



**Sacramento  
Housing &  
Redevelopment  
Agency**

**REPORT TO COUNCIL AND  
REDEVELOPMENT AGENCY**

**City of Sacramento**

**915 I Street, Sacramento, CA 95814-2671**

**[www.CityofSacramento.org](http://www.CityofSacramento.org)**

**Consent**

**June 10, 2008**

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

**Title: Replacement Housing and Relocation Plans for 1314-A Del Paso Boulevard  
Project**

**Location/Council District: 1314-A Del Paso Boulevard, North Sacramento  
Redevelopment Project Area, District 2**

**Recommendation: Adopt 1) a Redevelopment Agency Resolution** approving the Replacement Housing and Relocation Plans for the project; and **2) a City Council Resolution** approving the Relocation Plan for the eligible tenants at 1314-A Del Paso Boulevard.

**Contact:** Lisa Bates, Deputy Director, 440-1322; Chris Pahule, Assistant Director of Housing and Community Development, 440-1350

**Presenters:** Not Applicable

**Department:** Sacramento Housing and Redevelopment Agency

**Description/Analysis**

**Issue:** The Redevelopment Agency authorized the purchase of 1314-A Del Paso Boulevard in August 2007 (Resolution#: 2007-049). The site consists of a car wash and single-family residential home. The Agency is scheduled to close on the sale of the property in May 2008. Once acquired, the single-family home and car wash will be demolished.

California Community Redevelopment Law (CRL) requires the Agency to develop a Replacement Housing Plan specifying the location, number of bedrooms, means of financing, and timetable for the replacement of housing units for very low-, low- and/or moderate-income persons or families when eliminating housing units from the Project Area. In addition, CRL also requires the development of a Relocation Plan to address relocation needs of households displaced by the proposed Project; to perform an analysis of the relocation needs; to determine location factors and characteristics identifying comparable replacement housing sites; and to outline Agency's relocation procedures, funding sources and time frame for relocation activities.

Replacement Housing and Relocation Plans for 1314-A Del Paso Boulevard

**Policy Considerations:** The actions recommended in this report are consistent with the North Sacramento Redevelopment Strategy outlined in the 2005-2009 North Sacramento Redevelopment Implementation Plan and the Northeast Line Plan adopted by the Redevelopment Agency and City Council.

**Environmental Considerations:** The proposed action is categorically exempt from California Environmental Quality Act (CEQA) under Section 15061(b)(3) of the CEQA Guidelines. The construction of the development selected for the replacement units has already been completed and environmental review for that project has been completed. In addition, demolition of the former residential units was exempt from environmental review under CEQA Guidelines Section 15301(l) because the structures were not historic buildings. National Environmental Policy Act (NEPA) does not apply.

**Committee/Commission Action:** At its meeting on May 15, 2008, the North Sacramento Redevelopment Advisory Committee reviewed and approved the Replacement Housing Plan. The votes were as follows:

- AYES: Clark, Curry, Harlan, Hubbs, Lukehart, Mack, Mulligan, Scott, and Veden
- NOES: None
- ABSENT: Adams, Armstrong and Charland

*Sacramento Housing and Redevelopment Commission* - At its meeting on May 21, 2008, the Sacramento Housing and Redevelopment Commission considered the staff recommendation for this item. The votes were as follows:

- AYES: Burruss, Chan, Coriano, Dean, Fowler, Gore, Mohr, Morgan, Otto, Shah, Stivers
- NOES: None
- ABSENT: None

**Rationale for Recommendation:** Adoption of the Replacement Housing and Relocation Plans will allow the Agency to be in compliance with California Community Redevelopment Law. As identified in the attached Replacement Housing Plan (Exhibit A), the demolished unit located at 1314-A Del Paso Boulevard will be replaced with one three-bedroom unit at an affordability level of 50 percent or below Area Median Income (AMI) (very low-income) at the Willow Glen Apartments in North Natomas.

## Replacement Housing and Relocation Plans for 1314-A Del Paso Boulevard

The attached Replacement Housing and Relocation Plans (Exhibit A and Exhibit B, respectively) ensure that no affordable housing units within the City are lost as a result of redeveloping the property, and that the relocation needs of the household displaced by the demolition of the residential unit and redevelopment of the property are addressed as prescribed under California Community Redevelopment Law.

**Financial Considerations:** The funding for the activity recommended in this report was previously approved. There are no new financial considerations related to the Replacement Plan.

**M/WBE Considerations:** There are no M/WBE considerations applicable to the actions contemplated in this report.

Respectfully Submitted by:



LA SHELLE DOZIER  
Interim Executive Director

Recommendation Approved:



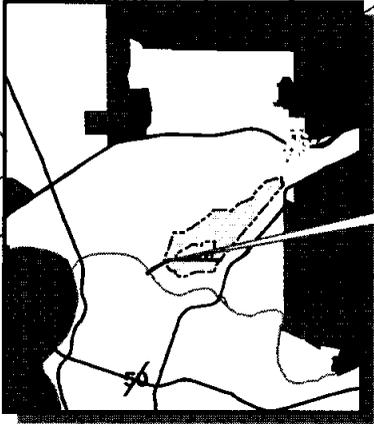
RAY KERRIDGE  
City Manager

### Table of Contents

	Report	pg. 1
<b>Attachments</b>		
1	Map	pg. 4
2	Background	pg. 5
2	Redevelopment Agency Resolution	pg. 6
	Exhibit A – Relocation Plan	pg. 7
	Exhibit B – Replacement Housing Plan	pg. 35
3	City Council Resolution	pg. 38
	Exhibit A – Relocation Plan	pg. 39



# 1314-A Del Paso Boulevard North Sacramento Redevelopment Area



Map Location

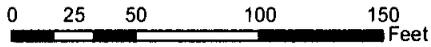
DEL PASO BLVD

EDGEWATER RD

1314-A Del Paso Boulevard

SOUTHGATE RD

LOCHBRAE RD



April 30, 2008  
S:\0507-01-Relocation & Replacement housing plan for 1314 DPB

Property Acquisition

1314-A Del Paso Boulevard

**Replacement Housing and Relocation Plans  
for 1314-A Del Paso Boulevard**

**Project Background**

1314-A Del Paso Boulevard

The property located at 1314-A Del Paso Boulevard consists of a single-family home and one car garage tucked behind and east of 1310 Del Paso Boulevard (currently used as a car wash). Access to the property is via the alley that runs north-south along the eastern frontage of all the properties in the 1200/1300 block of Del Paso Boulevard. The entire property is walled off (including along the alley) and there is off-street parking also accessed via the alley.

Acquisition of this property allows the Agency to assemble a larger site with greater development potential. The vision is to create a site conducive to developing a transit oriented mixed use project comprised of residential and commercial components. In addition, this property is less than two blocks from the Globe Light Rail Station, where higher density, mixed-use development has been identified in the Northeast Line Plan that was recently adopted by the City Council.

**RESOLUTION NO. 2008 - \_\_\_\_\_**

**Adopted by the Redevelopment Agency of the City of Sacramento**

on date of

**REPLACEMENT HOUSING AND RELOCATION PLANS FOR 1314-A DEL PASO BOULEVARD**

**BACKGROUND**

- A. The Redevelopment Agency of the City of Sacramento plans to acquire the property at 1314-A Del Paso Boulevard in the North Sacramento Redevelopment Area in June 2008.
  
- C. In keeping with the goals and strategies of the Five-Year Implementation and Northeast Line Plans, the Agency determined that demolishing the house and garage, assembling the site with the other adjacent properties at 1314, 1224 and 1212 Del Paso Boulevard, and redeveloping the entire assembled site with a high-density, residential mixed-use project would be its highest and best use, as well as in the best interest of the community.
  
- C. As a result, the Agency is required by the Community Redevelopment Law to identify and build or rehabilitate a very low-, low- or moderate-income housing unit in the area that will replace the one that is being demolished.

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

- Section 1. After due consideration of the facts presented, the findings, including the environmental findings regarding this action, are approved.
  
- Section 2. The Replacement Housing Plan is approved.
  
- Section 3. The Relocation Plan is approved.

- Exhibit A – Replacement Housing Plan
- Exhibit B – Relocation Plan



Prepared By:

***Universal Field Services, Inc.***  
for the:



*February 20, 2008*



1600 Sacramento Inn Way, Suite 216  
Sacramento, California 95815  
Phone: 916/564-9980 • Facsimile: 916/564-9985

## **INTRODUCTION AND PROJECT DESCRIPTION**

The Sacramento Housing and Redevelopment Agency (SHRA), acting as the Redevelopment Agency of the City of Sacramento, is obtaining properties located at 1310, 1314, 1400 -1414 Del Paso Boulevard in the City of Sacramento. The purpose of these acquisitions is for future mixed use development projects. This plan refers only to the tenants who occupy 1314 Del Paso Boulevard.

### **I. SUMMARY AND PROJECT DATA**

#### **A. Purpose of Relocation Plan**

The purpose of the Relocation Plan is to provide SHRA with information about the impact of the proposed Del Paso Boulevard Relocation on the residential occupants to be displaced.

More specifically, the limits and primary objectives of the Relocation Plan are as follows:

1. To conduct a survey of relocation needs of the household displaced by the proposed Project.
2. To perform an analysis of the relocation needs to determine location factors and characteristics identifying comparable replacement housing sites. The replacement housing sites should exhibit:
  - a. Functional equivalency to the displacement unit.
  - b. Compliance with applicable local housing codes.
  - c. Decent, safe and sanitary housing.
  - d. Affordability to the displaced person.
  - e. Availability in an area, which is compatible with the housing needs and location factors established in the survey above.
  - f. Availability on the market.

## *Sacramento Housing and Redevelopment Agency - Relocation Plan*

- g. Availability to displacee without regard to age, race, color, religion, sex, marital status or national origin.
3. To conduct a survey and analysis of available relocation resources. This survey will aid in determining whether comparable replacement resources are available to the affected residence unit.
4. To outline SHRA's relocation procedures, funding sources and time frame for relocation activities. This is to assure that uniform, fair and equitable treatment is provided to all displacees of the proposed Project.
5. To determine the needs of displacees as well as the potential costs to effectively relocate all displacees within the Project.
6. To determine any need for a Last Resort Housing Plan for relocation of any household that will require financial assistance beyond the limits set by the State statute.

### **B. Limits and Purpose of Project**

The purpose of these acquisitions is for future mixed use development projects.

1. The Project, as applied to this relocation plan, consists of one residential property located along 1314 Del Paso Boulevard in the City of Sacramento. This property is tenant occupied.

