Sacramento Housing & Redevelopment Agency

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

Consent
October 2, 2007

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

Title: Acquisition of 6243 Logan Street for Sim Park

Location/Council District: 6243 Logan Street (APN: 038 0231 008); Army Depot Redevelopment Project Area; Council District 6.

Recommendation: 1) Adopt a **Redevelopment Agency Resolution** a) setting just compensation for the property located at 6243 Logan Street as the fair market value as established by appraisal; b) authorizing transfer of the property located at 6243 Logan Street to the City and make related findings; c) amending the 2007 Sacramento Housing and Redevelopment Agency budget to transfer $284,000 of Army Depot 2006 Tax Exempt Bond funds to the 6243 Logan Street Project to fund all actions necessary to purchase the properties and transfer the property to the City of Sacramento; and d) approving the Relocation Plan and Replacement Housing Plan for the residential unit; and **2)** Adopt a **City Resolution** a) approving the Relocation Plan for the eligible tenant of 6243 Logan Street (California Health and Safety Code Section 33410 et seq.); and b) authorizing the City Manager to accept title to the property located at 6243 Logan Street, if purchased, from the Sacramento Housing and Redevelopment Agency for the expansion of Sim Park, and to execute any documents and to take such additional actions as necessary to complete the transaction.

Contact: Lisa Bates, Director, Housing and Community Development, 440-1316; Chris Pahule, Assistant Director, Housing and Community Development, 440-1350; J.P. Tindell, Parks Planning & Development Manager, 808-8234

Presenters: None

Department: Sacramento Housing and Redevelopment Agency and Department of Parks and Recreation

Description/Analysis

Issue: In the late 1960's and early 1970's, the City assembled multiple properties and constructed Sim Park (Park) and George Sim Community Center (Community Center). At that time, 6243 Logan Street was one of the few existing homes in the area. Residential development occurred around the Park in the

mid-1970's and early 1980's. The 10,000 square feet property contains a two bedroom and one bathroom, single family home approximately 800 square feet in size, and is currently being used as a residential rental property.

The subject property protrudes into the Park, resulting in the house bordering the Park on two sides. Additionally, the home is in close proximity to the Community Center's parking lot, primary meeting room entrance and pathway to the pool. A row of single family residences on Maralee Way backs onto the southern boundary of both 6243 Logan Street and Sim Park. As a result there is limited space for the Community Center's driveway, walking path around the Park and a drop off location with direct visibility to the pool entrance.

In April 2007, the property owner solicited the City's interest in purchasing the property. The tenant occupying the home is entitled to relocation assistance. Because the home will be demolished, it must be replaced as required by California Redevelopment Law.

Policy Considerations: The actions contained in this report are consistent with the adopted 2005 – 2009 Army Depot Redevelopment Implementation Plan furthering the "Deliver First Rate Public Facilities" strategy. California Redevelopment Law allows redevelopment agencies to hold land for no more than four years.

Establishing new park land is consistent with the City's strategic plan to enhance livability in Sacramento's neighborhoods by expanding park, recreation, and trail facilities throughout the City.

Environmental Considerations: As part of the Agency's due diligence, a Phase I Environmental Assessment was completed on this property and no further environmental investigations are recommended.

The proposed action to acquire and demolish a single family residence is exempt from environmental review under the California Environmental Quality Act (CEQA) per Guidelines Section 15301 (l) (1). National Environmental Policy Act (NEPA) does not apply.

Committee/Commission Action: *Army Depot Redevelopment Advisory Committee (RAC):* At its meeting on August 23, 2007, the RAC adopted a motion recommending approval of the attached resolutions. The votes were as follows:

AYES: Hubbard, Lien, Montez, Obrien, Pinkston, Slider, Stein, Toney, Vourakis

NOES: None

ABSENT: Lenau

Sacramento Housing and Redevelopment Commission Action: At its meeting on September 5, 2007, the Sacramento Housing and Redevelopment Commission considered the staff recommendation for this item. The votes were as follows:

AYES: Chan, Coriano, Dean, Fowler, Gore, Hoag, Piatkowski, Stivers

NOES: None

ABSENT: Burns, Burruss, Shah

Rationale for Recommendation: The property located at 6243 Logan Street protrudes into the Park and is close to the Community Center's primary meeting room and pathway to the pool. Acquisition of 6243 Logan Street significantly improves the existing facility by squaring off Sim Park resulting in a rectangular parcel which will increase the buffer area between the residents and the Park and Community Center, and will improve circulation and visibility to the pool area. Following acquisition by the Agency, the property will be transferred to the City to be added to Sim Park. The City is designing an expansion of the Community Center and will begin construction in the spring of 2008. If there are available funds, improvements would be made to further improve the pedestrian access and circulation, the parking lot and drop off location near the pool. The acquisition will improve the quality of life for existing and future residents.

Redevelopment Agency staff discussed with the property owner the acquisition and the relocation process and notified her of the pending City Council hearing date by phone and in writing.

Financial Considerations: Staff estimates that total cost to purchase the property at 6243 Logan Street, including closing costs, demolition of existing structures, site maintenance, and relocation costs will be approximately $284,000. This report recommends the allocation of Army Depot Tax Exempt Bond funds for the purchase and associated expenses. There are currently no available City funds to aquire this property; there are funds from the Army Depot Redevelopment Project Area.

October 2, 2007

6243 Logan Street Aquisition Project

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

The property located at 6243 Logan Street is immediately south of the George Sim Community Center (Community Center) at Sim Park (see Attachment 2). In April 2007, the property owner solicited the City's interest in purchasing the property due to noise and activities at the Community Center. The 10,019 square foot property has an 819 square foot, two bedroom and one bathroom, single family residence and is used as a rental property.

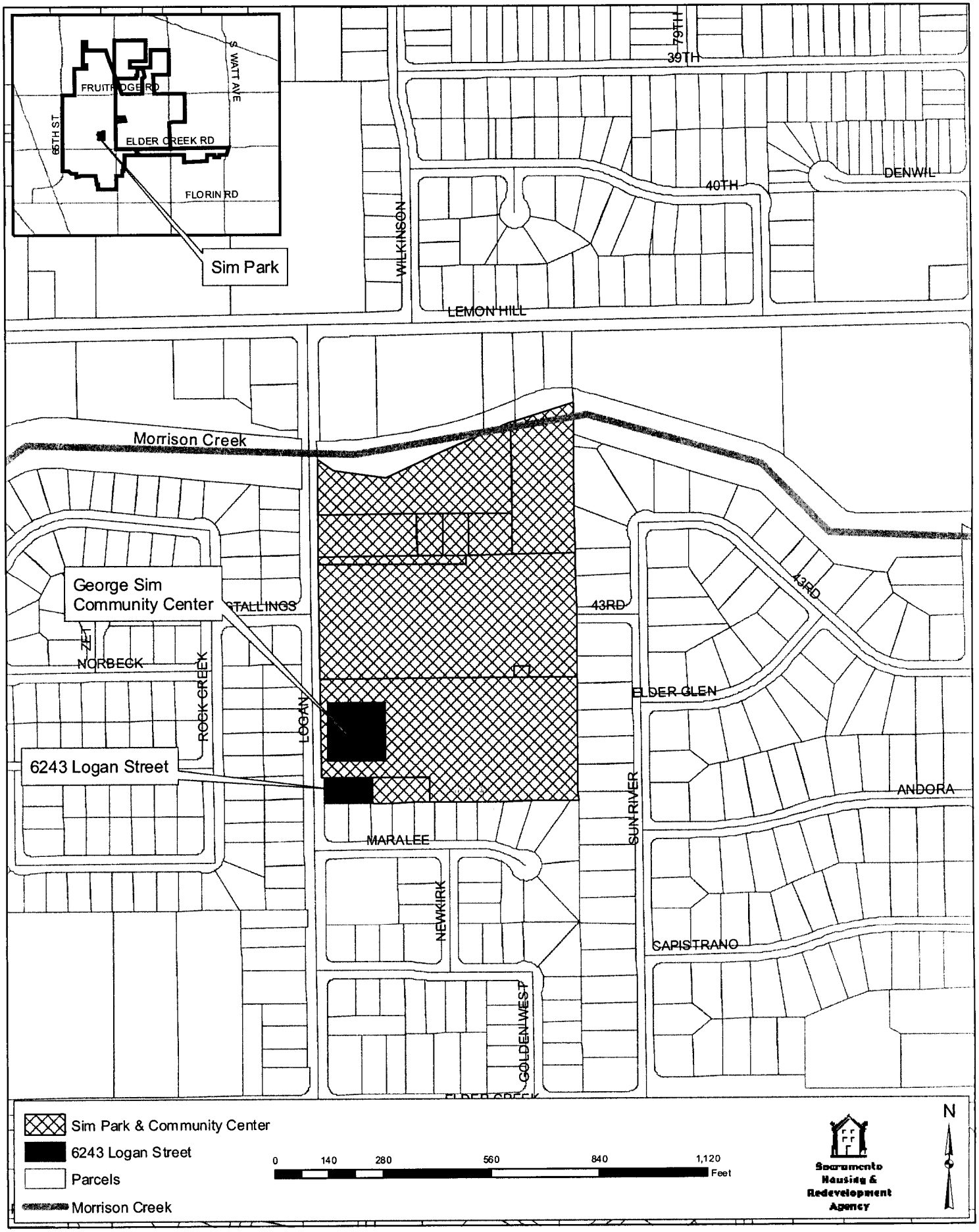
Sim Park borders the property on both the north and west sides. Specifically, the property is one foot from the walking path, 40 feet from the parking lot, 60 feet from the pool, and 80 feet from the entrance of the Community Center. A row of single family residences borders the southern boundary of both 6243 Logan Street and Sim Park on Maralee Way. 6243 Logan Street is also the only residence with a frontage on the west side of Logan Street before Maralee Way. The acquisition of this property will square off and improve Sim Park's site configuration, create a single row of residences bordering the southern boundary of the Park, and allow Sim Park to have frontage on the whole east side of Logan Street between Morrison Creek and Maralee Way.

