

CITY OF GARDEN GROVE
INTER-DEPARTMENT MEMORANDUM

***Garden Grove City Council
and
Garden Grove Agency for Community Development***

To:	Matthew Fertal	From:	Chet Yoshizaki
Dept:	City Manager/Director	Dept:	Economic Development
Subject:	RELOCATION PLAN	Date:	May 12, 2009

OBJECTIVE

It is requested that City Council adopt the attached Resolution approving the Relocation Plan for the potential displacement of eligible and lawful occupants at the Travel Country RV Park and one business, the Humdinger Bar ("Relocation Plan").

It is requested the Agency receive and file the Relocation Plan and authorize the implementation when displacement is necessary.

BACKGROUND

The California Relocation Assistance Law, Government Code Section 7260, et seq., and the implementing regulations thereto in Title 25 Cal Code of Regulations Section 6000, et seq. (together, "Relocation Law") establish the rights and obligation of state and local public entities if and when implementation of a public program or project will result in the displacement of residential occupants or businesses. The Relocation Law requires preparation, consideration and action on a relocation plan if displacement might occur. The City Council, as the legislative body of the Agency, is vested with the authority to review and take action on the Relocation Plan. The Relocation Law mandates a review period of 30 days prior to adoption of the Relocation Plan by the City Council.

The Agency acquired the site formerly occupied by the Firestation Motel and the Travel Country RV Park ("RV Park") property located at 12625 and 12721 Harbor Boulevard in July 2005 for future redevelopment purposes. Since then, the RV Park has been operated by the Agency (in conjunction with a private management company) and there are currently 49 occupant households renting Lots for their RVs at the RV Park. On March 24, 2009, the Agency approved the Assignment Agreement with Garden Grove MXD, LLC ("Developer") for the acquisition of 12591 Harbor Boulevard.

RELOCATION PLAN

May 12, 2009

Page 2

The Agency is now in negotiations with the Developer relating to a proposed redevelopment project on the 10-acre site that incorporates the RV Park property and several commercial properties, including the former Firestation Motel and the existing bar/restaurant business called the Humdinger ("Proposed Project Site"). The proposed redevelopment project that is the subject of the negotiations is commonly referred to as the McWhinney development, which is proposed to include new development of an approximately 600-room hotel, with a water park, entertainment or other resort theme uses, along with meeting space, 18,000 gross square feet of restaurant or retail uses, and structured parking (together, "Proposed Project").

DISCUSSION

In planning for the Proposed Project and the potential displacement of occupant households and the business that may occur if it were to proceed, the attached Relocation Plan has been prepared pursuant to the Relocation Law. Copies of the draft Relocation Plan have been provided and made available to all occupant households at the RV Park and to the Humdinger business owner. Pursuant to the Relocation Law, the Relocation Plan includes: a description of re-housing needs of the occupant households that may become eligible and displaced, evaluation of comparable replacement housing resources, assessment of last resort housing obligations, and related relocation information, as well as the assessment of the business relocation needs for the Humdinger. The City and Agency have provided general notice of the availability of the Relocation Plan, including posting on the City website, and have delivered copies and made the plan available for more than 30 days prior to consideration and action on the Relocation Plan by the City Council.

The Relocation Plan has been prepared based on personal onsite interviews and surveys of the occupant households conducted by Agency's consultant, Overland, Pacific and Cutler, Inc., at the RV Park and the business owner of the Humdinger Bar. The Relocation Plan presented for City Council and Agency consideration and action meets the requirements of the Relocation Law. Prior to actual displacement of persons or businesses the following will occur:

1. Fair and reasonable relocation payments will be provided to eligible persons and business;
2. Eligible persons and business will be provided the services offered in the City's/Agency's relocation assistance program;
3. Eligible persons and business will be adequately informed of the relocation assistance, benefits, policies, practices and procedures, including grievance procedures, available to them;
4. Orderly, timely, and efficient relocation to comparable replacement housing will be made available to eligible persons without regard to race, color,

religion, sex, marital status, or national origin with minimum hardship to those affected.

The total cost to relocate the households and business is estimated to be \$1.3 million, which includes estimated moving costs, rental assistance payments, and business relocation for eligible persons pursuant to the Relocation Law. The estimate does not account for households that could be eligible for Section 8 rental assistance, which could reduce relocation expenditures.

In addition, the Agency will consider a Disposition and Development Agreement ("DDA") with the Developer for the Proposed Project on the concurrent agenda. If the DDA is approved, then implementation of the development in the future may necessitate displacement of occupant households at the RV Park and relocation of the Humdinger business pursuant to the Relocation Plan and the Relocation Law. While the DDA, if approved, will require displacement in the future, it is not anticipated that notices to vacate would be issued in the immediate near term and will not be issued unless and until the Proposed Project is ready to proceed. When and if actual displacement occurs based on notices to vacate issued by the Agency, then lawful and eligible occupant households and the business will receive relocation benefits required by the Relocation Law and in implementation of the Relocation Plan.

In the interim, the RV Park and the Humdinger may continue to occupy the properties pursuant to their current rental agreements. In the event eligible households breach their occupancy agreements, under the Relocation Law they could lose their eligibility for relocation assistance and benefits, which will be more fully explained in person by Agency staff its consultant to all lawful and eligible households.

FINACIAL IMPACT

- The estimated relocation expenditures are estimated to be \$1.3 million, payable through Agency funds. The financial impact to the City and Agency relating to the Proposed Projects are set forth in the DDA.

COMMUNITY VISION IMPLEMENTATION

- Improving the City's economic base through development of tax-generating uses where appropriate.

RECOMMENDATION

Based on the foregoing information, staff recommends that the City Council and Agency take the following actions:

City Council Action

- Adopt the attached City Council Resolution approving the Relocation Plan.

Agency Actions

- Receive and file the Relocation Plan and authorize the Agency Director and his designees to implement the Relocation Plan.


CHET YOSHIKAZAKI
Economic Development Director

By: Carlos Marquez
Real Property Agent

Recommended for Approval


Matthew Fertal
City Manager

Attachment 1: City Resolution
Attachment 2: Relocation Plan

RESOLUTION NO. _____

**A RESOLUTION OF CITY COUNCIL OF THE CITY OF
GARDEN GROVE APPROVING THE RELOCATION PLAN
FOR THE TRAVEL COUNTRY RV PARK AND ONE
BUSINESS AND MAKING CERTAIN OTHER FINDINGS IN
CONNECTION THEREWITH**

WHEREAS, the Garden Grove Agency for Community Development ("Agency") is a public body corporate and politic and a community redevelopment agency organized and existing under the California Community Redevelopment Law, Health and Safety Code Sections 33000, *et seq.* ("CRL") and has been authorized to transact business and exercise the powers of a redevelopment agency pursuant to action of the City Council ("City Council") of the City of Garden Grove, a California municipal corporation ("City"); and

WHEREAS, the City Council originally adopted the Redevelopment Plan for the Garden Grove Community Project by Ordinance No. 1339 on June 26, 1973 and thereafter amended said Redevelopment Plan and Project Area by City Council Ordinance Nos. 1388, 1476, 1548, 1699, 1576, 1642, 1699, 1760, 1971, 2035, 2232, 2304, 2455, 2576, and 2709; and

WHEREAS, the Redevelopment Plan for the Garden Grove Community Project, as amended, and the Garden Grove Community Project Area, as amended, are referred to, respectively, as the "Redevelopment Plan" and "Project Area"; and

WHEREAS, relocation assistance and benefits for eligible persons and businesses in California are governed by and provided for in the California Relocation Assistance Law, Government Code §7260, *et seq.* ("CRAL") and the implementing regulations promulgated by the California Department of Housing & Community Development set forth in California Code of Regulations, Title 25, Housing and Community Development, Division 1, Chapter 6, §6000, *et seq.* ("Guidelines"), together the CRAL and Guidelines are referred to as the "Relocation Law"; and

WHEREAS, the Agency acquired that certain real property in the Project Area improved with the Travel Country RV Park property located at 12721 Harbor Boulevard, Garden Grove ("RV Park") in July 2005 for future redevelopment purposes and the Agency is acquiring that certain adjacent improved real property in the Project Area that includes one existing business called the Humdinger Bar; and

WHEREAS, the Agency is in negotiations with Garden Grove MXD, LLC ("Developer") relating to a proposed redevelopment project in the Project Area on an approximately 10.3-acre site that includes the Travel Country RV Park property and several commercial properties, including the Humdinger commercial business and the former Firestation Motel ("Proposed Project Site"); and

WHEREAS, the proposed redevelopment project that is the subject of the negotiations is commonly referred to as the McWhinney development, which is proposed to include new development of an approximately 600-room hotel, with a water park, entertainment or other resort theme uses, along with meeting space, 18,000 gross square feet of restaurant or retail uses, and structured parking (together, "Proposed Project"); and

