

A U T O



T E M P

**CAMPORA APARTMENTS
32101 McCoy Road
SOLEDAD, CA**

**RESIDENTIAL ANTIDISPLACEMENT
AND
RELOCATION ASSISTANCE PLAN**

PREPARED FOR

South County Housing

7455 Carmel Street
Gilroy Ca, 95020

BY

AUTOTEMP

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MARCH 2014

INTRODUCTION

South County Housing (“SCH”) proposes to undertake the acquisition and reconstruction of the Camphora Labor Camp (the “Project”), in Soledad, California

South County Housing is one of the leading non-profit developers of affordable housing in the Silicon Valley and Central Coast Regions. It was founded in 1979 and has developed over 2000 units of affordable housing with an additional 1800 units of housing in development. It has been building communities and providing low-income families with the tools and opportunities to improve their lives and neighborhoods. South County Housing provides a wide variety of housing types including large families, seniors, farm-workers, transitional housing and single parents.

The Community

The dwelling units which are the subject of this Relocation Plan are located near the city of Soledad, in an unincorporated area of the County of Monterey, 25 miles southeast of Salinas.

The Project

The Camphora Labor Camp is located on a 4.6 acre parcel and is improved with 6 residential buildings, each containing five to six two-bedroom one bath units. The 44-dilapidated rental units are used primarily by farm workers. There is also a large community building which is usable, but the windows are boarded up.

The proposed reconstruction of the Camphora Labor Camp and conversion to the Camphora Apartments will occur in one phase. Demolition will allow the construction of the Camphora Apartments. With 44 units in four residential, two story, garden style buildings, featuring 22 two-bedroom/one bath and 22 three-bedroom/two bath units, the new Camphora Apartments will be able to accommodate the existing residents. In addition, a new 3000 square foot community center and tot lot will be constructed. Careful consideration is being given to developing a project that maintains affordability,

yet with the amenities of a quality apartment community. See Figure 3 and 4 below, for existing overhead and future site plan.

The project will comply with all General Plan guidelines and zoning requirements of the County and be compatible with adjacent land uses. There is no foreseen negative impact on the surrounding neighborhood.

Prospective funding sources are conventional financing; low income housing tax credits (LIHTC); USDA 514 funds or HCD MHP funds; State HOME funds; Department of Labor Farm-worker Grant; Community Development Block Grant (CDBG); and AHP funds from the Federal Home Loan Bank.

As a result of the Project, based upon available information, SCH anticipates that all but up to five of the existing households will be temporarily displaced, to allow reconstruction to occur in an orderly and safe manner.

The subject property is located in an unincorporated area of the County of Monterey, near Soledad, immediately south of the California Correctional Training Facility, and east of Highway 101 at 32101 McCoy Road Please see **Figures 1** and **2**, of the Regional and Site-specific location;; **Figure 3**, for an Aerial View of the project site; and **Figure 4**, for the proposed site plan.