### **C. Basis of Findings**

Data collected for analysis and preparation of this plan was obtained from:

1. Personal interviews with the displacees and relocation surveys: Agents made telephone contact with the displacees and followed up with in-person visits to the site and interviewed the tenants. The purpose of the interview was to determine the size of the family, the unit size, monthly income, and other salient facts.
2. The Sacramento Bee Newspaper: The classified ads were reviewed to establish availability and location of rental properties.
4. Broker listings on the Internet.

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5. Local Real Estate agents.
6. Visual survey of the displacement and replacement resource areas.
7. The City was consulted to determine the number and size of other projects in the general area.

**D. Summary of Findings and Recommendations**

We were able to determine by visiting the tenants that they will have no problems in relocating in the same area due to the fact that availability for comparable replacement resources are available to the affected residential unit.

**Displacement Units**

Residential:

Tenant Occupied Residential: One (1)

**Project Relocation Recommendations**

1. No re-rent policy Yes X No \_\_\_
2. Adequate relocation resources exist for:  
    Tenant-Occupants Yes X No \_\_\_
3. The Displacement and Replacement neighborhood relocation areas are generally comparable in terms of amenities, public utilities, and accessibility to public services, transportation and shopping.
4. Payments:  
    Replacement Housing Payment Yes X No \_\_\_  
    Rental Supplement Yes X No \_\_\_  
    Last Resort Housing Payments Yes X No \_\_\_
5. Serve 90-day notice to all displacees and, after three (3) referrals have been provided, serve thirty (30) day notice. Yes X No \_\_\_

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6. Demolition of structures should proceed as soon as possible after they are vacated to reduce possibility of vandalism, criminal activity. Yes X No \_\_\_
7. The SHRA Relocation Program is adequate to successfully relocate all displacees for this Project alone. Yes X No \_\_\_
8. Estimated relocation project period: Three to Four Months
9. Low and moderate income housing stock is significantly affected by this Project. Yes \_\_\_ No X
10. The Last Resort Housing Program will be required to relocate some of the households being displaced. Yes X No \_\_\_
11. The Last Resort Housing Program will require:
- |                               |                     |
|-------------------------------|---------------------|
| Payments in Excess of \$5,250 | Yes <u>X</u> No ___ |
| New Construction              | Yes ___ No <u>X</u> |

**Additional Findings:**

1. The Project addresses residential tenant concerns regarding displacement.
2. There are no agricultural or non-profit displacements.
3. There are adequate relocation resources for displaced residents of this Project.
4. Displacement and Replacement Areas are, for the residential occupant, generally comparable in terms of amenities, public utilities, accessibility to public services, transportation and shopping facilities.
5. The Last Resort Housing Program requires payments in excess of the statutory maximum of \$5,250 per household over a forty-two (42) month period.
6. The identified replacement housing is comparable to or better than the existing housing and affords the same level of amenities as displacees have in their current location.
7. There are no special relocation problems associated with this Project.

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8. It is recommended that the residential displacee be permanently relocated and offered relocation assistance in accordance with State Relocation Guidelines, and SHRA relocation procedures.

**E. Special Circumstances**

There are no known special circumstances related to relocation for this Project:

**F. Project Assurances**

SHRA, through its consultant, Universal Field Services, Inc., shall:

1. Fully inform all eligible residential occupants of the assistance available to them through the Relocation Assistance Program.
2. Determine the needs of each residential displacee eligible for assistance.
3. Make good faith efforts to offer comparable replacement sites to all eligible displacees.
4. Provide the following notices: A 90-Day Notice only after each displacee has received a relocation entitlement statement reflecting their replacement housing and moving benefits after a minimum of three (3) referrals have been provided.

A 30-Day Notice to Vacate to each eligible displacee.

5. Make Relocation Payments in the amount required by law for completed relocations in a timely manner. Assure that replacement-housing payments reflect a comparable or better unit that complies with DS&S standards.
6. Provide orderly, timely and efficient assistance in a manner consistent with Title VIII of the Civil Rights Act of 1968 while ensuring that the relocation process does not result in different or separate treatment based on race, color, sex, marital status, religion or national origin.
7. Maintain a formal relocation appeal procedure for use by displacees seeking administrative review of the Sacramento Housing and Redevelopment Agency decisions.

**II. STAFFING AND PRIORITY DATA**

**A. Relocation Staff Planning**

After the initiation of negotiations with the property owners, relocation activities will commence. It is anticipated that the relocation activities will take approximately 3-4 months. Occupants will be given at least ninety (90) days to relocate. Due to the small number of displaces (one household), it is recommended that Universal's Relocation Specialist be available for approximately Forty to Sixty hours depending on the displacees needs for this relocation. Universal has two (2) agents including one bi-lingual agent available for this Project. Administrative staff will also be needed as support to prepare the required information notices and process relocation payments.

**B. Relocation Recommendations**

It is recommended that the one (1) residential displace household be permanently relocated and offered Relocation Assistance in accordance with State and local regulations administered by Universal Field Services, Inc.

**Residential:**

The occupants have been personally interviewed and advised of their eligibility for relocation assistance and advisory services. When the Relocation Plan is adopted by the City Council, the displacee household will be provided with the following:

1. Written entitlement statement reflecting the dollar amount of benefits the displacees is entitled to receive and presentation of the Relocation Benefits Program to be administered in accordance with practices and procedures utilized by SHRA.
2. Referral to at least three comparable available "Decent, Safe and Sanitary" (DS&S) replacement dwellings.
3. Referral beyond the minimum of three available comparable DS&S replacement dwelling if necessary and at the discretion of SHRA.

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4. A ninety (90) day notice to vacate and a second thirty-day notice before the expiration of the 90-day period. SHRA shall serve no notices until approval of the Relocation Plan.
5. Payment of claims to be processed by SHRA and paid to the displacees promptly according to SHRA procedures.

### **III. PROJECT AREA CHARACTERISTICS**

#### **A. Characteristics of Project Area**

The subject properties are located in the City of Sacramento on Del Paso Boulevard near Arden Way and Southgate Road.

#### **B. Displacement Area**

The parcels comprising this Project site are bounded in the area south of Arden Way, North of Highway 160, West of Edgewater Road, and East of Southgate Road. The Project site (i.e., where displacement will occur) includes one (1) residential property at 1314 Del Paso Boulevard.

#### **C. Zoning, Land Use and Development**

Zoning within the Project: C2

#### **D. Competing Projects**

There are none.

#### **E. Divisive and Disruptive Effects**

The proposed Project is located in an area of similar uses. Therefore, no extraordinary divisive or disruptive effects are anticipated.

### **IV. PROJECT DISPLACEMENT DATA**

#### **A. General**

This is the only parcel occupied by a residential rental tenant.

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**B. Data Collection**

Universal interviewed the residents on February 12, 2008. Based on the information gathered in this process, it is estimated there is one (1) residential displacee household living in the project Area. It is a tenant-occupied unit.

**C. Resident Demographics**

The following information represents the resident make-up of the Project area based on the completed interviews:

Number of Households Interviewed	1
Percent of Households interviewed	30%
Number of Adult Females	0
Number of Adult Males	3
Number of Children (under 18)	0
Number of Senior Citizens	0
Number of Disabled	0

**D. Household Demographics**

Residential Units	Number in Household	Children	Years Occupied	Owner Occupied	Tenant Occupied
1.	3	0	2 Years		X

**E. Source of Income**

These numbers reflect some households that indicated more than one source of income.

<u>Main Source of Income</u>	
Employment	3
Retirement	0
Public Assistance	0

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**F. Monthly Income Range:**

<b>Household Income</b>	
<b>Range of Gross income</b>	<b>No. of Tenants</b>
Under \$ 800	
\$ 800-1,400	0
\$ 1,400-1,900	1
\$ More than \$2,000.	1

**G. Income/Rent/Unit Size**

<b>Income</b>	<b>Family Size</b>	<b>Current Unit Size</b>	<b>Current Rent</b>	<b>Unit Req.</b>	<b>Affordable Rent Range</b>	<b>Replacement Rent Range</b>
30% AMI	3	3 bd/2ba	\$850.00	3bd/2ba	N/A	\$1195-1295

**H. Transportation**

The respondent indicated that their primary mode of transportation was their automobile.

<b>Mode of travel to Work</b>	<b>No. of Respondents</b>
Automobile	All tenants own or have access to an automobile

**I. Reason for living in unit**

The one predominant reason cited by the tenants was the location to work and public transportation.

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<b>Reasons for Living in Current Unit</b>	<b>No. of Respondents</b>
<b>Priority</b>	
Location to work	
Access to public transportation	

**J. Preferred Relocation Area:**

The tenants interviewed preferred to find an area conducive to the current location and accessibility to public transportation.

<b>Area of Preference for Relocation</b>	
Similar neighborhood	Other

**K. Language Spoken:**

<b>Language</b>	<b>No.</b>	<b>Needs Interpreter</b>
English	2	No
Spanish	1	No

**L. Persons with Disabilities:**

There are no known persons with disabilities on this project.

**M. Replacement /Business Site Preferences:**

<b>Desired Type of Replacement Dwelling, Rent or Purchase</b>	
Type of Dwelling	No. of Respondents

*Sacramento Housing and Redevelopment Agency - Relocation Plan*

Wants to purchase house	0
Wants to rent house	1
Doesn't know	0

The Project should not have a significant impact on the current supply of housing in the City or County of Sacramento.

The income of the residential household is low compared to the rental rate they are paying, according to unverified information received during the interview process. It is anticipated that households who spend more than 30% of their aggregate gross monthly income on rent may qualify for last resort housing.

**V. RELOCATION AREA AND RELOCATION RESOURCES**

**A. Definition of Replacement Area**

One of the primary reasons for the preparation of a Relocation Plan is to assure that adequate replacement housing sites are available to the potential displacees. Comparable housing must be available prior to the Sacramento Housing and Redevelopment Agency providing ninety (90) day notices to any displacees. A survey of currently available housing was conducted for the purpose of providing that information in this Plan. In addition, it affords SHRA the opportunity to assess the availability of funds for the Project.

The displaced residential occupants should be able to find comparable replacement housing within the Replacement Area, which could be expanded to include a larger area, if needed.

The Replacement Area is selected to meet the location criteria established in the Survey of Relocation Needs; as well as for its comparability with the Project Displacement Area. In addition, this area must have sufficient replacement resources, both in quality and quantity, to meet the comparability criteria defined by the State Relocation Guidelines. This will be used to calculate the Residential Relocation Assistance Benefits.

The identification and use of a Replacement Area as described above does not limit the neighborhood or geographical area where a displacee may relocate. Once the housing entitlement is calculated, based on the cost of comparable decent, safe and sanitary housing actually available within the Replacement area, the displaced person may use

## *Sacramento Housing and Redevelopment Agency - Relocation Plan*

their benefits in another neighborhood, City, State or Country of their choice. This portability will apply only to the amount from the housing entitlement monies that the displacee spends on comparable or superior replacement housing to comply with the “spend-to-get” rule. All moving benefits payments are limited to the first fifty (50) miles unless the Sacramento Housing and Redevelopment Agency specifies otherwise.

