

RESOLUTION NO. 82-045

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO
ON DATE OF

July 6, 1982

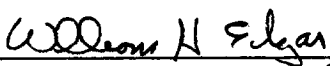
APPROVING ESTABLISHMENT AND ADMINISTRATION
OF A RELOCATION PROGRAM FOR INDIVIDUALS DISPLACED
IN REDEVELOPMENT PROJECT AREAS AND APPROVING
RELOCATION PROGRAM GUIDELINES

BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY
OF SACRAMENTO:

Section 1. The Executive Director, or his designated representative, is authorized to establish and administer the Relocation Assistance and Benefits Program for Individuals and Families Displaced by Private Activities in Redevelopment Project Areas as a pilot program for a one-year period commencing on July 1, 1982 in the Alkali Flat Project Area, in accordance with the Program Guidelines attached hereto as Appendix "D".


VICE CHAIRMAN

ATTEST:


SECRETARY

RESOLUTION No. 82-045

JUL -6 1982

RELOCATION ASSISTANCE AND BENEFITS PROGRAM
FOR INDIVIDUALS AND FAMILIES DISPLACED BY PRIVATE
ACTIVITIES IN REDEVELOPMENT PROJECT AREAS
WITHIN THE CITY OF SACRAMENTO

I. PROGRAM DESCRIPTION

The Relocation Assistance and Benefits Program has been established to assist low or very low-income tenants displaced by private rehabilitation as approved by Sacramento Housing and Redevelopment Agency (SHRA) staff, rezoning, change in use, relocation of residential structures, demolition and code enforcement activities in redevelopment project areas.

The Relocation Assistance and Benefits Program is initially funded with City of Sacramento Community Development Block Grant (CDBG) funds authorized under the Housing and Community Development Act of 1974. As the program develops, other funding sources such as tax increment financing could be utilized. The administration of this program will be the responsibility of the SHRA through the Relocation Section of the Technical Services Division.

II. PROGRAM REQUIREMENTS

A. Definitions - For the purposes of this program, the following definitions will apply:

- 1. Comparable replacement housing shall mean housing which is:
 - a. Decent, safe and sanitary, and in compliance with all local and State housing codes;
 - b. Open to all persons regardless of race, creed, national origin, ancestry, religion, marital status, or gender;
 - c. Possesses substantially equivalent facilities in terms of rent range, apartment size, major kitchen and bathroom facilities, special facilities, where necessary to the tenant, for the handicapped, infirm or senior citizens, and willingness to accept children where necessary to the tenant; and
 - d. Is located in an area comparable to the location of the existing structure in terms of accessibility to the tenant's place of employment, community and commercial facilities, schools and public transportation.
- 2. Designated project areas shall mean City of Sacramento Redevelopment Project Areas. As established under California Redevelopment Law, these areas currently include

Project Numbers 2-A, 3, 4, 5, 6, 7 and 8 (see maps attached). Subsequent new redevelopment project areas and amendments to the existing areas will also be covered under this program.

3. Eligible activities shall mean displacement caused by private rehabilitation as approved by SHRA staff, rezoning, change in use, relocation of residential structures, demolition, or notification from the Building Inspection requiring vacation from the premises for code enforcement deficiencies.
4. Eligible current tenant shall mean a low or very low-income tenant:
 - a. Residing in the structure a minimum of 60 days prior to receipt of vacate notice;
 - b. Who, on such date, could not be evicted for cause;
 - c. Who, on such date has not, on his or her initiative, given notice of his or her intent to vacate the existing structure.
5. Eligible former tenant shall mean a low or very low-income tenant:
 - a. Who resided in the structure at any time in the six months preceding the issuance of the vacate notice and the continuous duration of such tenancy exceeded 60 days; and
 - b. Whose current address is reasonably ascertainable by the Agency; and
 - c. Who was not evicted for cause.
6. Eviction for cause shall mean a serious or repeated violation of a material term of the lease or rental agreement. This action may include, but not necessarily be limited to the following:
 - a. The tenant has failed to pay the rent to which the landlord is entitled.
 - b. The tenant has violated an identifiable obligation or covenant of the tenancy other than the obligation to surrender possession upon proper notice, and has failed to cure such violation after receiving written notice thereof from the landlord.
 - c. The tenant is committing, or permitting to exist, a nuisance in, or is causing damage to the rental unit or to the appurtenances thereof, or to the common

areas of the property containing the rental unit, or is creating an unreasonable interference with the comfort, safety or enjoyment of any of the other residents of the same or any adjacent building.