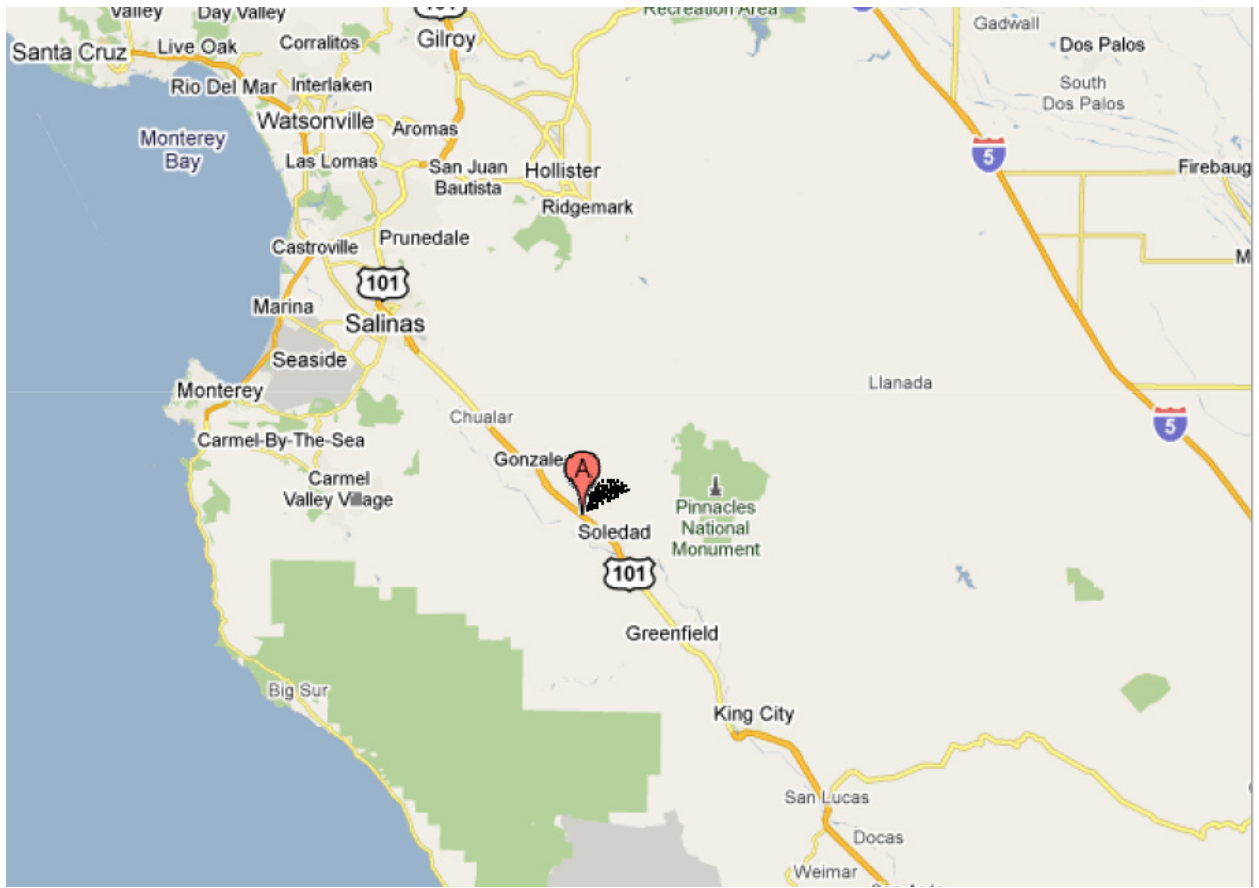


Figure 1 Regional Location

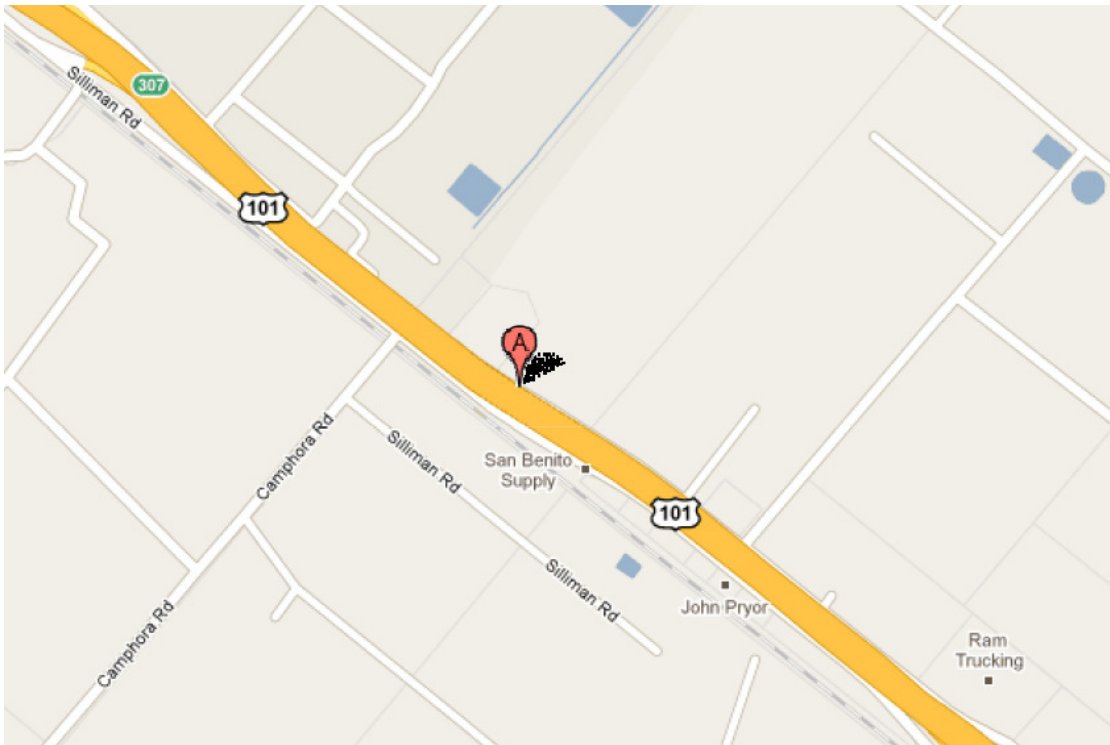


Figure 2 Site-specific Location

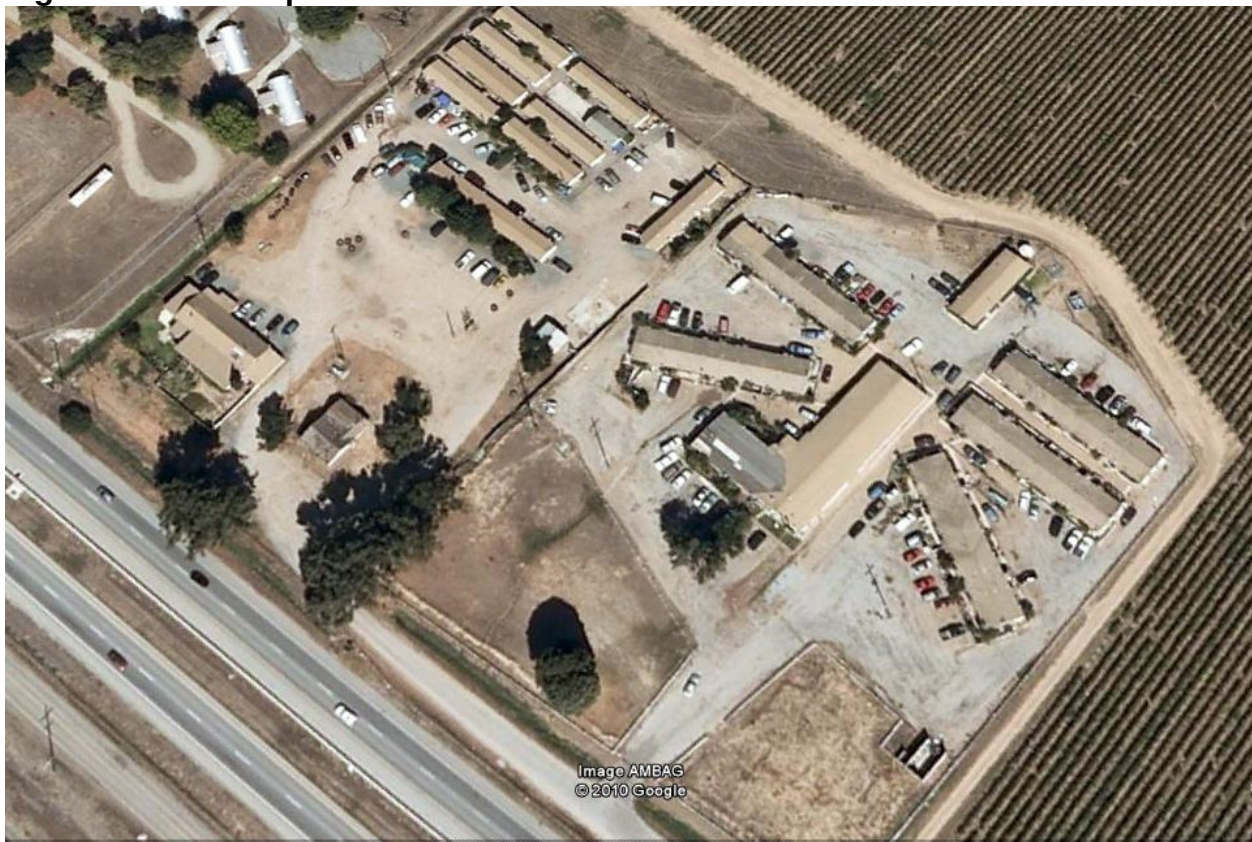


Figure 3 Aerial View
Autotemp

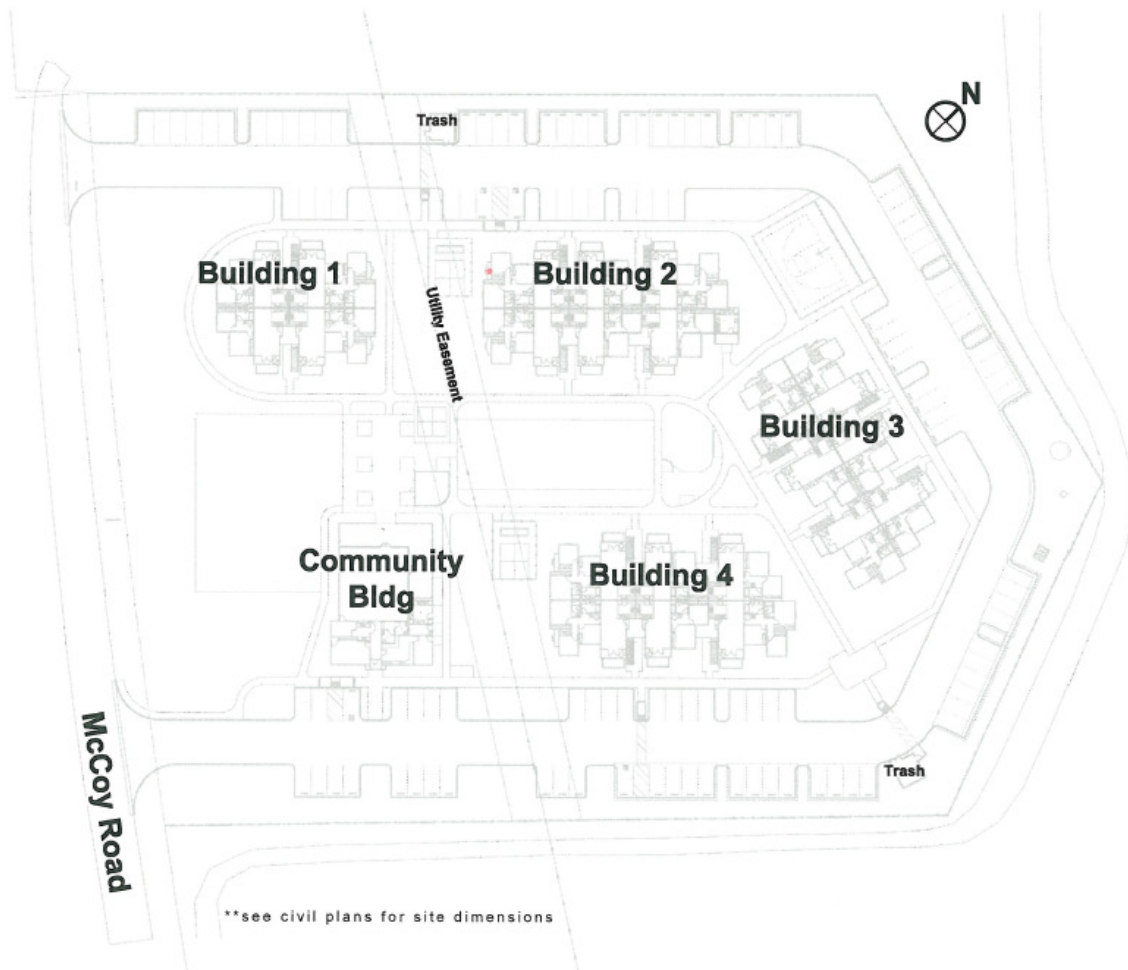


Figure 4 Proposed Site Plan

Autotemp, an experienced acquisition and relocation firm, has been selected to prepare this Relocation Plan (the 'Plan'), and may provide or oversee all subsequently required relocation assistance. In compliance with statutory requirements, the Plan has been prepared to evaluate the present circumstances and replacement housing requirements of the current Project occupants.

This Plan provides for the results of a needs assessment survey, its subsequent incorporation into the planning process, and details of the proposed relocation plan.