The criteria used to select a “Replacement Area” requires that the area be related to the Displacement Area and to the needs and preferences of the person(s) to be displaced. More specifically, this includes:

Similar public facilities and services.

Housing stock similar to or better than that of the Displacement Area.

Conditions that meet the overall relocation needs of the Project displacees.

Characteristics that satisfy the residential preferences of the affected households to the maximum extent allowed by the comparability criteria.

The Residential Replacement Area chosen in this plan is comparable to or a better neighborhood within the City of Sacramento. Accessibility to medical and recreational facilities, parks and community shopping centers, shopping and transportation are approximately the same as those of the Displacement Area.

The Replacement Area was selected with particular attention to the needs of the residential displacees and the desirability of remaining in the same neighborhood in order to be in close proximity to friends, family and other local amenities

### **B. Replacement Area and Relocation Needs**

The Survey of Residential Relocation Needs identified the preferences of the displacement household, as well as their special relocation needs.

Although there are two alternative replacement options, rental and purchase, the focus of the search for replacement housing was in the market of rental units consisting of single-family homes.

*Sacramento Housing and Redevelopment Agency - Relocation Plan*

**C. Replacement Area Resources**

Comparable replacement, residential properties were found by personally contacting realtors, real estate for sale magazines, and classified listings in the Sacramento Newspapers, and various websites on the Internet, including real estate membership websites.

**D. Summary of Availability**

**Residential Rental:**

Adequate relocation resources exist to relocate the displaced households. This availability has been demonstrated by utilizing current data from newspaper ads and property management websites on the Internet. **Table 1** below depicts a representative sample of the current housing available.

<i>Table 1</i>					
<b>Current Residential Housing Inventory</b>					
<b>Rental Rate</b>	<b>Studio</b>	<b>1 Bed</b>	<b>2 Bed</b>	<b>3 Bed</b>	<b>4 Bed</b>
\$800 - \$900			0		
\$900 - \$1,000				0	
\$1,101 - \$1,200			0	4	
\$1,201 - \$1,300			0	7	
\$1,301 - \$1,400			0	0	
<b>Total</b>				<b>11</b>	

The Survey of Residential Relocation Needs identifies the needs of the displaced households and the size of the replacement unit required, as shown on **Table 2**.

<i>Table 2</i>				
<b>Required Replacement Housing</b>				
<b>Studio</b>	<b>1 Bed</b>	<b>2 Bed</b>	<b>3 Bed</b>	<b>4 Bed</b>
N/A	N/A	N/A	1	N/A

The focus of the search for replacement housing was in the market of single family homes for the renter-occupants. The search needs, therefore, for the residential

## *Sacramento Housing and Redevelopment Agency - Relocation Plan*

displacees is for ten (11) 3 bedroom decent, safe and sanitary units. A sampling of available rentals is shown in **Table 3**.

<b>Rentals Available in the Project Area</b>				
<b>Type</b>	<b>Location</b>	<b>Lease Rate</b>	<b>Bed Rms</b>	<b>Bath</b>
SF House	7608 23 <sup>rd</sup> Street	\$1,150	3	2
SF House	42 Stanislaus Circle	\$1,150	3	2
SF House	3961 Cottontail Way	\$1,195	3	2
SF House	10211 Pistachio Way	\$1,195	3	2
SF House	4879 N Laguna Drive	\$1,225	3	2
SF House	6729 Austin Way	\$1,250	3	2
SF House	3371 Paumanok Way	\$1,295	3	2
SF House	448 Little River Way	\$1,295	3	2
SF House	30 Stanislaus Circle	\$1,295	3	2
SF House	9461 Ole Court	\$1,295	3	2
SF House	5141 Ladefonos Circle	\$1,295	3	2

Available replacement sites are presented here as a representation of site availability within the Replacement Area. This is not intended to be a comprehensive list but rather a representative sample of available properties. Although not all of the properties will remain available throughout the Project displacement period, it is anticipated that additional sites will become available in the future. Also it was determined that there are ample numbers of available replacement quarters in the areas surrounding the Replacement Area, if it becomes a necessity to locate additional housing.

## **VI. RELOCATION PLAN AND PROGRAMS**

The following Relocation Plan provides for the planning of orderly, timely and efficient relocation of persons affected by this proposed Project. Universal Field Services, Inc. will administer the residential relocation program for SHRA.

SHRA is obligated to provide relocation assistance and relocation benefits to all persons and businesses displaced by this Project. They will undertake the responsibility to implement this plan in compliance with the provisions of the California Government Code Section 7260, et. seq.; California Code of Regulations, Title 25, Chapter 6; Relocation Assistance and Real

## *Sacramento Housing and Redevelopment Agency - Relocation Plan*

Property Acquisitions Rules and Regulations for SHRA's policies and procedures as they exist or may be adopted from time to time.

### **A. Overview of Relocation Program**

SHRA has established its relocation program to assist persons and businesses displaced by Redevelopment projects. In previous years a significant number of persons, businesses and non-profit organizations have been successfully relocated by SHRA.

In order to minimize the problems associated with displacement, SHRA has established four types of benefits for qualified displacees:

1. Relocation Assistance and Advisory Services Program
2. Basic Relocation Payment Program
3. Last Resort Housing Program
4. Informational Program

SHRA's program will conform, as applicable, to the provisions of the following:

1. California Government Code Section 7260 et. Seq.
2. California Code of Regulations, Title 25, Chapter 6
3. Relocation Assistance and Real Property Acquisition Rules and Regulations for SHRA.
4. A Residential Brochure including the Policies and Procedures as they exist or may be adopted from time-to-time as outlined in their relocation Assistance Program.

**These program objectives will be:**

## *Sacramento Housing and Redevelopment Agency - Relocation Plan*

1. Inform eligible Project occupants of the relocation assistance and benefits available.
2. Determine the needs and preferences of all displacees.
3. Provide at least three referrals to decent, safe and sanitary housing prior to issuance of 90-day notice; provide subsequent 30-day notice to vacate as required by law.
4. Provide current referrals on an on-going basis for both rental and for sale property.
5. Assure that relocation assistance is provided without regard to race, color, religion, national origin, sex, marital status or other arbitrary circumstances.
6. Provide appropriate information concerning local, state and/or federal programs that could benefit the displacee.
7. Assist displacees in completing all relocation forms, as needed.
8. Make relocation payments in accordance with the appropriate law, including Last Resort payments where applicable.
9. Inform all displacees of the Sacramento Housing and Redevelopment Agency policies regarding eviction and re-renting of unit.
10. Advise all displacees of the grievance policy as defined by SHRA in the event they seek review of the decision regarding their benefits and/or eligibility.
11. Assure that adequate funds are in place for displacees and for consultant services required to implement the relocation program prior to the commencement of relocation activity.

### **B. Citizen Participation**

In accordance with Title 25, Section 6012, SHRA must guarantee, at a minimum:

## *Sacramento Housing and Redevelopment Agency - Relocation Plan*

1. Timely and full access to all documents relevant to the relocation program. They may restrict access only where its confidentiality is protected by law or its disclosure is prohibited by law.
2. To ensure that the information in documents provided does not compromise the privacy of eligible persons.
3. To provide technical assistance necessary to interpret elements of the relocation plan and its pertinent materials.
4. To make the comment Plan available for public review for 30 days and distribute to local public agencies.
5. To provide a general notice of the Plan's availability to all in the Project area.
6. The right of any person to submit written or oral comments and objections, including the right to submit written comments on the Relocation Plan when it is forwarded to the City Council for adoption.
7. Prompt, written responses to any written objections or criticisms.
8. That if the City Council approves the Plan, it will be available to residents of the Project area.

### **C. Relocation Assistance & Advisory Services Program:**

This program is available to all potential displacees of the Project Area, whether tenured or non-tenured occupants.

The following activities will commence after the initiation of negotiations, which is defined as the date of the presentation of the final written offer to purchase the real property:

1. Conduct interviews within fifteen days of the first written offer.
2. Create a file for each displacee that will contain all relevant information on the displacee, a diary that chronicles the activity on the case as well as any correspondence.

*Sacramento Housing and Redevelopment Agency - Relocation Plan*

3. Provide "Information Statement" to residents and obtain signed acknowledgements verifying receipt of material.
4. Where necessary, assist in the transportation to inspect replacement sites within the area.
5. Provide assistance to any tenant who wishes to use his rent differential payment as a down payment allowance and assist him/her, as needed, in obtaining assistance from other public agencies including identification of First Time Home Buyers programs, if applicable.
6. Make referrals to social service agencies as needed to those requiring services outside the scope of services normally provided under the relocation program.
7. Provide special assistance as required by law to seniors and those with disabilities.
8. Assist in the completion of all relocation forms.
9. A written statement of each displacee's entitlement will be made with at least three referrals to a replacement unit within a reasonable time as required by law.
10. Displacees will be given at least as many referrals as are required by law. It is the policy of SHRA to give additional referrals if available and justified, depending upon the personal situation of the individual displacee. SHRA, through its consultant, will provide said referrals.
11. Each household will be made aware of their rights, entitlements and eligibility.
12. Each displacee will be notified in person of the services available to them, such as assistance in completing claim forms, calculations of their monetary entitlements, assistance in locating new property, physical assistance in viewing the property, required inspections of replacement housing, and assistance in preparing appeals, if necessary.
13. Assistance will also be provided in escrow transactions, purchase offers, mortgage qualifications, lease agreements, and general advisory services.
14. The level of relocation assistance for each displacee or residential unit will be determined by the needs of the displaced unit.

***Sacramento Housing and Redevelopment Agency - Relocation Plan***

15. Provide maximum relocation assistance on behalf of the displaced occupants where appropriate.

**D. Basic Relocation Payment Program:**

The Relocation Payment Program is designed to alleviate the financial hardship incurred by those being displaced by SHRA.

SHRA's relocation payment program shall fulfill its statutory obligations as required by California's relocation laws and regulations in addition to its advisory program. This program will also provide funds to all displacees to assist them in moving.

Residential occupants who own their own furniture are eligible for moving assistance; this payment may be either for actual moving costs including utility reconnections, or a lump sum payment for a self move based on tenant-furnished room count according to a schedule published by the California Department of Transportation (CALTRANS).