WHEREAS, the terms, conditions, provisions and schedule for the Proposed Project as negotiated will be set forth in that certain Disposition and Development Agreement ("DDA") between the Agency and the Developer; and

WHEREAS, if the DDA for the Proposed Project is approved by the Agency and, as applicable, the City Council, and if and when development were to proceed under the DDA, then there may be caused displacement and relocation of approximately forty-nine (49) occupant households from the RV Park and the one (1) commercial business, the Humdinger; and

WHEREAS, persons and businesses in lawful occupancy and who are displaced as a direct result of the implementation of a public program or project may be or become eligible for relocation assistance and benefits; and

WHEREAS, pursuant to the Relocation Law, specifically Section 6038 of the Guidelines, and in planning for implementation of the Proposed Project, is such project proceeds, the City and Agency have caused to be prepared a draft relocation plan relating to potential displacement of lawful and eligible occupant households from the RV Park and the one commercial business ("Relocation Plan"); and

WHEREAS, Section 6038 provides that local legislative body consider and approve relocation plans; and

WHEREAS, pursuant to the CRL, the City Council is the legislative body of the Agency; and

WHEREAS, in accordance with the Relocation Law, the Relocation Plan has been made available for public review and comment for a period not less than 30 days prior to submittal of the Relocation Plan to the City Council for consideration, action, and approval; and

WHEREAS, the City Council has reviewed the Relocation Plan and considered public comment (both oral and written), if any, and the City Council believes the Proposed Project and implementation of the Relocation Plan are in the best interests of the District and the health, safety, and welfare of the community and in accord with the public purposes and provisions of applicable state and local law requirements; and

WHEREAS, the City Council desires to approve the Relocation Plan and authorize the City Manager and his designees, to carry out the Relocation Plan, if and when there may be displacement that occurs as a direct result of implementation of the DDA for the Proposed Project, which authorization includes processing and payment of relocation claims and issuance of warrants necessary thereto.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Garden Grove as follows:

Section 1. The foregoing recitals are a substantive part of this Resolution and fully incorporated herein.

Section 2. The City Council approves the Relocation Plan and authorizes the implementation of such Relocation Plan.

Section 3. The City Manager and his designees are hereby authorized to carry out the Relocation Plan.

Section 4. In furtherance of such approval and authorization, the City Manager is authorized take all necessary actions and execute all documents necessary or appropriate to carry out the Relocation Plan. The City Manager is further authorized to the extent necessary during the implementation of the Relocation Plan to accept, process, and approve relocation claims, to provide interpretations and waivers, to cause issuance of warrants for payment of relocation claims, to cause issuance of warrants to pay consulting, legal, and other administrative costs incurred in connection therewith, and to administer the City's (and Agency's) obligations, responsibilities and duties to be performed under the Relocation Plan pursuant to the Relocation Laws.

Section 5. A copy of the final, approved Relocation Plan shall be placed on file in the City Clerk's official records.

Section 6. The City Clerk shall certify to the adoption of this Resolution.

APPROVED AND ADOPTED this 12th day of May 2009.

CITY OF GARDEN GROVE, a California
municipal corporation

Mayor

ATTEST:

City Clerk

STATE OF CALIFORNIA)
COUNTY OF _____)
CITY OF _____)

I, Kathy Bailor, City Clerk of the City of Garden Grove, do hereby certify that the foregoing Resolution No. _____ was introduced and adopted at an adjourned regular meeting of the City Council held on the 12th day of May 2009 by the following vote of the members thereof:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

CITY OF GARDEN GROVE

City Clerk

***Relocation Plan
for the
Travel Country RV Park
and One Adjacent Business***

Prepared for:

Garden Grove Agency for Community Development

By:

**Overland, Pacific & Cutler, Inc.
100 W. Broadway, Suite 500
Long Beach, California 90802
(562) 304-2000**

February 13, 2009

TABLE OF CONTENTS

Page

INTRODUCTION	1
I. PROJECT AREA DESCRIPTION	3
A. THE REGIONAL LOCATION	3
B. PROJECT SITE LOCATION	4
II. ASSESSMENT OF RELOCATION NEEDS	5
A. SURVEY METHOD	5
B. FIELD SURVEY DATA	5
1. Current Residential Occupants	5
2. Housing Mix	6
3. Project Rents - One Apartment Rent and All Others Space Rent for RVs	6
4. Occupancy/Overcrowding; Uniform Building Code versus Housing Quality Standard	6
5. Comparable Replacement Housing Needs	7
6. Income	7
7. Ethnicity/Language	8
8. Senior/Handicapped Households	8
9. Preferred Relocation Areas	8
10. Commercial Use	8
III. RELOCATION RESOURCES	10
A. METHODOLOGY	10
B. COMPARABLE REPLACEMENT HOUSING AVAILABILITY	10
1. Residential Rental Housing	10
2. Space Pad Rent	11
3. Commercial Sites Availability	12
C. RELATED ISSUES	12
1. Concurrent Residential Displacement	12
2. Temporary Housing	12
3. Loss of Business Goodwill	12
IV. THE RELOCATION PROGRAM	13
A. PROGRAM ASSURANCES, STANDARDS AND OBJECTIVES	13
B. ADVISORY ASSISTANCE	14
C. RELOCATION BENEFITS (RESIDENTIAL OCCUPANTS)	16
1. Residential Moving Expense Payments	16
2. Rental Assistance to 90-day Tenants Who Choose to Rent	17
3. Downpayment Assistance to Residential Displacees Who Choose to Purchase Comparable Replacement Housing	18
D. LAST RESORT HOUSING (LRH)	19
E. RELOCATION BENEFITS (COMMERCIAL TENANTS)	20
F. GENERAL INFORMATION ON PAYMENT OF RELOCATION BENEFITS	23
G. RELOCATION TAX CONSEQUENCES	24

TABLE OF CONTENTS *(continued)*

	<u>Page</u>
H. GRIEVANCE PROCEDURES	24
I. EVICTION POLICY	24
J. CITIZEN PARTICIPATION	25
K. PROJECTED DATES OF DISPLACEMENT	26
L. ESTIMATED RELOCATION COSTS	26

LIST OF TABLES

TABLE 1: Housing Mix	6
TABLE 2: Household Size	6
TABLE 3: Replacement Housing Needs	7
TABLE 4: Income Levels of Residential Households	8
TABLE 5: Ethnicity	8
TABLE 6: Non-Residential Use	9
TABLE 7: Availability and Cost of Replacement Rental Housing	11
TABLE 8: Availability and Cost of Commercial Space	12
TABLE 9: Schedule of Fixed Moving Payments	17
TABLE 10: Computation of Rental Assistance Payments	18

LIST OF EXHIBITS

EXHIBIT A: Projected Site Plan	
EXHIBIT B: Residential Interview Form	
EXHIBIT C: HCD Income Limits - County of Orange	
EXHIBIT D: List of RV Parks in the Vicinity of Project Site	
EXHIBIT E: Residential Informational Brochure	
EXHIBIT F: Commercial Informational Brochure	
EXHIBIT G: Public Comments and Response to Public Comments	

INTRODUCTION

The Garden Grove Agency for Community Development (“Agency”) is California community redevelopment agency organized and existing pursuant to the California Community Redevelopment Law, Health & Safety Code Section 33000, *et seq.* (“CRL”). The Agency has commenced negotiations with Garden Grove MXD, LLC (“Developer”) relating to a proposed redevelopment project on an approximately 10.3-acre site that include the following addresses: 12581, 12591 and 12721 Harbor Boulevard, Garden Grove, California (“Proposed Project Site”). The proposed redevelopment project that is the subject of the negotiations between the Agency and the Developer is commonly referred to as the McWhinney Development, which is proposed to include new development of an approximately 600-room hotel, with a water park, entertainment or other resort theme uses, a limited amount of meeting space, 18,000 gross square feet of restaurant or retail uses, and structured parking (together, “Proposed Project”). A site map denoting the Proposed Project Site of the Proposed Project is included as **Exhibit A** and fully incorporated by this reference.

The Proposed Project Site includes multiple parcels, one of which is a vacant/unimproved parcel owned by the Agency at **12621 Harbor Boulevard**. Another property within the proposed Project Site is the existing Travel Country RV Park (“RV Park”) at **12721 Harbor Boulevard**. The RV Park was acquired by the Agency in July 2005 and since then has been owned and operated by the Agency with property management services provided through Overland, Pacific & Cutler, Inc. (“OPC”). Upon the Agency’s acquisition of the RV Park in 2005, all lawful occupants were informed by the Agency, as the new landlord, of the acquisition and that they were not being displaced and were not required to move, and that they should continue to make timely payment of space pad rent and comply with the Rules and Regulations at the RV Park.