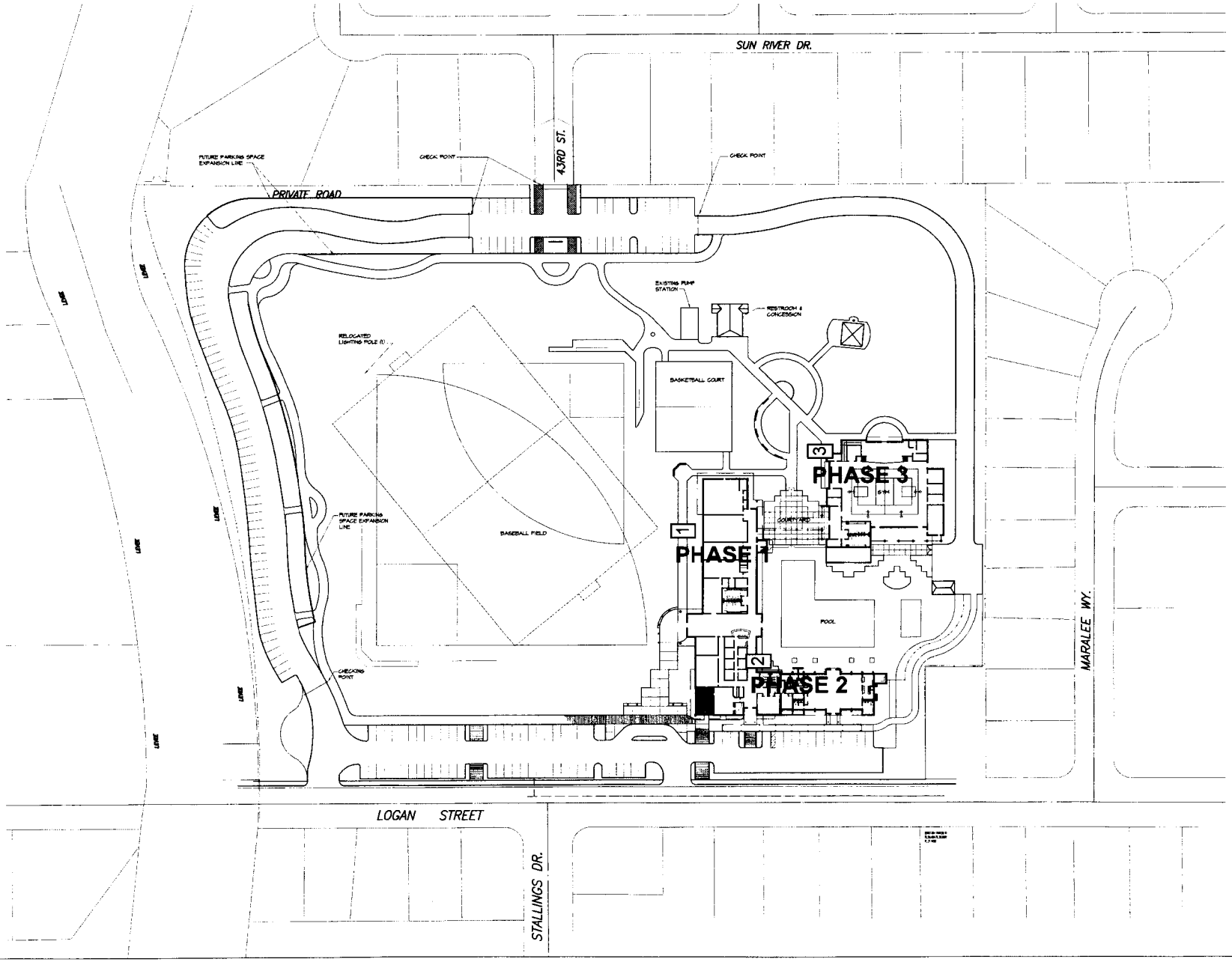
In 2003 the Army Depot Redevelopment Advisory Committee (RAC) funded an initial project scope and master plan for the expansion of the George Sim Community Center. The City of Sacramento's General Services Department, Facilities and Real property Management Division received City Council funding approval of $6.5 million in early 2006 and approval of the design-build approach proposal in late 2006 to expand the Community Center. Improvements include: doubling the size of the Community Center with a 10,500 square foot addition (Phase I), rehabilitation and upgrade of the existing Center (Phase II), and construction of a new gymnasium/auditorium, commercial kitchen, outdoor performance stage and pool equipment room (Phase III) (see Attachment 3).

The City's Parks and Recreation Department has expressed interest in adding this property to Sim Park for potential realignment of the Community Center's driveway and providing a drop off location with direct visibility to the pool entrance, as well as revising the walking path around the park and adding improvements at the pool entrance. Once acquired by the Redevelopment Agency, this property will be transferred to the City of Sacramento resulting in modifications to the Sim Center Expansion Project. If timing and funding issues are resolved by December 2007, this property will be incorporated into the Expansion Project.

The tenant occupying the home is entitled to relocation assistance (see Exhibit A) and because the home will be demolished, it must be replaced as required by state replacement housing law (see Exhibit B).

Aquisition of 6243 Logan Street for Sim Park





SIM PARK COMMUNITY CENTER
SACRAMENTO, CA

Stantec

City of Sacramento
Sim Park Community Center
Sacramento, CA

Date: November 13, 2003

SITE PLAN

Attachment 3

RESOLUTION NO. 2007 -

Adopted by the Redevelopment Agency of the City of Sacramento

on date of

AUTHORIZING ACQUISITION OF PROPERTY AT 6243 LOGAN STREET FOR JUST COMPENSATION, AMENDMENT OF 2007 AGENCY BUDGET, AND TRANSFER OF THE PROPERTY TO THE CITY OF SACRAMENTO; APPROVAL OF RELOCATION PLAN AND REPLACEMENT HOUSING PLAN; FINDINGS OF INSUFFICIENT ALTERNATIVE FUNDS

BACKGROUND

A. The Community Facilities component of the Army Depot Five-Year Implementation Plan includes the expansion of the George Sim Community Center at Sim Park to improve and develop community centers and community spaces in the Project Area.

B. The addition of the 6243 Logan Street property to Sim Park will significantly improve the park site by improving the current site configuration and increasing circulation and visibility to the pool.

C. The City of Sacramento has determined that it has no funding available to acquire the Property in order to carry out the George Sim Community Center Expansion Project.

D. The Agency considers it desirable to provide $284,000 in funding for the acquisition of the Property for Sim Park using 2006 Army Depot Tax Exempt Bond funds, which will provide funding the City has determined it does not currently have available.

E. According to California Redevelopment Law, the Redevelopment Agency of the City of Sacramento may not hold land for more than four years.

F. The proposed action is exempt from environmental review under the California Environmental Quality Act (CEQA) per Guidelines Section 15301 (l) (1). National Environmental Policy Act (NEPA) does not apply. A Phase I Environmental Site Assessment was performed and no further environmental investigations are recommended.

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 stated above, are approved.