Beyond the constitutional requirement of just compensation, the state regulations provide certain financial benefits to assist displaced persons in relocating to a replacement dwelling. Financial assistance benefits for residential displacees are divided into two basic categories:

1. Moving payments.
2. Supplemental housing payments for residential owner-occupants and tenant-occupants.

The current Moving Expense Schedule and Dislocation Allowance for self-move is as follows:

<b>Rooms</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>Add'tnl Rooms</b>
<b>Payment</b>	\$625	\$800	\$1,000	\$1,175	\$1,425	\$1,650	\$1,900	\$2,150	\$225 each

**E. Relocation Advisory Assistance:**

## *Sacramento Housing and Redevelopment Agency - Relocation Plan*

Providing advisory assistance to those who will be displaced is a very important aspect of a relocation program. To do this successfully, not only must the relocation specialist be knowledgeable as to what the law and program regulations allow, but he or she must also be fully aware of the displacee's needs and the resources available to meet those needs. Advisory assistance generally consists of the following:

A thorough analysis of the needs of those being displaced based on personal interviews. These interviews provide the relocation agent with the opportunity to obtain information concerning family composition, income and other facts that will be useful in locating appropriate replacement housing.

Assurances of available adequate replacement housing are needed before requiring an individual to vacate the dwelling. To be greatest extent practical, SHRA is required to give each person to be displaced a minimum of 90 days (from the initiation of negotiations to acquire the property) before requiring the person to move. No person can be required to move until comparable housing is available which emphasizes the importance of adequate planning to avoid delaying the project.

The importance of relocation advisory assistance cannot be over-emphasized. Often the financial benefits to which a person may be eligible are limited by statute; therefore, it is important for the relocation specialist to be innovative and thorough in seeking ways to minimize displacement hardships.

### **Moving Allowances – Residential:**

An individual displaced from his or her dwelling is eligible to receive compensation for the relocation of personal property. Two methods are utilized:

1. A fixed schedule method based on the number of rooms in the dwelling. (Room Count – as shown on page 23.)
2. The actual and reasonable cost of moving the personal property by commercial movers. (Commercial Move.)

### **Supplemental Housing Benefits:**

Frequently, one who has been displaced from his dwelling will have to pay more to purchase or rent a comparable replacement dwelling than he received for his subject dwelling. Often, this increased cost is due to the limited availability of adequate replacement housing or the need to improve the quality of housing to meet minimal

## *Sacramento Housing and Redevelopment Agency - Relocation Plan*

acceptable standards. The state regulations provides for financial assistance to meet these additional housing costs for both homeowners and tenants.

### **Benefits for Tenant-Occupants:**

The State Relocation Guidelines provide a basic entitlement of up to \$5,250 to compensate residential tenants who have established their residency within the Project area for a minimum of ninety (90) days prior to the initiation of negotiations. Payments to tenants are determined on the basis of their current rent, their ability to pay, market rent of a comparable dwelling and actual rent of the replacement unit and estimated cost of utilities. The rental assistance payment provides that a tenant will be paid the full amount of their calculated entitlement even if the payments are greater than \$5,250 based on a monthly housing need over a 42-month period as provided under the Last Resort Housing provision. Tenants may choose to use this payment as a down payment allowance in the event they elect to purchase a replacement home.

Tenants who have been in residency less than ninety (90) days prior to the initiation of negotiations are only entitled to receive the moving expense payment unless they are in the Last Resort Housing category.

### **NOTE:**

When a tenant/occupant decides to purchase a home, the rental differential payment may be applied to the purchase price of a replacement dwelling and/or incidental closing costs.

#### **Example: Calculation of Rent Differential Payment**

- I.       SELECT LESSER OF:**
- A.   Current Rent**  
          **Or**
- B.   30% of Monthly Income**
- Yields Base Rent*
- II.       SUBTRACT THE *BASE RENT* FROM THE LESSER OF:**
- C.   Actual Rent of Replacement Dwelling**

**Or**  
**D. Rent of Comparable Rental Unit**  
  
**Yields Monthly Need**

**III. MONTHLY YIELD MULTIPLIED TIME 42 MONTHS =  
Renters Assistance amount**

**Informational Program:**

All displacees will be given a copy of the “Informational Statement on Relocation Benefits.” This Informational Statement summarizes SHRA’s Relocation Assistance Program and is made a part of this Plan.

The Relocation Assistance Benefits Program will be reviewed with each displacee at the time of the first relocation assistance visit. Universal will work closely with the displacee during the entire relocation process. Universal staff is trained to solve any technical or complicated relocation situation.

**Special Problems:**

In the Survey of Relocation Needs, there were no physical impairments that will require a special consideration in replacement housing

**Hardship:**

No hardships were reported at the time of the Survey of Relocation Needs; should it be determined to be present at a later date, hardship relocation will be handled by application and proof of need.

**Field Office**

Due to the few numbers of displacees of the Project, a field office will not be necessary.

**Language Assistance**

Language Assistance will be provided based on the need. It is not anticipated special language assistance will be required.

*Sacramento Housing and Redevelopment Agency - Relocation Plan*

**Last Resort Housing**

Adequate housing sites may not be available within the financial parameters of the Relocation Assistance program, so payment in excess of the statutory limit is expected.

**Estimate of Relocation Costs**

The following estimates are based on the estimated residential moving costs and the basic relocation entitlements are based on the price of comparable replacement housing and experience of the writer. Costs such as the acquisition cost of the property, are not included nor are costs associated with the implementation of the program by the Sacramento Housing and Redevelopment Agency.

	<u>Low Estimate</u>	<u>High Estimate</u>
<b>Type of Payment</b>		
Rent Differential	\$12,600.00	\$20,000.00
Moving	\$2,900.00	\$3,500.00
<b>Total</b>	<b>\$15,500.00</b>	<b>\$23,500.00</b>

**Summary of Relocation Planning Issues**

As previously stated, a survey of available properties in the Sacramento area indicates there is an adequate supply of homes in a wide range of styles and prices.

**VII. LAST RESORT HOUSING PLAN**

**A. Introduction**

This Last Resort Housing Plan is based on the Survey of Relocation Needs of the owner occupants and tenants living in the Project area. It will provide directions for implementing the process of completing their relocation from the Project Area. Universal will prepare individual Last Resort Housing Plans for each displaced household. Files containing the Individual Plan and the Survey of Relocation Needs, which contains personal information on special needs, medical problems, income, schools, family composition, special circumstances, and area preferences will be maintained with the full confidentiality allowed by law.

## *Sacramento Housing and Redevelopment Agency - Relocation Plan*

Approval of this Plan will authorize SHRA to provide Last Resort Housing payments to any household requiring it in excess of the statutory \$5,250. Residents may not be displaced unless Last Resort funds are available to assure occupants obtain decent, safe and sanitary housing within their financial means.

### **B. Last Resort Housing Needs**

Last Resort Housing is necessary in a project if the displacee requires relocation assistance in excess of the basic statutory relocation amount of \$5,250 for a period of forty-two (42) months. This requires that SHRA must have funds available to provide these payments in order to implement the Project. The survey indicated that the household in the Project Area may qualify for the Last Resort Program.

### **C. Methods of Providing Last Resort Housing**

There are three basic methods for providing Last Resort Housing to qualified displaced rental tenants and owner occupants:

1. Apply the replacement housing benefits for tenants to purchase or rent DS&S units.
2. Provide new construction as suitable as rental housing.
3. Rehabilitate existing housing units.

#### **Provide Replacement Housing Benefits for Purchase or Rental of DS&S Units:**

This is the recommended means of providing replacement housing benefits in this Project as there is an adequate supply of housing available, both rental and purchase properties, in the replacement area. When replacement properties are not within the financial means of tenants, SHRA will be required to provide an additional rent supplement above the maximum amount of \$5,250. These payments are available in a lump sum to provide 42 months of rental assistance or to be used as a down payment allowance.

Under the Relocation Assistance & Advisory Services, Universal's Relocation Advisor will assist the displacee in locating replacement housing. Frequently, the displacee, however, will locate its own replacement home with the assistance of a local Realtor.

## *Sacramento Housing and Redevelopment Agency - Relocation Plan*

The Replacement Area used in this study is within the Sacramento area. It must be emphasized that the displacee may move to any other location in the Sacramento area or his/her choice of location in any City, State or Country.

Once the displacee selects a replacement unit, it must be inspected by Universal's Relocation Advisor or by SHRA's designated official in the newly selected locale. The replacement unit must pass the decent, safe and sanitary housing inspection before funds can be expended.

### **D. Recommendations**

The following is the recommended course of action for the Project displacees and a summary of their entitlements for replacement housing:

1. Provide additional rent supplements above the maximum amount of \$5,250. Payments can be made in a lump sum payment or used as a down payment allowance.

This recommendation is cost efficient and provides the greatest flexibility for the displacees.

### **E. Location of Housing to be Provided**

The comparability studies and rental referrals to comparable replacement housing are based on the housing stock available in the Replacement Area. Specific locations will depend upon the needs and preferences of the displacees. For comparability studies and the determination of individual entitlements, no units will be considered outside the Replacement Area. However, displacees may move anywhere provided they secure a DS&S unit.

### **F. When Housing Will be Provided**

Last Resort Housing will be available immediately to all occupants after the initiation of negotiations to acquire the real property commences. The initiation of negotiations is the time of the first written offer by SHRA. At that time relocation advisory as well as financial assistance will be available. Funds will be available immediately after the initiation of negotiations for any displacee that elects to move prior to receipt of a 90-day notice.

*Sacramento Housing and Redevelopment Agency - Relocation Plan*

**G. Social Service Agencies**

SHRA does not have a social service branch and, therefore, Universal will identify the local social service agencies that might be required to implement the Project.