The two other parcels within the proposed Project Site, **12581 and 12591 Harbor Boulevard**, are improved commercial properties that are currently under private ownership (“Commercial Properties”). As of the date of this Relocation Plan, the Agency itself had not initiated acquisition proceedings relating to these two Commercial Properties. However, because these parcels are located within the boundaries of the proposed Project Site and because there is one business at these Commercial Properties, the Agency desires to be proactive in evaluation of potential relocation obligations in the event that the Agency either acquires one or both of these Commercial Properties or proceeds with the Proposed Project on the Proposed Project Site, which may require displacement and provision of relocation assistance and benefits for the business thereon.

The California Relocation Assistance Law, Health & Safety Code Section 7260, *et seq.*, (“CRAL”) and the implementing regulations promulgated by the California Department of Housing and Community Development (“HCD”) set forth in California Code of Regulations, Title 25, Housing and Community Development, Division 1, Chapter 6, Section 6000, *et seq.* (“Guidelines”), are the statutes and regulations that control state relocation assistance and benefits (together, Relocation Law). The Proposed Project is

and will continue to be funded only with Agency monies that are state/local funds, with no federal funding, so the State Relocation Law applies, if displacement were to occur.

The Relocation Law requires preparation of a relocation plan and provision of relocation assistance and benefits when eligible residents and/or business(es) are displaced as a direct result of a public entity's implementation of a public program or project or as a direct result of a public entity's acquisition of real property. Here, if the Proposed Project proceeds at the Proposed Project Site, then the 50 current occupant households at the RV Park and the one operating commercial business at the Commercial Properties may become eligible for relocation assistance and benefits pursuant to the Relocation Law, which also requires the preparation and approval of a relocation plan and this is the Relocation Plan therefore ("Plan"). As provided by the Relocation Law, the purposes of the Plan, in broad terms, are to address the needs of potential displacees, the availability of adequate comparable replacement housing and comparable replacement business sites, along with the scope of the Agency's provision of relocation advisory assistance and benefits to eligible displacees. In addition to professional property management services, Overland, Pacific & Cutler, Inc. is an experienced, professional relocation consulting firm and has been retained by the Agency to prepare this Plan.

The Plan presents the results of a needs assessment survey, a housing resource study, and details of the proposed relocation program that the Agency will follow in the event the Proposed Project proceeds at all or a part of the Proposed Project Site and this Plan is implemented. The Plan sets forth policies and procedures necessary to conform with the Relocation Law as such relate to provision of relocation assistance and benefits to eligible residents and businesses.

The Plan is organized in four sections:

1. A description of the Proposed Project's regional location and specific site setting (**SECTION I**);
2. An assessment of the relocation needs for eligible residents and business that may be subject to displacement as a direct result of implementation of the Proposed Project (**SECTION II**);
3. An assessment of available comparable replacement housing for eligible residents at the RV Park and comparable replacement sites for the business at the Commercial Properties in proximity to the Proposed Project (**SECTION III**); and
4. A review of the relocation program to be made available to eligible displaced residents and business, including advisory assistance and payment of benefits (**SECTION IV**).

B. PROJECT SITE LOCATION

The Proposed Project is generally bounded by Lampson Avenue to the north, Garden Grove Boulevard to the south, Harbor Boulevard to the east, and Buaro Street to the west (See Figure 2: Project Site Location).

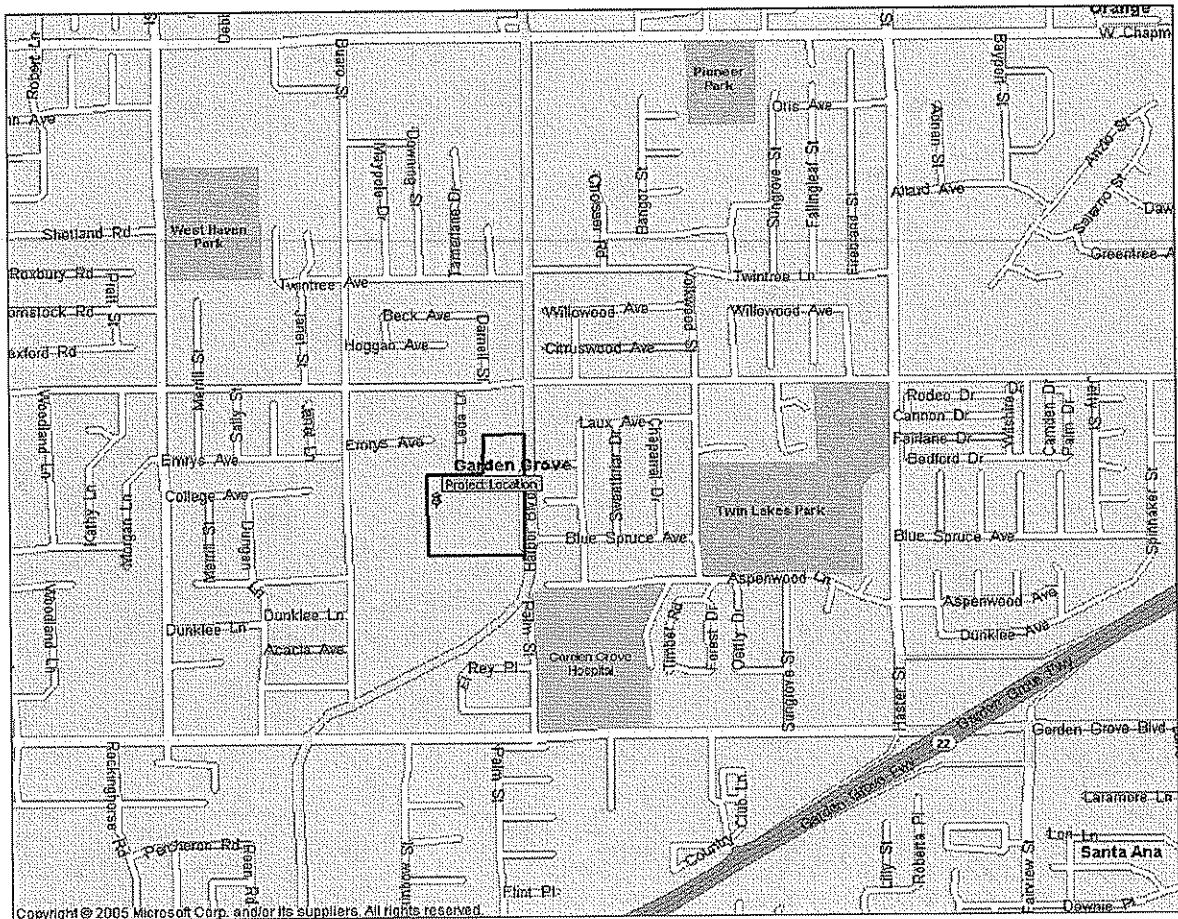


Figure 2: Project Site Location

II. ASSESSMENT OF RELOCATION NEEDS

A. SURVEY METHOD

To obtain information and data necessary for the preparation of this Plan, personal interviews were conducted by OPC staff (including bilingual staff) over a two-week period in August and September 2008 with residential occupants at the RV Park. Interviews were conducted in English and Spanish as applicable and necessary to communicate with each household's language preference, with 45 of the 50 existing residential households being interviewed. As to the other five households at the RV Park, OPC interviewers attempted numerous contacts during the course of the interview process of the other 45 households and again attempted contacts during preparation of the Plan, but without success as to those five households. The data in this section of the Plan are based solely on the unconfirmed and undocumented responses from the occupant households who participated in the survey. The interviews included inquiry regarding each occupant household's: size and composition; gross income; monthly housing costs, including monthly space rent, and if applicable loan or mortgage status on their RVs; length of occupancy; ethnicity; home language and language preference; physical disabilities and special needs; and replacement housing preferences. Further, as to the Commercial Properties numerous attempts were made in December 2008 and January 2009 to meet with and interview the business owner(s) on-site at the business(es), but no business owner would schedule or conduct an interview. One of the Commercial Properties is confirmed vacant; and, as to the other Commercial Property despite numerous attempts OPC was not successful in interviewing the business operator. Survey questions for the business(es) (non- residential occupants), if the interview(s) had been successful, relate to existing conditions, such as type of business, type of occupancy, lease/rental and income information, description and size of current operations, any special requirements, and area/facility preferences for replacement locations; however, no contact was possible with the operating business owner and limited data from public records and property appraisals is used for purposes of preparing this Plan. A sample of the residential interview form used in the interview process is attached and incorporated as **Exhibit B** to this Plan.

B. FIELD SURVEY DATA

1. Current Residential Occupants

There are 49 recreational vehicles/travel trailers occupied at the RV Park and one apartment unit on-site that is occupied by one household, for a total of 50 households in occupancy at the RV Park. All other spaces at the RV Park are unoccupied, vacant with no RVs and no occupants or rights to occupancy of such spaces/lots. From the interviews, the length of occupancy for the 45 occupant households varies from four years to 22 years with an average occupancy of 9.3 years. Fifteen of the 45 interviewed occupant households have resided in their RVs/travel trailers for 10 years or longer.