This Plan sets forth policies and procedures which would be necessary to conform to statutes and regulations established by the Federal, Uniform Relocation Act (46 U.S.C. § 4600 et seq.), its implementing regulations (49 C.F.R.) Part 24); and, the California Relocation Assistance Law, California Government Code Section 7260 et seq (the "CRAL") and the California Relocation Assistance and Real Property Acquisition Guidelines, Title 25, California Code of Regulations, Chapter 6, Section 6000 et seq. (the "Guidelines") for residential displacements and the funding agencies' own rules and regulations.

It should be noted that, with certain narrow exceptions, Federal funds cannot be used for any "displaced person" who is an alien not lawfully present in the United States.

No mandatory displacement activities will take place prior to the required reviews and approval of this Plan.

RESIDENTIAL ANTI-DISPLACEMENT PLAN

Background and Introduction

Part of the relocation planning process requires that grantees receiving federal financial assistance pursuant to the CDBG or HOME programs must assure that they have taken all reasonable steps to minimize the displacement of persons as a result of activities assisted with these funds.

The Camphora project is a prospective recipient of HOME/CDBG funding through the County of Monterey. Consequently, the Project is, prospectively, to be subject to HUD regulations governing relocation and minimization of displacement. These regulations are found at Section 104(d) of the Housing and Community Development Act of 1974, (the Act), as amended [42 United States Code, Section 5304(d)] and implementing regulations at Title 24 Code of Federal Regulations, Part 42.

As noted in the **INTRODUCTION**, the proposed project consists of the demolition and reconstruction of 44 units, resulting in a net loss of zero units and a net gain of 22 bedrooms. Up to five households will be permanently displaced for the project to proceed.

One-for-One Replacement Units

Normally, the Developer would replace all occupied and all “vacant occupiable dwelling unit(s)” of *Lower Income* housing either demolished, or converted to a use *other than* lower-income housing, in connection with funds provided under the CDBG program guidelines. However, it is recognized and acknowledged by the County, and confirmed by available information, that the reconfiguration of the units better suit the needs of the households of this community, along with minimizing displacement. Based upon resident household incomes vis-à-vis the bedroom counts of the forty-four units currently occupied on a long term basis and slated to be demolished, for the purposes of Section 104d the units to be replaced are as follows.

Forty-Four Units –Eighty-Eight Bedrooms

The Developer will meet its obligations to reconstruct the required number of units through its current plans. The Developer through its relocation consultant is responsible for the provision of relocation assistance, and the processing of relocation payments to any, and all households legally entitled to same which are displaced temporarily by the demolition of any housing, or the conversion of lower- income housing to another use.

Consistent with the goals and objectives of activities assisted under the Housing and Community Development Act of 1992 as well as the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, the Developer will provide relocation assistance to eligible displaced occupants as described in this Plan.

RELOCATION PLAN

This Relocation Plan has been prepared in accordance with the provisions of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (the ‘Uniform Act’);); and, the California Relocation Assistance Law, California Government Code Section 7260 et seq (the “CRAL”) and the California Relocation Assistance and Real Property Acquisition Guidelines, Title 25, California Code of Regulations, Chapter 6, Section 6000 et seq. (the "Guidelines") for residential displacements, along with Section 104(d) of the Housing and Community Redevelopment Act of 1974.

No displacement activities will take place prior to the required reviews and approval of this Plan. In order to attain its overall development goals for the Project, it is the Developer's intention to provide a fair and equitable relocation program for all eligible Project displacees.

A. General Demographic and Housing Characteristics

To obtain information necessary for the implementation of the Plan, interviews were conducted with the current tenants on the Project site. Inquiries made of the occupants included household size and composition, ages of occupants, rental and income information, length and type of occupancy, ethnicity, primary language in the home, disabilities and health problems, and preferences related to replacement housing and location.

The project is currently 100% market rate, with the 44 currently occupied households all but one paying \$500 per month for rent including gas, electricity, water, sewer and garbage. The one unit pays \$350 per month. The 2014 income limits for the "extremely low", "very low", "lower" "median" and "moderate" income categories as established by HUD for Monterey County, are shown in **Attachment 1**.

Currently, there are 191 residents on site, of which 82 are under the age of 18. Most households with children expressed a desire to remain in the current school district during their temporary displacement. Nine households rely upon public transportation, while 13 households requested to remain in close proximity to doctors and medical facilities.

The standard housing density utilized provides for two (2) persons per bedroom and one person in a common living area for tenant occupied units although, this can be adjusted to include two persons in the common living area. If a family's size is above or below these standards, then those families would be referred to appropriate sized housing, if available. Currently, thirteen households are considered "over-crowded", and the newly constructed units, which include two- and three-bedroom units, will be able to accommodate the larger households.

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

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

B. RELOCATION HOUSING RESOURCES AND NEEDS

As previously mentioned, the construction is scheduled to be completed in one phase. Households will be moved off-site for the approximately eleven month construction period and then returned to the newly constructed Camphora Apartments. No household will be moved off-site for a period greater than one year.

Those households being permanently displaced will be interviewed, and queried regarding household size and composition, income and rental information, disabilities/health problems, and preferences related to replacement housing and location.

The interview process will be used to determine housing preferences or reported need to be close to public transportation, employment, schools, public/social services and agencies, recreational services, parks, community centers, or shopping. In addition, health needs, which will require special consideration for accessibility, and perhaps proximity to medical facilities, will be identified. The interviews will be performed by SCH staff and confidentiality will be maintained.

C. REPLACEMENT HOUSING RESOURCES

A resource survey will be conducted prior to any mandatory displacement to identify available comparable, decent, safe and sanitary units, which are adequate in size, and contain the required number of bedrooms for each household, in the Soledad, Gonzales and Salinas areas. Referrals will be made to "open-market" housing. For the purposes of this Plan, a survey of the nearby area found availability of sufficient housing to accommodate prospectively displaced households in the range of \$1200 to \$1300 per

month including utilities for two bedroom units and \$1300 and \$1600 per month for three-bedroom units.

D. CONCURRENT RESIDENTIAL DISPLACEMENT

Based on the needs of the Project, there is no concurrent displacement, either by SCH or others, which may impact upon the ability to relocate the Project occupants, based upon the findings of the housing resource study.

E. TEMPORARY HOUSING

There is no anticipated need for temporary housing for the households beyond what is being considered in this Plan. Should such a need arise, SCH will respond appropriately, and in conformance with all applicable laws and requirements.

F. PROGRAM ASSURANCES AND STANDARDS

There shall be adequate funds budgeted to temporarily relocate all households. All displacement and re-housing services will be provided to ensure that displacement does not result in different, or separate treatment of households based on race, nationality, color, religion, national origin, sex, marital status, familial status, disability or any other basis protected by the federal Fair Housing Amendments Act, the Americans with Disabilities Act, Title VI of the Civil Rights Act of 1964, Title VII of the Civil Rights Act of 1964, Title VIII of the Civil Rights Act of 1968, the California Fair Employment & Housing Act, and the Unruh Act, as well as any otherwise arbitrary, or unlawful discrimination.

No household will be permanently displaced without a minimum Ninety (90)-days' notice and unless "comparable" replacement housing can be located. "Comparable" housing includes standards such as: decent, safe, and sanitary (as defined in the Guidelines); comparable as to the number of bedrooms, living space, and type and quality of construction of the acquired unit to be vacated, but *not* lesser in rooms or living space than necessary to accommodate the displaced household; in an area that does not have unreasonable environmental conditions; and, not generally less desirable than the acquired unit with respect to location to schools, employment, health and medical facilities, and other public and commercial facilities and services.

Temporary relocation will be implemented pursuant to 49 CFR 24 Appendix A Section 24.2.(a)(9)(ii)(D). All Households have received a Notice of Non-Displacement (see Attachment 3) and will receive a minimum of a 90 day notice prior to their need to move; followed by a 30 day notice and a seven day notice for those households being temporarily displaced. Upon completion of the reconstructed housing, no household will be economically displaced, with housing costs limited through a housing subsidy.

SCH's commitment is that no existing eligible household who qualifies for relocation benefits and returns to the reconstructed project will be economically displaced due to the reconstruction of the project. The following criteria will be used to determine the rents that will be paid by each family that is eligible for relocation when they move into the reconstructed project.