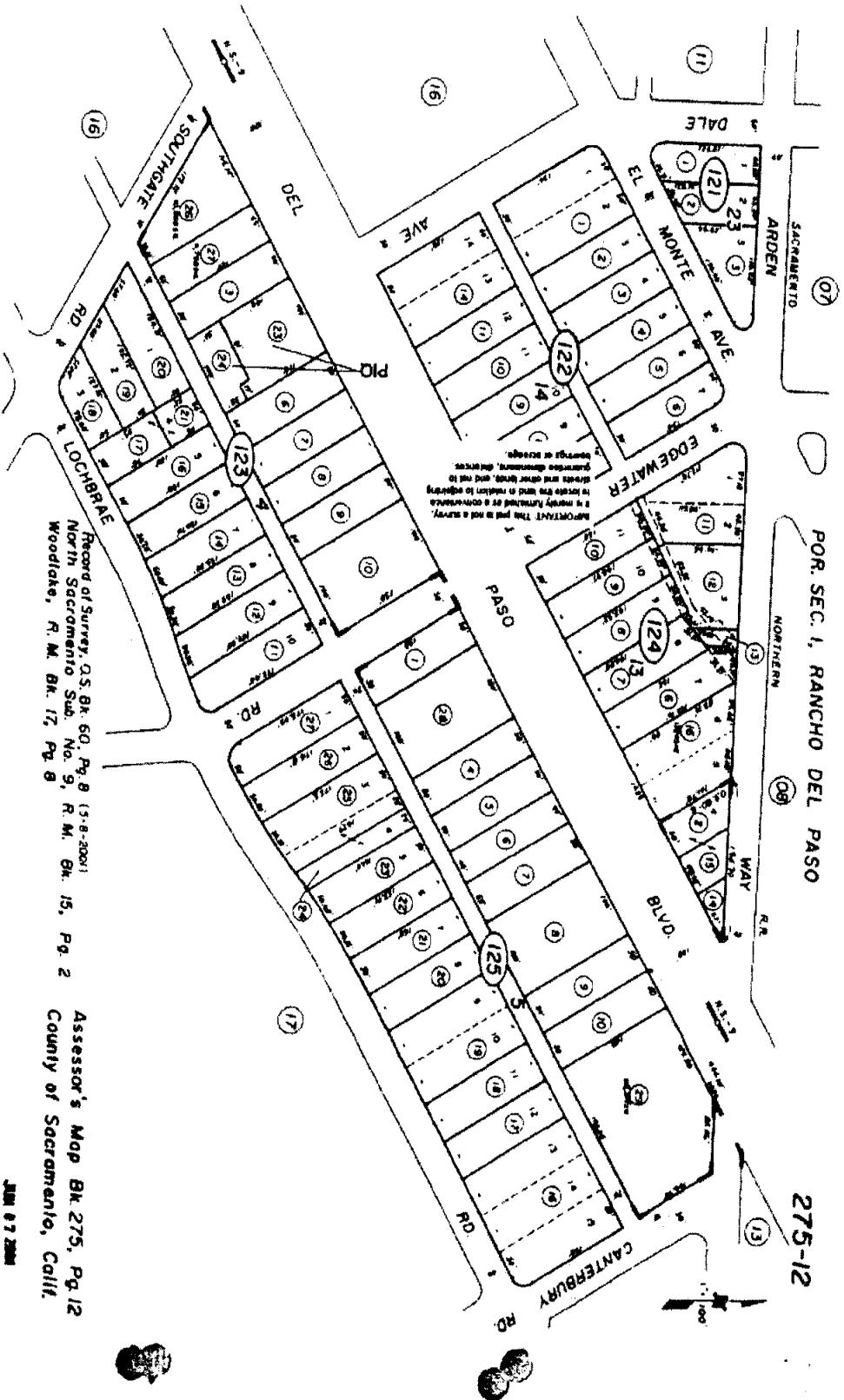
**I. Citizen's Advisory Committee**

A Citizen's Advisory Committee is not needed, as there are fewer than 25 families in the Last Resort Housing category being displaced by this Project.

**J. Summary**

It is concluded by our research that adequate replacement housing exists in the Sacramento Area to accommodate low to moderate income families being displaced. There should not be a need to develop new housing or rehabilitate existing housing in order to accommodate the parties affected by the project.

Sacramento Housing and Redevelopment Agency - Relocation Plan



Record of Survey, Q.S. Bk. 60, Pg. 8 (5-8-2001)  
 North Sacramento Sub. No. 9, R.M. Bk. 15, Pg. 2  
 Woodlake, R.M. Bk. 17, Pg. 8

Assessor's Map Bk. 275, Pg. 12  
 County of Sacramento, Calif.

JUN 07 2004



FIELD SERVICES, INC.

**1314-A Del Paso Boulevard**  
**Replacement Housing Plan**  
**for a Very-Low Income Dwelling Unit**

**Description of Property**

The subject property is located at 1314-A Del Paso Boulevard in the North Sacramento Redevelopment Project Area within the city limits of the City of Sacramento. The site is a three-bedroom, two bathroom detached single family home that is used as a rental unit by the property owner. Although the house's address is 1314-A Del Paso Boulevard, it is situated on a separate parcel behind a car wash business that fronts on Del Paso Boulevard.

The subject property and car wash were listed for sale by the owner through a real estate broker. On August 21, 2007, the City Council acting as the Redevelopment Agency authorized purchase of the property via adoption of a Resolution of Just Compensation. The Agency is currently moving forward with a staff report that will approve the Relocation Plan for the residential tenants and this Replacement Housing Plan. This staff report is presently scheduled to go to the Redevelopment Agency of the City of Sacramento on June 10, 2008.

Following the acquisition of the property, the Agency will demolish all the improvements, assemble the parcel with other contiguous parcels and redevelop the site as a transit oriented, mixed used residential and commercial project.

The project presents a significant opportunity to improve the redevelopment area by eliminating a non-conforming use (single family residence) in a commercial area and developing the site along with other contiguous parcels for a commercial and residential project.

Please refer to Attachment 2 for a map of the project site.

**Project Status**

Upon successful acquisition of the property, the house and car wash will be demolished, assembled with other contiguous parcels and prepared for the development of a mixed use residential commercial project. The Phase 1 and Phase II Environmental Site Assessment of the subject parcel show no obvious evidence of a recognized environmental condition. No further assessment of the site is recommended or warranted. The Agency will publish a Request for Proposals (RFP) to select a developer for development of the site. It is anticipated that by the end of 2008 or early 2009 the RFP will be issued. Subsequently, a developer and development plan for the site and assembled parcels will be identified and the project will move forward.

## **Responsibility of Agency**

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

"Whenever dwelling units housing persons and families of low or moderate income are destroyed or removed from the low- and moderate-income housing market as a part of a redevelopment project which is subject to a written agreement with the agency or where financial assistance has been provided by the agency, the agency shall, within four years of the destruction or removal, rehabilitate, develop, or construct, or cause to be rehabilitated, developed, or constructed, for rental or sale to 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 of 1314-A Del Paso Boulevard includes the use of local redevelopment tax increment funds, the project is subject to state replacement housing law, California Health and Safety Code 33413. Under state law, if a unit was occupied by a very low 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 1314-A Del Paso Boulevard within the required four-year time period.

The affordability level, type and number of units/bedrooms required to replace the one three-bedroom single family detached house 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 three-bedroom unit with a three-bedroom unit. Therefore, the Agency will replace the unit at 1314-A Del Paso Boulevard at the following affordability level:

Three bedrooms at very low-income (50% of AMI).

### **Replacement Dwelling Unit**

The Agency will replace the required unit at the Willow Glen Apartments, a new construction project that, when complete, will create 134 income restricted units and one unrestricted manager's unit. Willow Glen is located at the southeast corner of Del Paso Road and Gateway Park Boulevard in North Natomas (City of Sacramento Council District 1). The project is being constructed pursuant to Sacramento's Mixed Income Housing Ordinance. The project is being financed with mortgage revenue bonds, tax credits, City Housing Trust Fund, a City fee waiver, and State of California Multi-family Housing Program (MHP) funds. Due to the financing and the deep affordability requirements of MHP funding, the project will provide rental housing at the following affordability levels: 47 units restricted to households earning 30 percent and below area median income (AMI); 44 units at 50 percent AMI; and 43 units at 55 percent AMI. Willow Glen is comprised of one- two- and three-bedroom units distributed over the identified affordability levels. It is located near public transit, parks, shopping, schools, medical facilities and a temporary library. Construction will be completed in June 2009. Due to the regulatory agreements on the property, the units will remain affordable for 55 years.

The Agency will replace the three-bedroom unit being lost at 1314-A Del Paso Boulevard as follows:

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

### **Article XXXIV**

The City 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 1314-A Del Paso Boulevard in Sacramento, CA is within the current allocation and does not require a vote of the public.

### **Schedule for Demolition**

The house at 1314-A Del Paso Boulevard will be demolished following acquisition of the property by the Agency. This is expected to occur in the autumn of 2008.

**RESOLUTION NO. 2008 - \_\_\_\_\_**

**Adopted by the Sacramento City Council**

on date of

**RELOCATION PLAN FOR 1314-A DEL PASO BOULEVARD**

**BACKGROUND**

- A. The Redevelopment Agency of the City of Sacramento plans to acquire the property at 1314-A Del Paso Boulevard in the North Sacramento Redevelopment Area in May 2008.
- B. In keeping with the goals and strategies of the Five-Year Implementation and Northeast Line Plans, the Agency determined that demolishing the house and garage, assembling the site with the other adjacent properties at 1314, 1224 and 1212 Del Paso Boulevard, and redeveloping the entire assembled site with a high-density, residential mixed-use project would be its highest and best use, as well as in the best interest of the community.
- C. As a result, the Agency is required by the Community Redevelopment Law to identify and build or rehabilitate a very low-, low- or moderate-income housing unit in the area that will replace the one that is being demolished.

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

- Section 1. After due consideration of the facts presented, the findings, including the environmental findings regarding this action are approved.
- Section 2. The Relocation Plan is approved.

Exhibit A – Relocation Plan



Prepared By:

***Universal Field Services, Inc.***  
for the:



**Sacramento  
Housing &  
Redevelopment  
Agency**

*February 20, 2008*



**FIELD SERVICES, INC.**

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Sacramento, California 95815  
Phone: 916/564-9980 • Facsimile: 916/564-9985

## **INTRODUCTION AND PROJECT DESCRIPTION**

The Sacramento Housing and Redevelopment Agency (SHRA), acting as the Redevelopment Agency of the City of Sacramento, is obtaining properties located at 1310, 1314, 1400 -1414 Del Paso Boulevard in the City of Sacramento. The purpose of these acquisitions is for future mixed use development projects. This plan refers only to the tenants who occupy 1314 Del Paso Boulevard.

### **I. SUMMARY AND PROJECT DATA**

#### **A. Purpose of Relocation Plan**

The purpose of the Relocation Plan is to provide SHRA with information about the impact of the proposed Del Paso Boulevard Relocation on the residential occupants to be displaced.

More specifically, the limits and primary objectives of the Relocation Plan are as follows:

1. To conduct a survey of relocation needs of the household displaced by the proposed Project.
2. To perform an analysis of the relocation needs to determine location factors and characteristics identifying comparable replacement housing sites. The replacement housing sites should exhibit:
  - a. Functional equivalency to the displacement unit.
  - b. Compliance with applicable local housing codes.
  - c. Decent, safe and sanitary housing.
  - d. Affordability to the displaced person.
  - e. Availability in an area, which is compatible with the housing needs and location factors established in the survey above.
  - f. Availability on the market.

## *Sacramento Housing and Redevelopment Agency - Relocation Plan*

- g. Availability to displacee without regard to age, race, color, religion, sex, marital status or national origin.
3. To conduct a survey and analysis of available relocation resources. This survey will aid in determining whether comparable replacement resources are available to the affected residence unit.
4. To outline SHRA's relocation procedures, funding sources and time frame for relocation activities. This is to assure that uniform, fair and equitable treatment is provided to all displacees of the proposed Project.
5. To determine the needs of displacees as well as the potential costs to effectively relocate all displacees within the Project.
6. To determine any need for a Last Resort Housing Plan for relocation of any household that will require financial assistance beyond the limits set by the State statute.