2. Housing Mix

The housing mix, as shown below in **Table 1**, consists of 44 respondents who occupy their recreational vehicles/motor homes/travel trailers (together, RVs) and one apartment unit. Of the 45 total household respondents, one household occupies and rents the apartment unit and the other 44 households own their individual RVs and live in the RVs and rent a space/lot pad from the Agency pursuant to an occupancy agreement and park rules. The apartment is approximately 900 square feet, a two-story unit. All of the RVs located at the RV Park are typically small, older recreational vehicles/motor homes/travel trailers.

TABLE 1: Housing Mix (45 respondents)			
# of Bedrooms	Studio	One	Two
# of Units	41 (all 41 RVs)	3 (all 3 RVs)	1 (1 apartment)

3. Project Rents - One Apartment Rent and All Others Space Rent for RVs

The one household residing in the single apartment at the RV Park, which is a 2-bedroom formerly an on-site manager's unit, pays \$880 monthly rent. This household has resided in this single apartment unit for over 20 years.

All 49 remaining occupant households reside in their individual RVs that each household owns (Agency owns none of the RVs) and each occupant household pays space rent for their lot at the RV Park. The monthly space rent charged ranges from \$350 to \$650 for a lot/space.

4. Occupancy/Overcrowding; Uniform Building Code versus Housing Quality Standard

From Agency records and survey data, there is a total known Project population of 149 individuals, consisting of 108 adults and 41 children. The average household size is 3.3 persons per RV (recreational vehicle/motor home/travel trailer, plus the one apartment). The distribution of household sizes within the RV Park is provided in **Table 2** below.

TABLE 2: Household Size (based on 45 interviewed)							
# in Household	One	Two	Three	Four	Five	Six	Seven
# Households	7	14	6	6	6	5	1

Occupancy standards in California are set forth in the State Uniform Building Code, which requires not less than 70 square feet per person exclusive of kitchen and bathroom. For example, a 600 square foot housing unit with 90 square feet of kitchen and bath area would allow for occupancy by seven persons. Alternatively, the federal housing quality standard for occupancy per housing unit allows for two persons per common living area and sleeping area.

Thus, using this standard, generally, occupancy is as follows: two persons in a studio, four persons in a one-bedroom unit, six persons in a two-bedroom unit, eight persons in a three-bedroom unit, and ten persons in a four-bedroom unit. It is noted that many owners/landlords for housing units do not follow the Uniform Building code standard and perceive that such standard allows for overcrowding of housing units. Therefore, in order to identify adequate and available comparable replacement housing, this Plan utilizes the HQS standard, rather than the Uniform Building Code standard. Based on this criteria and available tenant data, there are 21 overcrowded units.

5. Comparable Replacement Housing Needs

Pursuant to the Relocation Law, comparable replacement housing needs, as expressed in this Plan, are defined by the total number of necessary comparable replacement housing units and the distribution of those units by bedroom size. In this Project because few to none of the RVs located at the RV Park comply with State Department of Motor Vehicles (DMV), State Housing and Community Development (HCD), California Vehicle Code, California Health & Safety Code, and other applicable state statutory and regulatory requirements, few to none of the RVs will be in a condition or in a state of compliance to allow for moving the RVs from this RV Park to another recreational vehicle park or to a mobile home park; thus, comparable replacement housing units may include non-RV housing accommodations, such as apartments or mobile homes.

The projected number of required units by bedroom size is determined by comparing survey data for household size with comparable replacement housing using the housing quality standard for occupancy described in Section 4. above (rather than the State Uniform Building Code), i.e., two persons per living and sleeping area that allow for up to two persons in a studio, four persons in a one-bedroom unit, six persons in a two-bedroom unit, eight persons in a three-bedroom unit and ten persons in a four-bedroom unit. Therefore, the RV Park's comparable replacement housing requirements are summarized in **Table 3**.

TABLE 3: Replacement Housing Needs (based on 45 interviewed)				
Bedroom Size	Studio	One	Two	Three
# Needed	21	11	12	1

6. Income

Household income information was provided by 44 of 45 responding occupant households interviewed at the RV Park. According to area median income (AMI) limits promulgated annually by State HCD for the County of Orange adjusted for family size (**Exhibit C**) the occupant households income-qualify as follows: 29 households qualify as extremely low income (30% or less of AMI), eight as very low income (31%-50% of AMI), four as low income (51%-80% of AMI), one as moderate income (81%-120% of AMI), and two as above moderate income (over 120% of AMI).

TABLE 4: Income Levels of Residential Households (44 respondents)				
Extremely Low	Very Low	Low	Moderate	Above Moderate
29	8	4	1	2

7. Ethnicity/Language

The ethnicity of occupant households at the RV Park is shown below in **Table 5**.

TABLE 5: Ethnicity of Project Households		
Ethnicity	# of Households	Project %
Caucasian	9	20%
Hispanic	36	80%

All Hispanic households stated that Spanish is their primary household language; the nine Caucasian households identified English as their primary language. All Hispanic occupant households' interviews were conducted in Spanish by bilingual staff of OPC.

8. Senior/Handicapped Households

There is one senior occupant household (head of household or spouse 62 years or older) at the RV Park, and six occupant households report having individuals with various degrees of disability or special needs. The Agency acknowledges that should any displaced household require special assistance like barrier-free comparable replacement housing then reasonable and appropriate steps will be taken to accommodate such case(s) in accordance with the Relocation Law.

9. Preferred Relocation Areas

Most occupant households at the RV Park expressed their preference to remain in, or around, the immediate area in order to maintain access to medical facilities, employment, schools, recreation and public transportation. Alternative locations mentioned or requested by some residents include: Carson, Huntington Beach, Irvine, and Costa Mesa in California, and out of state locations in Las Vegas, Nevada and Utah.

10. Commercial Use

As noted in the introduction, there is one commercial business operating from the one of two privately-owned Commercial Properties. In the event implementation of the proposed Project proceeds, then this business may become eligible for business relocation assistance and benefits if displaced as a direct result of the Proposed Project or the Agency's acquisition of the subject property from which the business operates. The following information in **Table 6** reflects information gathered from OPC staff's personal site visits to the property/business, as well as from public data and real estate appraisal. Business type, reported move-in date, estimated square footage, monthly rent, and any particular features are outlined.

TABLE 6: Non-Residential Use				
Business Type	Move-in Date	Est. Sq. Footage	Monthly Rent	Special Features
Bar/Restaurant (nightclub)	unknown	1,650	\$4,078	Nightclub, 40 paved open lot surface spaces plus 2 covered spaces

III. RELOCATION RESOURCES

A. METHODOLOGY

Comparable replacement housing resources were surveyed generally within a five-mile area surrounding the RV Park and beyond, with research including rental opportunities/resources at existing recreational vehicle parks, existing mobile home parks, multi-family apartments, and attached and detached single-family houses.

The following sources were utilized:

- Classified rental listings from *The Orange County Register* and *For Rent* publications;
- Contacts with real estate/property management companies serving the community; and
- Internet sources.

B. COMPARABLE REPLACEMENT HOUSING AVAILABILITY

1. Residential Rental Housing

After researching, surveying, and considering the rental resources for comparable replacement housing and rental opportunities/resources at existing recreational vehicle parks and existing mobile home parks, both resources confirmed to be inadequate. There are 14 recreational vehicle parks (see **Exhibit D**) in the vicinity of the Proposed Project Site that may have available space pads/lots for rent; however, many recreational vehicle parks provide for daily or weekly rates and occupancy and do not allow RVs to remain at the park for longer than 30 days. In this regard, it is important to note that the age and/or condition of the RVs in the RV Park may present a deterrent to relocation to another recreational vehicle park because many of these RVs are not in an operable, and/or registered, and/or drivable condition to move from the RV Park and establish occupancy in another recreational vehicle park. In addition, due to recreational vehicle parks that do not allow for long-term occupancy it will be necessary that an RV, whether existing or a comparable replacement RV, be in an age and condition that will allow for moving from one recreational vehicle park to another recreational vehicle park.

Further, in researching of potential resources for comparable replacement housing OPC found that as of the date of this Plan, there were no mobile homes for rent within existing mobile home parks in Orange County, with most mobile home park managers stating to OPC that they do not have or maintain an inventory of mobile homes for rent. While there may be rental opportunities from individual mobile home owners directly, this option is not considered comparable because of the lack of resources and the potential that park management may not approve rentals by individual coach owners.