1. The stabilized rents, including utilities, will be the greater of the current, pre-reconstruction rent, or 30% of the tenants' gross adjusted household income (TTP), but no higher than the TCAC/HCD rent assigned to the unit
2. The initial TTP will be calculated from income verifications obtained immediately prior to moving back into the reconstructed project.
3. The increase in rents, as dollars, which result from the lenders' regular adjustments to rents occurring after relocated tenants move back into the reconstructed project and/or changes in the area median income (AMI), may be added to the stabilized rents.
4. A tenant's rent may be increased in future years if there is an increase in their gross household income per the annual income certification.
5. The relocated tenants will be entitled to the stabilized rents described above as long as they remain tenants at the project.

A transition rent reserve will be established in the development budget to cover the difference between the new stabilized rents for relocated tenants and the TCAC/HCD rent assigned to their unit. This reserve will be funded with tax credit investment dollars, not HOME or MHP funds. The total reserve amount is based on an estimate of the long-term need for transition payments. Of the estimated twenty-nine units eligible to return to the reconstructed project, nineteen will require payments from the transition rent reserve.

A conservative approach was taken and the total transition reserve was calculated based on no turnovers for the first fifteen years. This calculation allows for some turnover during the first fifteen years, but assumes that a number of eligible tenants will remain past fifteen years, and these two factors will negate the other.

The first year annual differential between the stabilized rents and the TCAC/HCD rents, based on an income survey conducted in June, 2013, is \$11,256.00. Projected over 15 years with an escalation rate of 2.5%; resulting in a total transition reserve of \$215,000. This amount has been included in the project development budget.

G. RELOCATION ASSISTANCE PROGRAM

Autotemp staff is available to assist the temporary and permanently displaced tenants with questions regarding relocation and/or assistance in relocating. Relocation staff can be contacted **Toll-free** at **888.202.9195** from 8:30 a.m. to 6:00 p.m., Monday through Friday and also available on-site by appointment. The Relocation Office is located at **373 4th Street, Suite 2A, Oakland, CA 94607**.

A comprehensive relocation assistance program, with technical and advisory assistance, will be provided to the households being displaced. Close contact will be maintained with each household. Specific activities will:

1. Fully inform eligible project occupants of the nature of, and procedures for, obtaining relocation assistance and benefits along with the Distribution of an informational statement. **Attachment 5** contains a sample of the informational notice that will be given to the permanently displaced households.
2. Determine the needs of each residential displacee eligible for assistance;
3. Provide assistance that does not result in different or separate treatment due to race, color, religion, national origin, sex, sexual orientation, marital status or other arbitrary circumstances;
4. Assist each eligible person to complete applications for benefits.

5. Make relocation benefit payments in accordance with the Guidelines, where applicable;
6. Inform all persons subject to displacement of SCH's policies with regard to eviction and property management; and,
7. Establish and maintain a formal grievance procedure for use by displaced persons seeking administrative review of SCH's decisions with respect to relocation assistance.

Because of the nature of a permanent displacement, the following services will be provided to these households, in addition to those outlined above:

1. Timely referrals to at least three comparable replacement units as defined above and, if necessary, transportation will be provided to inspect potential replacement units.
2. Provision of current and continuously-updated information concerning replacement housing opportunities.

H. CITIZEN PARTICIPATION

South County Housing will ensure the following:

1. Full and timely access to documents relevant to the relocation program;
2. Provision of technical assistance necessary to interpret elements of the relocation program and other pertinent materials;
3. A general notice of the Plan shall be provided to all displacees impacted by proposed project. This Plan shall be made available for circulation for information and review by interested citizen groups, state and county agencies, and all persons affected by the project;
4. The Plan will be reviewed to ensure that it is feasible; and complies with locally-adopted rules and regulations governing relocation.

I. RELOCATION BENEFIT CATEGORIES

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

Specific eligibility requirements and benefit plans will be detailed on an individual basis with all displaced households. In the course of personal interviews and follow-up visits, each displaced household will be counseled as to available options and the consequences of any choice with respect to financial assistance.

Residential tenants are considered eligible for relocation assistance and benefits if they had continued occupancy of the subject property 90 days prior to the date of the "Initiation of Negotiations" for acquisition of the property; this date is defined as the later of the date upon which the Developer acquired the property or obtained funding approval. The estimated date of 'Initiation of Negotiations' for this Project is October 31, 2010.

Following the first written offer, any new household, prior to entering into a lease and occupying a unit, has signed an acknowledgment of their ineligibility for relocation benefits. A sample of the acknowledgement is included as **Attachment 4**. To date, twelve households have signed the acknowledgement and occupied a unit.

Residential Moving Expense Payments

Any and all temporarily displaced households will be eligible to receive a payment for moving expenses. The payment will be made based upon *either* a fixed, room-count schedule; or, an invoice for actual reasonable moving expenses from a licensed professional mover.

Moving expenses will be based on one of the following options:

1. **Fixed Payment** – A fixed payment for moving expenses based on the number of rooms containing furniture or other personal property to be moved. The fixed moving payment will be based upon the most recent Federal

Highway Administration (FHA) schedule maintained by the California Department of Transportation, as indicated in **Attachment 2**.

- Or -

2. Actual Reasonable Moving Expense Payments – The displaced tenants may elect to have a licensed, professional mover perform the move; if so, the SCH will pay for the actual cost of the move as follows. The payment will be made directly to the mover or as reimbursement to the displaced tenant, and may include:

- (a) Transportation of the displaced person and personal property. Transportation costs for a distance beyond 50 miles are not eligible, unless SCH determines that relocation beyond 50 miles is justified.
- (b) Packing, crating, unpacking, and uncrating of the personal property.
- (c) Disconnecting, dismantling, removing, reassembling, and reinstalling relocated household appliances and other personal property.
- (d) Storage of the personal property for a period not to exceed 12 months, unless the SCH determines that a longer period is necessary.
- (e) Insurance for the replacement value of the property in connection with the move and necessary storage.
- (f) The replacement value of property lost, stolen, or damaged in the process of moving (not through the fault or negligence of the displaced person, his or her agent, or employee) where insurance covering such loss, theft, or damage is not reasonably available.
- (g) Other moving-related expenses that are *not* listed as ineligible under § 24.301(h), as SCH determines to be reasonable and necessary.

Temporary Relocation

Those households which need to be moved temporarily *off-site* for rehabilitation activities will be offered residential moving payments as outlined above. During their temporary move, housing costs will be limited to their current rent plus utilities.

South County Housing will pay any *increased* costs for housing directly to the pre-arranged, temporary landlord. Due to the anticipated, temporary nature of these moves, accommodations will also be made for storage of personal property, if necessary. If a household does not return to the Camphora Apartments upon notification of an available unit, any rental or relocation assistance will be terminated.

Eligible households, subject to the SCH's approval, wishing to move temporarily from the project for the duration of their displacement, to housing *not* identified by the SCH (such as with family and/or friends) will be reimbursed, pursuant to a pre-determined schedule, for rental assistance to accommodate their household's reasonable preferences. Due to the temporary nature of such a move, accommodations will also be made for storage of personal property, *if necessary*.

Permanent Relocation

Rental Assistance For Tenant Occupants

Potentially, up to five residential tenant households will be permanently displaced by the Project. Eligible tenant occupants will be eligible for Rental Assistance and Moving Expense Payments.

Rental Assistance Payments for tenants whose income level exceeds eighty percent (80%+) of the annual median income by household size, for Monterey County, as established by HUD, will be based upon the monthly housing need over a forty-two (42)-month period. Rental Assistance payments for tenants, whose income level is at, or below eighty percent (80%-) of the annual median income by household size, for the County, as established by HUD, will be based upon the monthly housing need over a sixty (60)-month period. However, if the household opts to apply the amount to which they are entitled towards the purchase of a replacement unit, the payment is limited to the calculated amount of their rental assistance payment over a forty-two (42)-month period. Under 104(d), the Developer will also pay the cost of any security deposit

required to rent a replacement dwelling unit and for required credit checks to a qualified household, in addition to the residential moving expenses outlined above.

Where a unit occupied by a displacee household, at a rent that does not exceed the Section 8 Fair Market Rent (FMR) for a similarly-sized unit is demolished, or converted with funds provided through certain federal programs (including the Community Development Block Grant [CDBG] program), Federal law extends to sixty (60) months the affordability period for calculating the replacement housing payment payable to a residential tenant whose income is at, or below eighty percent (-80%) of HUD's area Median Income, by household size, also defined as "low income tenant."

