (48%) of the vacant units were located on the ground floor with wheelchair accessibility.

C. RELATED ISSUES

1. Concurrent Residential Displacement

There are no other Projects, current or anticipated, in this general area of Sacramento that will deter the Agency from providing adequate replacement housing referrals to the current Project occupant.

2. Temporary Housing

There is no anticipated need for temporary relocation for any of the Project occupants.

D. CONCLUSIONS

The Agency is committed to providing all of the financial and advisory assistance necessary to coordinate the relocation of the Project occupant to comparable replacement housing, and to work to minimize the difficulties with which a resident with limited resources will have to cope. The numerical results, in terms of the availability of replacement housing, suggest that there will be adequate resources available to meet the needs of the Project occupant.

V. THE RELOCATION ASSISTANCE PROGRAM

A. PROGRAM ASSURANCES, STANDARDS AND OBJECTIVES

The relocation program to be implemented by the Agency will conform, as applicable, with the standards and provisions of California Health and Safety Code Sections 33411 and 33411.1; California Government Code Section 7260 et. seq.; and the California Code of Regulations, Title 25, Chapter 6. Pursuant to applicable guidelines, program objectives will be as follows:

1. To fully inform eligible project occupants of the nature of and procedures for obtaining relocation assistance and benefits

2. To determine the needs of the residential displacee eligible for assistance.

3. To provide an adequate number of referrals to comparable, decent, safe and sanitary housing units within a reasonable time prior to displacement, and assure that no residential occupant will be required to move without a minimum of 90 days written notice to vacate.

4. To provide current and continuously updated information concerning replacement housing opportunities.

5. To provide assistance that does not result in different or separate treatment on account of race, color, religion, national origin, sex, marital status or other arbitrary circumstances.

6. To supply information concerning federal and state housing programs and other governmental programs providing assistance to displaced persons.

7. To assist each eligible person to complete applications for payments and benefits.

8. To make relocation benefit payments in accordance with state guidelines, including the provisions of the Last Resort Housing sections where applicable.

9. To inform all persons subject to displacement of the Agency's policies with regard to eviction and property management.

10. To establish and maintain a formal grievance procedure for use by displaced persons seeking administrative review of Agency decisions with respect to relocation assistance.

B. CITIZEN PARTICIPATION

In keeping with Section 6012 (Citizen Participation) of the California Code of Regulations, Title 25, Chapter 6, the Agency warrants the following:

1. Full and timely access to all documents relevant to the relocation program.

2. The provision of technical assistance from the Agency staff and its legal counsel and Paragon necessary to interpret elements of the Relocation Plan and other pertinent materials.

3. The right to submit written or oral comments and objections, including the right to submit written comments on the Relocation Plan and to have these comments attached to the Plan when it is forwarded to the Agency for final approval.

4. A general notice of this Plan shall be distributed to all occupants of this Project. This Plan is available for circulation, information, and review by interested citizen groups, state and county agencies and all persons affected by the Project, and the public at large. Copies of the Plan will be available at the Sacramento Housing & Redevelopment Agency, located at 630 "I" Street, Sacramento, California.

5. Upon completion of all reviews, the Plan will be presented for adoption to the County Board of Supervisors.

C. RELOCATION ADVISORY ASSISTANCE

As a function of the overall relocation assistance program, technical and advisory assistance will be provided to all Project occupants.

The following specific activities will occur:

1. Each household affected by the Project will be personally interviewed to gather information appropriate to determine needs and preferences with regard to the replacement of existing accommodations.

2. Printed "Information Brochures" for residents will be provided to all displaced persons. Signed acknowledgments will be obtained to verify receipt of this material (see **Exhibit 'D'**).

3. Appropriate replacement housing referrals will be made to Project occupants on a timely basis. Field surveys will be conducted in order to identify available housing resources. Every effort will be made to find comparable replacement housing units which are reasonably accessible to currently utilized medical facilities, places of employment, shopping areas and public transportation.

4. Transportation will be provided, if necessary, to any displaced occupants to inspect replacement sites within the local area. Specific assistance may also be provided to senior citizens in finding housing near friends, relatives, medical facilities and convenient transportation.

5. Assistance will be offered to the displacee in connection with arrangements for the purchase of comparable replacement housing, the completion of applications or replacement housing, the filing of claim forms to request relocation benefits from the Agency, and to obtain services from other public agencies.

6. Special assistance in the form of referrals to governmental and social service agencies will be made, if needed, including:
(a) Social Security Administration
(b) The Sacramento Housing Authority

(c) Employment Development Department
(d) Resources for Independent Living
(e) Department of Rehabilitation

D. THE FINANCIAL ASSISTANCE PROGRAM

The Agency's financial assistance program will fulfill statutory obligations defined by the California Relocation Assistance Law (Government Code, Section 7260 et seq.) In addition to the statutory benefits, the Agency plans to maximize options available to Project residents.

1. Residential Relocation Benefits

a. Residential Moving Expense Payments

Moving expense payments will be made based upon either a fixed room count schedule or for actual, reasonable moving expenses. **Table 1, Fixed Moving Payment Schedule** shows the current fixed room count schedule amounts.

Actual moving expense payments will cover reasonable charges for packing, unpacking, insurance and cartage for a distance of up to fifty miles. Payments will be made either to the mover directly or as reimbursement to the displacee.

TABLE 1 - FIXED MOVING SCHEDULE – CALIFORNIA (effective 2005)

Occupant Owns Furniture		Occupant Does NOT Own Furniture	
1 room	$625.00	1 room	$400.00
2 rooms	$800.00	Each additional room	$65.00
3 rooms	$1,000.00		
4 rooms	$1,175.00		
5 rooms	$1,425.00		
6 rooms	$1,650.00		
7 rooms	$1,900.00		
8 rooms	$2,150.00		
Each additional room	$225.00		

b. Rental Assistance Payments

Rental assistance payments will be determined on the basis of a review of current rent, ability-to-pay, the market rent of comparable replacement dwelling and the actual rent of the replacement dwelling. **Table 2** below, provides an example of the computation of a rental assistance payment.

TABLE 2 – SAMPLE COMPUTATION OF HOUSING NEED & RENTAL ASSISTANCE

1. Old Rent	$400	Old Rent plus Utility Allowance
OR		
2. Ability to Pay	$300	30% of the Gross Household Income*
3. Lesser of lines 1 or 2	**$300**	
Subtracted From:		
4. Actual New Rent	$400	Actual New Rent plus Utility Allowance

OR		
5. Comparable Rent	$450	Determined by Relocation Representative
6. Lesser of lines 4 or 5	**$400**	
7. Yields Monthly Need:	**$100**	Subtract line 3 from line 6
Rental Assistance Payment:	**$4,200**	Multiple line 7 by 42 months

Gross Household Income is defined as the total annual income of all household members, eighteen years and older. To compensate for special need situations gross incomes may be adjusted as follows: 1) a deduction of five hundred dollars ($500) for each dependent in excess of three; 2) a deduction of ten percent (10%) of total household income where there is an elderly or disabled head of household.

2. Summary

In all instances, specific eligibility requirements and detailed compensation plans will be explained to the Project occupant. In the course of personal interviews and follow-up visits, the Project occupant will be counseled as to available options and the consequences of any choice with respect to financial assistance.

E. INFORMATION ON PAYMENT OF RELOCATION BENEFITS

Relocation benefit payments will be made in a timely and orderly manner. Claims and supporting documentation for relocation benefits must be filed with the Agency within 18 months from the date the claimant moves from the acquired property.

The procedure for the preparation and filing of claims and the processing and delivery of payments will be as follows:

a. Claimant(s) will provide all necessary documentation to substantiate eligibility for assistance.

b. Assistance amounts will be determined and required claim forms prepared by relocation staff in consultation with claimant(s)

c. Original signed claims supported by appropriate documentation and relocation staff recommendation will be submitted to the Agency.

d. The Agency will review and approve, or amend claims for payment.

e. Agency warrants will be prepared and issued to relocation staff for distribution.

f. Payments will be disbursed by relocation staff.

g. Receipts of payment will be obtained by relocation staff and maintained in the case file.

h. The Agency will provide advance payments to assist the Project occupant in securing replacement housing. Requests for advance payments will be expeditiously processed to help avoid the loss of desirable and appropriate replacement housing.