In addition, due to limited available resources at recreational vehicle parks and mobile home parks, in researching potential resources for comparable replacement housing OPC's focus in the survey shifted to apartment rentals (duplex/tri-plex/four-plex, and larger) as well as attached/detached single family homes. This data is summarized in **Table 7** below. The survey identified a multitude of comparable replacement housing resources, specifically a total of 241 available studio, one-, two- and three-bedroom comparable replacement housing units. The number of units found, by bedroom size, are presented alongside the number of units needed (noted parenthetically) to meet re-housing obligations in the event current RV owners that are occupant households at the RV Park move to comparable replacement housing that is neither an RV nor a mobile home, i.e., to apartments or attached/detached single-family housing units. The market rent amounts for these comparable replacement housing units is shown in **Table 7**, which figures were used to prepare an estimated range of benefit payments for eligible displaced households and an overall budget for implementation of the Plan if the Proposed Project proceeds. These amounts are subject to change according to the market rates and conditions prevailing at the time of displacement.

TABLE 7: Availability and Cost of Replacement Rental Housing				
Bedroom Size	Studio	One	Two	Three
# Found (# needed)	58 (21)	98 (11)	56 (12)	29 (1)
Rent Range	\$620-\$1,145	\$824-\$1,500	\$850-\$1,995	\$1,225-\$2,795
Median Comparable Rent	\$900	\$1,000	\$1,350	\$1,995

As evidenced by the survey data presented in **Table 7**, there are adequate numbers of comparable replacement housing units to accommodate all occupant households at the RV Park that may become eligible and displaced as a direct result of the Proposed Project. A goal of this Plan is to identify and make available comparable replacement housing that matches the type of housing that the displacees occupy; therefore, OPC will continue to search and update its survey of housing resources among various rental housing types, including recreational vehicle parks, mobile home parks, multi-family apartments, and attached and detached single-family houses.

2. Space Pad Rent

While surveying recreational vehicle parks and mobile home parks, space pad rents at such parks were considered where available. The space pad rents at available recreational vehicle park lots range between \$400 and \$1,950 on a monthly basis, but often are charged on a weekly or daily basis and meant for short-term registration only. The space rents at mobile home parks range between \$600 and \$1,400 with a median rent of \$900, and this survey included mobile homes that are listed for sale with a space pad in a park.

3. Commercial Sites Availability

Table 8 represents the available space for lease and price range per property type for smaller freestanding retail/restaurant space as comparable replacement business sites for the commercial business that may be displaced by the Proposed Project, if such occurs.

TABLE 8: Availability and Cost of Commercial Space			
Use	# of Properties Found	Sq. Ft. Range	Cost/Sq. Ft. (Median Cost)
Restaurant/Retail	19	1,500 - 1,770	\$1.00 - \$3.10 (\$2.25)

C. RELATED ISSUES

1. Concurrent Residential Displacement

Based on the actual knowledge of the staff that prepared this Plan, there are no other active City/Agency public programs or public projects in the implementation phase that will compete for housing units in the vicinity of the Proposed Project.

2. Temporary Housing

No need for temporary housing is anticipated.

3. Loss of Business Goodwill

Goodwill consists of the benefits that accrue to a business as a result of its location; reputation for dependability, skill or quality; and, any other circumstances resulting in probable retention of old, or acquisition of new patronage. Claims for loss of goodwill are not compensable under the Relocation Law.

Where claims are anticipated, the California Eminent Domain Law, Code of Civil Procedure Section 1263.510 (and related sections thereof), requires business owners to allege and prove all of the following for just compensation of goodwill thereunder: (1) the loss is caused by the taking of the property; (2) the loss cannot reasonably be prevented by relocation of the business, or by taking steps and adopting procedures that a reasonably prudent person would take to preserve the goodwill; and, (3) the compensation for the loss has not been included as a relocation payment, or duplicated in compensation otherwise awarded to the owner.

IV. THE RELOCATION PROGRAM

The Agency will provide all eligible occupant households at the RV Park and eligible business displacee (one commercial business described above), assistance and benefits, both advisory and financial assistance, as required by and pursuant to Relocation Law.

A. PROGRAM ASSURANCES, STANDARDS AND OBJECTIVES

To meet its regulatory obligations, the Agency will:

1. Distribute appropriate written information concerning the Relocation Law and relocation program to inform eligible occupant households at the RV Park and the business displacees of the nature of, and procedures for, obtaining relocation assistance and benefits;
2. Determine the needs of the eligible occupant households at the RV Park and the business displacees;
3. Provide eligible occupant households at the RV Park and the business displacees with three, and preferably more, referrals to comparable replacement housing or comparable replacement business sites, as applicable, within a reasonable time prior to displacement;
4. Assure that no eligible residential occupant household and no business is required to move without a minimum of 90 days written notice to vacate;
5. Provide assistance that does not result in different or separate treatment due to race, color, religion, national origin, sex, marital status or other arbitrary circumstances;
6. Supply information concerning other federal, state and local programs relating to assistance to displaced persons, if any;
7. Assistance with completion of claims, application, and other forms/documents in connection for all each eligible occupant households and eligible business displacees;
8. Make benefit determinations and payments in accordance with the Relocation law and the Agency's adopted relocation guidelines, which incorporate the State Relocation Law;
9. Inform all eligible residential occupants and business that are subject to displacement of the Agency's policies with regard to eviction and property management under the Relocation Law; and
10. Establish and maintain a formal grievance procedure for use by residential occupants and business that are subject to displacement as a direct result

of the Agency's implementation of a public program or public project or as a direct result of the Agency's acquisition of property with regard to seeking administrative review of basic eligibility decisions, the adequacy of replacement housing referrals, challenge of claims, or property management practices.

B. ADVISORY ASSISTANCE

Every reasonable effort will be made to ensure that the relocation of displacees occurs with a minimum of delay and hardship and in compliance with the Relocation Law.

The following specific services will be provided or caused to be provided by the Agency or its professional relocation consultant.

1. Each residential household and each business in lawful occupancy that are subject to displacement as a direct result of the Agency's implementation of a public program or public project or as a direct result of the Agency's acquisition of property will be interviewed in person to gather household or business information, as applicable and as appropriate, in connection with the determination of needs and preferences regarding comparable replacement of existing accommodations.
2. A printed Informational Brochure (see **Exhibits E and F**) will be provided to all potential displacees, both residential households and business. Informational Brochures will be provided in Spanish, as necessary. Signed acknowledgments will be obtained to verify receipt of this informational material.
3. Prior to issuance of a notice-to-vacate of not less than 90 days, eligible business displacee will be provided at least three, and preferably more, referrals to comparable replacement business sites pursuant to the Relocation Law. Resource surveys and referrals will be undertaken and updated on a continuous basis over the duration of the implementation of this Plan and relocation activities thereafter.
4. Prior to issuance of a notice-to-vacate of not less than 90 days, eligible residential displacees will be provided, at least three, and preferably more, referrals to comparable replacement housing, pursuant to the Relocation Law, in particular Guidelines Section 6042. In no event will an eligible residential displacee be required to move until comparable replacement housing has been made available. Resource surveys and referrals for comparable replacement housing will be undertaken and updated on a continuous basis over the duration of the implementation of this Plan and relocation activities therefor.

Generally, comparable replacement housing must satisfy the following criteria:

- (a) The comparable replacement housing unit is decent, safe and sanitary - electrical, plumbing and heating systems in good repair - no major, observable hazards or defects. The unit is comparable to the housing unit from which the eligible household is being displaced with respect to number of rooms, habitable living space and type and quality of construction, but not lesser in rooms or living space as necessary to accommodate the displaced person; and
 - (b) The comparable replacement housing unit is located in an area not subjected to unreasonable adverse environmental conditions from either natural, or man-made sources, and not generally less desirable with respect to public utilities, transportation, public and commercial facilities, including schools and municipal services and reasonably accessible to the displaced person's place of employment; and
 - (c) The comparable replacement housing unit is available both on the private market and to all persons regardless of race, color, sex, marital status, religion, or national origin; and
 - (d) The monthly housing cost (rental rate and/or mortgage payment) for the comparable replacement housing unit is within the financial means of the displaced residential tenant.
5. Transportation will be provided, if reasonably necessary, for any eligible person who may be displaced to inspect comparable replacement housing units within the local area. Specific assistance will be offered, as appropriate, to help occupants find housing near friends, relatives, medical facilities and services, and convenient transportation.
6. Assistance will be offered to all displacees in connection with arrangements for securing comparable replacement housing and completion of applications for housing that a displacee intends to rent, lease, or purchase and the filing of claim forms to request relocation benefits, including advance payments for security and other deposits, as reasonably necessary;
7. Special assistance in the form of referrals to governmental and non-governmental social service agencies will be made, as reasonably necessary. Agencies to which referrals may be made include, but are not necessarily limited to the following:
- (a) Federal Social Security Administration;
 - (b) Garden Grove Housing Authority;
 - (c) Orange County Housing Authority;

- (d) City of Garden Grove Community Development Department;
- (e) City of Garden Grove Economic Development Department, Business Retention and Development;
- (f) Small Business Administration; and
- (g) Garden Grove Chamber of Commerce

**C. RELOCATION BENEFITS
(RESIDENTIAL OCCUPANTS)**

Relocation benefits will be provided in accordance with the provisions of the Relocation Law. Benefits to eligible persons/households will be determined, calculated, and paid to displaced persons subject to and upon submission of necessary, verifiable, and complete information on required claim forms and related documentation.