Pursuant to Section 104(d), the displaced person may choose to receive assistance pursuant to *either* 104(d) or, the Uniform Relocation Act regulations [24 CFR Part 42]. The Developer may offer – if available – the Rental Assistance Payment (RAP) pursuant to Section 104(d) by a Section 8 Voucher for qualified households.

Displaced households which *qualify* for Section 8 Vouchers, if available, will have the benefit of this assistance, for as long as they qualify, which may be beyond the sixty (60)-month period as described above. Determination of eligibility under the Section 8 Program is administered by the County of Monterey Housing Authority.

Displaced households will be presented with all of the options available to them at the time of displacement. Post acquisition tenants, if any, ineligible for financial benefits will be given referrals to open market housing.

Last Resort Housing Payments - Tenants

There is adequate "comparable replacement housing" available to meet the needs of Project occupants). However, a combination of factors, including the income levels of the tenants, Project site rents, and the cost of replacement dwellings at the time of displacement may create the need for Rental Assistance Payments and/or "Last Resort Housing assistance.

A displaced person is entitled to Last Resort Housing assistance when, in a single residential case, the computed total of rental assistance eligibility exceeds \$5,250. This type of situation is likely to develop among low-income and/or large families, or in

environments where project area rents are particularly low vis-à-vis the comparable, replacement housing.

Down-payment Assistance Payment to Tenants who Purchase

Residential tenants who are otherwise eligible to receive the Rental Assistance Payment described above may choose to receive a lump sum payment equal to forty-two (42) months of rental subsidy (including Last Resort Housing benefits) to purchase a new home.

J. PAYMENT OF RELOCATION BENEFITS

Claims and supporting documentation for relocation benefits must be filed with the SCH within eighteen (18) months *from*:

- The date the claimant moves from the acquired property; *or*,
- The date on which final payment for the acquisition of real property is made, *whichever is later*.

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

1. Claimant(s) will provide all necessary documentation to substantiate eligibility for assistance.
2. Assistance amounts will be determined in accordance with the provisions of Relocation Law and guidelines, as may be applicable.
3. Required claim forms will be prepared by relocation personnel in conjunction with claimant(s). Signed claims and supporting documentation will be submitted by relocation personnel to the SCH.
4. SCH will review, and approve claims for payment, or request additional information.

5. SCH will issue benefit checks which will be available on site for pick-up, unless circumstances dictate otherwise.
6. Final payments will be issued after confirmation that the Project area premises have been completely vacated, and actual residency at the replacement unit is verified.
7. Receipts of payment will be obtained and maintained in the relocation case file.

K. RELOCATION TAX CONSEQUENCES

In *general*, relocation payments are *not* considered income for the purpose of the Internal Revenue Code of 1986, or the Personal Income Tax Law, Part 10, of the Revenue and Taxation Code. The above statement on tax consequences *is not* intended to be provision of tax advice by SCH, their Agents, Consultants or, Assigns. Displacees are encouraged to consult with their own, independent tax advisors concerning the tax consequences of relocation payments.

L. APPEALS POLICY

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

M. EVICTION POLICY

Eviction by SCH is permissible only as a last alternative. With the exception of persons considered to be in unlawful occupancy, a displaced person's eviction does not affect eligibility for relocation assistance and benefits. Relocation records must be documented to reflect the specific circumstances surrounding the eviction.

Eviction may be undertaken only for one or more of the following reasons:

1. Failure to pay rent, except in those cases where the failure to pay is due to the Lessor's failure to keep the premises in habitable condition; is the

result of harassment or retaliatory action; or, is the result of discontinuation or substantial interruption of services;

2. Performance of a dangerous, and/or illegal act in the unit by tenant, tenant's guest(s) and/or invitee(s) or any combination thereof;
3. A material breach of the rental agreement and failure to correct breach within 30 days of notice;
4. Maintenance of a nuisance, and failure to abate within a reasonable time following notice;
5. Refusal to accept temporary housing;
6. A requirement under State, or local law or emergency circumstances that cannot be prevented by reasonable efforts on the part of the public entity.

N. PROJECTED DATES OF DISPLACEMENT

Displaced households will receive a minimum of a Ninety (90)-day Notice-to-Vacate. Construction is anticipated to begin in the summer of 2014. Prior to moving, all temporarily displaced households will enter into a Memorandum of Understanding with South County Housing, discussing each party's responsibilities during the move.

O. ESTIMATED RELOCATION COSTS

At this time, South County Housing anticipates using developer equity, CDBG funds, USDA 514 funds or HCD MHP funds, State HOME funds, Department of Labor Farmworker Housing Grant and AHP funds, along with low income housing tax credits to finance the project and fund the relocation activities. South County Housing pledges to appropriate the necessary funds, on a timely basis, to ensure the successful completion of the project. Any and all required financial assistance will be provided.

The anticipated budget for the permanent displacements, the temporary, on and off-site displacements, including moving assistance and temporary housing, including relocation implementation oversight, is pursuant to the following breakdown:

Temporary displacement (27 households)

- Moving/Storage Cost: \$ 100,000.00
- Housing-Temporary: \$ 450,000.00
- Reasonable Accommodations \$ 10,000.00

Permanent displacement (5 households)

- Moving/Security Deposits \$ 22,000.00
- Rental Assistance \$ 250,000.00

Relocation Implementation Oversight \$ 35,000.00

Sub-Total: \$ 867,000.00

Contingency: 84,835.00

TOTAL \$ 951,835.00

Transition Reserve \$ 215,000.00

Total: \$ 1,116,835.00

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ATTACHMENT 1 2014 HUD INCOME LIMITS

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

MONTEREY COUNTY INCOME LIMITS					
Area Four Person Median: \$ 68,700.					
Family Size	Extremely Low-Income (30% AMI)	Very Low Income (50% AMI)	Lower Income (80% AMI)	Median Income (100% AMI)	Moderate Income (120% AMI)
One Person	\$15,100.	\$25,200.	\$40,250.	\$48,100.	\$57,700.
Two Person	\$17,250	\$28,800.	\$46,000.	\$54,950.	\$65,950.
Three Person	\$19,400.	\$32,400.	\$51,750.	\$61,850.	\$74,200.
Four Person	\$21,500.	\$35,950.	\$57,500.	\$68,700.	\$82,450.
Five Person	\$23,300.	\$38,850.	\$62,150.	\$74,200.	\$89,050.
Six Person	\$25,000.	\$41,750.	\$66,700.	\$79,700.	\$95,650.
Seven Person	\$26,750.	\$44,600.	\$71,300.	\$85,200.	\$102,250.
Eight Person	\$28,450.	\$47,500.	\$75,900.	\$90,700.	\$108,850.

Figures are per the Department of Housing and Community Development (California), Division of Housing Policy Development, **February, 2014.**

Fixed Moving Schedule CALIFORNIA (Effective 2012)	
Occupant Owns Furniture:	
1 room	\$685
2 rooms	\$880
3 rooms	\$1,100
4 rooms	\$1,295
5 rooms	\$1,570
6 rooms	\$1,815
7 rooms	\$2,090
8 rooms	\$2,365
Each additional room	\$250
Occupant does NOT Own Furniture:	
1 room	\$450
Each additional room	\$85

ATTACHMENT 3 NOTICE OF NON-DISPLACEMENT



GENERAL INFORMATION NOTICE

June 23, 2009

Approximately in September 2009, South County Housing Corporation (SCH) will purchase the property known as Camphor Labor Camp, which includes your unit located at 32101 McCoy # 37 Soledad, CA 93960.

This notice is to inform you that, South County Housing will apply for financing from Federal and State funding sources to redevelop the property. If this funding is approved, the property will be operated as an affordable housing complex upon completion of the construction. As a result, all residents will need to meet certain maximum income guidelines in order to be determined eligible to continue renting an apartment upon completion of the project.

South County Housing has met with most of the existing residents to determine their eligibility and, once these meetings are complete, will notify each resident as to whether they will qualify to rent an apartment upon completion of the project.

The following information is provided to give you an overview of the options available to you and your household.

QUALIFYING RESIDENTS

For those residents who are determined to qualify, they will receive a notice informing them that they **WILL NOT BE REQUIRED TO MOVE** permanently. All qualifying residents will be able to lease and occupy an apartment upon completion of the construction. Of course, residents must comply with standard lease terms and conditions.