- d. The tenant is using or permitting a rental unit to be used for any illegal purpose.
 - e. The tenant had a written lease or rental agreement which terminated on or after the effective date of this program but refused, after written request or demand by the landlord, to execute a written extension or renewal thereof for a further term of like duration with similar terms and conditions.
 - f. The tenant has refused the landlord reasonable access to the unit for the purpose of making repairs or improvements, or for the purpose of inspection, as permitted or required by the lease or by law, or for the purpose of showing the rental unit to any prospective purchaser or mortgagee.
 - g. The person in possession of the rental unit at the end of the lease or rental term is a subtenant or assignee not approved by the landlord where the lease or rental agreement expressly requires approval by the landlord of any assignment or subtenancy.
7. Low and very low-income shall mean low and very low-income limits as established and adjusted annually by the Department of Housing and Urban Development under the Section 8 Housing Program (see attached as Appendix A).
 8. Private rehabilitation as approved by SHRA staff shall mean rehabilitation activities, as determined by SHRA technicians, that cannot be reasonably undertaken without vacation of the property. These activities could include, but are not necessarily limited to, one or more of the following: major electrical, major plumbing, major structural repair or alterations, and major mechanical.
 9. Vacation caused by code enforcement deficiencies shall mean displacement caused as a direct result of an order from the Director of the Building Inspections Division (hereinafter referred to as "Director") or a decision of the Housing Codes Advisory Appeals Board, the City Council, or a court of competent jurisdiction, that necessitates vacation of the dwelling in order that it may be repaired or demolished. Such displacement may occur when the Director or his authorized representative has inspected the building and determined that it is (a) a substandard building pursuant to the Housing Code (Sacramento City Code, Chapter 49); (b) a dangerous building

pursuant to the Dangerous Building Code (Sacramento City Code, Chapter 50); or (c) an immediately dangerous building pursuant to the Dangerous Building Code (Sacramento City Code, Chapter 50).

- B. Eligibility - Eligibility for relocation assistance is established when displacement occurs from eligible activities in designated project areas. Assistance is provided to both eligible current tenants and eligible former tenants.

Individual eligibility requirements applicable to this program are outlined below:

- 1. Eligibility is limited to low and very low-income individuals.
- 2. No person who is otherwise eligible under this program will receive assistance or benefits under this program if he/she is eligible to receive assistance or benefits under any other local, state or federal relocation program.
- 3. For the purposes of individual eligibility under this program, one or more individuals living in a single dwelling shall be regarded as one person.

- C. Displacement Determination - Before assistance is provided under this program, the SHRA must determine that the eligible activity cannot reasonably be undertaken without vacation of the property.

D. Notice and Certification Requirements

- 1. City notification to private developer - Upon application to the City Building Department for a building or demolition permit, upon inspection of the premises by the Division of Building Inspections for Code Enforcement deficiencies which require vacation of the premises, or upon application to the City Planning Department for rezoning request or a residential structure relocation permit, the developer will be notified of the relocation assistance available to displaced tenants under this program and will be requested to notice the SHRA of his/her intentions. In addition, copies of all applications for building, demolition, special use, rezoning requests and residential structure relocation permits in designated project areas will be forwarded to the SHRA by the City Planning and Building Departments. Copies of the vacation notices issued by the Division of Building Inspections for code deficient structures will also be forwarded to the SHRA.
- 2. Private developer notification to SHRA - The private developer shall notify the SHRA (at least 60 days) prior

to issuing a vacate notice of his/her intention to issue such notice.

- a. The notice shall state:
 - 1) The location of the proposed project.
 - 2) The approximate date the premises must be vacated.
 - 3) The number of units and individuals affected.
- b. A certificate will be executed by the private developer, indicating that tenant relocation assistance is required to carry out an eligible activity as identified in this program and that once relocation assistance is provided, the developer will actually undertake this activity. If the developer has failed to contact the SHRA, the Relocation Specialist will directly contact the developer to ascertain the information listed in Section D.2.a. In the event the developer fails to execute the above certificate, the Relocation Specialist will make a determination as to unit and tenant eligibility and provide assistance under this program.