Eligibility requirements and benefit estimates will be detailed on an eligible household-by-household basis, and shall include personal interviews, follow-up contacts by phone, mail, internet, and/or in person. In the course of personal interviews and follow-up contacts, each eligible displacee will be counseled as to available options and the consequences of any choice with respect to financial assistance.

The Agency will allow application and processing of advance payment requests, as reasonably necessary, in order to alleviate hardships for eligible residential displacees who do not have access to sufficient funds to pay move-in costs such as first and/or last month's rent and/or security deposits. Reasonable requests for advance payments will be reviewed and processed expeditiously to help avoid the loss of desirable, appropriate comparable replacement housing.

1. Residential Moving Expense Payments

All eligible residential displacees may receive a payment for actual and reasonable moving expenses. Moving expense payments will be based either on the actual cost of a professional move or a fixed payment amount determined by room count.

a. Actual Cost (Professional Move)

The cost of professional moving services will be based on the lower of at least two responsible, acceptable bids obtained from licensed, professional movers. Compensable actual moving services and costs boxes, packing, transportation, un-packing and insurance, as reasonably and actually incurred. The Agency will make direct payment to the selected mover, if requested, or provide reimbursement upon presentation of appropriate documentation substantiating the move and full payment therefor. Transportation costs related to a responsible and selected professional mover are limited to a distance of 50 miles. In addition to payment for the actual move, one-time costs (not deposits) associated

with utility re-connections (i.e., gas, water, electricity, telephone, and cable, if any), are eligible for reimbursement as a relocation benefit.

b. Fixed Payment (based on room count schedule)

An eligible residential displacee may elect to receive a fixed payment for moving expenses that is based on the number of rooms occupied in the displacement unit per the schedule set forth in the Relocation law. In this case, the eligible residential displacee to be relocated takes full responsibility for the move. The fixed payment includes all utility connections as described in a., above.

At a minimum, the fixed schedule payment for single occupancy efficiency units, furnished with the tenants own personal property, is \$625 including all utility connections at the replacement location. From the Relocation Law, the current schedule for fixed moving payments is set forth in **Table 9** following:

TABLE 9: Schedule of Fixed Moving Payments	
Tenant Furnished Housing Unit	
One room	\$625
Two rooms	\$800
Three rooms	\$1,000
Four rooms	\$1,175
Five rooms	\$1,425
Six rooms	\$1,650
Seven rooms	\$1,900
Eight rooms	\$2,150
each additional room	\$225
Landlord Furnished Housing Unit	
First Room	\$400
Each additional room	\$65

Source: The Federal Highway Administration

2. Rental Assistance to 90-day Tenants Who Choose to Rent

To qualify for a rental assistance payment, residential occupant households must have been in lawful occupancy in the subject residence (here their RV) for a minimum period of 90 days prior to the initiation of negotiations, as defined by the Relocation Law. (An exception to the 90-day requirement does apply to low-income households under Last Resort Housing provisions, but such households may be subject to a 30-day lawful occupancy requirement.)

The computation of rental assistance benefits is based on four factors:

- 1) Old rent including a monthly utility allowance;
- 2) Monthly gross household income;
- 3) Market rent for decent, safe and sanitary comparable replacement housing, including utility allowance;
- 4) Actual new rent including a monthly utility allowance.

Utility allowance amounts are based upon the standards of Orange County Housing Authority for a similar type housing unit assuming services include gas, water, and electric utilities.

Table 10 provides an example of how a rental assistance payment is calculated for an eligible displacee:

TABLE 10: Computation of Rental Assistance Payments		
1. Old Rent	\$650	Old Rent (plus Utility Allowance)
-or-		
2. Ability to Pay	\$600	[*] 30% of Monthly Gross Household Income
3. Lesser of lines 1 and 2	\$600	
Subtracted From the lesser of:		
4. Actual New Rent	\$750	Actual New Rent (plus Utility Allowance)
-or-		
5. Comparable Rent	\$775	Set by the Agency (includes Utility Allowance)
6. Lesser of lines 4 and 5	\$750	
7. Yields Monthly Need	\$150	Subtract line 3 from line 6
Rental Assistance	\$6,300	Multiply line 7 (Monthly Need) by 42 months*

* Gross household income means the total annual income of an individual less the following: (1) a deduction of \$500 for each dependent in excess of three; (2) a deduction of 10% of total income for the elderly or disabled head of household; (3) a deduction for recurring extraordinary medical expenses defined for this purpose to mean medical expenses in excess of 3% of total income, where not compensated for, or covered by insurance or other sources; (4) a deduction of reasonable amounts paid for the care of children or sick or incapacitated family members when determined to be necessary to employment of the head of household or spouse, except that the amount deducted shall not exceed the amount of income received by the person who would not otherwise be able to seek employment in the absence of such care. Further, under the Relocation Law, in particular Section 7264(b) a maximum rental assistance payment of \$5,250 is available to displaced households for comparable replacement housing that is within their financial means, except in the case of LRH (low income or very low income households).

3. Downpayment Assistance to Residential Displacees Who Choose to Purchase Comparable Replacement Housing

Eligible residential occupant households who were tenants at the displaced property and who were otherwise eligible to receive a rental assistance payment may choose to utilize up to the full amount of their rental assistance payment

(including any Last Resort Housing benefits) toward purchase of comparable replacement housing that is ownership housing. The Agency will arrange to deposit, in an open escrow account, the total amount of rental assistance payment benefit for which a displacee tenant qualifies, provided that the entire amount is used toward the downpayment and eligible, incidental costs associated with the purchase and owner-occupancy of decent, safe and sanitary comparable replacement housing. Provision shall be made in the escrow arrangements for the return of the Agency' funds, in the event escrow should fail to close within a reasonable period of time.

D. LAST RESORT HOUSING (LRH)

An eligible occupant household displaced from the RV Park will be entitled to consideration for supplementary benefits in the form of Last Resort Housing (LRH) assistance when the computed rental assistance payment, as applicable, exceeds \$5,250 when the household is considered low-income (or below) and does not meet the 90-day lawful occupancy requirement, but meets the 30-day lawful occupancy requirement. Calculation of Last Resort Housing rental assistance benefits for tenants who fail to meet 90-day lawful occupancy requirements will be based solely on verifiable gross household income. Those who do not meet the 90-day lawful occupancy requirement, but meet the 30-day lawful occupancy requirement, must meet the basic eligibility requirements applied to other displacees pursuant to the Relocation Law.¹

The Agency, at its sole discretion, may elect to make Last Resort Housing rental assistance payments on a periodic basis; otherwise such payment is made in a lump sum. Recipients of Last Resort Housing rental assistance payment who intend to purchase rather than rent comparable replacement housing have the right to request a lump sum payment of all benefits deposited into an escrow for the purpose of making a downpayment and paying standard, non-recurring closing costs for the purchase and owner-occupancy of comparable replacement housing. Households receiving periodic payments may elect, at any time, to request a lump sum payment of all remaining benefits to assist with the purchase and owner-occupancy of comparable replacement

¹ Last Resort Housing assistance payments are available to eligible property owners and as computed as a replacement housing payment (including related increased interest costs) and other reasonable expenses, including closing costs exceed \$22,500, but in any event must meet all eligibility requirements therefor under the Relocation Law.

For eligible property owners that occupy the property/housing unit acquired by the public entity, as and if applicable, comparable replacement housing (including related increased interest costs and other reasonable expenses including closing costs), a statutory replacement housing payment of up to a maximum \$22,500 may be available to eligible displaced owners, subject to the condition that a replacement housing payment shall not exceed the total amount of just compensation paid by the public entity for the property/housing unit acquired by the public entity, if acquisition occurs. Therefore, a replacement housing payment for an owner of property/housing unit cannot exceed the total of the amount of just compensation paid for the property/housing unit, if acquired by the public entity; thus, this statutory limitation may adjust this benefit to a nominal amount because due to the age, condition, and non-compliance of the RV at the RV Park it is unlikely that the appraised in-place value of any RV will reach or exceed \$22,500.

housing. All standard claim processing procedures will be applied to Last Resort Housing payments including the lump sum disbursement of approved benefits.