F. LAST RESORT HOUSING ASSISTANCE

Pursuant to California Government Code Section 7264, if the Rental Assistance payment amount calculated over a 42 - month period, *exceeds* the statutory maximum of $5,250, the Agency will provide additional assistance. This assistance may take the form of the provision of actual, affordable replacement housing or cash payments. A lump sum

payment of up to $5,250 will be disbursed directly to the Project occupant from the Agency. The remainder shall be paid in periodic installments over a period not to exceed 42 months.

Last Resort recipients may request a lump sum payment of the entire balance of assistance due for the purpose of purchasing a replacement home. Any such payment will be deposited directly into an escrow account with provisions to allow the Agency to recover its funds should escrow fail to close.

G. RELOCATION TAX CONSEQUENCES

In general, residential 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 preceding statement is not to be construed as legal tax advice on the part of the Agency, its consultants, employees or, assigns, and prospective Project occupant is encouraged to consult personal, professional tax advisors in this regard.

H. APPEALS POLICY

The Agency's grievance policy adheres to the standards described in Article 5, Section 6150 of the State Guidelines. The grievance procedure provides a Project occupant with the means to individually seek administrative review of her/his eligibility determination, payment amounts, comparable replacement housing referrals or, the Agency's property management practices. Information on the Agency's appeal policy are available upon request from the Agency.

I. EVICTION POLICY

Project resident who maintain their tenancy following acquisition by the Agency may be required to execute new rental agreements or leases. Traditionally, lease costs will not be greater than that experienced by resident prior to Agency acquisition. The Agency, in accordance with Section 6058 of the State Guidelines, may resort to eviction **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 Agency'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 beyond the control of Agency,

2. Performance of a dangerous, illegal act within the unit or, upon the premises,

3. A 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,

5. Refusal to accept one, or more of a reasonable number of offers of replacement dwellings, or,

6. The eviction is required by state or local law and cannot be prevented by reasonable efforts on the

part of the Agency.

J. PROJECTED DATES OF DISPLACEMENT

The resident who will be permanently displaced, 90-Day notice to vacate is expected to be issued commencing in August of 2007. It is anticipated that the relocation of Project occupant to be displaced will be completed by November of 2007.

K. ESTIMATED RELOCATION COSTS

The total estimated relocation costs for this Project are:

Rental Assistance Payments – 1 residential displacements $27,000
Moving Payments- 1 residential displacements $1,175.00

The relocation estimate for residential occupant was based on providing comparable decent, safe and sanitary housing in an appropriately sized replacement dwelling for 42 months. The above budget does not take into consideration the availability of Section 8 rental assistance, or any other form of housing assistance programs which may provide duplicate rental assistance benefits for project occupant.

In addition, the budget does not include relocation administrative costs, or any other services necessary for the implementation of the Project.

As the project proceeds to implementation and circumstances arise that change either the number of residential tenants, or the nature of their activities, the Agency will authorize any additional funds that may need to be appropriated. The Agency pledges to appropriate the necessary funds, on a timely basis, to ensure the successful completion of the Project.

EXHIBIT "A"
ANNUAL INCOME LIMITATIONS

ANNUAL INCOME LIMITATIONS

The following figures are approved by the U. S. Department of Housing and Urban Development (H.U.D.) for use in the County of Sacramento to define and determine housing eligibility by income level.

Area Median: $67,200.00					
Family Size	**Extremely Low Annual Income**	**Very Low Annual Income**	**Lower Annual Income**	**Median Annual Income**	**Moderate Annual Income**
1 Person	14,100	23,500	37,650	47,000	56,400
2 Person	16,100	26,900	43,000	53,800	64,500
3 Person	18,150	30,250	48,400	60,500	72,500
4 Person	20,150	33,600	53,750	67,200	80,600
5 Person	21,750	36,300	58,050	72,600	87,000
6 Person	23,350	39,000	62,350	78,000	93,500
7 Person	25,000	41,650	66,650	83,300	99,900
8 Person	26,600	44,350	70,950	88,700	106,400

Figures are per the Department of Housing and Community Development (California), Division of Housing Policy Development, April 2007.

EXHIBIT "B"

MARKET RENTAL HOUSING OCCUPANCY SURVEY FOR SACRAMENTO JUNE 2007					
Village Green Apartments	2701 Corabel Lane, Sacramento, CA 95821	274	9	1 Bedroom 2 Bedroom	$690- $735 $750 - $890
The Verge at College Park Apartments	6730 4th Avenue, Sacramento, CA 95817	288	22	1 Bedroom 2 Bedroom	$690- $735 $750 - $890
Partridge Pointe Apartments	4001 South Watt Avenue, Sacramento, CA 95826	240	17	1 Bedroom 2 Bedroom	$695 - $785 $795 - $875
Arbor Pointe Apartments	9750 Old Placerville Road, Sacramento, CA 95827	240	5	1 Bedroom 2 Bedroom	$995 - $1045 $1095 - $1225
Willow Pointe at Lindale Apartments	6601 Sunnyslope Drive, Sacramento, CA 95828	210	15	1 Bedroom 2 Bedroom	$995 - $1045 $1095 - $1225
Sunflorin Village Apartments	8550 Florin Road, Sacramento, CA 95828	256	22	1 Bedroom 2 Bedroom	$995 - $1045 $1095 - $1225
Gold Ridge Apartments	2929 Routier Road, Sacramento, CA 95827	268	3	1 Bedroom 2 Bedroom	$995 - $1045 $1095 - $1225
Sienna Vista Apartments	4901 Little Oak Lane, Sacramento, CA 95841	296	8	1 Bedroom 2 Bedroom	$995 - $1045 $1095 - $1225
Pheasant Pointe Apartments	2660 Stonecreek Drive, Sacramento, CA 95833	215	11	1 Bedroom 2 Bedroom	$995 - $1045 $1095 - $1225
Broadstone at Strawberry Creek Apartments	8282 Calvine Road, Sacramento, CA 95828	264	33	1 Bedroom 2 Bedroom	$995 - $1045 $1095 - $1225

Cambridge Park Apartments	5800 Hamilton Street, Sacramento, CA 95842	200	9	1 Bedroom 2 Bedroom	$995 - $1045 $1095 - $1225
Medici Apartments	4450 El Centro, Sacramento, CA 95834	216	35	1 Bedroom 2 Bedroom	$995 - $1045 $1095 - $1225
Countrywood Village Apartments	5500 Mack Road, Sacramento, CA 95823	292	5	1 Bedroom 2 Bedroom	$995 - $1045 $1095 - $1225
California Place Apartments	6633 Valley Hi Drive, Sacramento, CA 95823	211	8	1 Bedroom 2 Bedroom	$995 - $1045 $1095 - $1225
Aspen Park Apartments	5152 Mack Road, Sacramento, CA 95823	280	31	1 Bedroom 2 Bedroom	$995 - $1045 $1095 - $1225
Adagio Apartments	2800 Grasslands Drive, Sacramento, CA 95833	224	22	1 Bedroom 2 Bedroom	$995 - $1045 $1095 - $1225
Riverview Ranch Apartments	2763 River Plaza Drive, Sacramento, CA 95833	262	10	1 Bedroom 2 Bedroom	$995 - $1045 $1095 - $1225
Bent Tree Apartments	4350 Galbrath Drive, Sacramento, CA 95842	208	20	1 Bedroom 2 Bedroom	$995 - $1045 $1095 - $1225
Pepperwood Knoll Apartments	7200 Pepperwood Knoll Lane, Sacramento, CA 95842	296	23	1 Bedroom 2 Bedroom	$995 - $1045 $1095 - $1225
The Esplanade Apartments	6058 Riverside Blvd, Sacramento, CA 95831	220	12	1 Bedroom 2 Bedroom	$995 - $1045 $1095 - $1225
Miramonte Apartments	4850 Natomas Blvd, Sacramento, CA 95835	268	11	1 Bedroom 2 Bedroom	$995 - $1045 $1095 - $1225
Willow Grove Apartments	2424 Hurley Way, Sacramento, CA 95825	306	15	1 Bedroom 2 Bedroom	$995 - $1045 $1095 - $1225