Section 2. In accordance with California Redevelopment Law Section 33445, the Agency finds and determines that:

a) The project will benefit the Army Depot Redevelopment Project Area by improving the site configuration of Sim Park and improving visibility and access to the Park's pool. These improvements will increase recreational opportunities for existing and future residents.

b) No other reasonable means of financing the Project is available to the community.

c) The funding for the Acquisition of the Property and demolishing the structure on the Property is consistent with the goals of the Army Depot Five-Year Implementation Plan adopted by the City Council, which includes making Community Facilities/Park Improvements at the George Sim Community Center in order to provide more recreational amenities to the community.

Section 3. The Executive Director or her designee is authorized to take all actions as may be reasonably necessary to purchase the following parcel ("property"), for not substantially more than just compensation, as established by the appraisal of a duly qualified appraiser:

6243 Logan Street (APN: 038-0231-008-0000)

Section 4. The Agency Budget is amended to allocate $284,000 in Army Depot Tax Exempt Bond funds to the Acquisition of 6243 Logan Street for Sim Park.

Section 5. The Executive Director is authorized to purchase the Property and carry out all actions reasonably necessary to accomplish the purchase of the Property, including payment of relocation, demolition and maintenance expenses.

Section 6. The Executive Director is authorized to transfer the Property to the City of Sacramento at no cost.

Section 7. The Relocation Plan for the residential tenant is approved.

Section 8. The Replacement Housing Plan for the residential unit is approved.

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Exhibit A – Relocation Plan
Exhibit B – Replacement Housing Plan

OVERLAND
PACIFIC &
CUTLER, INC.

RELOCATION PLAN FOR THE GEORGE SIM COMMUNITY CENTER EXPANSION PROJECT SACRAMENTO, CALIFORNIA

PREPARED FOR

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
630 "I" STREET
SACRAMENTO, CALIFORNIA 95814

BY

OVERLAND, PACIFIC & CUTLER, INC.
8950 CAL CENTER DRIVE, SUITE 102
SACRAMENTO, CA 95826
(916) 857-1520

August 2007

INTRODUCTION

Sacramento Housing and Redevelopment Agency ("Agency") plans to acquire the property adjacent to the George Sim Community Center, located at 6243 Logan Street, Sacramento, CA 95824, (**See Attachment 1**) and convey it to the Sacramento City Parks Department. The acquisition of this parcel will enable the Parks Department to expand the Community Center. This acquisition will result in the displacement of persons and/or personal property.

The project complies with all of the General Plan guidelines and conforms to the adjacent land uses. There is no foreseen negative impact on the surrounding neighborhood.

The Agency will need to acquire one parcel for the project to proceed. As a result, one residential household will have to be permanently displaced for this Project to be completed. The California Relocation Law requires that a Relocation Plan be prepared when residential displacements will occur as part of a public Project.

Overland, Pacific & Cutler, Inc. (OPC), an experienced relocation firm, has been selected to prepare this Relocation Plan (the 'Plan'), and will provide all subsequently required relocation assistance for this Project. In compliance with statutory requirements, the Plan has been prepared to evaluate the present circumstances and replacement housing needs of the current Project occupants.

This Plan provides for the results of a needs assessment survey, their incorporation into the planning process, and details of Agency's proposed relocation plan. This Plan sets forth policies and procedures necessary to conform with statutes and regulations established by the California Relocation Assistance Law, California Government Code Section 7260 et seq (the "CRAL") and the California Relocation Assistance and Real Property Acquisition Guidelines, Title 25, California Code of Regulations, Chapter 6, Section 6000 et seq. (the "Guidelines") for residential displacements.

The dwelling which is the subject of this Relocation Plan at 6243 Logan Street, Sacramento, CA. Is located to the West of Power Inn Road between Lemon Hill Ave to the North and Elder Creek Road to the South in a suburban neighborhood consisting of lower priced single family homes. Please see **exhibit 1** for the project site location.

A. METHODOLOGY AND ASSESSMENT OF NEEDS

To obtain information necessary for the preparation of this Plan, a personal interview was conducted with the current occupant of the Project site on August 14, 2007. Inquiries made of the residential occupant included household size and composition, age of occupant, rental and income information, length and type of occupancy, ethnicity, language first spoken in the home, disabilities/health problems, and preferences related to replacement housing and location.

Relocation activities will consider individual household needs to be close to public transportation, employment, schools, public/social services and agencies, recreational services, parks, community centers, or shopping.

Relocation Assistance information and assistance will be provided in the primary language of the displaced occupants, in order to assure that all displaced occupants obtain a complete understanding of the relocation plan and eligible benefits.

All information of a statistical nature supplied by the households was anecdotal and not validated by documentary evidence that otherwise would be required to comply with relocation qualifying criteria. The Table below shows some of the household occupant's characteristics and needs.

Income Category	Composition Adults/Children	Tenancy	Current Bedrooms	Bedrooms Needed	Elderly/ Disabled	Language
Very Low Income	1-Adult	Renting	2-Bedroom	2-Bedroom	No	English

As indicated in the previous Table, there is one adult occupying the single household. Overcrowding is not an issue and the tenant will be referred to an appropriate sized unit. There are no elderly or disabled occupants residing in the household. The only special needs expressed by the occupant are to find a replacement dwelling in the same area of town because of its close proximity to work. The household also requested that the replacement dwelling should have a garage or similar storage capabilities to store tools used for work. The household reported income that fall within the area's income categories as shown above. The 2007 income limits for the "extremely low", "very low", "lower" and "median" income categories, as established by State Income Limits for Sacramento County, are shown in **Attachment 2.**

B. REPLACEMENT HOUSING RESOURCES

One of the primary purposes of a Relocation Plan is to demonstrate the availability of comparable, affordable, decent, safe and sanitary housing prior to the displacement of residential occupants. A replacement housing survey was performed during the week of August 6, 2007 to identify available comparable, decent, safe and sanitary units in proximity to the Project site. Based on the results of that survey, which is included as **Attachment 3**, an adequate number of available comparable units were found to meet the potential needs of the household that will be permanently displaced.

C. CONCURRENT DISPLACEMENT

Based on the needs of the Project, there is no concurrent displacement, either by this Agency or others, which may impact upon the ability to relocate the Project occupants.

D. TEMPORARY RELOCATION

There is no anticipated need for temporary relocation. Should such a need arise, the Agency will respond appropriately, and in conformance with all applicable laws and requirements.

E. PROGRAM ASSURANCES AND STANDARDS

Adequate funds are available to relocate the Project occupants. Relocation assistance services will be provided to ensure that displacement does not result in different or separate treatment of occupants based on race, color, religion, national origin, sex, marital status, familial status, disability or any other basis protected by the federal Fair Housing Amendments Act, the Americans with Disabilities Act, Title VI of the Civil Rights Act of 1964, Title VIII of the Civil Rights Act of 1968, the California Fair Employment & Housing Act, and the Unruh Act, as well as any other arbitrary or unlawful discrimination.

The occupants will not be permanently displaced without 90 days advance written notice. Displacement of the residential occupants will not occur unless "comparable" replacement housing can be made available. "Comparable" housing includes

standards such as: decent, safe, and sanitary, comparable as to the number of bedrooms, living space, and type and quality of construction of the acquired unit, but not lesser in rooms or living space than necessary to accommodate the displaced household; in an area that does not have unreasonable environmental conditions; not generally less desirable than the acquired unit with respect to location to schools, employment, health and medical facilities, and other public and commercial facilities and services; and within the financial means of the displaced household as defined in URA, CRAL and the Relocation Guidelines. Pursuant to the Guidelines, a second home shall be considered to be a dwelling only for the purposes of establishing eligibility for payment for moving and related expenses.

The Act and Guidelines "do not require that the replacement dwelling be generally as desirable as the acquired dwelling with respect to environmental characteristics. Though a displaced person does not have to accept a dwelling subject to unreasonable adverse environmental conditions, neither is a public entity required to duplicate environmental characteristics, such as scenic vistas or proximity to the ocean, lakes, rivers, forests or other natural phenomena." For a tenant who pays little or no rent for the displacement dwelling, the Agency will use the fair market rent to establish relocation benefits.

F. RELOCATION ASSISTANCE PROGRAM

OPC staff is available to assist the displaced tenants with questions about relocation and/or assistance in. relocating Relocation staff can be contacted toll-free at 1-(800) 385-0244 from 8:30 a.m. to 5:00 p.m Monday through Friday, and also available on-site by appointment.