Based on data derived from the interviews of the occupant households at the RV Park and the surveys of comparable replacement housing resources, it is anticipated that “comparable replacement housing” will not be available in the same type of housing unit, i.e. there is not an adequate number of RVs or mobile homes as comparable replacement housing. Therefore, for occupant households at the RV Park, when the comparable replacement housing and eligible rental assistance payment exceeds \$5,250 or comparable replacement housing monthly housing cost for rent (including utilities and other reasonable recurring expenses) is not within the financial means (exceeds 30% of income), then Last Resort Housing payments will be necessary and paid, which rental assistance payments under the Relocation Law can exceed \$5,250 and will be based on rental assistance within the financial means of the displacee household and calculated for a period of 42 months.

Therefore, if the Proposed Project is to proceed, the Agency will authorize its funds to provide Last Resort Housing; however, due to the demonstrated number of available comparable replacement housing resources for the occupant households at the RV Park, as shown above in Section III. B., 1-3, the need to develop a replacement housing plan to produce sufficient number of comparable replacement dwellings will not be necessary. The Agency has adequate funds budgeted to implement this Plan, including making all required Last Resort Housing payments, which payments will exceed monetary limits in Relocation Law and therefore, comparable replacement housing be available to all displaced households.

E. RELOCATION BENEFITS (COMMERCIAL TENANTS)

Relocation benefits will be paid to eligible displaced business subject to and upon submission of necessary, verifiable, and complete information on required claim forms and related documentation in accordance with the Agency’s approved procedures.

In all instances, specific eligibility requirements and benefits estimates will be detailed and explained to, business displacees on an individual business-by-business basis, and shall include personal interviews with business representative(s), follow-up contacts by phone, mail, internet, and/or in person. In the course of personal interviews and follow-up contacts, each eligible business will be counseled as to available options, and the consequences of any choice with respect to financial assistance.

Payments To Business

Pursuant to the requirements of the Relocation Law, an eligible business may receive a relocation payment to cover reasonable and necessary cost of moving. A business owner may choose either (1) a payment for actual reasonable and necessary moving and related expenses, or (2) a fixed payment not to exceed \$20,000.

a. Payment for Actual Reasonable and Necessary Moving and Related Expenses.

This payment may include the following:

- Transportation of persons and personal property from the present business location to the comparable replacement site for the business with transportation costs limited to a distance of 50 miles (and exclusive of personal property, if any, acquired by the public entity);
- Packing, crating, uncrating, and unpacking personal property (exclusive of personal property, if any, acquired by the public entity);
- Disconnecting, dismantling, removing, reassembling, and installing relocated and substitute machinery, equipment and other personal property (exclusive of personal property, if any, acquired by the public entity). This includes connection to utilities available nearby and modifications necessary to adapt such property to the replacement structure or to the utilities or to adapt the utilities to the personal property (exclusive of personal property, if any, acquired by the public entity);
- Temporary storage of personal property for up to 12 months, at the Agency's discretion (exclusive of personal property, if any, acquired by the public entity);
- Insurance of personal property (exclusive of personal property, if any, acquired by the public entity) while in authorized storage or pre-approved transit and the replacement value of personal property lost, stolen, or damaged (not through the fault or negligence of the displaced business or its agent) in the process of moving, where insurance is not readily available;
- Subject to certain limitations, any license, permit, or certification required by the displaced business, to the extent that the cost is necessary for reestablishment at the replacement location;
- Subject to certain limitations and as determined by the Agency, reasonable, necessary and pre-authorized professional services, including architects', attorneys', engineers' fees, and consultants' charges, required for and limited to directly related to: (1) planning the move of the personal property; (2) moving the personal property; or (3) installing the relocated personal property at the replacement location (exclusive of personal property, if any, acquired by the public entity);
- Subject to certain limitations, the purchase and installation of substitute personal property limited to the lesser of: (1) the estimated cost to move the personal property item to the replacement location; or (2) the replacement cost of the personal property item, less any proceeds from its sale;

- Subject to certain limitations (such as exclusion of personal property, if any, acquired by the public entity), modifying the machinery, equipment or other personal property to adapt it to the comparable replacement location or to utilities available at the comparable replacement location or modifying the power supply;
- Actual direct losses of tangible personal property resulting from moving or discontinuing a business, not-to-exceed the lesser of: (1) the fair market value of the personal property for continued use at its location prior to displacement; or (2) an amount equal to the reasonable expenses that would have been required to relocate the personal property, as determined by the Agency, subject to certain limitations;
- Actual and reasonable expenses incurred in searching for a replacement business location, not-to-exceed \$1,000, and including compensation for transportation expenses; time spent searching for a reasonable location; meals; lodging; and, real estate broker or agent fees;
- Actual and reasonable expenses necessary to reestablish a displaced business at its new location, not-to-exceed \$10,000. Examples of expenses that may be considered for reimbursement include advertising, redecoration, and certain increased costs of operation at the new location;
- If applicable to the business described in this Plan, an owner of an outdoor advertising display, if applicable, may be eligible for a relocation payment for "Actual Reasonable Moving and Related Expenses." If the owner wants to move the sign, the payment would be the lesser of the sign's in-place value or, cost to move the sign. If the owner does not want the sign, but wants to replace it, or wants to discontinue its use, the payment would be the lesser of the replacement cost, less any proceeds of a sale of the existing sign or the costs to move the sign.

b. A Fixed Payment In Lieu of A Payment For Actual Reasonable Moving and Related Expenses

The amount of this payment shall be based on the average, annual net earnings of the business or non-profit organization. The payment to an eligible business or non-profit organization may not be less than \$1,000, or more than \$20,000.

To qualify for this payment a displaced business:

- Cannot be a part of a commercial enterprise having at least three other establishments which are not being acquired by the Agency, and which is under the same ownership and engaged in the same or similar business activities; and
- Must not be able to relocate without substantial loss of patronage; and,

- Must have contributed at least 33 ⅓ percent of the owner's total gross income during each of the two taxable years prior to displacement or meet specific earnings criteria.

F. GENERAL INFORMATION ON PAYMENT OF RELOCATION BENEFITS

Claims and supporting documentation for relocation benefits must be filed with the Agency within 18 months from the later of:

The date the claimant moves from the property acquired by the public entity; or,

The date on which final payment for the acquisition of real property is made.

(Here, the Agency acquired the subject RV Park in July 2005. However, as to the two Commercial Properties and one business operating on one of them, to date, the Agency has not initiated acquisition proceedings for the subject real property.)

The procedure for the preparation and filing of claims and the processing and delivery of payments will be as follows, and shall be subject to submission of necessary, verifiable, and complete information on required claim forms and related documentation in accordance with the Agency's approved procedures:

1. Claimant(s) shall provide all necessary documentation, in legible and complete form, to substantiate eligibility for assistance;
2. Assistance amounts will be determined in accordance with the provisions of the Relocation Law;
3. Required claim form(s) will be prepared by relocation personnel with the cooperation of each claimant. Signed claims and supporting documentation, in legible and complete form, will be submitted by relocation personnel to the Agency;
4. The Agency will review and approve claims for payment, or request additional information;
5. The Agency will issue benefit checks expeditiously and cause delivery in person or through the U.S. Mail;
6. Final payments will be issued after confirmation that the business premises have been completely vacated, and actual reestablishment of the business at a comparable replacement site is verified; and
7. Receipts of payment will be maintained in each relocation case file.

G. RELOCATION TAX CONSEQUENCES

In general, benefits payments made pursuant to the Relocation law are not considered income for the purpose of the federal Internal Revenue Code of 1986 or the California Personal Income Tax Law, Part 10 of the Revenue & Taxation Code. The above statement on tax consequences is not intended in any manner, expressly or impliedly, to be provision of tax advice by the Agency or by any agent of the Agency. Any and all residential and business displacees are solely responsible for consulting with their own tax advisors concerning, and liable for any, tax consequences of relocation payments. In such regard, the Agency will not characterize or re-characterize compensation of any form or type payable or paid pursuant to acquisition proceedings, including payment for loss of business goodwill, for any real property or personal property interests, both tangible and intangible, as relocation benefits payments to avoid federal and/or state tax consequences.

H. GRIEVANCE PROCEDURES

The Agency's Grievance Policy will follow the Relocation Law, in particular the standards set forth in the Guidelines Section 6150, *et seq.*

Eligible residential displacees and eligible business displacee have the right to ask for administrative review when they believe themselves aggrieved by a determination as to eligibility, the rejection of a claim, the amount of payment for a claim, the failure to provide comparable replacement housing referrals, or comparable replacement business site referrals, or the Agency's property management practices. Requests for review will be directed to the appropriate Agency official. Further details concerning the appeals process will be provided upon request.