### **B. Limits and Purpose of Project**

The purpose of these acquisitions is for future mixed use development projects.

1. The Project, as applied to this relocation plan, consists of one residential property located along 1314 Del Paso Boulevard in the City of Sacramento. This property is tenant occupied.

### **C. Basis of Findings**

Data collected for analysis and preparation of this plan was obtained from:

1. Personal interviews with the displacees and relocation surveys: Agents made telephone contact with the displacees and followed up with in-person visits to the site and interviewed the tenants. The purpose of the interview was to determine the size of the family, the unit size, monthly income, and other salient facts.
2. The Sacramento Bee Newspaper: The classified ads were reviewed to establish availability and location of rental properties.
4. Broker listings on the Internet.

*Sacramento Housing and Redevelopment Agency - Relocation Plan*

- 5. Local Real Estate agents.
- 6. Visual survey of the displacement and replacement resource areas.
- 7. The City was consulted to determine the number and size of other projects in the general area.

**D. Summary of Findings and Recommendations**

We were able to determine by visiting the tenants that they will have no problems in relocating in the same area due to the fact that availability for comparable replacement resources are available to the affected residential unit.

**Displacement Units**

Residential:

Tenant Occupied Residential: One (1)

**Project Relocation Recommendations**

- 1. No re-rent policy Yes X No \_\_\_
- 2. Adequate relocation resources exist for:  
    Tenant-Occupants Yes X No \_\_\_
- 3. The Displacement and Replacement neighborhood relocation areas are generally comparable in terms of amenities, public utilities, and accessibility to public services, transportation and shopping.
- 4. Payments:  

Replacement Housing Payment	Yes <u>X</u> No ___
Rental Supplement	Yes <u>X</u> No ___
Last Resort Housing Payments	Yes <u>X</u> No ___
- 5. Serve 90-day notice to all displacees and, after three (3) referrals have been provided, serve thirty (30) day notice. Yes X No \_\_\_

*Sacramento Housing and Redevelopment Agency - Relocation Plan*

6. Demolition of structures should proceed as soon as possible after they are vacated to reduce possibility of vandalism, criminal activity. Yes  No
7. The SHRA Relocation Program is adequate to successfully relocate all displacees for this Project alone. Yes  No
8. Estimated relocation project period: Three to Four Months
9. Low and moderate income housing stock is significantly affected by this Project. Yes  No
10. The Last Resort Housing Program will be required to relocate some of the households being displaced. Yes  No
11. The Last Resort Housing Program will require:
- |                               |   |
|-------------------------------|---|
| Payments in Excess of \$5,250 | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| New Construction              | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |

**Additional Findings:**

1. The Project addresses residential tenant concerns regarding displacement.
2. There are no agricultural or non-profit displacements.
3. There are adequate relocation resources for displaced residents of this Project.
4. Displacement and Replacement Areas are, for the residential occupant, generally comparable in terms of amenities, public utilities, accessibility to public services, transportation and shopping facilities.
5. The Last Resort Housing Program requires payments in excess of the statutory maximum of \$5,250 per household over a forty-two (42) month period.
6. The identified replacement housing is comparable to or better than the existing housing and affords the same level of amenities as displacees have in their current location.
7. There are no special relocation problems associated with this Project.

## *Sacramento Housing and Redevelopment Agency - Relocation Plan*

8. It is recommended that the residential displacee be permanently relocated and offered relocation assistance in accordance with State Relocation Guidelines, and SHRA relocation procedures.

### **E. Special Circumstances**

There are no known special circumstances related to relocation for this Project:

### **F. Project Assurances**

SHRA, through its consultant, Universal Field Services, Inc., shall:

1. Fully inform all eligible residential occupants of the assistance available to them through the Relocation Assistance Program.
2. Determine the needs of each residential displacee eligible for assistance.
3. Make good faith efforts to offer comparable replacement sites to all eligible displacees.
4. Provide the following notices: A 90-Day Notice only after each displacee has received a relocation entitlement statement reflecting their replacement housing and moving benefits after a minimum of three (3) referrals have been provided.

A 30-Day Notice to Vacate to each eligible displacee.

5. Make Relocation Payments in the amount required by law for completed relocations in a timely manner. Assure that replacement-housing payments reflect a comparable or better unit that complies with DS&S standards.
6. Provide orderly, timely and efficient assistance in a manner consistent with Title VIII of the Civil Rights Act of 1968 while ensuring that the relocation process does not result in different or separate treatment based on race, color, sex, marital status, religion or national origin.
7. Maintain a formal relocation appeal procedure for use by displacees seeking administrative review of the Sacramento Housing and Redevelopment Agency decisions.

## **II. STAFFING AND PRIORITY DATA**

**A. Relocation Staff Planning**

After the initiation of negotiations with the property owners, relocation activities will commence. It is anticipated that the relocation activities will take approximately 3-4 months. Occupants will be given at least ninety (90) days to relocate. Due to the small number of displaces (one household), it is recommended that Universal's Relocation Specialist be available for approximately Forty to Sixty hours depending on the displacees needs for this relocation. Universal has two (2) agents including one bi-lingual agent available for this Project. Administrative staff will also be needed as support to prepare the required information notices and process relocation payments.

**B. Relocation Recommendations**

It is recommended that the one (1) residential displace household be permanently relocated and offered Relocation Assistance in accordance with State and local regulations administered by Universal Field Services, Inc.

**Residential:**

The occupants have been personally interviewed and advised of their eligibility for relocation assistance and advisory services. When the Relocation Plan is adopted by the City Council, the displacee household will be provided with the following:

1. Written entitlement statement reflecting the dollar amount of benefits the displacees is entitled to receive and presentation of the Relocation Benefits Program to be administered in accordance with practices and procedures utilized by SHRA.
2. Referral to at least three comparable available "Decent, Safe and Sanitary" (DS&S) replacement dwellings.
3. Referral beyond the minimum of three available comparable DS&S replacement dwelling if necessary and at the discretion of SHRA.

*Sacramento Housing and Redevelopment Agency - Relocation Plan*

4. A ninety (90) day notice to vacate and a second thirty-day notice before the expiration of the 90-day period. SHRA shall serve no notices until approval of the Relocation Plan.
5. Payment of claims to be processed by SHRA and paid to the displacees promptly according to SHRA procedures.

### **III. PROJECT AREA CHARACTERISTICS**

#### **A. Characteristics of Project Area**

The subject properties are located in the City of Sacramento on Del Paso Boulevard near Arden Way and Southgate Road.

#### **B. Displacement Area**

The parcels comprising this Project site are bounded in the area south of Arden Way, North of Highway 160, West of Edgewater Road, and East of Southgate Road. The Project site (i.e., where displacement will occur) includes one (1) residential property at 1314 Del Paso Boulevard.

#### **C. Zoning, Land Use and Development**

Zoning within the Project: C2

#### **D. Competing Projects**

There are none.

#### **E. Divisive and Disruptive Effects**

The proposed Project is located in an area of similar uses. Therefore, no extraordinary divisive or disruptive effects are anticipated.

### **IV. PROJECT DISPLACEMENT DATA**

#### **A. General**

This is the only parcel occupied by a residential rental tenant.

*Sacramento Housing and Redevelopment Agency - Relocation Plan*

**B. Data Collection**

Universal interviewed the residents on February 12, 2008. Based on the information gathered in this process, it is estimated there is one (1) residential displacee household living in the project Area. It is a tenant-occupied unit.

**C. Resident Demographics**

The following information represents the resident make-up of the Project area based on the completed interviews:

Number of Households Interviewed	1
Percent of Households interviewed	30%
Number of Adult Females	0
Number of Adult Males	3
Number of Children (under 18)	0
Number of Senior Citizens	0
Number of Disabled	0

**D. Household Demographics**

Residential Units	Number in Household	Children	Years Occupied	Owner Occupied	Tenant Occupied
1.	3	0	2 Years		X

**E. Source of Income**

These numbers reflect some households that indicated more than one source of income.

<b>Main Source of Income</b>	
Employment	3
Retirement	0
Public Assistance	0

*Sacramento Housing and Redevelopment Agency - Relocation Plan*

**F. Monthly Income Range:**

<b>Household Income</b>	
<b>Range of Gross income</b>	<b>No. of Tenants</b>
Under \$ 800	
\$ 800-1,400	0
\$ 1,400-1,900	1
\$ More than \$2,000.	1

**G. Income/Rent/Unit Size**

<b>Income</b>	<b>Family Size</b>	<b>Current Unit Size</b>	<b>Current Rent</b>	<b>Unit Req.</b>	<b>Affordable Rent Range</b>	<b>Replacement Rent Range</b>
30% AMI	3	3 bd/2ba	\$850.00	3bd/2ba	N/A	\$1195-1295

**H. Transportation**

The respondent indicated that their primary mode of transportation was their automobile.

<b>Mode of travel to Work</b>	<b>No. of Respondents</b>
Automobile	All tenants own or have access to an automobile

**I. Reason for living in unit**

The one predominant reason cited by the tenants was the location to work and public transportation.

*Sacramento Housing and Redevelopment Agency - Relocation Plan*

<u>Reasons for Living in Current Unit</u>	<u>No. of Respondents</u>
<b>Priority</b>	
Location to work	
Access to public transportation	

**J. Preferred Relocation Area:**

The tenants interviewed preferred to find an area conducive to the current location and accessibility to public transportation.

<u>Area of Preference for Relocation</u>	
Similar neighborhood	Other

**K. Language Spoken:**

<u>Language</u>	<u>No.</u>	<u>Needs Interpreter</u>
English	2	No
Spanish	1	No

**L. Persons with Disabilities:**

There are no known persons with disabilities on this project.

**M. Replacement /Business Site Preferences:**

<u>Desired Type of Replacement Dwelling, Rent or Purchase</u>	
Type of Dwelling	No. of Respondents

*Sacramento Housing and Redevelopment Agency - Relocation Plan*

Wants to purchase house	0
Wants to rent house	1
Doesn't know	0

The Project should not have a significant impact on the current supply of housing in the City or County of Sacramento.

The income of the residential household is low compared to the rental rate they are paying, according to unverified information received during the interview process. It is anticipated that households who spend more than 30% of their aggregate gross monthly income on rent may qualify for last resort housing.

**V. RELOCATION AREA AND RELOCATION RESOURCES**

**A. Definition of Replacement Area**

One of the primary reasons for the preparation of a Relocation Plan is to assure that adequate replacement housing sites are available to the potential displacees. Comparable housing must be available prior to the Sacramento Housing and Redevelopment Agency providing ninety (90) day notices to any displacees. A survey of currently available housing was conducted for the purpose of providing that information in this Plan. In addition, it affords SHRA the opportunity to assess the availability of funds for the Project.