The Relocation Office is located at 8950 Cal Center Drive, Suite 102, Sacramento, CA. 95826 A comprehensive relocation assistance program, with technical and advisory assistance, will be provided to the tenants being displaced. Specific activities will include:

1. Distribution of informational statements. **Attachment 4** contains a sample of the informational notice that will be given to the displaced occupant.

2. Timely referrals to replacement dwelling units as defined above and, if necessary, transportation will be provided to inspect potential replacement units.

3. Assistance with completion and filing of relocation claims and appeals forms, if necessary.

G. RELOCATION BENEFIT CATEGORIES

Benefits will be provided in accordance with the CRAL, the Guidelines, and all other applicable regulations and requirements. Benefits will be paid upon submission of required claim forms and documentation in accordance with approved procedures The Agency will provide appropriate benefits for the displacees as required by the above laws and requirements.

1. Residential Moving Expense Payments

The subject household will be eligible to receive a payment for moving expenses. The payment will be made based upon either a fixed room count schedule or an invoice for actual reasonable moving expenses from a licensed professional mover.

a) Fixed Payment - A fixed payment for moving expenses based on the number of rooms containing furniture or other personal property to be moved. The fixed moving payment will be based upon the most recent Federal Highway Administration schedule maintained by the California Department of Transportation, as indicated in **Attachment 5**.

- OR -

b) Actual Reasonable Moving Expense Payments - The displaced tenants may elect to have a licensed, professional mover perform the move; if so, Agency will pay for the actual cost of the move up to 50 miles and all reasonable charges for packing, unpacking, insurance, and utility connection charges. The payment will be made directly to the mover or as a reimbursement to the displaced tenants.

2. Rental Assistance/Down Payment Assistance

Residential displacees are considered eligible for relocation assistance and benefits if they have established residency within the Project site for a minimum of 90 days prior to the "initiation of negotiations" the date the Agency makes the first written offer to purchase the property from the current property owner and are eligible for both Rental Assistance and Moving Expense Payments. The estimated date of "initiations of negotiations" for this project is September, 2007

For residential displacees, except in the case of Last Resort Housing situations, as defined below, Rental Assistance Payments will be limited to a maximum of $5,250 based upon the monthly housing need over a forty-two (42) month period.

In addition, the tenant may opt to apply the amount to which they are entitled toward the purchase of a replacement unit.

3. Last Resort Housing

Based on the survey results, it appears that an adequate number of "comparable replacement housing" units will be available at the time of displacement to meet the needs of the displaced tenants. However, a combination of factors, including the income level of the Project occupant, Project rent, and the high cost of replacement units, may create the need for a Last Resort Housing Payment.

"Last Resort Housing" payments are authorized by statute if affordable "comparable replacement housing" cannot be located for the displaced tenant household (i.e., housing renting for not more than 30% of the household's gross monthly income). In this case, payments may be made beyond the $5,250 statutory cap up to forty-two (42) months' worth of rental assistance. Any supplemental increment beyond $5,250 will be paid in installments or in a lump sum at the discretion of the Agency.

H. PAYMENT OF RELOCATION BENEFITS

Relocation benefit payments will be made expeditiously. Claims and supporting documentation for relocation benefits must be filed with the Agency within eighteen (18) months from the date the claimant moves from the displacement property. Procedures for preparing and filing of claims and processing and delivering of payments are included in this Plan as **Attachment 6**.

The affected households will not be displaced until "comparable" housing is located as defined above. Relocation staff will pre-inspect any replacement units to which referrals are made to verify that they meet all the standards of decent, safe, and sanitary as defined in Section 6008, Subdivision (d) of the Guidelines.

I. EVICTION POLICY

After acquisition of the property, the occupants will become tenants of the Agency. The Agency recognizes that eviction is permissible only as a last resort and that relocation records must be documented to reflect the specific circumstances surrounding any eviction. Eviction will only take place in cases of nonpayment of rent, serious violation of the rental agreement, a dangerous or illegal act in the unit, or if the displacees refuse all reasonable offers to move. Eviction will not affect the eligibility of a person legally entitled to relocation benefits.

J. APPEALS POLICY

The appeals policy will follow the standards described in Section 6150 et seq. of the Guidelines. Briefly stated, the displaced tenants will have the right to ask for review when there is a complaint regarding any of their rights to relocation and relocation assistance, such as a determination as to eligibility, the amount of payment, or the failure to provide a comparable replacement housing referral.

K. PROJECTED DATES OF DISPLACEMENT

Relocation is expected to be completed on or about February 01, 2008.

L. Estimated Relocation Costs

Funding for relocation costs will be provided by Sacramento Housing and Redevelopment Agency. Any and all required financial assistance will be provided. The Agency pledges to appropriate the necessary funds on a timely basis to ensure the successful completion of the project.

The total estimated relocation costs for this project, including rental assistance payments and costs associated with moving expenses are $22,000. The estimated

relocation budget costs do not include relocation administrative costs, or any other services necessary for the implementation of the project.

TABLE OF ATTACHMENTS

Attachment 1: Project Site Maps

Attachment 2: State Income Limits for Sacramento County 2007

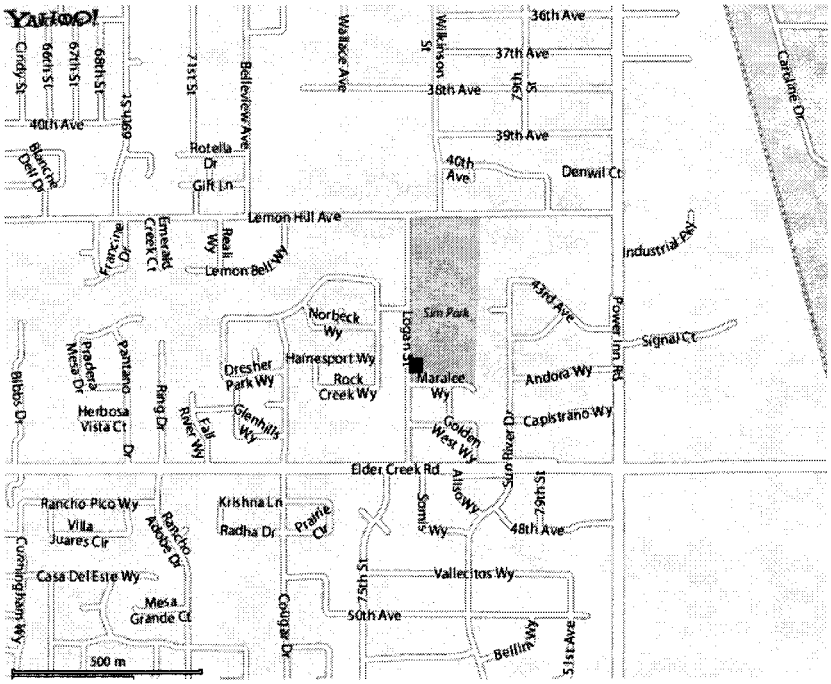
Attachment 3: Replacement Housing Survey Results

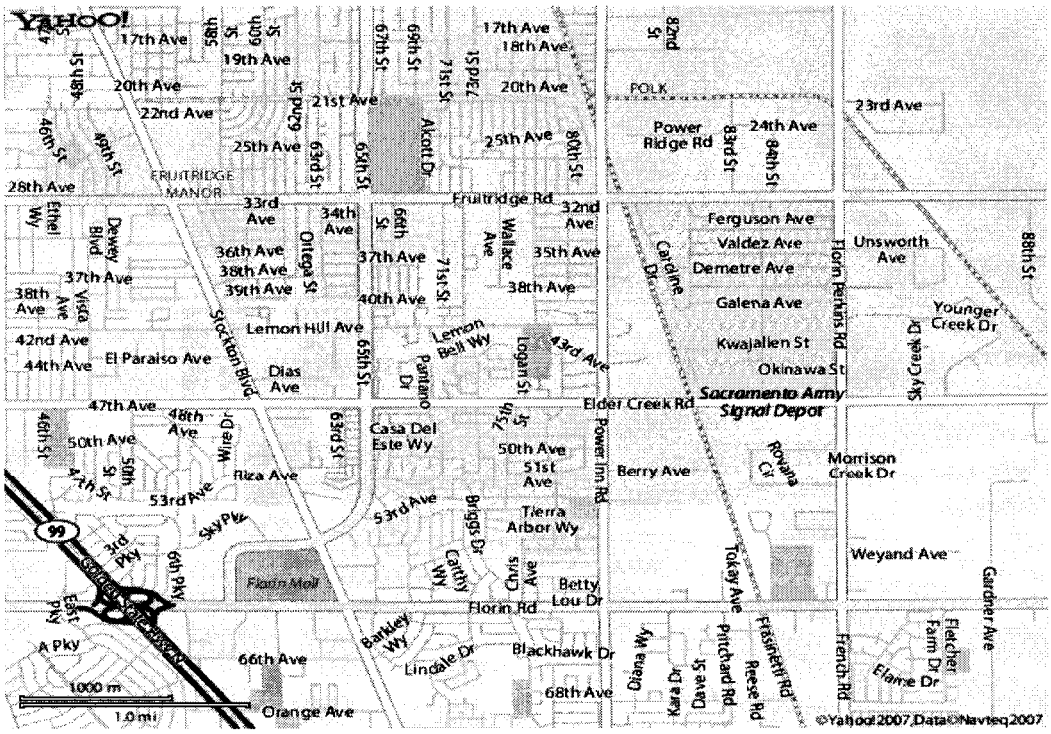
Attachment 4: Sample Informational Statement - Residential