Rivercrest Village Apartments	7928 La Riviera Drive, Sacramento, CA 95826	328	12	1 Bedroom 2 Bedroom	$995 - $1045 $1095 - $1225
Fountains at Pointe West Apartments	1761 Heritage Lane, Sacramento, CA 95815	339	19	1 Bedroom 2 Bedroom	$995 - $1045 $1095 - $1225
Shadowood Apartments	3644 Kings Way, Sacramento, CA 95821	301	25	1 Bedroom 2 Bedroom	$995 - $1045 $1095 - $1225
Pointe Natomas Apartments	801 San Juan Rd, Sacramento, CA 958341	336	20	1 Bedroom 2 Bedroom	$995 - $1045 $1095 - $1225
Stone Creek Apartments	2645 Stonecreek Drive, Sacramento, CA 95833	368	29	1 Bedroom 2 Bedroom	$995 - $1045 $1095 - $1225
River Terrace Apartments	2593 Millcreek Drive, Sacramento, CA 95833	347	8	1 Bedroom 2 Bedroom	$995 - $1045 $1095 - $1225
Governor's Square Apartments	1451 3rd St, Sacramento, CA 95814	302	9	1 Bedroom 2 Bedroom	$995 - $1045
		Units	**Units Available**	**Vacancy Rate %**	
TOTALS:		**7855**	**468**	**5.95%**	

EXHIBIT "B"
GENERAL INFORMATION NOTICE

GENERAL INFORMATION NOTICE

NOTICE TO RESIDENTIAL TENANT TO BE DISPLACED

February 8, 2007

Name
4200 14th Avenue
Sacramento, CA 95820

Dear::

The Redevelopment Agency of the City of Sacramento is interested in acquiring the property you occupy at 4200 14th Avenue in Sacramento, California, for a future redevelopment project. This notice is to inform you of your rights under state law. If the Agency acquires the property and you are displaced from the project, you will be eligible for relocation assistance under the California Administrative Code, Title 25, Chapter 6, as amended. However, **DO NOT MOVE NOW. THIS IS NOT A NOTICE TO VACATE THE PREMISES.**

You should continue to pay your monthly rent to your landlord because a failure to pay rent and meet your other obligations as a tenant may be cause for eviction and loss of relocation assistance. You are urged not to move or sign any agreement to purchase or lease a new unit before receiving formal notice of your 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.

If the Agency acquires the property and you are eligible for relocation assistance, you will be given advisory services, including referrals to replacement housing, and at least ninety (90) days advance written notice of the date you will be required to move. You would also receive a payment for moving expenses and may be eligible for financial assistance to help you rent or buy a replacement home. This assistance is explained in the enclosed Informational Statement.

If for any reason any other persons move into this unit with you after this notice, your assistance may be reduced.

Again, this is not a notice to vacate and does not establish eligibility for relocation payments or other relocation assistance. If the Agency decides not to purchase the property, you will be notified in writing. I will contact you within a few days to explain the relocation benefits and discuss your needs and preferences. If you have any questions, you may call me at (916) 440-1399 x1275.

Sincerely,

MABEL FURR
Relocation Coordinator
Enclosure

Cc: Carly Velez Huston

EXHIBIT "C"
INFORMATION BROCHURE

RESIDENTIAL RELOCATION INFORMATIONAL BROCHURE

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

1. GENERAL INFORMATION
2. ASSISTANCE IN LOCATING A REPLACEMENT DWELLING
3. MOVING BENEFITS
4. REPLACEMENT HOUSING PAYMENT - TENANTS AND CERTAIN OTHERS
5. REPLACEMENT HOUSING PAYMENT - HOMEOWNERS
6. QUALIFICATION FOR AND FILING OF RELOCATION CLAIMS
7. LAST RESORT HOUSING ASSISTANCE
8. RENTAL AGREEMENT
9. APPEAL PROCEDURES - GRIEVANCE
10. TAX STATUS OF RELOCATION BENEFITS
11. LEGAL PRESENCE REQUIREMENT
12. ADDITIONAL INFORMATION AND ASSISTANCE AVAILABLE

1. GENERAL INFORMATION

The building in which you now live is in an area to be improved by the Sacramento Housing & Redevelopment Agency ("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 under the federal and/or state law. We suggest you save this informational statement for reference.

The Agency has retained the services of Paragon Partners, Ltd., a qualified professional relocation firm, to assist you. The firm is available to explain the program and benefits. Their address and telephone number is:

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 Agency=s relocation assistance program

2. ASSISTANCE IN LOCATING A REPLACEMENT DWELLING

The 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 occupant, proper weatherproofing and sound heating, electrical and plumbing systems. Your new dwelling must pass inspection before relocation assistance payments can be authorized.

3. MOVING BENEFITS

If you must move as a result of displacement by the Agency, you will receive a payment to assist in moving your personal property. There are two types of moving payments. You have the option of selecting either one of the following types of moving payments:

A. Fixed Moving Payment

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 Agency, and ranges, for example, from $400.00 for one furnished room to $2,150.00 for eight rooms in an unfurnished dwelling. (For details see the table below). Your relocation representative will inform you of the amount you are eligible to receive if you choose this type of payment.

FIXED MOVING SCHEDULE – CALIFORNIA (effective Sep 2001)			
Occupant Owns Furniture		**Occupant Does NOT Own Furniture**	
1 room	$625.00	1 room	$400.00
2 rooms	$800.00	Each additional room	$65.00
3 rooms	$1,000.00		
4 rooms	$1,175.00		
5 rooms	$1,425.00		
6 rooms	$1,650.00		
7 rooms	$1,900.00		
8 rooms	$2,150.00		
Each additional room	$225.00		

If you select a fixed payment, you will be responsible for arranging for your own move and the Agency will assume no liability for any loss or damage of your personal property.

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

If you wish to engage the services of a licensed commercial mover and have the 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 Agency approval.

4. REPLACEMENT HOUSING PAYMENT - TENANTS AND CERTAIN OTHERS

You may be eligible for a payment of up to $5,250.00 to assist you 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 prior to the Agency's first offer to purchase the property or an owner who has occupied your dwelling for between 90 and 180 days prior to the Agency's first offer to purchase the property.

A. **Rental Assistance.** If you qualify, and **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 gross monthly household income. You will be required to provide your relocation representative with monthly rent and household income verification prior to the determination of your eligibility for this payment.

- OR -

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

5. REPLACEMENT HOUSING PAYMENT - HOMEOWNERS

A. If you owned and occupied a dwelling purchased by the 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 owned and occupied the displacement dwelling for **at least 90 days but not more than 180 days** immediately prior to the date of the Agency=s offer to purchase, you may be eligible for a payment of up to $5,250.00. This payment is intended to cover the following items:

1. **Purchase Price Differential** - An amount which, when added to the amount for which the Agency purchased your property, equals the lesser of the actual cost of your replacement dwelling; **or** the amount determined by the 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 costs incidental 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 $5,250.00. 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.

6. QUALIFICATION 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 later of** the following:

1. For a tenant, the date you move from the displacement dwelling

2. For an owner-occupant, 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

3. The date the Agency fulfills its obligation to make available comparable replacement dwellings.

All claims for relocation benefits must be filed with the 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.

7. 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 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.

8. RENTAL AGREEMENT

As a result of the Agency's action to purchase the property where you live, you may become a tenant of the 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.

Except for the causes of eviction set forth below, no person lawfully occupying property to be purchased by the Agency will be required to move without having been provided with at least 90 days written notice from the Agency. Eviction will be undertaken only in the event of one or more of the following infractions:

A. 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;

B. Performance of dangerous illegal act in the unit;

C. Material breach of the rental agreement and failure to correct breach within 30 days of notice;

D. Maintenance of a nuisance and failure to abate within a reasonable time following notice;

E. Refusal to accept one of a reasonable number of offers of replacement dwellings; or

F. The eviction is required by State or local law and cannot be prevented by reasonable efforts on the part of the public entity.

9. 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 Agency's appeals procedure. Complete details on appeal procedures are available upon request from the Agency.

10. TAX STATUS OF RELOCATION BENEFITS

Relocation benefit payments <u>are not</u> considered as income for the purpose of the Internal Revenue Code of 1986 or the Personal Income Tax Law, Part 10 (commencing with Section 17001) 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.