The displaced residential occupants should be able to find comparable replacement housing within the Replacement Area, which could be expanded to include a larger area, if needed.

The Replacement Area is selected to meet the location criteria established in the Survey of Relocation Needs; as well as for its comparability with the Project Displacement Area. In addition, this area must have sufficient replacement resources, both in quality and quantity, to meet the comparability criteria defined by the State Relocation Guidelines. This will be used to calculate the Residential Relocation Assistance Benefits.

The identification and use of a Replacement Area as described above does not limit the neighborhood or geographical area where a displacee may relocate. Once the housing entitlement is calculated, based on the cost of comparable decent, safe and sanitary housing actually available within the Replacement area, the displaced person may use

## *Sacramento Housing and Redevelopment Agency - Relocation Plan*

their benefits in another neighborhood, City, State or Country of their choice. This portability will apply only to the amount from the housing entitlement monies that the displacee spends on comparable or superior replacement housing to comply with the “spend-to-get” rule. All moving benefits payments are limited to the first fifty (50) miles unless the Sacramento Housing and Redevelopment Agency specifies otherwise.

The criteria used to select a “Replacement Area” requires that the area be related to the Displacement Area and to the needs and preferences of the person(s) to be displaced. More specifically, this includes:

Similar public facilities and services.

Housing stock similar to or better than that of the Displacement Area.

Conditions that meet the overall relocation needs of the Project displacees.

Characteristics that satisfy the residential preferences of the affected households to the maximum extent allowed by the comparability criteria.

The Residential Replacement Area chosen in this plan is comparable to or a better neighborhood within the City of Sacramento. Accessibility to medical and recreational facilities, parks and community shopping centers, shopping and transportation are approximately the same as those of the Displacement Area.

The Replacement Area was selected with particular attention to the needs of the residential displacees and the desirability of remaining in the same neighborhood in order to be in close proximity to friends, family and other local amenities

### **B. Replacement Area and Relocation Needs**

The Survey of Residential Relocation Needs identified the preferences of the displacement household, as well as their special relocation needs.

Although there are two alternative replacement options, rental and purchase, the focus of the search for replacement housing was in the market of rental units consisting of single-family homes.

*Sacramento Housing and Redevelopment Agency - Relocation Plan*

**C. Replacement Area Resources**

Comparable replacement, residential properties were found by personally contacting realtors, real estate for sale magazines, and classified listings in the Sacramento Newspapers, and various websites on the Internet, including real estate membership websites.

**D. Summary of Availability**

**Residential Rental:**

Adequate relocation resources exist to relocate the displaced households. This availability has been demonstrated by utilizing current data from newspaper ads and property management websites on the Internet. **Table 1** below depicts a representative sample of the current housing available.

<i>Table 1</i>					
<b>Current Residential Housing Inventory</b>					
<b>Rental Rate</b>	<b>Studio</b>	<b>1 Bed</b>	<b>2 Bed</b>	<b>3 Bed</b>	<b>4 Bed</b>
\$800 - \$900			0		
\$900 - \$1,000				0	
\$1,101 - \$1,200			0	4	
\$1,201 - \$1,300			0	7	
\$1,301 - \$1,400			0	0	
<b>Total</b>				<b>11</b>	

The Survey of Residential Relocation Needs identifies the needs of the displaced households and the size of the replacement unit required, as shown on **Table 2**.

<i>Table 2</i>				
<b>Required Replacement Housing</b>				
<b>Studio</b>	<b>1 Bed</b>	<b>2 Bed</b>	<b>3 Bed</b>	<b>4 Bed</b>
N/A	N/A	N/A	1	N/A

The focus of the search for replacement housing was in the market of single family homes for the renter-occupants. The search needs, therefore, for the residential

## *Sacramento Housing and Redevelopment Agency - Relocation Plan*

displacees is for ten (11) 3 bedroom decent, safe and sanitary units. A sampling of available rentals is shown in **Table 3**.

<b>Rentals Available in the Project Area</b>				
<b>Type</b>	<b>Location</b>	<b>Lease Rate</b>	<b>Bed Rms</b>	<b>Bath</b>
SF House	7608 23 <sup>rd</sup> Street	\$1,150	3	2
SF House	42 Stanislaus Circle	\$1,150	3	2
SF House	3961 Cottontail Way	\$1,195	3	2
SF House	10211 Pistachio Way	\$1,195	3	2
SF House	4879 N Laguna Drive	\$1,225	3	2
SF House	6729 Austin Way	\$1,250	3	2
SF House	3371 Paumanok Way	\$1,295	3	2
SF House	448 Little River Way	\$1,295	3	2
SF House	30 Stanislaus Circle	\$1,295	3	2
SF House	9461 Ole Court	\$1,295	3	2
SF House	5141 Ladefonos Circle	\$1,295	3	2

Available replacement sites are presented here as a representation of site availability within the Replacement Area. This is not intended to be a comprehensive list but rather a representative sample of available properties. Although not all of the properties will remain available throughout the Project displacement period, it is anticipated that additional sites will become available in the future. Also it was determined that there are ample numbers of available replacement quarters in the areas surrounding the Replacement Area, if it becomes a necessity to locate additional housing.

## **VI. RELOCATION PLAN AND PROGRAMS**

The following Relocation Plan provides for the planning of orderly, timely and efficient relocation of persons affected by this proposed Project. Universal Field Services, Inc. will administer the residential relocation program for SHRA.

SHRA is obligated to provide relocation assistance and relocation benefits to all persons and businesses displaced by this Project. They will undertake the responsibility to implement this plan in compliance with the provisions of the California Government Code Section 7260, et. seq.; California Code of Regulations, Title 25, Chapter 6; Relocation Assistance and Real

## *Sacramento Housing and Redevelopment Agency - Relocation Plan*

Property Acquisitions Rules and Regulations for SHRA's policies and procedures as they exist or may be adopted from time to time.

### **A. Overview of Relocation Program**

SHRA has established its relocation program to assist persons and businesses displaced by Redevelopment projects. In previous years a significant number of persons, businesses and non-profit organizations have been successfully relocated by SHRA.

In order to minimize the problems associated with displacement, SHRA has established four types of benefits for qualified displacees:

1. Relocation Assistance and Advisory Services Program
2. Basic Relocation Payment Program
3. Last Resort Housing Program
4. Informational Program

SHRA's program will conform, as applicable, to the provisions of the following:

1. California Government Code Section 7260 et. Seq.
2. California Code of Regulations, Title 25, Chapter 6
3. Relocation Assistance and Real Property Acquisition Rules and Regulations for SHRA.
4. A Residential Brochure including the Policies and Procedures as they exist or may be adopted from time-to-time as outlined in their relocation Assistance Program.

**These program objectives will be:**

## *Sacramento Housing and Redevelopment Agency - Relocation Plan*

1. Inform eligible Project occupants of the relocation assistance and benefits available.
2. Determine the needs and preferences of all displacees.
3. Provide at least three referrals to decent, safe and sanitary housing prior to issuance of 90-day notice; provide subsequent 30-day notice to vacate as required by law.
4. Provide current referrals on an on-going basis for both rental and for sale property.
5. Assure that relocation assistance is provided without regard to race, color, religion, national origin, sex, marital status or other arbitrary circumstances.
6. Provide appropriate information concerning local, state and/or federal programs that could benefit the displacee.
7. Assist displacees in completing all relocation forms, as needed.
8. Make relocation payments in accordance with the appropriate law, including Last Resort payments where applicable.
9. Inform all displacees of the Sacramento Housing and Redevelopment Agency policies regarding eviction and re-renting of unit.
10. Advise all displacees of the grievance policy as defined by SHRA in the event they seek review of the decision regarding their benefits and/or eligibility.
11. Assure that adequate funds are in place for displacees and for consultant services required to implement the relocation program prior to the commencement of relocation activity.

### **B. Citizen Participation**

In accordance with Title 25, Section 6012, SHRA must guarantee, at a minimum:

*Sacramento Housing and Redevelopment Agency - Relocation Plan*

1. Timely and full access to all documents relevant to the relocation program. They may restrict access only where its confidentiality is protected by law or its disclosure is prohibited by law.
2. To ensure that the information in documents provided does not compromise the privacy of eligible persons.
3. To provide technical assistance necessary to interpret elements of the relocation plan and its pertinent materials.
4. To make the comment Plan available for public review for 30 days and distribute to local public agencies.
5. To provide a general notice of the Plan's availability to all in the Project area.
6. The right of any person to submit written or oral comments and objections, including the right to submit written comments on the Relocation Plan when it is forwarded to the City Council for adoption.
7. Prompt, written responses to any written objections or criticisms.
8. That if the City Council approves the Plan, it will be available to residents of the Project area.

**C. Relocation Assistance & Advisory Services Program:**

This program is available to all potential displacees of the Project Area, whether tenured or non-tenured occupants.

The following activities will commence after the initiation of negotiations, which is defined as the date of the presentation of the final written offer to purchase the real property:

1. Conduct interviews within fifteen days of the first written offer.
2. Create a file for each displacee that will contain all relevant information on the displacee, a diary that chronicles the activity on the case as well as any correspondence.

*Sacramento Housing and Redevelopment Agency - Relocation Plan*

3. Provide "Information Statement" to residents and obtain signed acknowledgements verifying receipt of material.
4. Where necessary, assist in the transportation to inspect replacement sites within the area.
5. Provide assistance to any tenant who wishes to use his rent differential payment as a down payment allowance and assist him/her, as needed, in obtaining assistance from other public agencies including identification of First Time Home Buyers programs, if applicable.
6. Make referrals to social service agencies as needed to those requiring services outside the scope of services normally provided under the relocation program.
7. Provide special assistance as required by law to seniors and those with disabilities.
8. Assist in the completion of all relocation forms.
9. A written statement of each displacee's entitlement will be made with at least three referrals to a replacement unit within a reasonable time as required by law.
10. Displacees will be given at least as many referrals as are required by law. It is the policy of SHRA to give additional referrals if available and justified, depending upon the personal situation of the individual displacee. SHRA, through its consultant, will provide said referrals.
11. Each household will be made aware of their rights, entitlements and eligibility.
12. Each displacee will be notified in person of the services available to them, such as assistance in completing claim forms, calculations of their monetary entitlements, assistance in locating new property, physical assistance in viewing the property, required inspections of replacement housing, and assistance in preparing appeals, if necessary.
13. Assistance will also be provided in escrow transactions, purchase offers, mortgage qualifications, lease agreements, and general advisory services.
14. The level of relocation assistance for each displacee or residential unit will be determined by the needs of the displaced unit.

*Sacramento Housing and Redevelopment Agency - Relocation Plan*

15. Provide maximum relocation assistance on behalf of the displaced occupants where appropriate.

**D. Basic Relocation Payment Program:**

The Relocation Payment Program is designed to alleviate the financial hardship incurred by those being displaced by SHRA.