Attachment 5: Residential Fixed Moving Payment Schedule

Attachment 6: Relocation Payment Policy and Procedures for Relocation Payments and Assistance

ATTACHMENT 1: PROJECT SITE MAPS





ATTACHMENT 2

STATE INCOME LIMITS FOR 2007
SACRAMENTO COUNTY

The following figures are approved by the State Department of Housing and Community Development for use in **Sacramento County** to define and determine housing eligibility by income level.

HCD ANNUAL INCOME LIMITS BY CATEGORY -SACRAMENTO COUNTY (2007) **Area Four Person Median: $67,200**					
Family Size	**Extremely Low Annual Income**	**Very Low Annual Income**	**Lower Annual Income**	**Median Annual Income**	**Moderate Annual Income**
One Person	14,100	23,500	37,650	47,000	56,400
Two Person	16,100	26,900	43,000	53,800	64,500
Three Person	18,150	30,250	48,400	60,500	72,500
Four Person	20,150	33,600	53,750	**67,200**	80,600
Five Person	21,750	36,300	58,050	72,600	87,000
Six Person	23,350	39,000	62,350	78,000	93,500
Seven Person	25,000	41,650	66,650	83,300	99,900
Eight 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 18, 2007**

ATTACHMENT 3: REPLACEMENT HOUSING SURVEY RESULTS

Available Rental Resources			
Unit Size	# Units Needed	# Units Identified	Rent Range
2-Bedroom SFR	1	5	$795-$950

Description	Rent	Address	Contact Info.	Comments
2- Bed, 1-bath	$795	3417 42nd Street Sacramento, CA	CGA PPM. (916) 727-3095	Lots of Storage 1-Car garage
2-Bed, 1-bath	$850	3835 12th Ave., Sacramento, CA	Reyna (916) 265-8067	N/A
2-Bed, 1-bath	$850	1150 Dealynn Street Sacramento, CA	M&M PPM. (916) 923 5772	Newly Remodeled 1-Car garage
2-Bed, 1bath	$900	2100 60th Ave., Sacramento, CA	(916) 204-8672	Corner lot 1-Car garage
2-Bed, 1-bath	$950	1060 Clinton Sacramento, CA	AV Realty (916) 300-9244	New paint & Carpets

Attachment 4

INFORMATIONAL STATEMENT FOR FAMILIES AND INDIVIDUALS

I. GENERAL INFORMATION

II. ASSISTANCE IN LOCATING A REPLACEMENT DWELLING

III. MOVING BENEFITS

IV. REPLACEMENT HOUSING PAYMENT - TENANTS AND CERTAIN OTHERS

V. QUALIFICATION FOR AND FILING OF RELOCATION CLAIMS

VI. LAST RESORT HOUSING ASSISTANCE

VII. RENTAL AGREEMENT

VIII. APPEAL PROCEDURES - GRIEVANCE

IX. TAX STATUS OF RELOCATION BENEFITS

X. ADDITIONAL INFORMATION AND ASSISTANCE AVAILABLE

I. GENERAL INFORMATION

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

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

The Agency has retained the services of Overland, Pacific & Cutler, Inc., a qualified professional relocation firm, to assist you. The firm is available to explain the program and benefits. Their address and telephone number is

Overland, Pacific & Cutler, Inc.

8950 Cal Center Drive, Suite 102

Sacramento, CA 95826

Telephone: (800) 385-0244

OVERLAND PACIFIC & CUTLER, INC.

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 Overland, Pacific & Cutler, Inc., 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.

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

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

III. MOVING BENEFITS

If you must move as a result of displacement by the 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 $375 for one furnished room to $2,000 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, JUNE 2005			
Occupant owns furniture		Occupant does NOT own furniture	
1 room	$625.00	1 room	$400.00
2 rooms	$800.00	each additional room	$65.00
3 rooms	$1,000.00		
4 rooms	$1,175.00		
5 rooms	$1,425.00		
6 rooms	$1,650.00		
7 rooms	$1,900.00		
8 rooms	$2,150.00		
each additional room	$225.00		

If you select a fixed payment, you will be responsible for arranging for your own move and the 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.

IV. REPLACEMENT HOUSING PAYMENT - TENANTS AND CERTAIN OTHERS

You may be eligible for a payment of up to $5,250 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 at 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 42 month period between the rent you must pay for a comparable replacement dwelling and the lesser of your current rent or 30% of your gross monthly household income if the amount is classified as "low income" by the U. S. Department of Housing and Urban Development's (HUD) Annual Survey of Income Limits for the Public Housing and Section 8 Programs. You will be required to provide your relocation representative with monthly rent and household income verification prior to the determination of your eligibility for this payment.

- OR -

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

V. 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 date you move from the displacement dwelling

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

VI. 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.

VII. 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 for a certain time. 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.

VIII. 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.

IX. TAX STATUS OF RELOCATION BENEFITS

Relocation benefit payments are not 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.

X. 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.

ATTACHMENT 5: RESIDENTIAL FIXED MOVING PAYMENT SCHEDULE

FIXED MOVING SCHEDULE - CALIFORNIA (effective June 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	$225.00		

ATTACHMENT 6: RELOCATION PAYMENT POLICY AND PROCEDURES FOR OBTAINING RELOCATION ASSISTANCE AND PAYMENTS

Claims and supporting documentation for relocation benefits must be filed with the Agency within eighteen (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:

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

2. Assistance amounts will be determined in accordance with the provisions of the URA and the California Relocation Law and Guidelines.

3. Required claim forms will be prepared by relocation personnel in conjunction with claimant(s). Signed claims and supporting documentation will be submitted by relocation personnel to the Agency.

4. The Agency will review and approve claims for payment or request additional information.

5. The Agency will issue benefit checks which will be available for pick-up by Claimants, unless circumstances dictate otherwise.

6. Final payments will be issued after confirmation that the Project area premises have been completely vacated and actual residency at replacement unit is verified.

7. Receipts of payment will be obtained and maintained in the relocation case file.

ADDENDUM NO. 1

As required by the California Relocation Assistance Law, the Relocation Plan was made available for review and written comments by the general public and the affected occupants for a period of 30-Days. _____ marks the end of the 30-day period for the submission of any written comments to the Relocation Plan. No comments were received by the Relocation Consultant, or the Agency.

In the absence of any written comments, this Relocation Plan as presented is to be considered the Final Document to be adopted by Sacramento Housing and Redevelopment Agency.

6243 Logan Street

Replacement Housing Plan for A Very-Low Income Dwelling Unit

Description of Property

6243 Logan Street is located in the Army Depot Redevelopment Area, Council District 6 in southeast Sacramento immediately south of Sim Park. The 10,0139 square foot property has an 819 square foot, two bedroom and one bathroom, single family residence. In April 2007, the property owner approached the Sacramento Housing and Redevelopment Agency ("Agency") with an opportunity to purchase the property.

Following the acquisition of the property, the Agency will clear the site and transfer it to the City of Sacramento for Sim Park.

The project presents a significant opportunity to improve the redevelopment area by improving Sim Park's site configuration and potentially adding additional space for the proposed George Sim Community Center Expansion Project.

Please refer to Attachment 2 of the Staff Report for a vicinity map of the project location.

Project Status

Upon successful acquisition of the property, 6243 Logan Street will be demolished and transferred to the City of Sacramento for Sim Park. 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.

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 person 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 6243 Logan Street 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 6243 Logan Street within the required four-year time period.