11. LAWFUL PRESENCE REQUIREMENT

Pursuant to the Public Law 105-117 of 11-21-97, 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. In

federal projects, 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. Relocation benefits will be prorated to reflect the number of household members with certified lawful presence in the US.

12. 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.

Exhibit B

Wat Phou/George's Market
4200 14th Avenue

Replacement Housing Plan for A Very-Low Income Dwelling Unit

Description of Property

Wat Phou/George's Market is located at 4200 14th Avenue in the County portion of the Stockton Boulevard Redevelopment Area. The site is primarily a small neighborhood market that includes an attached one-bedroom residential unit.

In October 2006, a representative for the property owner approached the Sacramento Housing and Redevelopment Agency (Agency) with an opportunity to purchase the property. The Agency presented a staff report that concurrently recommended the approval of the adoption of a Resolution of Just Compensation to purchase the property and this Replacement Housing Plan. This staff report was presented to the Redevelopment Agency of the County of Sacramento on June 19, 2007.

Following the acquisition of the property, the Agency will redevelop the site as a single family residential unit that will be sold to a qualified low-income homebuyer.

The project presents a significant opportunity to improve the redevelopment area by eliminating a small convenience market with a liquor license and by creating an affordable homeownership opportunity in the community.

Project Status

Upon successful acquisition of the property, Wat Phou/George's Market will be demolished and prepared for the development of a single family unit. The Phase 1 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 be required to publish a Request for Proposals to identity a developer to construct a single family unit on the site. It is anticipated that in the next six months a developer and development plan for the site 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 of Wat Phou/George's Market 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 or low income family (regardless of actual housing costs), and taken off line through demolition or other actions, that unit must be replaced at the same 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 will replace the residential unit located at the 4200 14th Avenue within the required four-year time period.

The affordability level, type and number of units/bedrooms required to replace the one one-bedroom unit that is attached to Wat Phou/George's Market, is based on the following assumptions:

The unit is occupied by a very low-income household [50% or below Area Median Income (AMI)].

The Agency will replace the one bedroom unit with a one bedroom unit. Therefore, the Agency will replace the unit at the 4200 14th Avenue at the following affordability level:

One bedroom at very low-income (50% of AMI).

Replacement Dwelling Units

The Agency will replace the required unit at the Briarwood Apartments, a 160 unit multi-family rental housing development that is being rehabilitated and converted from 100 percent market rate rents into a 100 percent rent-restricted affordable housing project. Affordability levels will be restricted to households earning 50 percent Area Median Income (AMI) and 60 percent AMI. The complex is located at 7326 Stockton Boulevard

in the Florin Area of the County. The complex is comprised of one- and two-bedroom units and is located near public transit, parks, shopping, schools, medical facilities and a library. The project is being financed with Mortgage Revenue Low Income Housing Bonds, Tax Credits, and federal HOME funds. The project will begin rehabilitation in the summer of 2007 and will be completed by mid-2008. Due to the regulatory agreements on the property, the units will remain affordable for 55 years.

The Agency will replace the one-bedroom unit being lost at the Wat Phou/George's Market site as follows:

- One one-bedroom unit at an affordability level of 50 percent or below Area Median Income (AMI) (very low-income).

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 unit located at 4200 14th Avenue in Sacramento, CA is within the current allocation and does not require a vote of the public.

Schedule for Demolition

The Wat Phou/George's Market and its attached rental unit will be demolished following acquisition of the property by the Agency. This is expected to occur in late 2007.

RESOLUTION NO. 2007 -

Adopted by the Sacramento City Council

on date of

APPROVAL OF THE RELOCATION PLAN FOR ELIGIBLE TENANTS AT 4200 14TH AVENUE (SOUTHEAST CORNER OF 14TH AVENUE AND 42ND STREET)

BACKGROUND

A. The opportunity site consists of 1 parcel and is located on the southeast corner of 14th Avenue and 42nd Street.

B. Acquisition and eventual redevelopment will require the displacement of existing tenants. A Relocation Plan has been prepared and made available to all affected tenants.

C. This property is located within the portion of the Redevelopment Agency of the County of Sacramento of this joint City-County Redevelopment Area, therefore, the public hearing regarding relocation and replacement housing shall be heard at the Board of Supervisors of the County of Sacramento.

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

Section 1. All of the evidence presented having been duly considered, the findings, as stated above, are approved.

Section 2. The Relocation Plan (Exhibit A) for the eligible tenants of 4200 14th Avenue is hereby approved (California Health and Safety Code Section 33410 et seq.)

Table of Contents

Exhibit A – Relocation Plan

Exhibit A

RELOCATION PLAN FOR 4200 14TH AVENUE SACRAMENTO, CALIFORNIA

PREPARED FOR

SA CRAMENTO HOUSING & REDEVELOPMENT AGENCY
630 "I" STREET
SACRAMENTO, CALIFORNIA

BY
Paragon Partners, Ltd.
1451 RIVER PARK DRIVE, SUITE 251
SACRAMENTO, CA 95815
(916) 565.1174

JUNE 2007

I. INTRODUCTION – PROJECT OVERVIEW

INTRODUCTION – PROJECT OVERVIEW

In October 2006, the owner of the property located at 4200 14th Avenue approached Sacramento Housing & Redevelopment Agency, acting as the Redevelopment Agency of the County of Sacramento ("Agency") with an interest in selling the land and business to the Agency. The site currently consists of a neighborhood market with an attached one- bedroom unit. The Agency is proposing to acquire the property and develop the parcel into a single-family, affordable for-sale housing unit. If the plans proceed, the Project will require the demolition of one (1) apartment unit residence as well as the market. As a result, one (1) household will be affected and will have to be permanently displaced for this project to go forward. The location of the apartment unit, which is the subject of this Relocation Plan, is 4200 14th Avenue, Sacramento, CA.

The three main goals of the Project are to:

- To create a cohesive land use pattern
- To create a single family housing opportunity site
- To reduce blight

Paragon Partners, Ltd. (Paragon) has prepared this Relocation Plan under the direction of the Agency. This Plan provides the results of a needs assessment survey, a housing resource study and details of Agency's proposed relocation program. This Plan sets forth policies and procedures necessary to conform with statutes in the Uniform Relocation Act (46 U.S.C. § 4600 et seq.), and its implementing regulation (49 C.F.R. part 24), and regulations established by the California Relocation Assistance Law, California Government Code section 7260 et seq. (the "CRAL"), the California Relocation Assistance and Real Property Acquisition Guidelines, Title 25, California Code of Regulations, Chapter 6, Section 6000 et seq. ("the Guidelines").

The Agency plans to utilize tax increment financing to fund the Project.

The subject property is a 2,369 square foot tenant occupied convenience store doing business as Wat Phou Market. There is a one bedroom, one bath residential unit attached to the east side of the convenience store that is approximately 600 square feet. The structure occupies a 5,081 (0.12 acre) parcel that is zoned Limited Commercial Land Use. Adjoining land uses are residential. Although the tenant unit is technically a one-bedroom unit, the property owner has converted the living room area into another bedroom.