3. Private developer notification to tenant - The private developer shall issue a notice at least 30 days prior to the vacate date that the property must be vacated.

- a. The notice shall state:
 - 1) The date the premises must be vacated.
 - 2) Relocation assistance may be available to eligible tenants by the Agency.
 - 3) The name and number of the SHRA Relocation Specialist who is to be contacted for further information.
- b. The notice shall be in writing and be mailed or personally served. A copy of such notice will be sent to the SHRA.

E. Relocation Assistance - To the extent funding or space is available, eligible current and eligible former tenants are entitled to the following assistance:

- 1. Actual relocation expenses - payment of actual relocation expenses not to exceed \$300 for the following kinds of items:
 - a. Utility deposits.
 - b. Telephone installation.

- c. Cleaning and security deposits.
- d. First month's rent in replacement dwelling.
- e. Other related costs as approved by Relocation Specialist.

All expenses must be documented by receipted bills or by relocation staff verification.

- 2. Dislocation allowance - payment of a fixed dislocation allowance of \$200. This payment is intended to help families and individuals meet additional financial obligations incurred as a result of the relocation.
- 3. Priority under the rental housing assistance program administered by the SHRA.
- 4. Rental assistance payments - if housing units under the rental housing assistance program are not available, a rental assistance payment shall be paid to enable the displaced tenant to lease or rent a comparable replacement dwelling. The guidelines of the U.S. Department of Housing and Urban Development for the Uniform Relocation Act on the computation of the replacement housing payments will be utilized, except that 12 months will be substituted for 48 and the maximum payment will be in the amount of \$1,000.

The rental assistance payment will be computed in the following manner: First, the assistance needed for one month will be determined by subtracting the base monthly housing cost at the present residence from the rent, including utility costs, for the replacement home. That monthly assistance, if any, will be multiplied by 12. In no case will this figure exceed the maximum \$1,000. For the purposes of this program, base monthly housing cost at the current residence is defined at the current rent of the residence, including utility costs, or 30 percent of the individual's gross income, whichever is less.