The affordability level, type and number of units/bedrooms required to replace the one two-bedroom unit at 6243 Logan Street, 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 two bedroom unit with a two bedroom unit. Therefore, the Agency will replace the unit at 6243 Logan Street at the following affordability level:

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

Replacement Dwelling Units

The Agency will replace the required unit at the Silverado Creek Apartments, a 135-unit multi-family affordable rental housing development. Affordability levels are restricted to households earning 50 percent Area Median Income (AMI) and 60 percent AMI. The complex is located at 8501 Bruceville Road in south Sacramento. Silverado Creek offers its residents a business center, club house, covered parking, fitness center, high-speed Internet, laundry, on-site maintenance, pool, play ground, spa, transportation, attached garage, air conditioner, balcony, cable or satellite television and much more. The complex is comprised of one- and two-bedroom units and is located near public transit, parks, shopping, schools and medical facilities.

The Agency will replace the two bedroom unit being lost at the 6243 Logan Street site as follows:

- One two-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 6243 Logan Street in Sacramento, CA is within the current allocation and does not require a vote of the public.

Schedule for Demolition

The 6243 Logan Street 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

AUTHORIZING THE ACCEPTANCE OF PROPERTY AT 6243 LOGAN STREET FOR SIM PARK FROM THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO TO THE CITY OF SACRAMENTO AND APPROVAL OF THE RELOCATION PLAN FOR ELIGIBLE TENANT; FINDINGS OF INSUFFICIENT ALTERNATIVE FUNDS.

BACKGROUND

A. The Community Facilities component of the Army Depot Five-Year Implementation Plan includes the expansion of the George Sim Community Center at Sim Park to improve and develop community centers and community spaces in the Project Area.

B. The addition of the 6243 Logan Street property to Sim Park will significantly improve the park site by improving the current site configuration and increasing circulation and visibility to the pool.

C. The City of Sacramento has determined that it has no funding available to acquire the Property in order to carry out the George Sim Community Center Expansion Project.

D. The Agency considers it desirable to provide $284,000 in funding for the acquisition of the Property for Sim Park using 2006 Army Depot Tax Exempt Bond funds, which will provide funding the City has determined it does not currently have available.

E. According to California Redevelopment Law, the Redevelopment Agency of the City of Sacramento may not hold land for more than four years.

F. The proposed action is exempt from environmental review under the California Environmental Quality Act (CEQA) per Guidelines Section 15301 (l) (1). National Environmental Policy Act (NEPA) does not apply. A Phase I Environmental Site Assessment was performed and no further environmental investigations are recommended.

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

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

Section 2. In accordance with California Redevelopment Law Section 33445, the City Council finds and determines that:

a) The project will benefit the Army Depot Redevelopment Project Area by improving the site configuration of Sim Park and improving visibility and access to the Park's pool. These improvements will increase recreational opportunities for existing and future residents.

b) No other reasonable means of financing the Project is available to the community.

c) The cost of acquiring the Property and demolishing the structure on the Property is consistent with the goals of the Army Depot Five-Year Implementation Plan adopted by the City Council, which includes making Community Facilities/Park Improvements at the George Sim Community Center in order to provide more recreational amenities to the community.

Section 3. The City Manager is authorized to accept the transfer of the property located at 6243 Logan Street for Sim Park from the Sacramento Housing and Redevelopment Agency at no cost or further obligation to the City, and carry out all activities reasonably necessary to accomplish this transfer of the property, including execution of a certificate of acceptance.

Section 4. The Relocation Plan for the eligible tenant of 6240 Logan Street is hereby approved (California Health and Safety Code Section 33410 et seq.)

Exhibit A – Relocation Plan

RELOCATION PLAN FOR THE GEORGE SIM COMMUNITY CENTER EXPANSION PROJECT SACRAMENTO, CALIFORNIA

PREPARED FOR

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
630 "I" STREET
SACRAMENTO, CALIFORNIA 95814

BY

OVERLAND, PACIFIC & CUTLER, INC.
8950 CAL CENTER DRIVE, SUITE 102
SACRAMENTO, CA 95826
(916) 857-1520

August 2007

INTRODUCTION

Sacramento Housing and Redevelopment Agency ("Agency") plans to acquire the property adjacent to the George Sim Community Center, located at 6243 Logan Street, Sacramento, CA 95824, (**See Attachment 1**) and convey it to the Sacramento City Parks Department. The acquisition of this parcel will enable the Parks Department to expand the Community Center. This acquisition will result in the displacement of persons and/or personal property.

The project complies with all of the General Plan guidelines and conforms to the adjacent land uses. There is no foreseen negative impact on the surrounding neighborhood.

The Agency will need to acquire one parcel for the project to proceed. As a result, one residential household will have to be permanently displaced for this Project to be completed. The California Relocation Law requires that a Relocation Plan be prepared when residential displacements will occur as part of a public Project.

Overland, Pacific & Cutler, Inc. (OPC), an experienced relocation firm, has been selected to prepare this Relocation Plan (the 'Plan'), and will provide all subsequently required relocation assistance for this Project. In compliance with statutory requirements, the Plan has been prepared to evaluate the present circumstances and replacement housing needs of the current Project occupants.

This Plan provides for the results of a needs assessment survey, their incorporation into the planning process, and details of Agency's proposed relocation plan. This Plan sets forth policies and procedures necessary to conform with statutes and regulations established by the California Relocation Assistance Law, California Government Code Section 7260 et seq (the "CRAL") and the California Relocation Assistance and Real Property Acquisition Guidelines, Title 25, California Code of Regulations, Chapter 6, Section 6000 et seq. (the "Guidelines") for residential displacements.

The dwelling which is the subject of this Relocation Plan at 6243 Logan Street, Sacramento, CA. Is located to the West of Power Inn Road between Lemon Hill Ave to the North and Elder Creek Road to the South in a suburban neighborhood consisting of lower priced single family homes. Please see **exhibit 1** for the project site location.

A. METHODOLOGY AND ASSESSMENT OF NEEDS

To obtain information necessary for the preparation of this Plan, a personal interview was conducted with the current occupant of the Project site on August 14, 2007. Inquiries made of the residential occupant included household size and composition, age of occupant, rental and income information, length and type of occupancy, ethnicity, language first spoken in the home, disabilities/health problems, and preferences related to replacement housing and location.

Relocation activities will consider individual household needs to be close to public transportation, employment, schools, public/social services and agencies, recreational services, parks, community centers, or shopping.

Relocation Assistance information and assistance will be provided in the primary language of the displaced occupants, in order to assure that all displaced occupants obtain a complete understanding of the relocation plan and eligible benefits.

All information of a statistical nature supplied by the households was anecdotal and not validated by documentary evidence that otherwise would be required to comply with relocation qualifying criteria. The Table below shows some of the household occupant's characteristics and needs.

Income Category	Composition Adults/Children	Tenancy	Current Bedrooms	Bedrooms Needed	Elderly/ Disabled	Language
Very Low Income	1-Adult	Renting	2-Bedroom	2-Bedroom	No	English

As indicated in the previous Table, there is one adult occupying the single household. Overcrowding is not an issue and the tenant will be referred to an appropriate sized unit. There are no elderly or disabled occupants residing in the household. The only special needs expressed by the occupant are to find a replacement dwelling in the same area of town because of its close proximity to work. The household also requested that the replacement dwelling should have a garage or similar storage capabilities to store tools used for work. The household reported income that fall within the area's income categories as shown above. The 2007 income limits for the "extremely low", "very low", "lower" and "median" income categories, as established by State Income Limits for Sacramento County, are shown in **Attachment 2.**

B. REPLACEMENT HOUSING RESOURCES

One of the primary purposes of a Relocation Plan is to demonstrate the availability of comparable, affordable, decent, safe and sanitary housing prior to the displacement of residential occupants. A replacement housing survey was performed during the week of August 6, 2007 to identify available comparable, decent, safe and sanitary units in proximity to the Project site. Based on the results of that survey, which is included as **Attachment 3**, an adequate number of available comparable units were found to meet the potential needs of the household that will be permanently displaced.

C. CONCURRENT DISPLACEMENT

Based on the needs of the Project, there is no concurrent displacement, either by this Agency or others, which may impact upon the ability to relocate the Project occupants.

D. TEMPORARY RELOCATION

There is no anticipated need for temporary relocation. Should such a need arise, the Agency will respond appropriately, and in conformance with all applicable laws and requirements.

E. PROGRAM ASSURANCES AND STANDARDS

Adequate funds are available to relocate the Project occupants. Relocation assistance services will be provided to ensure that displacement does not result in different or separate treatment of occupants based on race, color, religion, national origin, sex, marital status, familial status, disability or any other basis protected by the federal Fair Housing Amendments Act, the Americans with Disabilities Act, Title VI of the Civil Rights Act of 1964, Title VIII of the Civil Rights Act of 1968, the California Fair Employment & Housing Act, and the Unruh Act, as well as any other arbitrary or unlawful discrimination.