SHRA's relocation payment program shall fulfill its statutory obligations as required by California's relocation laws and regulations in addition to its advisory program. This program will also provide funds to all displacees to assist them in moving.

Residential occupants who own their own furniture are eligible for moving assistance; this payment may be either for actual moving costs including utility reconnections, or a lump sum payment for a self move based on tenant-furnished room count according to a schedule published by the California Department of Transportation (CALTRANS).

Beyond the constitutional requirement of just compensation, the state regulations provide certain financial benefits to assist displaced persons in relocating to a replacement dwelling. Financial assistance benefits for residential displacees are divided into two basic categories:

1. Moving payments.
2. Supplemental housing payments for residential owner-occupants and tenant-occupants.

The current Moving Expense Schedule and Dislocation Allowance for self-move is as follows:

Rooms	1	2	3	4	5	6	7	8	Add'tnl Rooms
Payment	\$625	\$800	\$1,000	\$1,175	\$1,425	\$1,650	\$1,900	\$2,150	\$225 each

**E. Relocation Advisory Assistance:**

## *Sacramento Housing and Redevelopment Agency - Relocation Plan*

Providing advisory assistance to those who will be displaced is a very important aspect of a relocation program. To do this successfully, not only must the relocation specialist be knowledgeable as to what the law and program regulations allow, but he or she must also be fully aware of the displacee's needs and the resources available to meet those needs. Advisory assistance generally consists of the following:

A thorough analysis of the needs of those being displaced based on personal interviews. These interviews provide the relocation agent with the opportunity to obtain information concerning family composition, income and other facts that will be useful in locating appropriate replacement housing.

Assurances of available adequate replacement housing are needed before requiring an individual to vacate the dwelling. To be greatest extent practical, SHRA is required to give each person to be displaced a minimum of 90 days (from the initiation of negotiations to acquire the property) before requiring the person to move. No person can be required to move until comparable housing is available which emphasizes the importance of adequate planning to avoid delaying the project.

The importance of relocation advisory assistance cannot be over-emphasized. Often the financial benefits to which a person may be eligible are limited by statute; therefore, it is important for the relocation specialist to be innovative and thorough in seeking ways to minimize displacement hardships.

### **Moving Allowances – Residential:**

An individual displaced from his or her dwelling is eligible to receive compensation for the relocation of personal property. Two methods are utilized:

1. A fixed schedule method based on the number of rooms in the dwelling. (Room Count – as shown on page 23.)
2. The actual and reasonable cost of moving the personal property by commercial movers. (Commercial Move.)

### **Supplemental Housing Benefits:**

Frequently, one who has been displaced from his dwelling will have to pay more to purchase or rent a comparable replacement dwelling than he received for his subject dwelling. Often, this increased cost is due to the limited availability of adequate replacement housing or the need to improve the quality of housing to meet minimal

*Sacramento Housing and Redevelopment Agency - Relocation Plan*

acceptable standards. The state regulations provides for financial assistance to meet these additional housing costs for both homeowners and tenants.

**Benefits for Tenant-Occupants:**

The State Relocation Guidelines provide a basic entitlement of up to \$5,250 to compensate residential tenants who have established their residency within the Project area for a minimum of ninety (90) days prior to the initiation of negotiations. Payments to tenants are determined on the basis of their current rent, their ability to pay, market rent of a comparable dwelling and actual rent of the replacement unit and estimated cost of utilities. The rental assistance payment provides that a tenant will be paid the full amount of their calculated entitlement even if the payments are greater than \$5,250 based on a monthly housing need over a 42-month period as provided under the Last Resort Housing provision. Tenants may choose to use this payment as a down payment allowance in the event they elect to purchase a replacement home.

Tenants who have been in residency less than ninety (90) days prior to the initiation of negotiations are only entitled to receive the moving expense payment unless they are in the Last Resort Housing category.

**NOTE:**

When a tenant/occupant decides to purchase a home, the rental differential payment may be applied to the purchase price of a replacement dwelling and/or incidental closing costs.

<b>Example: Calculation of Rent Differential Payment</b>	
<b>I.</b>	<b>SELECT LESSER OF:</b>
	<b>A. Current Rent</b>
	<b>Or</b>
	<b>B. 30% of Monthly Income</b>
	<b>Yields <i>Base Rent</i></b>
<b>II.</b>	<b>SUBTRACT THE <i>BASE RENT</i> FROM THE LESSER OF:</b>
	<b>C. Actual Rent of Replacement Dwelling</b>

**Or**  
**D. Rent of Comparable Rental Unit**  
  
**Yields Monthly Need**

**III. MONTHLY YIELD MULTIPLIED TIME 42 MONTHS =  
Renters Assistance amount**

**Informational Program:**

All displacees will be given a copy of the "Informational Statement on Relocation Benefits." This Informational Statement summarizes SHRA's Relocation Assistance Program and is made a part of this Plan.

The Relocation Assistance Benefits Program will be reviewed with each displacee at the time of the first relocation assistance visit. Universal will work closely with the displacee during the entire relocation process. Universal staff is trained to solve any technical or complicated relocation situation.

**Special Problems:**

In the Survey of Relocation Needs, there were no physical impairments that will require a special consideration in replacement housing

**Hardship:**

No hardships were reported at the time of the Survey of Relocation Needs; should it be determined to be present at a later date, hardship relocation will be handled by application and proof of need.

**Field Office**

Due to the few numbers of displacees of the Project, a field office will not be necessary.

**Language Assistance**

Language Assistance will be provided based on the need. It is not anticipated special language assistance will be required.

## *Sacramento Housing and Redevelopment Agency - Relocation Plan*

### **Last Resort Housing**

Adequate housing sites may not be available within the financial parameters of the Relocation Assistance program, so payment in excess of the statutory limit is expected.

### **Estimate of Relocation Costs**

The following estimates are based on the estimated residential moving costs and the basic relocation entitlements are based on the price of comparable replacement housing and experience of the writer. Costs such as the acquisition cost of the property, are not included nor are costs associated with the implementation of the program by the Sacramento Housing and Redevelopment Agency.

	<b><u>Low Estimate</u></b>	<b><u>High Estimate</u></b>
<b>Type of Payment</b>		
Rent Differential	\$12,600.00	\$20,000.00
Moving	\$2,900.00	\$3,500.00
<b>Total</b>	<b>\$15,500.00</b>	<b>\$23,500.00</b>

### **Summary of Relocation Planning Issues**

As previously stated, a survey of available properties in the Sacramento area indicates there is an adequate supply of homes in a wide range of styles and prices.

## **VII. LAST RESORT HOUSING PLAN**

### **A. Introduction**

This Last Resort Housing Plan is based on the Survey of Relocation Needs of the owner occupants and tenants living in the Project area. It will provide directions for implementing the process of completing their relocation from the Project Area. Universal will prepare individual Last Resort Housing Plans for each displaced household. Files containing the Individual Plan and the Survey of Relocation Needs, which contains personal information on special needs, medical problems, income, schools, family composition, special circumstances, and area preferences will be maintained with the full confidentiality allowed by law.

## *Sacramento Housing and Redevelopment Agency - Relocation Plan*

Approval of this Plan will authorize SHRA to provide Last Resort Housing payments to any household requiring it in excess of the statutory \$5,250. Residents may not be displaced unless Last Resort funds are available to assure occupants obtain decent, safe and sanitary housing within their financial means.

### **B. Last Resort Housing Needs**

Last Resort Housing is necessary in a project if the displacee requires relocation assistance in excess of the basic statutory relocation amount of \$5,250 for a period of forty-two (42) months. This requires that SHRA must have funds available to provide these payments in order to implement the Project. The survey indicated that the household in the Project Area may qualify for the Last Resort Program.

### **C. Methods of Providing Last Resort Housing**

There are three basic methods for providing Last Resort Housing to qualified displaced rental tenants and owner occupants:

1. Apply the replacement housing benefits for tenants to purchase or rent DS&S units.
2. Provide new construction as suitable as rental housing.
3. Rehabilitate existing housing units.

#### **Provide Replacement Housing Benefits for Purchase or Rental of DS&S Units:**

This is the recommended means of providing replacement housing benefits in this Project as there is an adequate supply of housing available, both rental and purchase properties, in the replacement area. When replacement properties are not within the financial means of tenants, SHRA will be required to provide an additional rent supplement above the maximum amount of \$5,250. These payments are available in a lump sum to provide 42 months of rental assistance or to be used as a down payment allowance.

Under the Relocation Assistance & Advisory Services, Universal's Relocation Advisor will assist the displacee in locating replacement housing. Frequently, the displacee, however, will locate its own replacement home with the assistance of a local Realtor.

## *Sacramento Housing and Redevelopment Agency - Relocation Plan*

The Replacement Area used in this study is within the Sacramento area. It must be emphasized that the displacee may move to any other location in the Sacramento area or his/her choice of location in any City, State or Country.

Once the displacee selects a replacement unit, it must be inspected by Universal's Relocation Advisor or by SHRA's designated official in the newly selected locale. The replacement unit must pass the decent, safe and sanitary housing inspection before funds can be expended.

### **D. Recommendations**

The following is the recommended course of action for the Project displacees and a summary of their entitlements for replacement housing:

1. Provide additional rent supplements above the maximum amount of \$5,250. Payments can be made in a lump sum payment or used as a down payment allowance.

This recommendation is cost efficient and provides the greatest flexibility for the displacees.

### **E. Location of Housing to be Provided**

The comparability studies and rental referrals to comparable replacement housing are based on the housing stock available in the Replacement Area. Specific locations will depend upon the needs and preferences of the displacees. For comparability studies and the determination of individual entitlements, no units will be considered outside the Replacement Area. However, displacees may move anywhere provided they secure a DS&S unit.

### **F. When Housing Will be Provided**

Last Resort Housing will be available immediately to all occupants after the initiation of negotiations to acquire the real property commences. The initiation of negotiations is the time of the first written offer by SHRA. At that time relocation advisory as well as financial assistance will be available. Funds will be available immediately after the initiation of negotiations for any displacee that elects to move prior to receipt of a 90-day notice.

*Sacramento Housing and Redevelopment Agency - Relocation Plan*

**G. Social Service Agencies**

SHRA does not have a social service branch and, therefore, Universal will identify the local social service agencies that might be required to implement the Project.

**I. Citizen's Advisory Committee**

A Citizen's Advisory Committee is not needed, as there are fewer than 25 families in the Last Resort Housing category being displaced by this Project.

**J. Summary**

It is concluded by our research that adequate replacement housing exists in the Sacramento Area to accommodate low to moderate income families being displaced. There should not be a need to develop new housing or rehabilitate existing housing in order to accommodate the parties affected by the project.