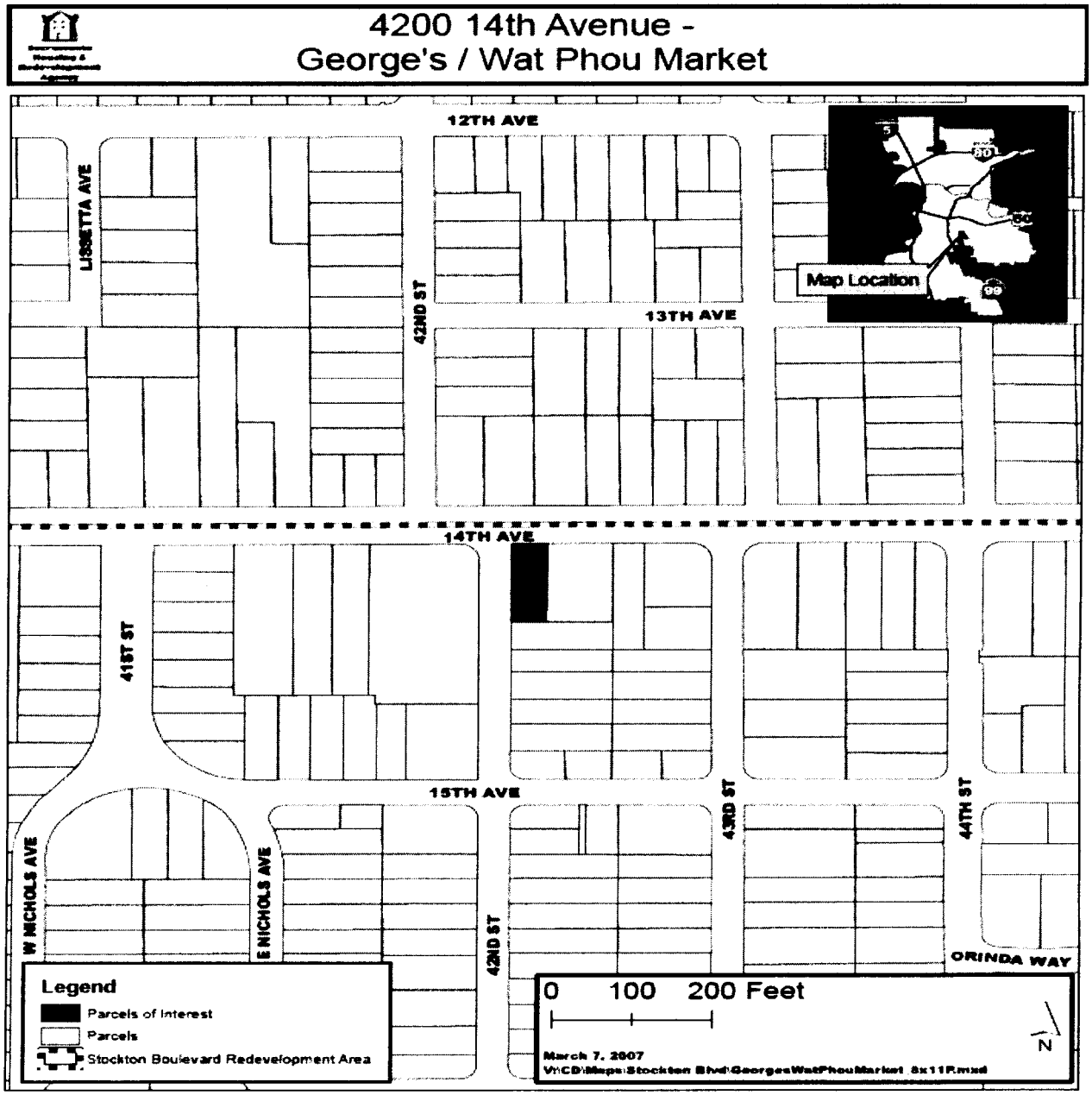
Market survey results indicated that there are sufficient resources in Sacramento area to accommodate the replacement housing requirements of the Project occupant. No occupant will be required to move prior to the required reviews and approval of this Plan and without being issued a 90-day notice to vacate.

II. PROJECT AREA DESCRIPTION

A. Project Site

The Project site is located at the southeast corner of 14th Avenue and 42nd Street. It is west of Stockton Boulevard, east of Martin Luther King Boulevard and south of Broadway.

Attachment I



Project Site Location

B. General Demographics and Housing Characteristics

1. Population and Growth Rate

The reported population for the City of Sacramento in the Year 2000 U.S. Census was 407,018. The California Department of Finance, Demographics Research Unit estimated the population of the County of Sacramento for the year 2005 at 1,337,942.

2. Ethnicity - Sacramento

The 2000 Census reported the racial mix in City of Sacramento as 48.3% white (includes Hispanics), 16.6% Asian, 15.5% Black or African-American, 1.3% American Indian and Alaskan Native, 0.9% Native Hawaiian and other Pacific Islander, 11.0% some other race, and 6.4% two or more races.

The 2005 Census Factfinder reported the racial mix in Sacramento County as 60.2% white (includes Hispanics), 10.1% Black or African-American, 1.2% American Indian and Alaska Native, 13.8% Asian, 0.7% Native Hawaiian and other Pacific Islander, 9.9% some other race, 4.2% two or more races.

3. Housing Mix and Tenure

The 2000 Census reported a total of 163,957 housing units in the City of Sacramento (Sacramento city limits only), of which 154,581 were occupied. Of the occupied dwelling units, 50.1% were owner-occupied and 49.9% were renter-occupied. The year 2000 Census reports the overall vacancy rate in the City of Sacramento was 5.7%. Although there is not a local central source for reporting current vacancies, it is well established that the real estate market has changed during the last three years.

The 2005 American Community Survey reported a total of 528,035 housing units in the County of Sacramento, of which 495,846 were occupied. Of the occupied dwelling units, 60.7 were owner-occupied and 39.3% were renter-occupied. The occupancy rate is 2.6 persons per unit. The American Community Survey reports the overall vacancy rate in the County of Sacramento was 6.1%.

III. ASSESSMENT OF RELOCATION NEEDS

A. Methodology

To obtain information necessary for the preparation of this Relocation Plan, the Project occupant was asked to respond to questions regarding: household size, composition, ages of adults and children, rental and income information, ethnicity, primary language spoken in the home, special needs, and disabilities/health problems, and preferences related to replacement housing. The following Survey Data is based on information gained from a personal interview with the Project-occupant. All information of a statistical nature supplied by the occupants was anecdotal and not validated by documentary evidence that otherwise would be required to comply with relocation qualifying criteria.

The Agency provided the Project occupants with the required "General Information Notice" prior to the personal interview (see **Exhibit 'A'**).

B. Field Survey Results

1. Housing Data

The subject site is a one bedroom, one bath, 600 square foot residential unit attached to the east side of the Wat Phou/George's Market. Although the tenant unit is technically a one-bedroom unit, the property owner has converted the living room area into another bedroom. Fair market rent for the subject area is $750 to $1,050.00 per month. The subject residence is occupied by one (1) male adult.

2. Area/Unit Preferences

The Project occupant expressed a desire to relocate within the same general area or within the unincorporated area of Sacramento.

3. Ethnic Mix

The ethnicity reported by the Project occupant is White. English was reported as the primary language.

4. Handicapped/Elderly Household

The Project occupant is considered elderly (i.e., over age 62) and is disabled. Replacement housing will need to be wheelchair accessible. A Relocation Advisor will work closely with the Project occupant to accommodate any special needs.

5. Household Income Level

Pursuant to the statistics released in April of 2007 by the Federal Department of Housing and Urban Development (HUD), the median income for a four-person household in Sacramento County is $67,200.00 annually (see **Exhibit 'B'**). Based on income information provided by the Project occupant surveyed, the household falls into the 'Extremely Low' income category, which is defined as less than 30% of median income.

IV. REPLACEMENT SITE AVAILABILITY

One of the primary purposes of the Plan is to demonstrate the availability of comparable, affordable, decent, safe and sanitary housing prior to the displacement of residential occupants.

Below are the results of a survey to identify the availability of residential replacement housing conducted on June 1, 2007.

A. RESIDENTIAL RESOURCE STUDY

In order to obtain current information for the preparation of this Plan, Paragon Partners consulted with local property management firms, vacancies advertised in newspapers and on-line rental services to obtain information on availability of replacement housing. The replacement housing requirements associated with the proposed Project include the need for one residential apartment unit for rent. Replacement housing resources were researched through the following sources:

- Local newspapers which serve Sacramento, such as Sacramento Bee and other local periodicals and weekly publications;
- A drive-by automobile survey of comparable neighborhoods and;
- Direct contacts with property management companies and local realtors.

Paragon Partners survey revealed that there are a variety of replacement units within a 25-mile radius of the project.

B. REPLACEMENT HOUSING AVAILABILITY

1. Rental Housing

During the residential resources study, twenty-nine (29) apartment complexes throughout Sacramento were surveyed for vacancy rate and wheelchair accessibility. Survey results proved that there is an adequate number of decent, safe and sanitary units available to meet the Project needs (see **Exhibit 'C'**). There were a total of seven thousand, eight hundred and fifty five (7,855) units within the twenty-nine (29) apartment complexes surveyed, of which four hundred and sixty eight (468) were vacant. Forty-eight percent (48%) of the vacant units were located on the ground floor with wheelchair accessibility.

C. RELATED ISSUES

1. Concurrent Residential Displacement

There are no other Projects, current or anticipated, in this general area of Sacramento that will deter the Agency from providing adequate replacement housing referrals to the current Project occupant.