The occupants will not be permanently displaced without 90 days advance written notice. Displacement of the residential occupants will not occur unless "comparable" replacement housing can be made available. "Comparable" housing includes

standards such as: decent, safe, and sanitary, comparable as to the number of bedrooms, living space, and type and quality of construction of the acquired unit, but not lesser in rooms or living space than necessary to accommodate the displaced household; in an area that does not have unreasonable environmental conditions; not generally less desirable than the acquired unit with respect to location to schools, employment, health and medical facilities, and other public and commercial facilities and services; and within the financial means of the displaced household as defined in URA, CRAL and the Relocation Guidelines. Pursuant to the Guidelines, a second home shall be considered to be a dwelling only for the purposes of establishing eligibility for payment for moving and related expenses.

The Act and Guidelines "do not require that the replacement dwelling be generally as desirable as the acquired dwelling with respect to environmental characteristics. Though a displaced person does not have to accept a dwelling subject to unreasonable adverse environmental conditions, neither is a public entity required to duplicate environmental characteristics, such as scenic vistas or proximity to the ocean, lakes, rivers, forests or other natural phenomena." For a tenant who pays little or no rent for the displacement dwelling, the Agency will use the fair market rent to establish relocation benefits.

F. RELOCATION ASSISTANCE PROGRAM

OPC staff is available to assist the displaced tenants with questions about relocation and/or assistance in. relocating Relocation staff can be contacted toll-free at 1-(800) 385-0244 from 8:30 a.m. to 5:00 p.m Monday through Friday, and also available on-site by appointment.

The Relocation Office is located at 8950 Cal Center Drive, Suite 102, Sacramento, CA. 95826 A comprehensive relocation assistance program, with technical and advisory assistance, will be provided to the tenants being displaced. Specific activities will include:

1. Distribution of informational statements. **Attachment 4** contains a sample of the informational notice that will be given to the displaced occupant.

2. Timely referrals to replacement dwelling units as defined above and, if necessary, transportation will be provided to inspect potential replacement units.

3. Assistance with completion and filing of relocation claims and appeals forms, if necessary.

G. RELOCATION BENEFIT CATEGORIES

Benefits will be provided in accordance with the CRAL, the Guidelines, and all other applicable regulations and requirements. Benefits will be paid upon submission of required claim forms and documentation in accordance with approved procedures The Agency will provide appropriate benefits for the displacees as required by the above laws and requirements.

1. Residential Moving Expense Payments

The subject household will be eligible to receive a payment for moving expenses. The payment will be made based upon either a fixed room count schedule or an invoice for actual reasonable moving expenses from a licensed professional mover.

a) Fixed Payment - A fixed payment for moving expenses based on the number of rooms containing furniture or other personal property to be moved. The fixed moving payment will be based upon the most recent Federal Highway Administration schedule maintained by the California Department of Transportation, as indicated in **Attachment 5**.

- OR -

b) Actual Reasonable Moving Expense Payments - The displaced tenants may elect to have a licensed, professional mover perform the move; if so, Agency will pay for the actual cost of the move up to 50 miles and all reasonable charges for packing, unpacking, insurance, and utility connection charges. The payment will be made directly to the mover or as a reimbursement to the displaced tenants.

2. Rental Assistance/Down Payment Assistance

Residential displacees are considered eligible for relocation assistance and benefits if they have established residency within the Project site for a minimum of 90 days prior to the "initiation of negotiations" the date the Agency makes the first written offer to purchase the property from the current property owner and are eligible for both Rental Assistance and Moving Expense Payments. The estimated date of "initiations of negotiations" for this project is September, 2007

For residential displacees, except in the case of Last Resort Housing situations, as defined below, Rental Assistance Payments will be limited to a maximum of $5,250 based upon the monthly housing need over a forty-two (42) month period.

In addition, the tenant may opt to apply the amount to which they are entitled toward the purchase of a replacement unit.

3. Last Resort Housing

Based on the survey results, it appears that an adequate number of "comparable replacement housing" units will be available at the time of displacement to meet the needs of the displaced tenants. However, a combination of factors, including the income level of the Project occupant, Project rent, and the high cost of replacement units, may create the need for a Last Resort Housing Payment.

"Last Resort Housing" payments are authorized by statute if affordable "comparable replacement housing" cannot be located for the displaced tenant household (i.e., housing renting for not more than 30% of the household's gross monthly income). In this case, payments may be made beyond the $5,250 statutory cap up to forty-two (42) months' worth of rental assistance. Any supplemental increment beyond $5,250 will be paid in installments or in a lump sum at the discretion of the Agency.

H. PAYMENT OF RELOCATION BENEFITS

Relocation benefit payments will be made expeditiously. Claims and supporting documentation for relocation benefits must be filed with the Agency within eighteen (18) months from the date the claimant moves from the displacement property. Procedures for preparing and filing of claims and processing and delivering of payments are included in this Plan as **Attachment 6**.

The affected households will not be displaced until "comparable" housing is located as defined above. Relocation staff will pre-inspect any replacement units to which referrals are made to verify that they meet all the standards of decent, safe, and sanitary as defined in Section 6008, Subdivision (d) of the Guidelines.

I. EVICTION POLICY

After acquisition of the property, the occupants will become tenants of the Agency. The Agency recognizes that eviction is permissible only as a last resort and that relocation records must be documented to reflect the specific circumstances surrounding any eviction. Eviction will only take place in cases of nonpayment of rent, serious violation of the rental agreement, a dangerous or illegal act in the unit, or if the displacees refuse all reasonable offers to move. Eviction will not affect the eligibility of a person legally entitled to relocation benefits.

J. APPEALS POLICY

The appeals policy will follow the standards described in Section 6150 et seq. of the Guidelines. Briefly stated, the displaced tenants will have the right to ask for review when there is a complaint regarding any of their rights to relocation and relocation assistance, such as a determination as to eligibility, the amount of payment, or the failure to provide a comparable replacement housing referral.

K. PROJECTED DATES OF DISPLACEMENT

Relocation is expected to be completed on or about February 01, 2008.

L. Estimated Relocation Costs

Funding for relocation costs will be provided by Sacramento Housing and Redevelopment Agency. Any and all required financial assistance will be provided. The Agency pledges to appropriate the necessary funds on a timely basis to ensure the successful completion of the project.

The total estimated relocation costs for this project, including rental assistance payments and costs associated with moving expenses are $22,000. The estimated

relocation budget costs do not include relocation administrative costs, or any other services necessary for the implementation of the project.

TABLE OF ATTACHMENTS

Attachment 1: Project Site Maps

Attachment 2: State Income Limits for Sacramento County 2007

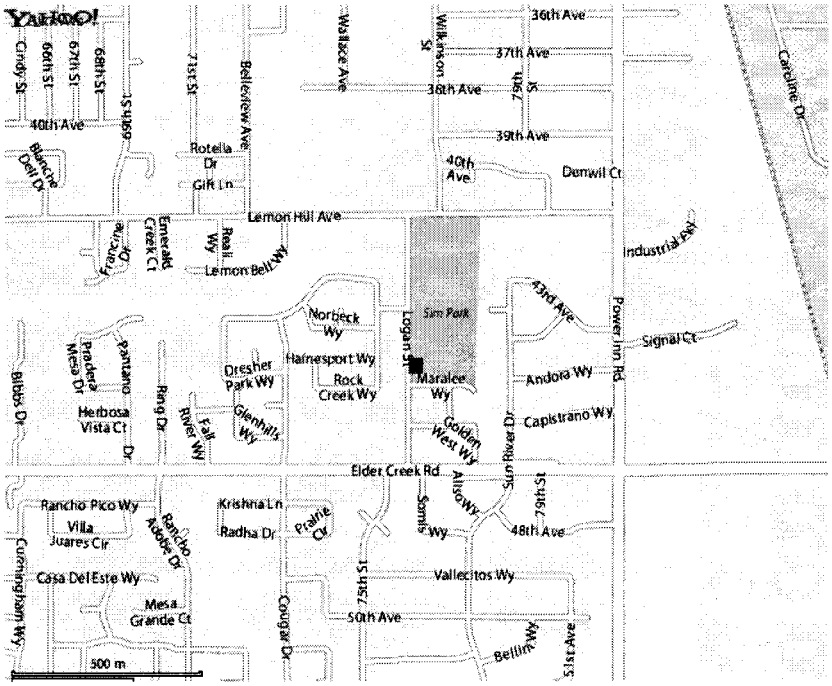
Attachment 3: Replacement Housing Survey Results