After the construction, the initial rent, including the estimated monthly utility costs, will not exceed the greater of a) the resident's current rent plus average utility costs or b)



7455 Carmel Street, Gilroy, California 95020 • 408-842-9181 • fax 408-842-0277



30% of the resident's average monthly gross household income. If a resident must move temporarily so that the rehabilitation can be completed, suitable housing will be made available for the temporary period and each resident will be reimbursed for all reasonable extra expenses, including all moving costs and any increase in housing costs.

RESIDENTS WHO DO NOT QUALIFY

For those residents whose incomes exceed the maximum income guidelines or who, for other reasons, are determined not to qualify to continue renting an apartment, they will be eligible for relocation assistance under the Uniform Relocation Assistance and Real Property Acquisitions Policies Act of 1970, as amended.

All residents who are required to move permanently will be given advisory services, including referrals to replacement housing, and at least 90 days advance written notice of the date they will be required to move. They will also receive a payment for moving expenses and may be eligible for other financial assistance to help them rent or buy a replacement house.

Since each resident will either have the opportunity to lease a newly renovated unit upon completion of the project or receive assistance with relocation, we urge you **NOT TO MOVE NOW**. If you do elect to move for your own reasons, you will not receive any relocation assistance. We will make every effort to accommodate your needs. Because Federal and State funding assistance may be involved, you are protected by the Uniform Relocation Assistance and Real Property Acquisitions Act of 1970, as amended.

On January 16, 2009, we completed a census of the majority of the residents in the property. According to that census information collected on JANUARY 16, 2009, the following family members lived in your unit:

NAME	SEX	AGE	RELATIONSHIP
-------------	------------	------------	---------------------

A copy of the census form is attached to this notice for your reference. This notice is to inform you that only these household members will be eligible for the benefits described above. If, for any reason, any other persons moved into this unit with you after January 16, 2009 they will not be eligible for relocation assistance and your eligibility for relocation assistance may be jeopardized.

If you have any questions regarding this notice, please contact Bertha Diaz at 843-843-9224 or Luis Preciado at 408-843-9231 between the hours of 8:30 AM to 5:00 PM Monday through Friday. If you do not have long distance or phone service, you can mail

us your questions or concerns to 7455 Carmel Street, Gilroy, CA 95020. Attention Bertha Diaz or Luis Preciado.

Again, this is not a notice to vacate and does not establish eligibility for any relocation benefits. If South County Housing does not receive the required funding for this project, you will be notified in writing.

Sincerely,



Matt Huerta
Director of Housing Development

AVISO GENERAL DE INFORMACION

23 de junio del 2009

32101 McCoy
Soledad, CA 93960

Estimado Sr. o Sra.:

En septiembre del 2009, aproximadamente South County Housing Corporation (SCH comprara la propiedad conocida como Campo Laboral Camphora, la cual incluye su unidad localizada en 32101 McCoy # 37 Soledad, CA 93960.

Este aviso es para informarle a usted, que South County Housing aplicará para financiamiento Federal y Estatal para fondos y recursos con fin de redesarrollar la propiedad. Si los fondos son aprobados, esta propiedad será operada como complejo de vivienda asequible una vez terminada su construcción. Como resultado, todos los residentes tendrán que satisfacer ciertas pautas concernientes al ingreso máximo de su hogar para determinar la elegibilidad de poder seguir rentando un apartamento al término del proyecto.

South County Housing se ha reunido con la mayoría de los residentes existentes para determinar su elegibilidad, una vez terminadas tales reuniones, se le notificará a cada residente sobre si califican para rentar un apartamento nuevo una vez terminado el proyecto.

La información siguiente se le provee para darle un repaso de las opciones disponibles para usted y su familia.

RESIDENTES CALIFICADOS

Para aquellos residentes que están determinados a calificar, recibirán notificación informándoles que NO TENDRAN QUE MUDARSE permanentemente. Todo residente calificado podrá llenar un contrato y ocupar un apartamento una vez terminada la construcción. Por supuesto, los residentes tendrán que satisfacer las estipulaciones y condiciones típicas de un contrato de arrendamiento.

Después de la construcción, el precio de renta inicial, incluyendo gastos mensuales de servicios públicos, no excederá el costo actual de a) renta al corriente de residente más el promedio de costo de servicios públicos o b) el 30% del promedio mensual de ingresos netos de cabeza de familias. Si un residente tiene que mudarse temporalmente para que la rehabilitación sea terminada, se le proveerá vivienda adecuada, por un periodo temporal a cada residente serán recompensados por gastos extras razonables, incluyendo todos los gastos de mudanza y cualquier aumento en costos de vivienda temporal.

RESIDENTES QUE NO CALIFIQUEN

Para aquellos residentes cuyos ingresos excedan el ingreso máximo permisible o que no califiquen por otras razones, y están determinados a no calificar para seguir rentando serán elegibles para recibir

asistencia de reubicación de acuerdo con la ley de Uniform Relocation and Real Property Acquisitions Policies Act de 1970, según enmendado.

Todos los residentes que tendrán que mudarse permanentemente recibirán servicios de conserjería incluyendo referencias a viviendas de reemplazo, y se les dará por lo menos 90 días de notificación escrita por adelantado antes del día en que se requiera la mudanza. Estos residentes también recibirán un pago por gastos de mudanza y serán elegibles para recibir asistencia financiera que ayude con la renta o compra de vivienda de reemplazo.

Dado a que cada residente tendrá la oportunidad de rentar una unidad renovada o nueva al termino del proyecto o recibir asistencia para reubicación **LE INSTAMOS A NO MUDARSE AHORA**. Si elige mudarse por razones propias no recibirá asistencia de reubicación. Nosotros haremos todo esfuerzo para responder a sus necesidades. Dado que asistencia federal y Estatal esta envuelta usted esta protegido por la ley de Uniform Assistance and Real Property Acquisitions Act of 1970, según enmendado.

El 16 de enero del 2009, nosotros terminamos el censo de la mayoría de los residentes de la propiedad. De acuerdo con el censo colectado el 16 DE ENERO 2009, los siguientes miembros de familia viven en su unidad.

<u>Nombre</u>	<u>Sexo</u>	<u>Edad</u>	<u>Parentesco</u>
LOS NOMBRES SE ENCUENTRAN AL REVERSO DE ESTA HOJA			

Adjunto encontrará una copia del censo con este aviso. Este aviso es para informarle a usted que únicamente estos miembros de familia serán elegibles para los beneficios descritos arriba. Si, por alguna razón, cualquier otra persona se muda a esta unidad con usted después del 16 de enero del 2009, ellos no serán elegibles para asistencia de reubicación y su elegibilidad para asistencia podría estar en peligro.

Si tiene preguntas tocante a esta noticia, por favor comuníquese con Bertha Díaz al 843-9224 o Luís Preciado al 408-843-9231 entre las 8:30 AM hasta 5:00 PM de lunes a viernes. Si usted no tiene larga distancia o servicio telefónico, usted puede enviar sus preguntas o preocupaciones por correo al 7455 Carmel Street, Gilroy, CA 95020. Atención Bertha Díaz o Luís Preciado.

Una vez mas, este no es aviso para que se mude ni tampoco estabiliza elegibilidad para beneficios. Si South County Housing no recibe los fondos requeridos para el proyecto, se le notificara por escrito.

Atentamente,

Matt Huerta
Director de Desarrollo de Vivienda

ATTACHMENT 4 POST-OFFER ACKNOWLEDGMENT

CAMPHORA LABOR CAMP

CONFIRMATION OF TENANT STATUS

By signing below, I confirm the following:

1. I wish to occupy a unit in the building located at 32101 McCoy # _____ in Soledad, California, Monterey County (the "Camphora Labor Camp").
2. I have not yet signed a lease to occupy a unit in the Camphora Labor Camp, and I do not yet occupy a unit in the Camphora Labor Camp
3. I understand that owner of the Camphora Labor Camp has entered into an Option to Purchased with South County Housing, 7455 Carmel Street, Gilroy CA.
4. I understand that South County Housing intends to acquire the Camphora Labor Camp with funds made available by the County of Monterey Redevelopment Agency and that South County Housing intends to rehabilitate the Camphora Labor Camp to, using funds made available through the County of Monterey Redevelopment Agency and the State of California.
5. I understand that my occupancy of Camphora Labor Camp will be temporary. If I am a tenant in the Camphora Labor Camp when the rehab is ready to commence, I will no be able to continue to occupy my unit and I will be required to move out of the Camphora Labor Camp. In addition, I understand that there is no guarantee or agreement that I may return to Camphora Labor Camp to occupy the new development when it is completed. I also understand that I may subject to rent increase if I am allowed to reoccupy the new development.
6. I understand that I will not qualify as a "displaced person" under any federal or state law, and that I therefore will not be eligible for any relocation benefits for persons displaced by governmental activities when I am required to move. All adults must sign this document.