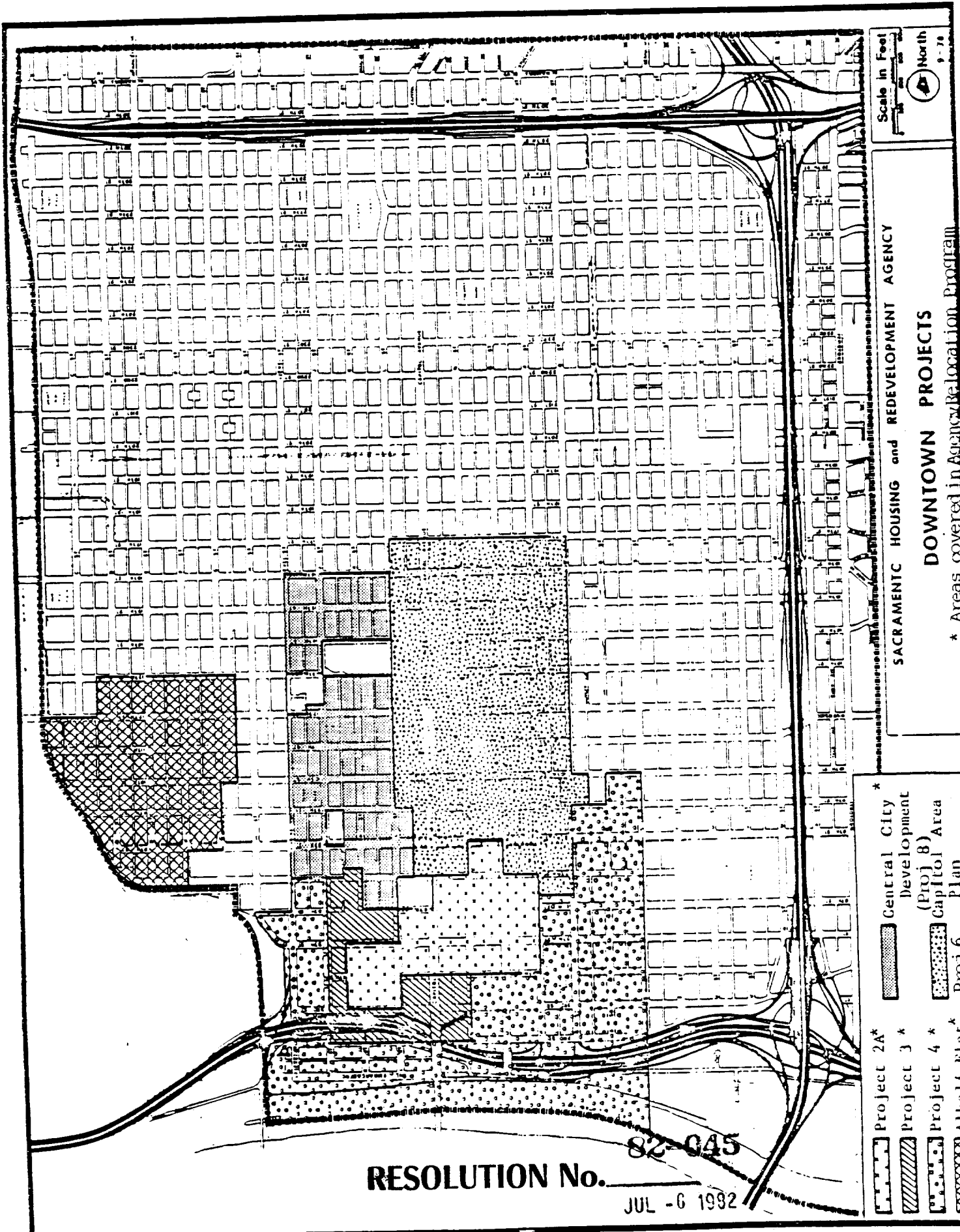
II. PROGRAM ADMINISTRATION

- A. Relocation Assistance - The Relocation Specialist will perform the following tasks during the administration of the relocation program:
 - 1. Make determination as to unit and tenant eligibility. Work with the private developer to identify eligible current and former tenants.
 - 2. Upon notification from the City or directly from the property owner, the Relocation Specialist will visit the tenant to provide written information on the relocation

program and to review the procedures, available payments and services entitled under the program. Relocation information will be provided by the Relocation Specialist at the earliest possible time to all persons to be displaced.

- 3. Conduct in-depth interviews to determine the individual needs and preferences for replacement housing.
- 4. Match individual needs with housing resources available.
- 5. After displaced tenant has chosen replacement housing unit, perform inspection to ensure it is in decent, safe and sanitary condition.
- 6. Assist displaced resident in moving to replacement housing unit. If necessary, issue advance payment.
- 7. Assist displaced tenant in filing appropriate claims.
- 8. Review and process claims.
- 9. Ensure disbursement of payment of SHRA Finance Division.
- 10. Prepare and maintain relocation records as follows:
 - a. Identify the total amount of relocation payments made and the number of displacees relocated.
 - b. Record administrative costs separately from the relocation benefit payments.
 - c. A quarterly report summarizing the above records will be submitted to the SHRA's Community Development Block Grant Section.

B. Relocation Program Costs - The administrative cost of providing relocation assistance and benefits to displaced persons will be included as part of the program costs.