2. Temporary Housing

There is no anticipated need for temporary relocation for any of the Project occupants.

D. CONCLUSIONS

The Agency is committed to providing all of the financial and advisory assistance necessary to coordinate the relocation of the Project occupant to comparable replacement housing, and to work to minimize the difficulties with which a resident with limited resources will have to cope. The numerical results, in terms of the availability of replacement housing, suggest that there will be adequate resources available to meet the needs of the Project occupant.

V. THE RELOCATION ASSISTANCE PROGRAM

A. PROGRAM ASSURANCES, STANDARDS AND OBJECTIVES

The relocation program to be implemented by the Agency will conform, as applicable, with the standards and provisions of California Health and Safety Code Sections 33411 and 33411.1; California Government Code Section 7260 et. seq.; and the California Code of Regulations, Title 25, Chapter 6. Pursuant to applicable guidelines, program objectives will be as follows:

1. To fully inform eligible project occupants of the nature of and procedures for obtaining relocation assistance and benefits

2. To determine the needs of the residential displacee eligible for assistance.

3. To provide an adequate number of referrals to comparable, decent, safe and sanitary housing units within a reasonable time prior to displacement, and assure that no residential occupant will be required to move without a minimum of 90 days written notice to vacate.

4. To provide current and continuously updated information concerning replacement housing opportunities.

5. To provide assistance that does not result in different or separate treatment on account of race, color, religion, national origin, sex, marital status or other arbitrary circumstances.

6. To supply information concerning federal and state housing programs and other governmental programs providing assistance to displaced persons.

7. To assist each eligible person to complete applications for payments and benefits.

8. To make relocation benefit payments in accordance with state guidelines, including the provisions of the Last Resort Housing sections where applicable.

9. To inform all persons subject to displacement of the Agency's policies with regard to eviction and property management.

10. To establish and maintain a formal grievance procedure for use by displaced persons seeking administrative review of Agency decisions with respect to relocation assistance.

B. CITIZEN PARTICIPATION

In keeping with Section 6012 (Citizen Participation) of the California Code of Regulations, Title 25, Chapter 6, the Agency warrants the following:

1. Full and timely access to all documents relevant to the relocation program.

2. The provision of technical assistance from the Agency staff and its legal counsel and Paragon necessary to interpret elements of the Relocation Plan and other pertinent materials.

3. The right to submit written or oral comments and objections, including the right to submit written comments on the Relocation Plan and to have these comments attached to the Plan when it is forwarded to the Agency for final approval.

4. A general notice of this Plan shall be distributed to all occupants of this Project. This Plan is available for circulation, information, and review by interested citizen groups, state and county agencies and all persons affected by the Project, and the public at large. Copies of the Plan will be available at the Sacramento Housing & Redevelopment Agency, located at 630 "I" Street, Sacramento, California.

5. Upon completion of all reviews, the Plan will be presented for adoption to the County Board of Supervisors.

C. RELOCATION ADVISORY ASSISTANCE

As a function of the overall relocation assistance program, technical and advisory assistance will be provided to all Project occupants.

The following specific activities will occur:

1. Each household affected by the Project will be personally interviewed to gather information appropriate to determine needs and preferences with regard to the replacement of existing accommodations.

2. Printed "Information Brochures" for residents will be provided to all displaced persons. Signed acknowledgments will be obtained to verify receipt of this material (see **Exhibit 'D'**).

3. Appropriate replacement housing referrals will be made to Project occupants on a timely basis. Field surveys will be conducted in order to identify available housing resources. Every effort will be made to find comparable replacement housing units which are reasonably accessible to currently utilized medical facilities, places of employment, shopping areas and public transportation.

4. Transportation will be provided, if necessary, to any displaced occupants to inspect replacement sites within the local area. Specific assistance may also be provided to senior citizens in finding housing near friends, relatives, medical facilities and convenient transportation.

5. Assistance will be offered to the displacee in connection with arrangements for the purchase of comparable replacement housing, the completion of applications or replacement housing, the filing of claim forms to request relocation benefits from the Agency, and to obtain services from other public agencies.

6. Special assistance in the form of referrals to governmental and social service agencies will be made, if needed, including:
(a) Social Security Administration
(b) The Sacramento Housing Authority

(c) Employment Development Department
(d) Resources for Independent Living
(e) Department of Rehabilitation

D. THE FINANCIAL ASSISTANCE PROGRAM

The Agency's financial assistance program will fulfill statutory obligations defined by the California Relocation Assistance Law (Government Code, Section 7260 et seq.) In addition to the statutory benefits, the Agency plans to maximize options available to Project residents.

1. Residential Relocation Benefits

a. Residential Moving Expense Payments

Moving expense payments will be made based upon either a fixed room count schedule or for actual, reasonable moving expenses. **Table 1, Fixed Moving Payment Schedule** shows the current fixed room count schedule amounts.

Actual moving expense payments will cover reasonable charges for packing, unpacking, insurance and cartage for a distance of up to fifty miles. Payments will be made either to the mover directly or as reimbursement to the displacee.

TABLE 1 - FIXED MOVING SCHEDULE – CALIFORNIA (effective 2005)

Occupant Owns Furniture		Occupant Does NOT Own Furniture	
1 room	$625.00	1 room	$400.00
2 rooms	$800.00	Each additional room	$65.00
3 rooms	$1,000.00		
4 rooms	$1,175.00		
5 rooms	$1,425.00		
6 rooms	$1,650.00		
7 rooms	$1,900.00		
8 rooms	$2,150.00		
Each additional room	$225.00		

b. Rental Assistance Payments

Rental assistance payments will be determined on the basis of a review of current rent, ability-to-pay, the market rent of comparable replacement dwelling and the actual rent of the replacement dwelling. **Table 2** below, provides an example of the computation of a rental assistance payment.

TABLE 2 – SAMPLE COMPUTATION OF HOUSING NEED & RENTAL ASSISTANCE

1. Old Rent	$400	Old Rent plus Utility Allowance
OR		
2. Ability to Pay	$300	30% of the Gross Household Income*
3. Lesser of lines 1 or 2	**$300**	
Subtracted From:		
4. Actual New Rent	$400	Actual New Rent plus Utility Allowance

OR		
5. Comparable Rent	$450	Determined by Relocation Representative
6. Lesser of lines 4 or 5	**$400**	
7. Yields Monthly Need:	**$100**	Subtract line 3 from line 6
Rental Assistance Payment:	**$4,200**	Multiple line 7 by 42 months

Gross Household Income is defined as the total annual income of all household members, eighteen years and older. To compensate for special need situations gross incomes may be adjusted as follows: 1) a deduction of five hundred dollars ($500) for each dependent in excess of three; 2) a deduction of ten percent (10%) of total household income where there is an elderly or disabled head of household.

2. Summary

In all instances, specific eligibility requirements and detailed compensation plans will be explained to the Project occupant. In the course of personal interviews and follow-up visits, the Project occupant will be counseled as to available options and the consequences of any choice with respect to financial assistance.

E. Information on Payment of Relocation Benefits

Relocation benefit payments will be made in a timely and orderly manner. Claims and supporting documentation for relocation benefits must be filed with the Agency within 18 months from the date the claimant moves from the acquired property.

The procedure for the preparation and filing of claims and the processing and delivery of payments will be as follows:

a. Claimant(s) will provide all necessary documentation to substantiate eligibility for assistance.

b. Assistance amounts will be determined and required claim forms prepared by relocation staff in consultation with claimant(s)

c. Original signed claims supported by appropriate documentation and relocation staff recommendation will be submitted to the Agency.

d. The Agency will review and approve, or amend claims for payment.

e. Agency warrants will be prepared and issued to relocation staff for distribution.

f. Payments will be disbursed by relocation staff.

g. Receipts of payment will be obtained by relocation staff and maintained in the case file.

h. The Agency will provide advance payments to assist the Project occupant in securing replacement housing. Requests for advance payments will be expeditiously processed to help avoid the loss of desirable and appropriate replacement housing.