_____	_____	_____
Date	Signature	Print Name
_____	_____	_____
Date	Signature	Print Name
_____	_____	_____
Date	Signature	Print Name
_____	_____	_____
Date	Signature	Print Name

ATTACHMENT 5 INFORMATIONAL BROCHURE

Informational Statement for Families and Individuals

(Federal – Section 104(d))

South County Housing Representative:

Autotemp
373 4th Street Suite 2a
Oakland, CA 94607
Phone: 888.202.9195

Spanish speaking representatives are available. Si necesita esta información en español, por favor llame a su representante.

1. GENERAL INFORMATION

The dwelling in which you now live is in a project area to be improved by South County Housing, using federal funds. If and when the project proceeds, and it is necessary for you to move from your dwelling, you may be eligible for certain benefits. You will be notified in a timely manner as to the date by which you must move. Please read this information, as it will be helpful to you in determining your eligibility and the amount of the relocation benefits you may receive under the federal law. You will need to provide adequate and timely information to determine your relocation benefits. The information is voluntary, but if you don't provide it, you may not receive the benefits or it may take longer to pay you. We suggest you save this informational statement for reference.

South County Housing has retained the professional firm of **Autotemp** to provide relocation assistance to you. The firm is available to explain the program and benefits. Their address and telephone number is listed on the cover.

PLEASE DO NOT MOVE PREMATURELY. THIS IS NOT A NOTICE TO VACATE YOUR DWELLING. However, if you desire to move sooner than required, you must contact your representative with Autotemp, so you will not jeopardize any benefits. This is a general informational brochure only, and is not intended to give a detailed description of either the law or regulations pertaining to South County Housing's relocation assistance program.

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

This brochure describes the relocation payments and other relocation assistance provided under **section 104(d) of the Housing and Community Development Act of 1974** (section 104(d)) to eligible persons displaced from their homes. Persons eligible for assistance have the option of declining the section 104(d) assistance and receiving assistance under the **Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA)**, if they decide that it is in their best interest.

To be eligible for relocation assistance under section 104(d), you must be a **lower-income person** (family or individual) and must move as a direct result of the "**conversion**" or **demolition** of your dwelling unit for a project in which Federal Community Development Block Grant (CDBG), Section 108 Loan Guarantee, or HOME Investment Partnerships funds are used.

"Lower-income" means that your income does not exceed 80% of the median income for the area as established by the U.S. Department of Housing and Urban Development (HUD).

Generally, "conversion" means that before the project, your unit had a "market rent" at or below the HUD Fair Market Rent (FMR) standard, and, after the project, the market rent exceeds the FMR, or the unit was converted to a nonresidential use. HUD determines the FMRs for use in its programs. The levels vary by metropolitan area and by the size of the unit.

South County Housing will determine whether you qualify as a lower-income person and if your home will be demolished or "converted." If you do not qualify for section 104(d) assistance, you may be eligible for relocation assistance under the URA.

2. ASSISTANCE IN LOCATING A REPLACEMENT DWELLING

South County Housing, through its representatives, will assist you in locating a comparable replacement dwelling by providing referrals to appropriate and available housing units. You are encouraged to actively seek such housing yourself. When a suitable replacement dwelling unit has been found, your relocation consultant will carry out an inspection and advise you as to whether the dwelling unit meets decent, safe and sanitary housing requirements. A decent, safe and sanitary housing unit provides adequate space for its occupants, proper weatherproofing and sound heating, electrical and plumbing systems. Your new dwelling must pass inspection before relocation assistance payments can be authorized.

3. MOVING BENEFITS

If you must move as a result of displacement by South County Housing, you will receive a payment to assist in moving your personal property. The actual, reasonable and necessary expenses for moving your household belongings may be determined based on the following methods:

- A Fixed Moving Payment based on the number of rooms you occupy (see below); **or**
- A payment for your Actual Reasonable Moving and Related Expenses based on at least two written estimates and receipted bills; **or**
- A combination of both (in some cases); **and**

- Other Moving Expenses depending on program requirements

For example, you may choose a Self Move, receiving a payment based on the Fixed Residential Moving Cost Schedule shown below, plus contract with a professional mover to transport your grand piano and /or other items that require special handling. In this case, there may be an adjustment in the number of rooms which qualify under the Fixed Residential Moving Cost Schedule.

A. Fixed Moving Payment (Self Move)

A Fixed Moving Payment is based upon the number of rooms you occupy and whether or not you own your own furniture. The payment is based upon a schedule approved by South County Housing, and ranges, for example, from \$400.00 for one furnished room to \$2,150.00 for eight rooms in an unfurnished dwelling. (For details see the table). Your relocation representative will inform you of the amount you are eligible to receive, if you choose this type of payment. If you select a fixed payment, you will be responsible for arranging for your own move, and South County Housing will assume no liability for any loss or damage of your personal property. A fixed payment also includes utility hook-up and other related moving fees.

Fixed Moving Schedule CALIFORNIA (Effective 2012)	
Occupant Owns Furniture:	
1 room	\$685
2 rooms	\$880
3 rooms	\$1,100
4 rooms	\$1,295
5 rooms	\$1,570
6 rooms	\$1,815
7 rooms	\$2,090
8 rooms	\$2,365
Each additional room	\$250
Occupant does NOT Own Furniture:	
1 room	\$450
Each additional room	\$85

B. Actual Moving Expense (Commercial Move)

If you wish to engage the services of a licensed commercial mover and have South County Housing pay the bill, you may claim the ACTUAL cost of moving your personal property up to 50 miles. Your relocation representative will inform you of the number of competitive moving bids (if any) which may be required, and assist you in developing a “mover” scope of services for Displacing Agency approval.

C. Other Moving Expenses

Under the Section 104(d) program, payment of a security deposit required to rent a replacement dwelling and any credit check required to rent or purchase a replacement unit are eligible expenses. Also, interim living costs, when required as a result of the planned relocation program are eligible.

4. REPLACEMENT HOUSING PAYMENT

You may be eligible for a payment to assist in renting or purchasing a comparable replacement dwelling. If so, you may choose assistance under section 104(d) or under the URA. For most lower-income tenants, the amount of assistance provided under section 104(d) is greater.

A. Section 104(d) Rental Assistance

If you are eligible, you will receive assistance based on estimated needs for a period of 60 months. The Agency may offer you that assistance in cash or under the Housing Choice Voucher (HCV) Program. The Agency will tell you which option it is providing to you.

- **Cash Rental Assistance.** A household's "need" for rental assistance is computed by subtracting the highest of the following calculations from the rent and estimated average monthly utility costs for your new home (or a comparable replacement home, if that cost is lower):
 1. 30 percent of the household's monthly adjusted income,
 2. 10 percent of the household's monthly gross income, or
 3. The welfare rent allowance (where designated).

That monthly need, if any, is multiplied by 60, to determine the total amount that you will receive. This amount will be paid directly to you in monthly installments or other periodic payments.

Example: Let's say that your family's adjusted monthly income is \$600, and the monthly rent and estimated average utility costs for the comparable replacement home to which you move are \$350. In this case, your monthly need would be \$170 [$\$350 - \180 (30 percent of \$600)]. Multiplying this amount by 60 results in \$10,200 of rental assistance.

- **Housing Choice Voucher (HCV) (section 104(d)).** You may be offered a HCV. If so, you will also be referred to comparable replacement homes where the owner will accept the voucher. If the rent and estimated average monthly utility costs for both the comparable replacement home and the unit to which you relocate exceed the voucher "payment standard," you will qualify for cash assistance to cover the gap for 60 months.

Advantages of HCV Assistance. The HCV assistance may continue for as long as you have a need. Unlike cash assistance, HCV assistance is recomputed each year to reflect changes in your income, rent or the cost of utilities. While cash assistance will terminate at the end of 60 months, HCV assistance may continue to be available after the 60-month period ends if you still qualify as a lower-income person.