Scale in Feet
 North
 9-78

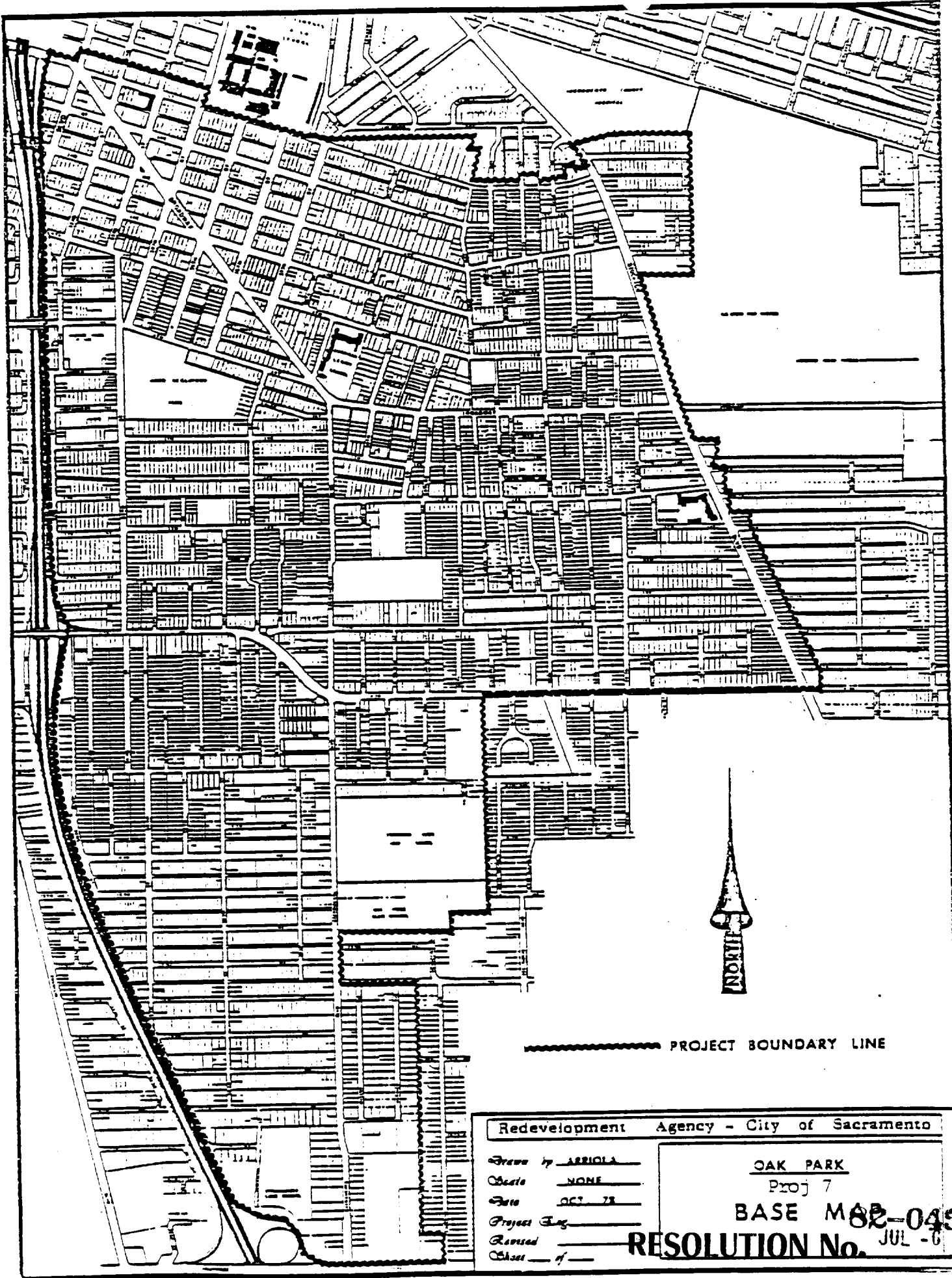
SACRAMENTO HOUSING and REDEVELOPMENT AGENCY

DOWNTOWN PROJECTS

* Areas covered in Agency Relocation Program

- Project 2A* [Dotted Pattern]
- Project 3* [Diagonal Hatching]
- Project 4* [Cross-hatching]
- Alkali Flat* [Diagonal Hatching]
- Central City Development (Proj 8) Capitol Area Plan [Stippled Pattern]