I. EVICTION POLICY

1. Under the Relocation Law and legal precedent, eviction by the Agency is permissible, but only as a last alternative, such alleged unlawful occupancy due to non-payment of rent or violation(s) of the rules and regulations for continued occupancy of the subject property, or other lawful basis for notice and eviction, all subject to applicable landlord/tenant laws. With the exception of persons considered to be in unlawful occupancy, a displaced person's (residential or business occupant) eviction for other than cause does not affect eligibility for relocation assistance and benefits; provided however, eviction for cause, such as due to non-payment of rent or violation(s) of the rules and regulations for continued occupancy of the subject property, will cause loss of eligibility for relocation assistance and benefits. Relocation records must be documented to reflect the specific circumstances surrounding an eviction.

2. In furtherance of IV. I. 1. above, eviction may be undertaken only for one or more of the following reasons:
 - a) Failure to pay rent, except in those cases where the failure to pay is due to the lessor's failure to keep the premises in habitable condition pursuant to applicable landlord/tenant laws, is the result of harassment or retaliatory action, or is the result of discontinuation or substantial interruption of services.
 - b) Performance of a dangerous, illegal act in the unit.
 - c) Material breach of the rental agreement or other occupancy agreement for the subject property and failure to correct breach within 30 days of notice. Material breach of the rental or other occupancy agreement may include, but not be limited to, violation of the rules and regulations in place for the subject property after proper notice pursuant to applicable laws.
 - d) Maintenance of a nuisance and failure to abate within a reasonable time following notice.
 - e) Refusal to accept one of a reasonable number of offers of comparable replacement housing or comparable replacement business site(s).
 - f) A requirement under State or local law or emergency circumstances that cannot be prevented by reasonable efforts on the part of the public entity.

J. CITIZEN PARTICIPATION

As the process for considering the Proposed Project moves forward, the Agency will observe the provisions of the Guidelines Section 6012, including without limitation the following protocol:

1. Provide affected occupant households and business with full and timely access to documents relevant to the relocation program, including the provisions relating to formation of a relocation committee;
2. Provide technical assistance through Agency staff and/or OPC as necessary to interpret elements of the Relocation Plan and other pertinent materials;
3. Issuance of a general notice concerning the availability of the Plan for public review, as required, 30 days prior to its proposed adoption by the City Council, as the legislative body of the Agency; as to residential occupant households such notice may include without limitation, publication and/or posting at the management office at the RV Park,

placing a copy of any notice in the boxes/cubbies for each occupant household at the RV Park office; mailing by USPS or placing a copy of this Plan in the boxes/cubbies for each occupant household at the RV Park office; posting the notice and related information on the City of Garden Grove official city website; advertising or adding to the informational scroll on the City's public access television station; and, any other reasonable method to cause general notice about the availability of the Plan for public review.

4. The inclusion of written or oral comments, if any received, concerning this Plan and Agency response as an attachment (**Exhibit G**), when it is forwarded to the City Council for consideration and action;
5. Collect and submit for review the relocation survey results to local housing, development and planning agencies, including the Garden Grove Housing Authority, Orange County Housing Authority, City of Garden Grove.

K. PROJECTED DATES OF DISPLACEMENT

The Agency anticipates that the relocation process approximately will begin in spring of 2009 and be completed in the fall of 2009.

L. ESTIMATED RELOCATION COSTS

The budget estimate for relocation-related payments, including a 10% contingency, for the Proposed Project is \$1,275,800.

The estimated relocation budget does not include any payments for real property or improvements pertaining to realty. In addition, the budget does not consider the cost of any services necessary to implement the Plan and complete the relocation element of the Proposed Project.

EXHIBIT A: Projected Site Plan
(see attached)

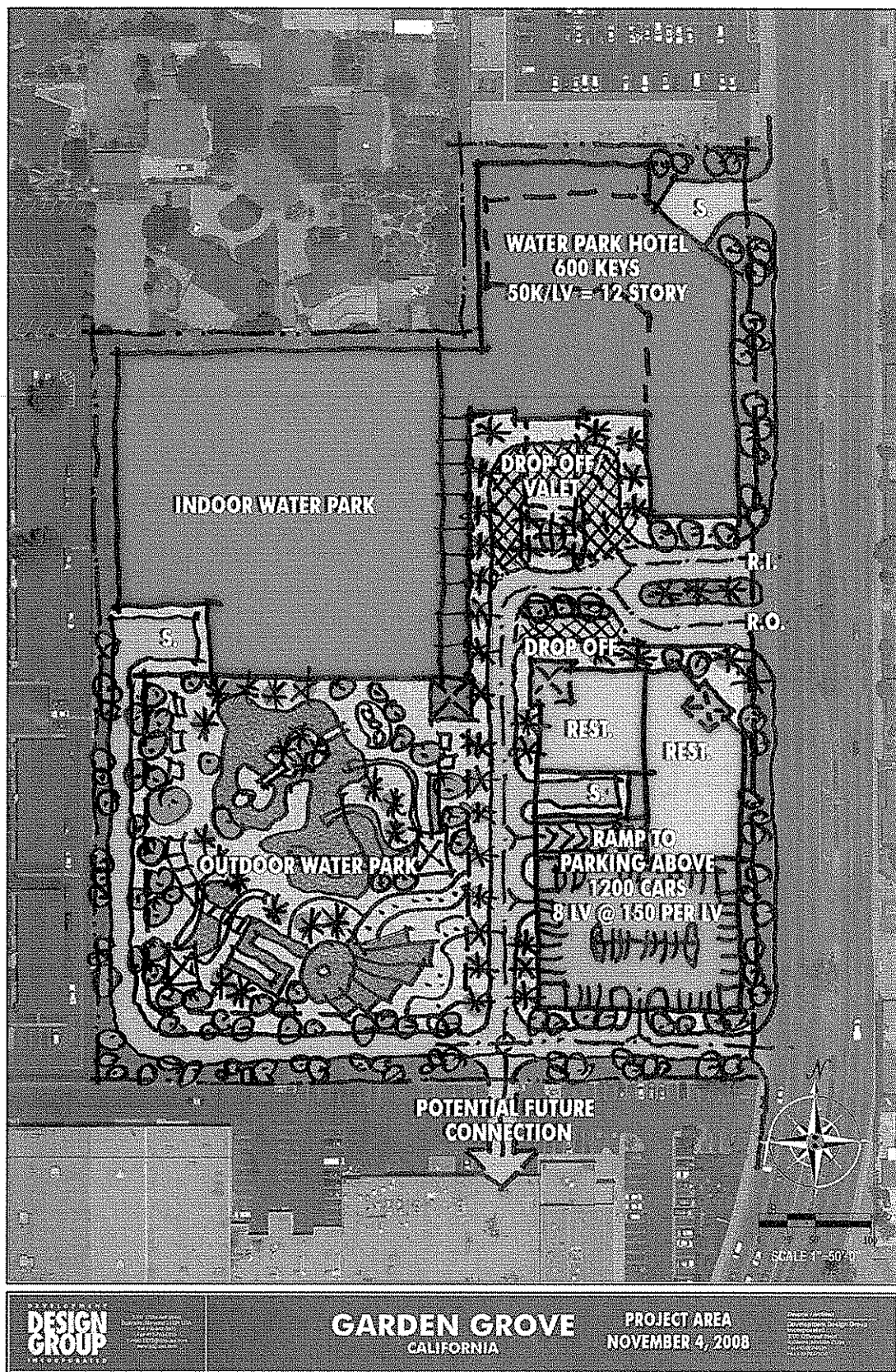


EXHIBIT B: Residential Interview Form

[to be attached]

EXHIBIT C: HCD Income Limits - Orange County

The following figures are promulgated by the State Department of Housing and Community Development and are for Orange County for 2008. ¹

Income Level	1 person household	2 person household	3 person household	4 person household	5 person household	6 person household	7 person household	8 person household
Extremely Low	\$19,550	\$22,300	\$25,100	\$27,900	\$30,150	\$32,350	\$34,600	\$36,850
Very Low	\$32,550	\$37,200	\$41,850	\$46,500	\$50,200	\$53,950	\$57,650	\$61,400
Lower	\$52,100	\$59,500	\$66,950	\$74,400	\$80,350	\$86,300	\$92,250	\$98,200
Median	\$58,900	\$67,300	\$75,700	\$84,100	\$90,800	\$97,600	\$104,300	\$111,000
Moderate	\$70,600	\$80,700	\$90,800	\$100,900	\$109,000	\$117,000	\$125,100	\$133,200

¹ Based on currently effective median income of Orange County, as released by the Department of Housing and Community Development ("HCD") by memorandum dated as of February 28, 2008, which memorandum was posted to the HCD website on March 13, 2008. These median income numbers are revised annually.

EXHIBIT D: List of RV Parks in the Vicinity of Project

[to be attached]

EXHIBIT E: Residential Informational Brochure

[to be attached]

EXHIBIT F: Commercial Informational Brochure

[to be attached]

EXHIBIT G: Public Comments and Response

[to be attached]