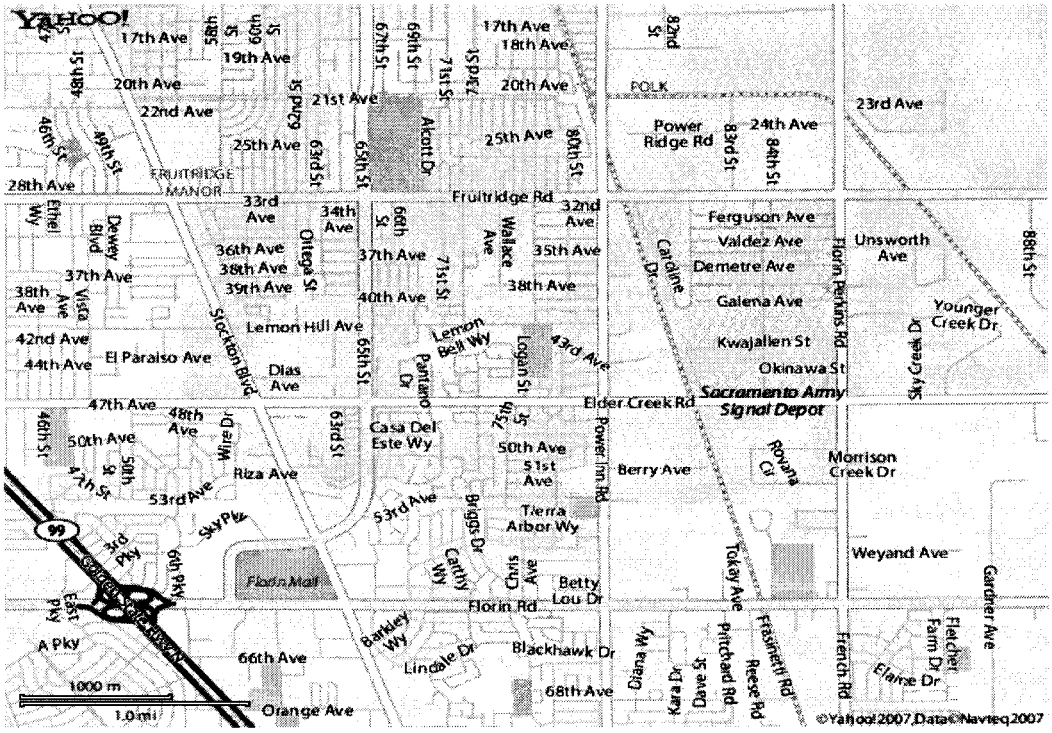
Attachment 4: Sample Informational Statement - Residential

Attachment 5: Residential Fixed Moving Payment Schedule

Attachment 6: Relocation Payment Policy and Procedures for Relocation Payments and Assistance

ATTACHMENT 1: PROJECT SITE MAPS





ATTACHMENT 2

STATE INCOME LIMITS FOR 2007
SACRAMENTO COUNTY

The following figures are approved by the State Department of Housing and Community Development for use in **Sacramento County** to define and determine housing eligibility by income level.

HCD ANNUAL INCOME LIMITS BY CATEGORY -SACRAMENTO COUNTY (2007) **Area Four Person Median: $67,200**					
Family Size	**Extremely Low Annual Income**	**Very Low Annual Income**	**Lower Annual Income**	**Median Annual Income**	**Moderate Annual Income**
One Person	14,100	23,500	37,650	47,000	56,400
Two Person	16,100	26,900	43,000	53,800	64,500
Three Person	18,150	30,250	48,400	60,500	72,500
Four Person	20,150	33,600	53,750	**67,200**	80,600
Five Person	21,750	36,300	58,050	72,600	87,000
Six Person	23,350	39,000	62,350	78,000	93,500
Seven Person	25,000	41,650	66,650	83,300	99,900
Eight 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 18, 2007**

ATTACHMENT 3: REPLACEMENT HOUSING SURVEY RESULTS

Available Rental Resources			
Unit Size	# Units Needed	# Units Identified	Rent Range
2-Bedroom SFR	1	5	$795-$950

Description	Rent	Address	Contact Info.	Comments
2- Bed, 1-bath	$795	3417 42nd Street Sacramento, CA	CGA PPM. (916) 727-3095	Lots of Storage 1-Car garage
2-Bed, 1-bath	$850	3835 12th Ave., Sacramento, CA	Reyna (916) 265-8067	N/A
2-Bed, 1-bath	$850	1150 Dealynn Street Sacramento, CA	M&M PPM. (916) 923 5772	Newly Remodeled 1-Car garage
2-Bed, 1bath	$900	2100 60th Ave., Sacramento, CA	(916) 204-8672	Corner lot 1-Car garage
2-Bed, 1-bath	$950	1060 Clinton Sacramento, CA	AV Realty (916) 300-9244	New paint & Carpets

Attachment 4

INFORMATIONAL STATEMENT FOR FAMILIES AND INDIVIDUALS

I. GENERAL INFORMATION

II. ASSISTANCE IN LOCATING A REPLACEMENT DWELLING

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I. GENERAL INFORMATION

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

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

The Agency has retained the services of Overland, Pacific & Cutler, Inc., a qualified professional relocation firm, to assist you. The firm is available to explain the program and benefits. Their address and telephone number is

Overland, Pacific & Cutler, Inc.

8950 Cal Center Drive, Suite 102

Sacramento, CA 95826

Telephone: (800) 385-0244

OVERLAND PACIFIC & CUTLER, INC.

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 Overland, Pacific & Cutler, Inc., 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.

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

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

III. MOVING BENEFITS

If you must move as a result of displacement by the 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 $375 for one furnished room to $2,000 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, JUNE 2005			
Occupant owns furniture		Occupant does NOT own furniture	
1 room	$625.00	1 room	$400.00
2 rooms	$800.00	each additional room	$65.00
3 rooms	$1,000.00		
4 rooms	$1,175.00		
5 rooms	$1,425.00		
6 rooms	$1,650.00		
7 rooms	$1,900.00		
8 rooms	$2,150.00		
each additional room	$225.00		

If you select a fixed payment, you will be responsible for arranging for your own move and the 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.

IV. REPLACEMENT HOUSING PAYMENT - TENANTS AND CERTAIN OTHERS

You may be eligible for a payment of up to $5,250 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 at 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 42 month period between the rent you must pay for a comparable replacement dwelling and the lesser of your current rent or 30% of your gross monthly household income if the amount is classified as "low income" by the U. S. Department of Housing and Urban Development's (HUD) Annual Survey of Income Limits for the Public Housing and Section 8 Programs. You will be required to provide your relocation representative with monthly rent and household income verification prior to the determination of your eligibility for this payment.

- OR -

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

V. 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 date you move from the displacement dwelling

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

VI. 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.

VII. 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 for a certain time. 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.

VIII. 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.

IX. TAX STATUS OF RELOCATION BENEFITS

Relocation benefit payments are not 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.

X. 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.

ATTACHMENT 5: RESIDENTIAL FIXED MOVING PAYMENT SCHEDULE

FIXED MOVING SCHEDULE - CALIFORNIA (effective June 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	$225.00		

ATTACHMENT 6: RELOCATION PAYMENT POLICY AND PROCEDURES FOR OBTAINING RELOCATION ASSISTANCE AND PAYMENTS

Claims and supporting documentation for relocation benefits must be filed with the Agency within eighteen (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:

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

2. Assistance amounts will be determined in accordance with the provisions of the URA and the California Relocation Law and Guidelines.

3. Required claim forms will be prepared by relocation personnel in conjunction with claimant(s). Signed claims and supporting documentation will be submitted by relocation personnel to the Agency.

4. The Agency will review and approve claims for payment or request additional information.

5. The Agency will issue benefit checks which will be available for pick-up by Claimants, unless circumstances dictate otherwise.

6. Final payments will be issued after confirmation that the Project area premises have been completely vacated and actual residency at replacement unit is verified.

7. Receipts of payment will be obtained and maintained in the relocation case file.

ADDENDUM NO. 1

As required by the California Relocation Assistance Law, the Relocation Plan was made available for review and written comments by the general public and the affected occupants for a period of 30-Days. _____ marks the end of the 30-day period for the submission of any written comments to the Relocation Plan. No comments were received by the Relocation Consultant, or the Agency.

In the absence of any written comments, this Relocation Plan as presented is to be considered the Final Document to be adopted by Sacramento Housing and Redevelopment Agency.