B. URA Rental Assistance

URA rental assistance is computed by subtracting the "base monthly rent" for your present home from the rent and average monthly cost of utilities for your new home (or a comparable replacement home, if that cost is lower). That monthly need, if any, is multiplied by 42, to determine the total amount that you will receive. This amount will be paid directly to you in monthly installments or other periodic payments. Generally, the base monthly rent for your present home is the *lesser* of: (1) the monthly rent and average monthly cost for utilities, or (2) thirty (30) percent of your gross monthly household income (if you are low-income based on HUD income limits).

Examples: Let's say that the monthly rent and average cost for utilities for your present home are \$250; the monthly rent and estimated average utility costs for a comparable replacement home are \$350; and your monthly gross income is \$700. In this case, your "base monthly rent" would be \$210 because you are low-income and that amount (30 percent of your income) is less than the monthly cost of rent and utilities at your present home (\$250).

- If you rent a replacement home for \$360 per month, including estimated average monthly utility charges, you will receive \$5,880. That amount is 42 times \$140 (the difference between the "base monthly rent" for your present home (\$210) and the cost for a comparable replacement home (\$350)).
- If you rent a replacement home for \$310, including estimated average monthly utility charges, you will receive \$4,200. That amount is 42 times \$100 (the difference between the "base monthly rent" for your present home (\$210) and the actual cost of your new home (\$310)).

C. Purchase Assistance

If you buy, rather than rent, a replacement home, you may be eligible for assistance to make a down payment. The amount depends on the type of housing that you buy. Section 104(d) purchase assistance is limited to mutual housing and cooperative housing. If you wish to purchase a house that is not mutual or cooperative housing, your purchase assistance would be provided under the URA.

Section 104(d) Purchase Assistance.

If you buy a replacement home which is mutual or cooperative housing, you may be eligible for assistance based on the present value of the monthly payments you would receive if you rented a comparable replacement home for 60 months. Remember, the monthly payment is generally determined by subtracting 30 percent of your adjusted income from the monthly rent and estimated average monthly utility costs for a comparable replacement home.

Example: Assuming the information in the prior section 104(d) example and a 4 percent return on passbook savings, the purchase assistance would be \$9,231. Remember, your

net monthly contribution is \$180, and the monthly rent and estimated average monthly cost of utilities for a comparable replacement home total \$350. The monthly difference is \$170. The present value of 60 monthly payments of \$170, discounted at 4 percent, is \$9,231. The full amount of the payment must be applied to the purchase of the mutual or cooperative housing that you buy.

URA Purchase Assistance for Renters.

URA assistance to make a down payment is equal to the amount you would receive if you had rented a comparable replacement home (42 times the amount obtained by subtracting the "base monthly rent" for your present home from the monthly rent and estimated average monthly cost of utilities for a comparable replacement home). Remember, URA assistance is not limited to mutual housing or cooperatives.

Example: Assuming the information in the prior URA examples, the assistance for a down payment would be \$5,880. That amount is 42 times \$140 (the difference between the "base monthly rent" for your present home (\$210) and the monthly rent and estimated average monthly utility costs for a comparable replacement home (\$350)). The full amount of the payment must be applied to the purchase of your new home.

5. CURRENT HOUSING CHOICE VOUCHER TENANTS

If you are currently using a Housing Choice Voucher (HCV), when you do move, you may be eligible to transfer your HCV eligibility to a replacement site. In such cases, a comparable replacement dwelling will be determined based on your family composition at the time of displacement and the current housing program criteria. This may not be the size of the unit you currently occupy. Your relocation representative will provide counseling and other advisory services along with moving benefits. If the rent and estimated average monthly utility costs for both the comparable replacement home and the unit to which you relocate exceed the voucher "payment standard," you will qualify for cash assistance to cover the gap based on the assistance option chosen (URA or Section 104(d)).

6. QUALIFICATION FOR, AND FILING OF, RELOCATION CLAIMS

To qualify for a Replacement Housing Payment, you must rent or purchase and occupy a comparable replacement unit **within one year from the following:**

- For a tenant, the date you move from the displacement dwelling.
- For an owner-occupant, the latter of:
 - a. The date you receive final payment for the displacement dwelling, or, in the case of condemnation, the date the full amount of estimated just compensation is deposited in court; **or**
 - b. The date South County Housing fulfills its obligation to make available comparable replacement dwellings.

All claims for relocation benefits must be filed with South County Housing **within eighteen (18) months** from the date on which you receive final payment for your property, or the date, on which you move, whichever is later.

7. RENTAL AGREEMENT

As a result of South County Housing's action to purchase the property where you live, you may become a tenant of South County Housing. If this occurs, you will be asked to sign a rental agreement which will specify the monthly rent to be paid, when rent payments are due, where they are to be paid and other pertinent information.

8. EVICTIONS

Eviction for cause must conform to applicable State and local law. Any person who occupies the real property and is not in unlawful occupancy on the date of initiation of negotiations, is presumed to be entitled to relocation benefits, unless South County Housing determines that:

- The person received an eviction notice prior to the initiation of negotiations and, as a result, was later evicted; or
- The person is evicted after the initiation of negotiations for serious or repeated violation of material terms of the lease; and
- The eviction was not undertaken for the purpose of evading relocation assistance regulations.

Except for the causes of eviction set forth above, no person lawfully occupying property to be purchased by South County Housing will be required to move without having been provided with at least 90 days written notice from South County Housing.

9. APPEAL PROCEDURES - GRIEVANCE

Any person aggrieved by a determination as to eligibility for a relocation payment, or the amount of a payment, may have the claim reviewed or reconsidered in accordance with South County Housing's appeals procedure. Complete details on appeal procedures are available upon request from South County Housing.

10. TAX STATUS OF RELOCATION BENEFITS

California Government Code Section 7269 indicates no relocation payment received shall be considered as income for the purposes of the Personal Income Tax Law, Part 10 (commencing with Section 170 01) of Division 2 of the Revenue and Taxation Code, or the Bank and Corporation Tax law, Part 11 (commencing with Section 23001) of Division 2 of the Revenue

and Taxation Code. Furthermore, federal regulations (49 CFR Part 24, Section 24.209) also indicate that no payment received under this part (Part 24) shall be considered as income for the purpose of the Internal Revenue Code of 1954, which has been redesignated as the Internal Revenue Code of 1986. The preceding statement is not tendered as legal advice in regard to tax consequences, and displacees should consult with their own tax advisor or legal counsel to determine the current status of such payments.

(IRS Circular 230 disclosure: To ensure compliance with requirements imposed by the IRS, we inform you that any tax advice contained in this communication (including any attachments) was not intended or written to be used, and cannot be used, for the purpose of (i) avoiding tax-related penalties under the Internal Revenue Code or (ii) promoting marketing or recommending to another party any matters addressed herein)

11. LAWFUL PRESENCE REQUIREMENT

In order to be eligible to receive relocation benefits in federally-funded relocation projects under URA, all members of the household to be displaced must provide information regarding their lawful presence in the United States. Any member of the household who is not lawfully present in the United States or declines to provide this information may be denied relocation benefits, unless such ineligibility would result in an exceptional and extremely unusual hardship to the alien's spouse, parent, or child, any of whom is a citizen or an alien admitted for permanent residence. Exceptional and extremely unusual hardship is defined as significant and demonstrable adverse impact on the health or safety, continued existence of the family unit, and any other impact determined by South County Housing to negatively affect the alien's spouse, parent or child. Relocation benefits will be prorated to reflect the number of household members with certified lawful presence in the US. (Section 104(d) is not subject to this requirement.)

12. NON-DISCRIMINATION AND FAIR HOUSING

No person shall on the grounds of race, color, national origin or sex, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under South County Housing's relocation assistance program pursuant to Title VI of the Civil Rights Act of 1964, Title VIII of the Civil Rights Act of 1968, and other applicable state and federal anti-discrimination and fair housing laws. You may file a complaint if you believe you have been subjected to discrimination. For details contact South County Housing.

13. ADDITIONAL INFORMATION AND ASSISTANCE AVAILABLE

Those responsible for providing you with relocation assistance hope to assist you in every way possible to minimize the hardships involved in relocating to a new home. Your cooperation will be helpful and greatly appreciated. If you have any questions at any time during the process, please do not hesitate to contact your relocation representative at Autotemp.