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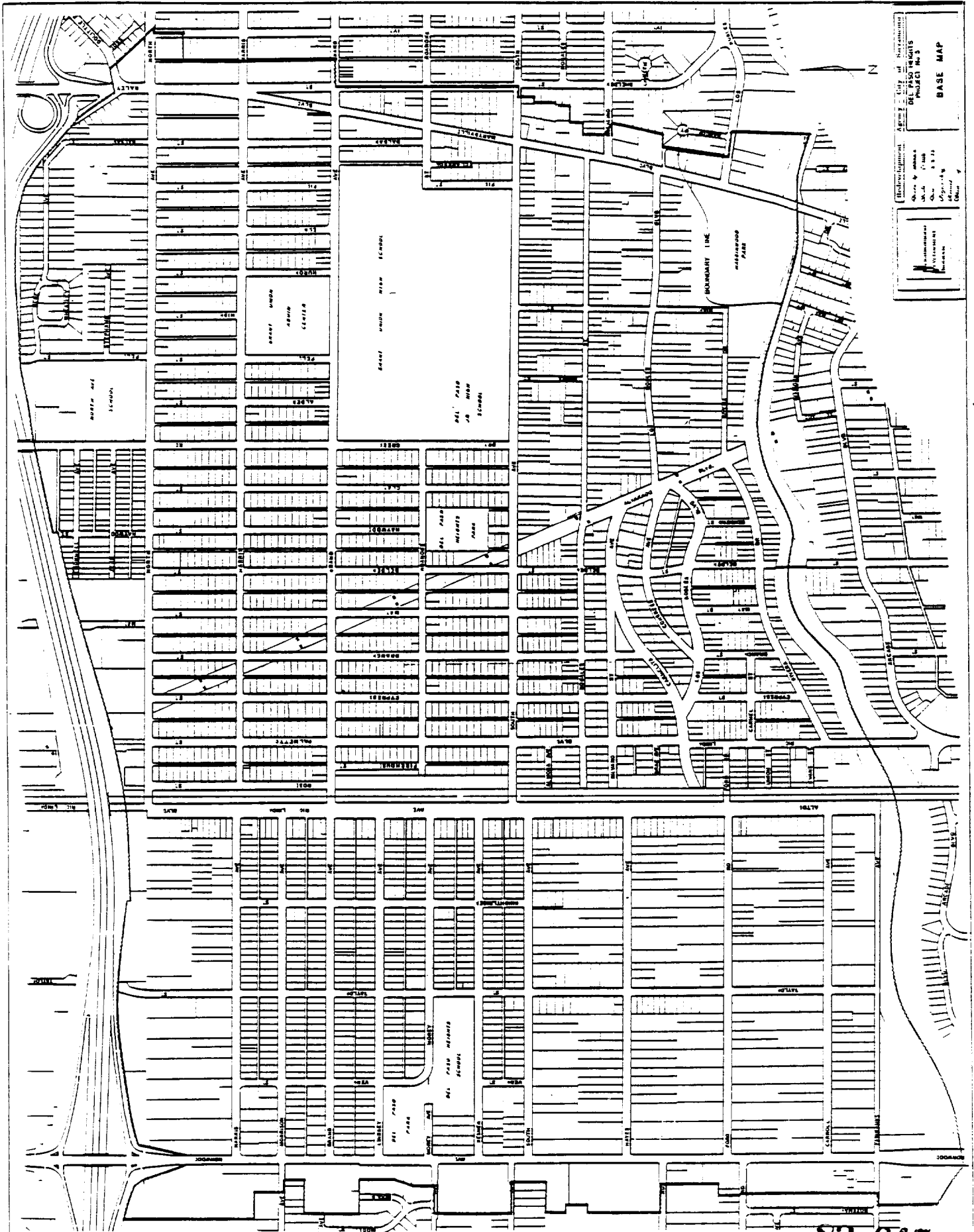
PROJECT BOUNDARY LINE

Redevelopment Agency - City of Sacramento

Drawn by ARRIOLA
 Scale NONE
 Date DEC 78
 Project Eng. _____
 Revised _____
 Sheet _____ of _____

OAK PARK
 Proj 7
 BASE M82-045
 JUL - 6 1982

RESOLUTION No.



Approved by the City of Del Paso Heights
 DEL PASO HEIGHTS
 PROJECT No. 3
BASE MAP

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INCOME LIMITS

<u>Number of Persons in Family</u>	<u>Very Low</u>	<u>Low</u>
1	\$ 8,650	\$13,850
2	9,900	15,800
3	11,100	17,750
4	12,350	19,750
5	13,350	21,000
6	14,350	22,200
7	15,300	23,450
8	16,300	24,700

As of October 1, 1981

82-045
EXHIBIT A
RESOLUTION No._____

JUL -6 1992