F. LAST RESORT HOUSING ASSISTANCE

Pursuant to California Government Code Section 7264, if the Rental Assistance payment amount calculated over a 42 - month period, *exceeds* the statutory maximum of $5,250, the Agency will provide additional assistance. This assistance may take the form of the provision of actual, affordable replacement housing or cash payments. A lump sum

payment of up to $5,250 will be disbursed directly to the Project occupant from the Agency. The remainder shall be paid in periodic installments over a period not to exceed 42 months.

Last Resort recipients may request a lump sum payment of the entire balance of assistance due for the purpose of purchasing a replacement home. Any such payment will be deposited directly into an escrow account with provisions to allow the Agency to recover its funds should escrow fail to close.

G. RELOCATION TAX CONSEQUENCES

In general, residential 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 preceding statement is not to be construed as legal tax advice on the part of the Agency, its consultants, employees or, assigns, and prospective Project occupant is encouraged to consult personal, professional tax advisors in this regard.

H. APPEALS POLICY

The Agency's grievance policy adheres to the standards described in Article 5, Section 6150 of the State Guidelines. The grievance procedure provides a Project occupant with the means to individually seek administrative review of her/his eligibility determination, payment amounts, comparable replacement housing referrals or, the Agency's property management practices. Information on the Agency's appeal policy are available upon request from the Agency.

I. EVICTION POLICY

Project resident who maintain their tenancy following acquisition by the Agency may be required to execute new rental agreements or leases. Traditionally, lease costs will not be greater than that experienced by resident prior to Agency acquisition. The Agency, in accordance with Section 6058 of the State Guidelines, may resort to eviction **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 Agency'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 beyond the control of Agency,

2. Performance of a dangerous, illegal act within the unit or, upon the premises,

3. A 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,

5. Refusal to accept one, or more of a reasonable number of offers of replacement dwellings, or,

6. The eviction is required by state or local law and cannot be prevented by reasonable efforts on the

part of the Agency.

J. PROJECTED DATES OF DISPLACEMENT

The resident who will be permanently displaced, 90-Day notice to vacate is expected to be issued commencing in August of 2007. It is anticipated that the relocation of Project occupant to be displaced will be completed by November of 2007.

K. ESTIMATED RELOCATION COSTS

The total estimated relocation costs for this Project are:

Rental Assistance Payments – 1 residential displacements $27,000
Moving Payments- 1 residential displacements $1,175.00

The relocation estimate for residential occupant was based on providing comparable decent, safe and sanitary housing in an appropriately sized replacement dwelling for 42 months. The above budget does not take into consideration the availability of Section 8 rental assistance, or any other form of housing assistance programs which may provide duplicate rental assistance benefits for project occupant.

In addition, the budget does not include relocation administrative costs, or any other services necessary for the implementation of the Project.

As the project proceeds to implementation and circumstances arise that change either the number of residential tenants, or the nature of their activities, the Agency will authorize any additional funds that may need to be appropriated. The Agency pledges to appropriate the necessary funds, on a timely basis, to ensure the successful completion of the Project.

EXHIBIT "A"
ANNUAL INCOME LIMITATIONS

ANNUAL INCOME LIMITATIONS

The following figures are approved by the U. S. Department of Housing and Urban Development (H.U.D.) for use in the County of Sacramento to define and determine housing eligibility by income level.

Area Median: $67,200.00					
Family Size	**Extremely Low Annual Income**	**Very Low Annual Income**	**Lower Annual Income**	**Median Annual Income**	**Moderate Annual Income**
1 Person	14,100	23,500	37,650	**47,000**	56,400
2 Person	16,100	26,900	43,000	**53,800**	64,500
3 Person	18,150	30,250	48,400	**60,500**	72,500
4 Person	**20,150**	**33,600**	**53,750**	**67,200**	**80,600**
5 Person	21,750	36,300	58,050	**72,600**	87,000
6 Person	23,350	39,000	62,350	**78,000**	93,500
7 Person	25,000	41,650	66,650	**83,300**	99,900
8 Person	26,600	44,350	70,950	**88,700**	106,400

Figures are per the Department of Housing and Community Development (California), Division of Housing Policy Development, April 2007.

EXHIBIT "B"

MARKET RENTAL HOUSING OCCUPANCY SURVEY FOR SACRAMENTO JUNE 2007					
Village Green Apartments	2701 Corabel Lane, Sacramento, CA 95821	274	9	1 Bedroom 2 Bedroom	$690- $735 $750 - $890
The Verge at College Park Apartments	6730 4th Avenue, Sacramento, CA 95817	288	22	1 Bedroom 2 Bedroom	$690- $735 $750 - $890
Partridge Pointe Apartments	4001 South Watt Avenue, Sacramento, CA 95826	240	17	1 Bedroom 2 Bedroom	$695 - $785 $795 - $875
Arbor Pointe Apartments	9750 Old Placerville Road, Sacramento, CA 95827	240	5	1 Bedroom 2 Bedroom	$995 - $1045 $1095 - $1225
Willow Pointe at Lindale Apartments	6601 Sunnyslope Drive, Sacramento, CA 95828	210	15	1 Bedroom 2 Bedroom	$995 - $1045 $1095 - $1225
Sunflorin Village Apartments	8550 Florin Road, Sacramento, CA 95828	256	22	1 Bedroom 2 Bedroom	$995 - $1045 $1095 - $1225
Gold Ridge Apartments	2929 Routier Road, Sacramento, CA 95827	268	3	1 Bedroom 2 Bedroom	$995 - $1045 $1095 - $1225
Sienna Vista Apartments	4901 Little Oak Lane, Sacramento, CA 95841	296	8	1 Bedroom 2 Bedroom	$995 - $1045 $1095 - $1225
Pheasant Pointe Apartments	2660 Stonecreek Drive, Sacramento, CA 95833	215	11	1 Bedroom 2 Bedroom	$995 - $1045 $1095 - $1225
Broadstone at Strawberry Creek Apartments	8282 Calvine Road, Sacramento, CA 95828	264	33	1 Bedroom 2 Bedroom	$995 - $1045 $1095 - $1225

Cambridge Park Apartments	5800 Hamilton Street, Sacramento, CA 95842	200	9	1 Bedroom 2 Bedroom	$995 - $1045 $1095 - $1225
Medici Apartments	4450 El Centro, Sacramento, CA 95834	216	35	1 Bedroom 2 Bedroom	$995 - $1045 $1095 - $1225
Countrywood Village Apartments	5500 Mack Road, Sacramento, CA 95823	292	5	1 Bedroom 2 Bedroom	$995 - $1045 $1095 - $1225
California Place Apartments	6633 Valley Hi Drive, Sacramento, CA 95823	211	8	1 Bedroom 2 Bedroom	$995 - $1045 $1095 - $1225
Aspen Park Apartments	5152 Mack Road, Sacramento, CA 95823	280	31	1 Bedroom 2 Bedroom	$995 - $1045 $1095 - $1225
Adagio Apartments	2800 Grasslands Drive, Sacramento, CA 95833	224	22	1 Bedroom 2 Bedroom	$995 - $1045 $1095 - $1225
Riverview Ranch Apartments	2763 River Plaza Drive, Sacramento, CA 95833	262	10	1 Bedroom 2 Bedroom	$995 - $1045 $1095 - $1225
Bent Tree Apartments	4350 Galbrath Drive, Sacramento, CA 95842	208	20	1 Bedroom 2 Bedroom	$995 - $1045 $1095 - $1225
Pepperwood Knoll Apartments	7200 Pepperwood Knoll Lane, Sacramento, CA 95842	296	23	1 Bedroom 2 Bedroom	$995 - $1045 $1095 - $1225
The Esplanade Apartments	6058 Riverside Blvd, Sacramento, CA 95831	220	12	1 Bedroom 2 Bedroom	$995 - $1045 $1095 - $1225
Miramonte Apartments	4850 Natomas Blvd, Sacramento, CA 95835	268	11	1 Bedroom 2 Bedroom	$995 - $1045 $1095 - $1225
Willow Grove Apartments	2424 Hurley Way, Sacramento, CA 95825	306	15	1 Bedroom 2 Bedroom	$995 - $1045 $1095 - $1225

Rivercrest Village Apartments	7928 La Riviera Drive, Sacramento, CA 95826	328	12	1 Bedroom 2 Bedroom	$995 - $1045 $1095 - $1225
Fountains at Pointe West Apartments	1761 Heritage Lane, Sacramento, CA 95815	339	19	1 Bedroom 2 Bedroom	$995 - $1045 $1095 - $1225
Shadowood Apartments	3644 Kings Way, Sacramento, CA 95821	301	25	1 Bedroom 2 Bedroom	$995 - $1045 $1095 - $1225
Pointe Natomas Apartments	801 San Juan Rd, Sacramento, CA 958341	336	20	1 Bedroom 2 Bedroom	$995 - $1045 $1095 - $1225
Stone Creek Apartments	2645 Stonecreek Drive, Sacramento, CA 95833	368	29	1 Bedroom 2 Bedroom	$995 - $1045 $1095 - $1225
River Terrace Apartments	2593 Millcreek Drive, Sacramento, CA 95833	347	8	1 Bedroom 2 Bedroom	$995 - $1045 $1095 - $1225
Governor's Square Apartments	1451 3rd St, Sacramento, CA 95814	302	9	1 Bedroom 2 Bedroom	$995 - $1045
		Units	**Units Available**	**Vacancy Rate %**	
TOTALS:		**7855**	**468**	**5.95%**	

EXHIBIT "B"
GENERAL INFORMATION NOTICE

GENERAL INFORMATION NOTICE

NOTICE TO RESIDENTIAL TENANT TO BE DISPLACED

February 8, 2007

Name
4200 14th Avenue
Sacramento, CA 95820

Dear::

The Redevelopment Agency of the City of Sacramento is interested in acquiring the property you occupy at 4200 14th Avenue in Sacramento, California, for a future redevelopment project. This notice is to inform you of your rights under state law. If the Agency acquires the property and you are displaced from the project, you will be eligible for relocation assistance under the California Administrative Code, Title 25, Chapter 6, as amended. However, **DO NOT MOVE NOW. THIS IS NOT A NOTICE TO VACATE THE PREMISES.**

You should continue to pay your monthly rent to your landlord because a failure to pay rent and meet your other obligations as a tenant may be cause for eviction and loss of relocation assistance. You are urged not to move or sign any agreement to purchase or lease a new unit before receiving formal notice of your 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.

If the Agency acquires the property and you are eligible for relocation assistance, you will be given advisory services, including referrals to replacement housing, and at least ninety (90) days advance written notice of the date you will be required to move. You would also receive a payment for moving expenses and may be eligible for financial assistance to help you rent or buy a replacement home. This assistance is explained in the enclosed Informational Statement.

If for any reason any other persons move into this unit with you after this notice, your assistance may be reduced.

Again, this is not a notice to vacate and does not establish eligibility for relocation payments or other relocation assistance. If the Agency decides not to purchase the property, you will be notified in writing. I will contact you within a few days to explain the relocation benefits and discuss your needs and preferences. If you have any questions, you may call me at (916) 440-1399 x1275.

Sincerely,

MABEL FURR
Relocation Coordinator
Enclosure

Cc: Carly Velez Huston

EXHIBIT "C"
INFORMATION BROCHURE

RESIDENTIAL RELOCATION INFORMATIONAL BROCHURE

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

1. GENERAL INFORMATION
2. ASSISTANCE IN LOCATING A REPLACEMENT DWELLING
3. MOVING BENEFITS
4. REPLACEMENT HOUSING PAYMENT - TENANTS AND CERTAIN OTHERS
5. REPLACEMENT HOUSING PAYMENT - HOMEOWNERS
6. QUALIFICATION FOR AND FILING OF RELOCATION CLAIMS
7. LAST RESORT HOUSING ASSISTANCE
8. RENTAL AGREEMENT
9. APPEAL PROCEDURES - GRIEVANCE
10. TAX STATUS OF RELOCATION BENEFITS
11. LEGAL PRESENCE REQUIREMENT
12. ADDITIONAL INFORMATION AND ASSISTANCE AVAILABLE

1. GENERAL INFORMATION

The building in which you now live is in an area to be improved by the Sacramento Housing & Redevelopment Agency ("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 under the federal and/or state law. We suggest you save this informational statement for reference.

The Agency has retained the services of Paragon Partners, Ltd., a qualified professional relocation firm, to assist you. The firm is available to explain the program and benefits. Their address and telephone number is:

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 Agency=s relocation assistance program

2. ASSISTANCE IN LOCATING A REPLACEMENT DWELLING

The 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 occupant, proper weatherproofing and sound heating, electrical and plumbing systems. Your new dwelling must pass inspection before relocation assistance payments can be authorized.

3. MOVING BENEFITS

If you must move as a result of displacement by the Agency, you will receive a payment to assist in moving your personal property. There are two types of moving payments. You have the option of selecting either one of the following types of moving payments:

A. Fixed Moving Payment

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 Agency, and ranges, for example, from $400.00 for one furnished room to $2,150.00 for eight rooms in an unfurnished dwelling. (For details see the table below). Your relocation representative will inform you of the amount you are eligible to receive if you choose this type of payment.

FIXED MOVING SCHEDULE – CALIFORNIA (effective Sep 2001)			
Occupant Owns Furniture		**Occupant Does NOT Own Furniture**	
1 room	$625.00	1 room	$400.00
2 rooms	$800.00	Each additional room	$65.00
3 rooms	$1,000.00		
4 rooms	$1,175.00		
5 rooms	$1,425.00		
6 rooms	$1,650.00		
7 rooms	$1,900.00		
8 rooms	$2,150.00		
Each additional room	$225.00		

If you select a fixed payment, you will be responsible for arranging for your own move and the Agency will assume no liability for any loss or damage of your personal property.

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

If you wish to engage the services of a licensed commercial mover and have the 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 Agency approval.

4. REPLACEMENT HOUSING PAYMENT - TENANTS AND CERTAIN OTHERS

You may be eligible for a payment of up to $5,250.00 to assist you 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 prior to the Agency's first offer to purchase the property or an owner who has occupied your dwelling for between 90 and 180 days prior to the Agency's first offer to purchase the property.

A. **Rental Assistance.** If you qualify, and **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 gross monthly household income. You will be required to provide your relocation representative with monthly rent and household income verification prior to the determination of your eligibility for this payment.

- OR -

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

5. REPLACEMENT HOUSING PAYMENT - HOMEOWNERS

A. If you owned and occupied a dwelling purchased by the 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 owned and occupied the displacement dwelling for **at least 90 days but not more than 180 days** immediately prior to the date of the Agency=s offer to purchase, you may be eligible for a payment of up to $5,250.00. This payment is intended to cover the following items:

1. **Purchase Price Differential** - An amount which, when added to the amount for which the Agency purchased your property, equals the lesser of the actual cost of your replacement dwelling; **or** the amount determined by the 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 costs incidental 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 $5,250.00. 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.

6. QUALIFICATION 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 later of** the following:

1. For a tenant, the date you move from the displacement dwelling

2. For an owner-occupant, 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

3. The date the Agency fulfills its obligation to make available comparable replacement dwellings.

All claims for relocation benefits must be filed with the 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.

7. 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 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.

8. RENTAL AGREEMENT

As a result of the Agency's action to purchase the property where you live, you may become a tenant of the 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.

Except for the causes of eviction set forth below, no person lawfully occupying property to be purchased by the Agency will be required to move without having been provided with at least 90 days written notice from the Agency. Eviction will be undertaken only in the event of one or more of the following infractions:

A. 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;

B. Performance of dangerous illegal act in the unit;

C. Material breach of the rental agreement and failure to correct breach within 30 days of notice;

D. Maintenance of a nuisance and failure to abate within a reasonable time following notice;

E. Refusal to accept one of a reasonable number of offers of replacement dwellings; or

F. The eviction is required by State or local law and cannot be prevented by reasonable efforts on the part of the public entity.

9. 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 Agency's appeals procedure. Complete details on appeal procedures are available upon request from the Agency.

10. TAX STATUS OF RELOCATION BENEFITS

Relocation benefit payments <u>are not</u> considered as income for the purpose of the Internal Revenue Code of 1986 or the Personal Income Tax Law, Part 10 (commencing with Section 17001) 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.

11. LAWFUL PRESENCE REQUIREMENT

Pursuant to the Public Law 105-117 of 11-21-97, 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. In

federal projects, 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. Relocation benefits will be prorated to reflect the number of household members with certified lawful presence in the US.

12. 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.